

3377 Bayview Avenue – Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision Applications – Preliminary Report

Date: August 23, 2021

To: North York Community Council

From: Acting Director, Community Planning, North York District

Wards: 17 - Don Valley North

Planning Application Number: 21 169802 NNY 17 OZ and 21 169804 NNY 17 SB

Current Use on Site: The site is currently occupied by a 3 to 4 storey building of approximately 35,803 square metres, owned and operated as a post-secondary institution by Tyndale University.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the applications located at 3377 Bayview Avenue (the "**Site**"). These applications propose 15 residential and mixed use buildings, most of which would range in height from 5 to 8 storeys, with three buildings having 12 to 20 storeys. These buildings would accommodate 1,504 residential units, of which 50% are proposed to be affordable rental, and 50% are proposed to be market rental. A total of 1,385 square metres of new non-residential gross floor area is proposed, including a daycare, restaurant, and flexible use spaces. A new public street running east-west is proposed at the south end of the site, connecting to Bayview Avenue at the existing signalized intersection, with a series of private streets throughout the balance of the site. The majority of the existing Tyndale University building is proposed to be retained, and would continue to operate. Tyndale University would continue to own the entire lands, including the proposed residential.

Staff are currently reviewing these applications. They have 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

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 3377 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

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

ISSUE BACKGROUND

Application Description

This application proposes to amend the Toronto Official Plan, Toronto Zoning By-law 569-2013, and North York Zoning By-law No. 7625 for the property at 3377 Bayview Avenue to permit 15 residential and mixed use buildings, with heights of 5 to 20 storeys. These buildings would accommodate 1,504 residential units, of which 50% are proposed to be affordable rental, and 50% are proposed to be market rental. Daycare, restaurant, and multi-purpose space uses are also proposed, as well as a network of public and private streets, and a publicly accessible open space. A portion of the existing Tyndale University building is proposed to be demolished, however the majority is proposed to be retained with the existing institutional use remaining operational. A combined 84,059 square metres of new residential and non-residential floor area is proposed on the site. The gross floor area proposed for the site, inclusive of the portions of the existing building to be retained, would be 115,770 square metres. The resultant floor space index would be 1.30 times the lot area. A total of 1,165 vehicular parking spaces are proposed across five underground parking garages. A total of 1,527 bicycle parking spaces are proposed.

The following table provides the proposal statistics:

| Key Statistics - June 2021 Plans | |
|----------------------------------|-------------------------|
| Lot Area | 227,561m ² |
| Residential Floor Area | 82,674m ² |
| Non-Residential Floor Area | 1,385m ² |
| Retained Floor Area | 31,711m ² |
| Proposed Gross Floor Area | 115,770m ² |
| Density | 1.30 times the lot area |
| Total Dwelling Units | 1,504 |

| Key Statistics - June 2021 Plans | |
|----------------------------------|---------------------|
| Studio Units | 85 |
| One-bedroom Units | 1,055 |
| Two-bedroom Units | 277 |
| Three-bedroom Units | 87 |
| Indoor Amenity Space | 1,523m ² |
| Outdoor Amenity Space | 3,061m ² |
| Vehicular Parking Spaces | 1,165 |
| Bicycle Parking Spaces | 1,527 |

The proposed Plan of Subdivision is required to create the new public street and the proposed development blocks. See Attachment 9 for the proposed Draft Plan of Subdivision.

| June 2021 Draft Plan of Subdivision | | | |
|-------------------------------------|--|----------|-------|
| Block | Use | Area | Units |
| 1 | Mixed Use | 1.037ha | 246 |
| 2 | Residential | 2.346ha | 344 |
| 3 | Residential | 2.487ha | 914 |
| 4 | Institutional and Natural Areas (Tyndale University and Ravine) | 16.204ha | N/A |
| 5 | Public Road | 0.684ha | N/A |

The Site is located on the east side of Bayview Avenue, between Steeles Avenue East and Cummer Avenue. In addition to the existing Tyndale University, this area is primarily characterized by low density residential and green spaces. Detailed project information can be found on the City's Application Information Centre at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachments 1a and 1b of this report, for three dimensional representations of the project in context, and Attachments 3 and 4 for the Simplified Site Plan, and Simplified Elevation along Bayview Avenue.

Provincial Policy Statement and Provincial Plans

Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2020) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on August 28, 2020. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2020) establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act.

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.

The Growth Plan (2020), 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 (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. 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 (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

Toronto Official Plan Policies

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*. 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.

Chapter 2 speaks to shaping the City as a livable urban region. This chapter provides direction for growth management, stating among other matters, that growth and change will be steered to certain areas of the City, while neighbourhoods and green spaces will be protected from development pressures.

The western portion of the site is designated *Neighbourhoods* on Map 19 of the Official Plan (see Attachment 5). *Neighbourhoods* are low rise and low density residential areas that are considered to be physically stable. Development in *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.

The eastern portion of the site is identified as *Green Space System* on Map 2 of the Official Plan (see Attachment 6). The *Green Space System* is comprised of lands within the *Parks and Open Space Areas* designation which are large, have significant natural heritage or recreational value, and which are interconnected. These areas should be protected, improved and added to whenever feasible.

Chapter 3 of the Official Plan, Building a Successful City, speaks to matters such as natural environment, parkland, built form, public realm, and creating new neighbourhoods, among other topics.

The portion of the site identified as *Green Space System* is also part of the natural heritage system on Map 9 of the Official Plan (see Attachment 7). The natural heritage system is an evolving mosaic that integrates many features and functions, including woodlands, significant landforms, watercourses, riparian zones, valley slopes, floodplains, and terrestrial habitats. The natural heritage system is important to the City, both within and beyond our boundaries, and needs to be protected over the long term.

All residential developments on sites greater than 5 hectares are required to provide a parkland dedication of up to 20% of the development site area. The Plan states that land below the top-of-bank may not be used to satisfy parkland dedication requirements.

The public realm is the fundamental organizing element of the city and its neighbourhoods and plays an important role in supporting population and employment growth, health, liveability, social equity and overall quality of life. The policies state that it will provide the organizing framework and setting for development and support active transportation and public transit use. The policies also state that new streets will be public streets unless otherwise deemed appropriate by the City. New blocks will

promote street-oriented development with buildings fronting onto and having access and address from the street and park edges.

The built form policies provide principles on key relationships of the location and organization of development, its massing and appropriate amenity within the existing and planned context to inform the built form and ensure each new building will promote and achieve the overall objectives of this Plan. Development will locate main building entrances on the prominent building facades so that they front onto a public street, park or open space, and are clearly visible and directly accessible from a public street. Development will be located and massed to define and frame the edges of the public realm with good street proportion, fit with the character, and ensure access to direct sunlight and daylight on the public realm by providing streetwall heights and setbacks that fit harmoniously with the existing and/or planned context, and stepback building mass and reducing building footprints above the streetwall height. Development will be required to provide good transition in scale between areas of different building heights and/or intensity of use in consideration of both the existing and planned contexts of neighbouring properties and the public realm.

Chapter 3 also speaks to new neighbourhoods, stating that these areas often need new infrastructure, streets, parks and local services to support development, and connect it with the surrounding fabric of the City. The policies state that new neighbourhoods will have a comprehensive planning framework reflecting the Plan's City-wide goals, as well as local context. The framework should include a:

- pattern of streets, development blocks, open spaces and other infrastructure, including adequate space for planting of trees;
- mix and location of land uses;
- strategy to provide parkland, and to protect, enhance or restore natural heritage;
- strategy to provide community services, and local institutions;
- strategy to provide affordable housing;
- strategy for energy conservation, peak demand reduction, resilience to power disruptions and small local integrated energy solutions that incorporate renewables, district energy, combined heat and power or energy storage;
- strategy for stormwater management and water conservation; and
- strategy for waste management.

Chapter 4 of the Official Plan, Land Use Designations, functions as a key implementation tool for achieving the strategy of directing growth to specific areas of the City, and away from other others. This chapter establishes the general uses that are permitted in each land use designation, leaving it to the zoning by-laws to prescribe precise numerical provisions. The site is designated *Neighbourhoods* and *Natural Areas* on Map 19 of the Official Plan (see Attachment 5).

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 have no more 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*.

Natural Areas form part of the larger *Parks and Open Space Areas* land use designation, which cover the City's parks, natural habitat areas, recreation trails, and stormwater management facilities, as well as some privately owned lands which adjoin a ravine or the waterfront. *Natural Areas* are primarily intended to be maintained in a natural state, while allowing for compatible uses such as recreational, cultural and educational facilities, conservation projects, public transit, and public works and utilities.

This application proposes to redesignate the portion of the site currently designated *Neighbourhoods* to *Mixed Use Areas*. *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. These areas are intended to allow citizens to live, work, and shop in the same area, or even the same building, giving people an opportunity to depend less on their cars, and create districts along transit routes that are animated, attractive and safe at all hours of the day and night.

On September 21, 2020, Official Plan Amendments 479 (Public Realm) and 480 (Built Form) came into force. These OPAs introduced new or revised policies regarding building types, building design and massing, parks, POPs (privately owned, publicly accessible spaces), and trees and natural areas, among other policies. OPA No. 479 also introduced the Block Context Plan requirement for some applications that shows how the physical form of the proposed development fits within the existing and planned context.

In addition to the land use designations and natural system polices, this application will also be reviewed against the built form and public realm policies of the Official Plan, among others.

Toronto Official Plan policies may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Zoning By-law

The western portion of the site is zoned R3 (One-Family Detached Dwelling Third Density Zone) under North York Zoning By-law No. 7625, as amended. See Attachment 8 for the North York Zoning By-law No. 7625 Map. The balance of the site is zoned G (Greenbelt Zone) under the same zoning by-law. The portion of the site zoned G accounts for approximately 70% of the total site area, and is located below the top-of-bank. Development is not proposed on the portion of the site zoned G.

The R3 zone permits detached dwellings, accessory buildings, and home occupations. The zone also permits a wide range of recreational and institutional uses such as parks, playgrounds, golf courses, schools, libraries and places of worship. The R3 zone permits a maximum lot coverage of 30%, and a maximum building height of 8.8 metres.

The Site is not subject to Toronto Zoning By-law No. 569-2013.

Design Guidelines

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

- Tall Buildings Design Guidelines
- Mid-Rise Building Design Guidelines
- Townhouse and Low-Rise Apartment Guidelines
- Growing Up: Planning for Children in New Vertical Communities
- Pet Friendly Design Guidelines for High Density Communities
- Bird Friendly Guidelines
- Privately-Owned Publicly Accessible Spaces (POPS)

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 not been submitted.

COMMENTS

Reasons for the Application

To permit the built form and mix of uses proposed across the Site, the applicant has submitted an Official Plan Amendment to redesignate the lands from *Neighbourhoods* to *Mixed Use Areas*. The Zoning By-law Amendment is required to permit the proposed building types, height and density, among other zoning provisions. Appropriate development standards, such as gross floor area, setbacks, indoor and outdoor amenity space, and parking rates would be established through a site specific zoning by-law exception, should the proposal be recommended for approval.

The Draft Plan of Subdivision is required to create the new public street and the proposed development blocks described in the Application Description section of this report.

ISSUES TO BE RESOLVED

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

Provincial Policies and Plans Consistency/Conformity

Given the recognition in Provincial Policy of the importance of official plans and long term planning, consistency with the PPS and conformity with the Growth Plan (2020) will be informed by conformity with the City's Official Plan. Planning staff will evaluate the application to determine its consistency with the PPS (2020) and conformity with the Growth Plan (2020).

Official Plan Conformity

Staff will evaluate this application to determine its conformity with the Official Plan, including its conformity with policies related to *Mixed Use Areas* and *Natural Areas* land use designations, housing, natural environment, built form, and public realm. Along with the matters and issues outlined throughout this section of the report, staff will review the appropriateness of the proposed *Mixed Use Areas* land use designation to implement the development, and how this proposal fits within and contributes to the existing and planned context of the area, with particular regard to building location, massing, and transition to the adjacent lands designated *Neighbourhoods*.

The proposed public and private realms, site organization, building heights, massing and setbacks will be evaluated against the provincial and municipal policy framework, including Section 2 q. and r. of the *Planning Act*, the Growth Plan (2020) as amended, the Toronto Official Plan, and the City's Design Guidelines such as the Tall Building Design Guidelines, Mid-Rise Building Design Guidelines, Townhouse and Low-Rise Apartment Guidelines, and the Growing Up Guidelines.

Site Organization and Public Realm

The Official Plan contains policies regarding building new neighbourhoods. New neighbourhoods will usually need new infrastructure, streets, parks and local services to support new development and connect it with the surrounding fabric of the City. They must also function as communities, not just housing.

New neighbourhoods will have a comprehensive planning framework reflecting the Plan's city-wide goals as well as the local context. The policies go on to identify that new neighbourhoods will be carefully integrated into the surrounding fabric of the City, and will have: a) good access to transit and good connections to the surrounding streets and open spaces; b) uses and building scales that are compatible with surrounding development; c) community services and parks that fit within the wider system; and d) a housing mix that contributes to the full range of housing.

The Public Realm policies of the Official Plan identify that City streets are significant public open spaces which connect people and places and support the development of sustainable, economically vibrant and complete communities. Additional infrastructure is required for the building of new communities, and requires that it is laid out and organized to reinforce the importance of public streets and open spaces as the structural framework that supports high quality city living.

Staff will review the overall site organization in order to ensure:

- public streets provide for access to and address for new buildings and the natural ravine system at the east side of the Site;
- a fine grain of interconnected streets and pedestrian routes that define development blocks;
- the provision of an unencumbered on-site public parkland dedication;

- main building facades and entrances have visibility from the street, avoiding buildings behind buildings;
- sensitive integration of the development with the adjacent natural ravine system and existing *Neighbourhoods*;
- appropriate location and configuration of publicly accessible spaces that are proposed to remain in private ownership as Privately-Owned Publicly Accessible Space (POPS) with appropriate signage;
- creation of well-proportioned and articulated streetscapes throughout the site, and along Bayview Avenue in particular;
- ensuring the servicing areas of buildings throughout the site are appropriately screened and located to minimize impact on public realm; and
- the provision of public art.

Built Form, Massing and Height

Staff will evaluate whether the proposal conforms to Official Plan Built Form Policies, including policies 3.1.2.1 and 3.1.2.5, and section 3.1.3, to determine appropriateness of:

- the proposed massing and heights of the buildings, in terms of their individual contexts, street relationships, transitions to lower scale areas, and shadow impacts;
- the proposed setbacks from public and private streets, as well as open spaces, as well as an overall site organization and building placement;
- scale of base building elements and at-grade uses;
- consistency of proposal with Tall Building/Mid-Rise Building/Low-Rise Building Design Guidelines; and
- integration of the existing Tyndale University building.

In addition to architectural and landscape drawings, the applicant has also submitted a sun/shadow study and a pedestrian windy study. Staff will review the shadow and wind impacts of the proposed buildings on the site itself, but also on the surrounding properties and public realm.

Heritage Impact & Conservation

The subject property is not included on the City of Toronto's Heritage Register; however, it was identified as having potential cultural heritage value through the 2010 North York's Modernist Architecture Revisited inventory, which updated the 1997 City of North York document through the addition of 15 properties constructed between 1954 and 1981.

Staff will be conducting research and evaluating the property in accordance with Ontario Regulation 9/06, the provincial criteria for determining cultural heritage value or interest. Staff anticipate that the property will be recommended for designation under Part IV of the *Ontario Heritage Act* through a report to the Toronto Preservation Board and City Council.

Tyndale University and its landscaped setting should be conserved through the development proposal. Consideration should be given to the conservation of the entirety of the existing building, along with significant landscape features and views. Staff are reviewing the Heritage Impact Assessment submitted with the application (prepared by ASI and dated June 2021) and are evaluating the impact of the proposal on the cultural heritage value of the property and whether the proposed conservation strategy is sufficient.

A Heritage Permit application will be required to for the proposal following the designation of the property under Part IV of the *Ontario Heritage Act*.

Archaeological Assessment

An archaeological resource assessment identifies and evaluates the presence of archaeological resources also known as archaeological sites. Portions of the Site are identified as having archaeological resource potential. Accordingly, a Stage 1 Archaeological Resource Assessment has been submitted with this application, and is under review by staff.

Parkland

In the context of a rapidly growing city, it is imperative to enhance and expand the amount of public parkland provided to residents and visitors alike.

The City of Toronto Parkland Strategy is a 20-year strategic City-wide plan that guides long-term planning for new parks, park expansions and improvements, and improved access to existing parks. The Strategy includes a new methodology to measure and assess parkland provision, using the baseline of residential population against the area of parkland available across the city. According to the Strategy's methodology, the development site is currently in an area with 28 square metres or more of parkland per person, which is comparable to the City-wide average provision of 28 square metres of parkland per person in 2016. The issues to be resolved include, but are not limited to, the provision of an unencumbered on-site public parkland dedication on the developable portion of the Site.

Tree Preservation, Ravine and Natural Feature Protection

The Site falls within the City of Toronto Ravine and Natural Feature Protection By-law area, and a portion of the Site forms part of the natural heritage system, as identified on Map 9 of the Official Plan. The Site is also partially within a TRCA Regulated Area. Accordingly, a permit will be required from the TRCA prior to any development taking place within 15 metres of the long-term stable top-of-bank.

An Arborist Report, Tree Protection Plan, Natural Heritage Impact Study, and *Geotechnical Report* have been submitted with this application, and are currently under review by City and TRCA staff. The issues to be resolved include, but are not limited to:

- The conveyance of the lands below the stable top-of-bank, plus 10 metre buffer, to the TRCA or City of Toronto.
- The provision of a three metre building setback from the new property line, above and below grade, following the conveyance described above, to allow for adequate maintenance access.
- The provision of public access to the lands below the stable top-of-bank, and 10 metre buffer.

Privately owned trees, and publicly owned trees located on public parkland, on and/or within twelve metres of the Site are subject to the City of Toronto Ravine and Natural Feature Protection By-law. Accordingly, a permit will be required from Urban Forestry, Ravine and Natural Feature Protection prior to any tree injury or destruction taking place. Publicly owned trees located within the municipal road allowance on and within six metres of the Site are subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Article II (Street Trees By-law). Accordingly, a permit will be required from Urban Forestry, Tree Protection and Plan Review prior to any tree injury or destruction taking place.

Transportation and Parking

The applicant submitted a Transportation Impact Study. This reports and associated plans are currently under review by staff. The issues to be resolved include, but are not limited to:

- The provision of a functional public street system through the site to provide the appropriate infrastructure, including active transportation, to support the proposed development in context of the anticipated increase in population. A new public street is required to meet the City of Toronto's technical and design standards.
- The provision of a Transportation Demand Management ("**TDM**") Plan with appropriate measures to reduce single occupancy automobile vehicle trips generated by the proposed development, support the proposed parking reduction, and address the site related vehicular traffic issues.
- The provision of parking spaces which provide electric vehicle supply equipment to charge electric vehicles.
- The appropriateness of the proposed parking rate of 0.5 parking spaces per residential unit, and 418 parking spaces to be shared between Tyndale University and visitors.

Servicing

The applicant submitted a number of technical reports including a Functional Servicing and Stormwater Management Report, and Hydrogeological Report. These reports and associated plans are currently under review by staff. The issues to be resolved include, but are not limited to:

- The provision of services which meet the City of Toronto Requirements for Different Built Forms, including: each tower must have its own set of water, sanitary and

storm service connections to municipal systems; a shared podium must have its own set of water, sanitary and storm service connections to municipal systems; and each tower/podium must have its own stormwater management facility.

- New City infrastructure (water, storm and sanitary) must be constructed within existing or proposed City rights-of-way, rather than on private land with easements.
- Any easements must be unencumbered and the easement width must meet City requirements.
- A servicing schematic that meets City design standards is required.

Housing

The Site does not currently accommodate rental housing units. However, this application proposes 1,504 rental housing units, of which 50% are proposed to be affordable rental. Accordingly, a Housing Opportunities Report has been submitted with this application, and is currently under review by staff. The issues to be resolved include, but are not limited to:

- The provision of more two-bedroom and three-bedroom units to adequately support the unit mix objectives of the Growing Up Guidelines, Official Plan housing policies, and the Growth Plan's growth management and housing policies.
- The provision of two-bedroom units with floor areas larger than 87 square metres, or three-bedroom units with floor areas larger than 100 square metres.

The provision of a full range of housing across the City and within neighbourhoods is important to achieving the diversity required to meet the current and future needs of residents. Staff will work with the applicant to provide an appropriate mix of unit types in terms of number of bedrooms and family-sized units within the development, and examine the provision and type of affordable housing units proposed. Staff will also review the appropriateness of the amount of indoor and outdoor amenity space, as well as the suitability and configuration of amenity spaces for families with children and pets.

In July 2020, City Council adopted Growing Up: Planning for Children in New Vertical Communities. These urban design guidelines seek to integrate family-oriented design into new multi-unit developments. One of the objectives of the Growing Up Guidelines is to ensure that new developments have a variety of housing options to meet the needs of people in all stages of life. This application will be reviewed against the Growing Up Guidelines.

This application is subject to Official Plan Policy 3.2.1.9, which requires affordable housing as the first priority community benefit. Typically the large site policy is met through one or more of the following, or equivalent, delivery mechanisms:

- The conveyance of land to the City sufficient to accommodate 20% of the residential gross floor area;
- The provision of 10% of the residential gross floor area as purpose built rental units with affordable rents secured for a period of no less than 15 years; and/or
- The conveyance to the City of 5% of the residential gross floor area as purpose-built rental units or affordable ownership units.

At its meeting of July 14, 2021, City Council authorized Open Door incentives for up to 752 affordable rental units to be constructed on the subject lands. The Open Door incentives approved include exemptions from payment of planning application fees, parkland dedication, building permit fees, and development charges, as each of these relate to the proposed affordable units. Where affordable housing is required to be provided through the Official Plan, Open Door incentives are only eligible where additional affordable housing benefits are provided beyond what is already required, such as additional units, deeper levels of affordability and/or a longer secured affordability period. Staff will work with the applicant through the planning process to ensure that the large site policy is met and the Open Door incentives are provided in addition to the policy requirements.

Community Services and Facilities

Community Services and Facilities (CS&F) are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures used for the provision of programs and services provided or subsidized by the City or other public agencies, boards and commissions. They include recreation, libraries, childcare, schools, public health, human services, cultural services and employment services, etc. The timely provision of community services and facilities is as important to the livability of the City's neighbourhoods as "hard" services like sewer, water, roads and transit.

The City's Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Providing for a full range of community services and facilities in areas experiencing major or incremental growth, is a responsibility shared by the City, public agencies and the development community. A Community Services and Facilities Study has been submitted with this application, and is under review by staff.

Section 37 Community Benefits

The Official Plan provides for the use of Section 37 of the Planning Act to pass by-laws for increases in height and/or density not otherwise permitted by the Zoning By-law in return for the provision by the applicant of community benefits in the form of capital facilities. It is standard to secure community benefits in a Section 37 Agreement which is then registered on title.

The proposal at its current height and density will be subject to Section 37 contributions under the Planning Act. Section 37 benefits have not yet been discussed. City staff may apply Section 37 provisions of the Planning Act should the proposal be approved in some form. In the event the applicant provides in-kind benefits pursuant to Section 37 of the Planning Act, the City's Fair Wage Policy and Labour Trades Contractual Obligations will apply to such work.

Toronto Green Standard

The Toronto Green Standard (the "TGS") is a set of performance measures for green development. Applications for Zoning By-law Amendment, Draft Plans of Subdivision

and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the TGS. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives intended to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

In July 2021, Council adopted Version 4 of the TGS (PH25.17). As of May 2022, the current Tier 2 performance measures will become the Tier 1 standard requirement. Tiers 3 and 4 will accordingly shift to Tiers 2 and 3. This application seeks to achieve TGS V3 Tier 2 Performance Level (equivalent to Tier 1 under V4). The TGS Checklist has been submitted with this application, and is under review by staff. The issues to be resolved include, but are not limited to:

- The achievement of a performance level higher than TGS V3 Tier 2, in order to minimize operating costs and utilize development charge refund incentives.
- In terms of stormwater management, climate resilience and biodiversity, consideration of a landscape-first approach optimizing the use of green infrastructure.
- The submission of a Soil Volume Plan.
- The application of visual markers being provided to reduce bird collisions on the first (exterior) surface of the glass.

Other Matters

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

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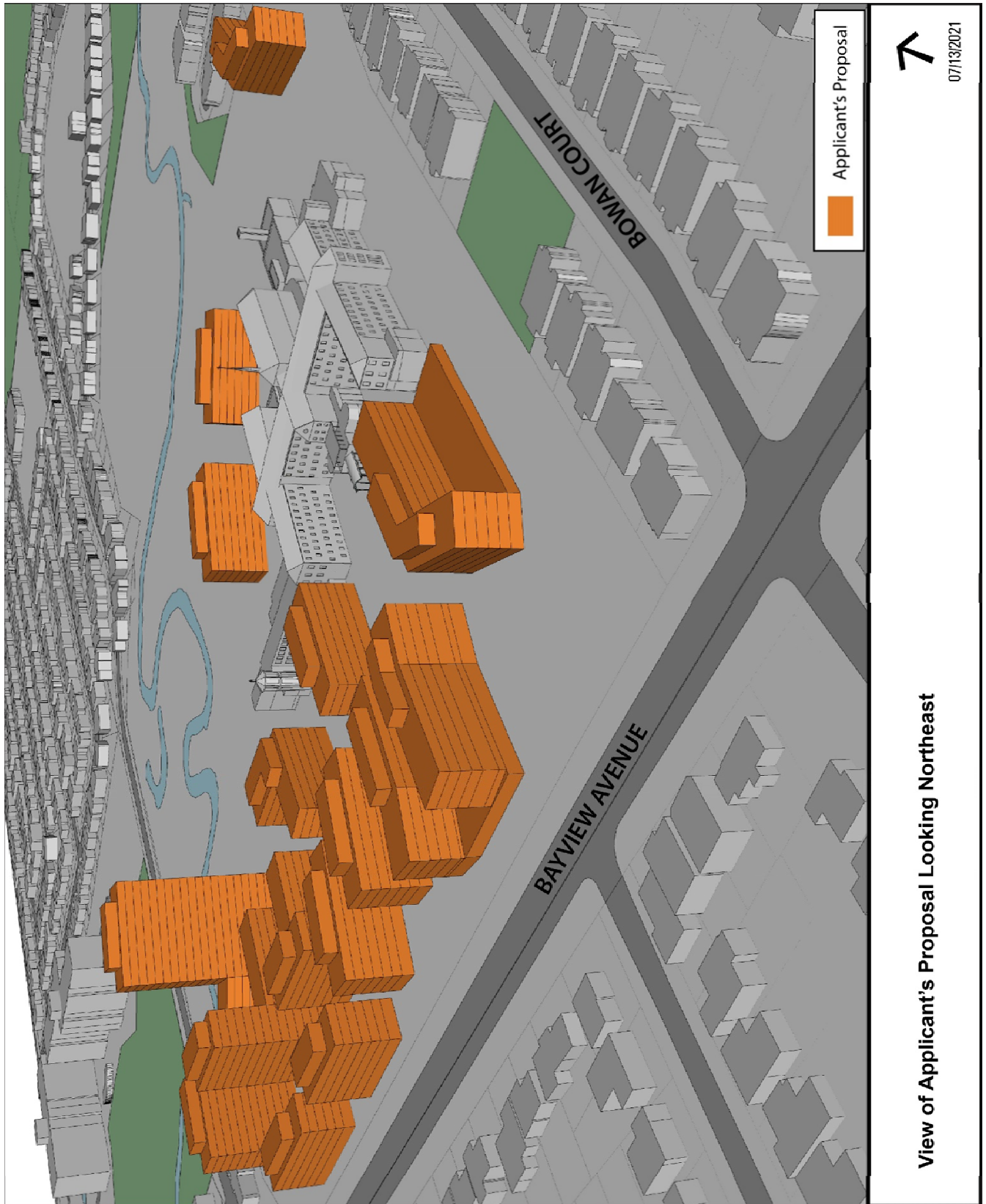
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Community Planning, North York District

ATTACHMENTS

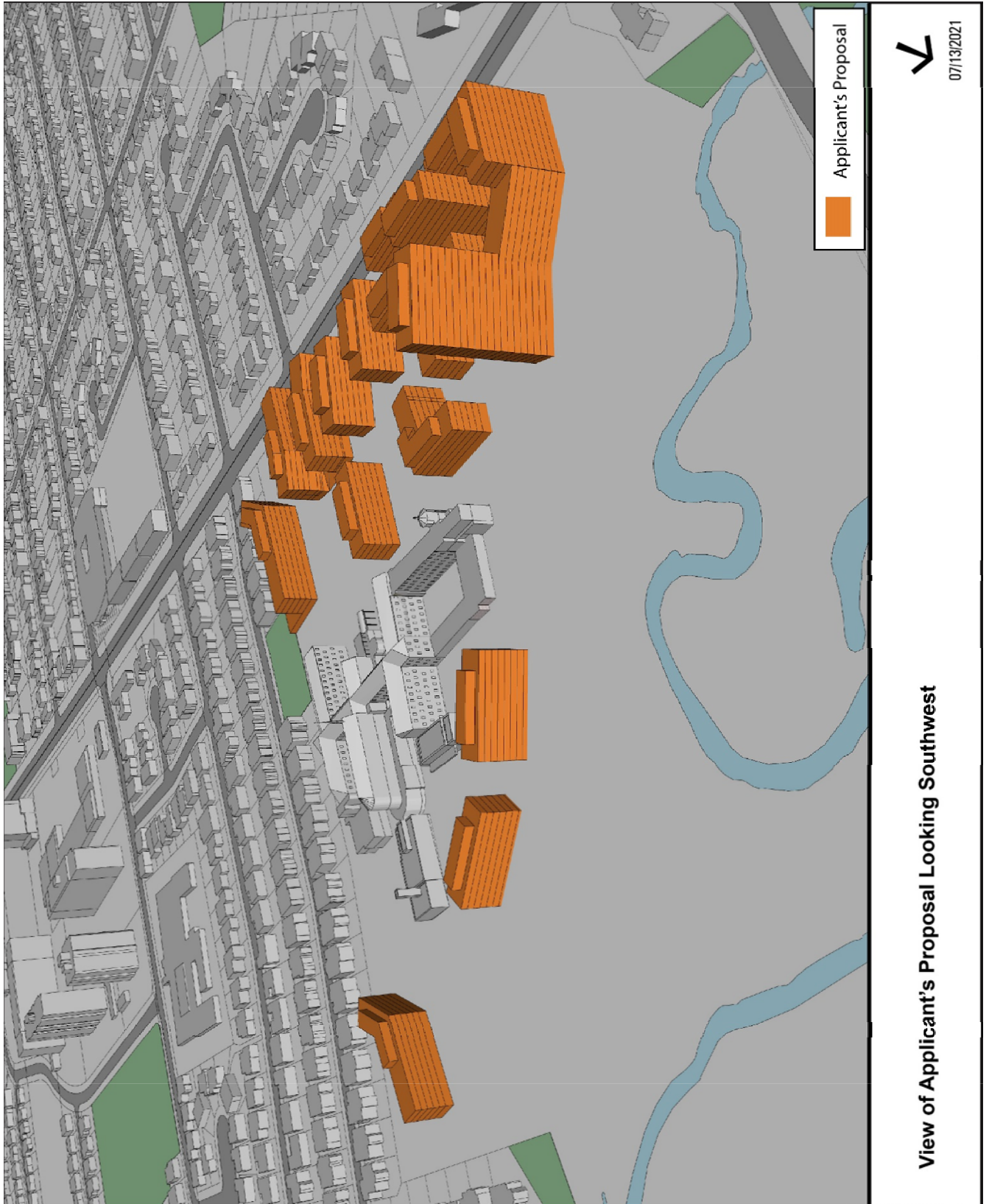
Attachment 1a: Attachment 1a: 3D Model of Proposal in Context - Looking Northeast
Attachment 1b: Attachment 1a: 3D Model of Proposal in Context - Looking Southwest

Attachment 2: Location Map
Attachment 3: Simplified Site Plan
Attachment 4: Simplified West (Bayview Avenue) Elevation
Attachment 5: Official Plan Maps 19: Land Use Plan
Attachment 6: Official Plan Map 2: Urban Structure
Attachment 7: Official Plan Map 9: Natural Heritage System
Attachment 8: North York Zoning By-law No. 7625 Map
Attachment 9: Draft Plan of Subdivision

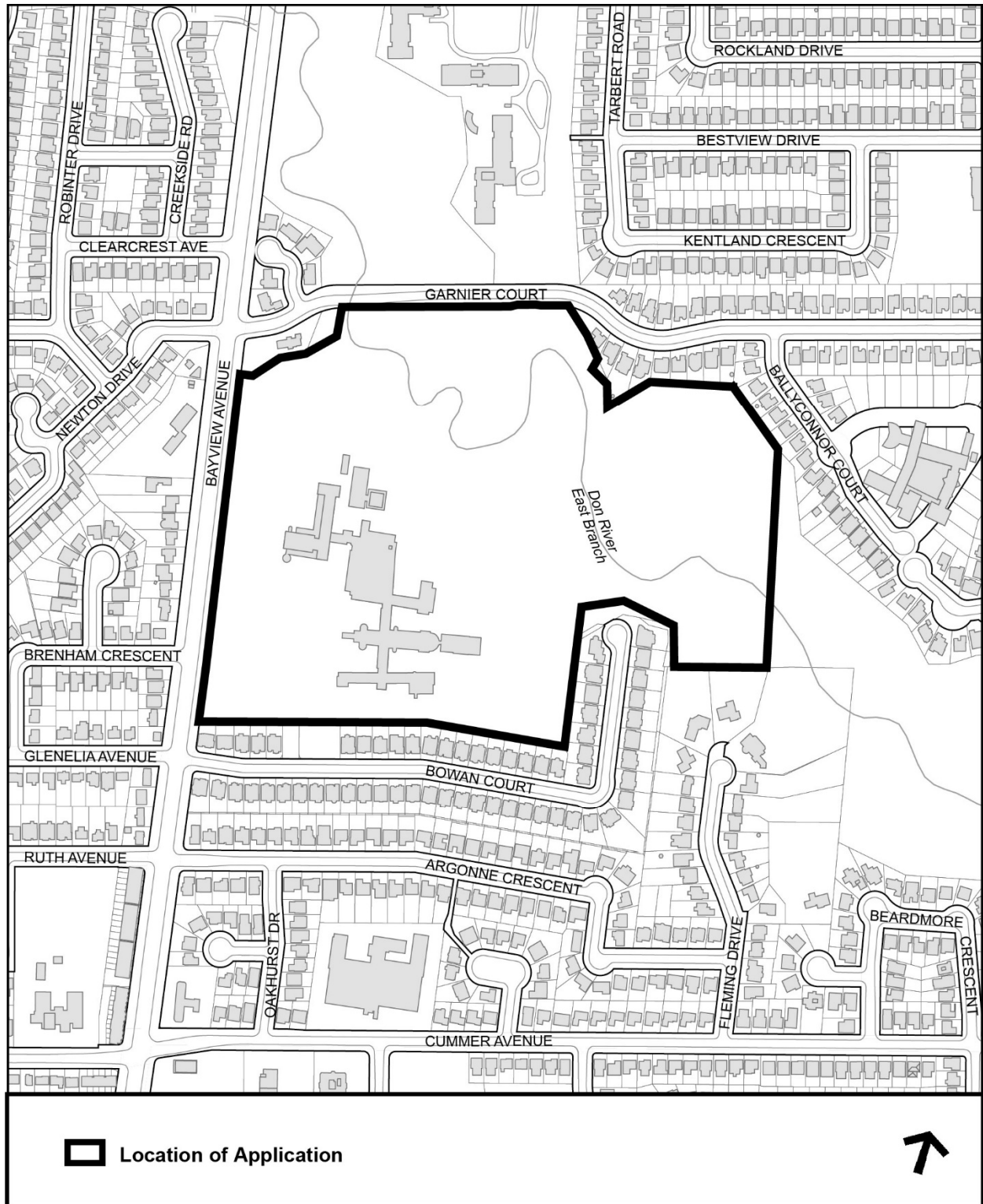
Attachment 1a: 3D Model of Proposal in Context - Looking Northeast



Attachment 1b: 3D Model of Proposal in Context - Looking Southwest



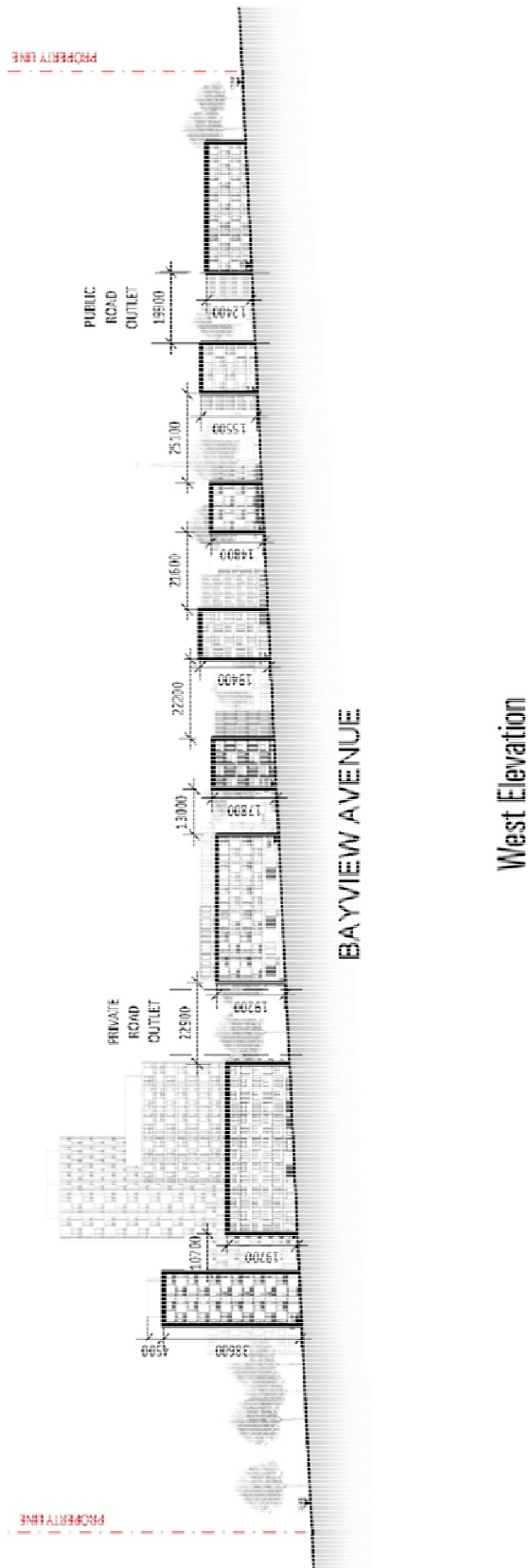
Attachment 2: Location Map



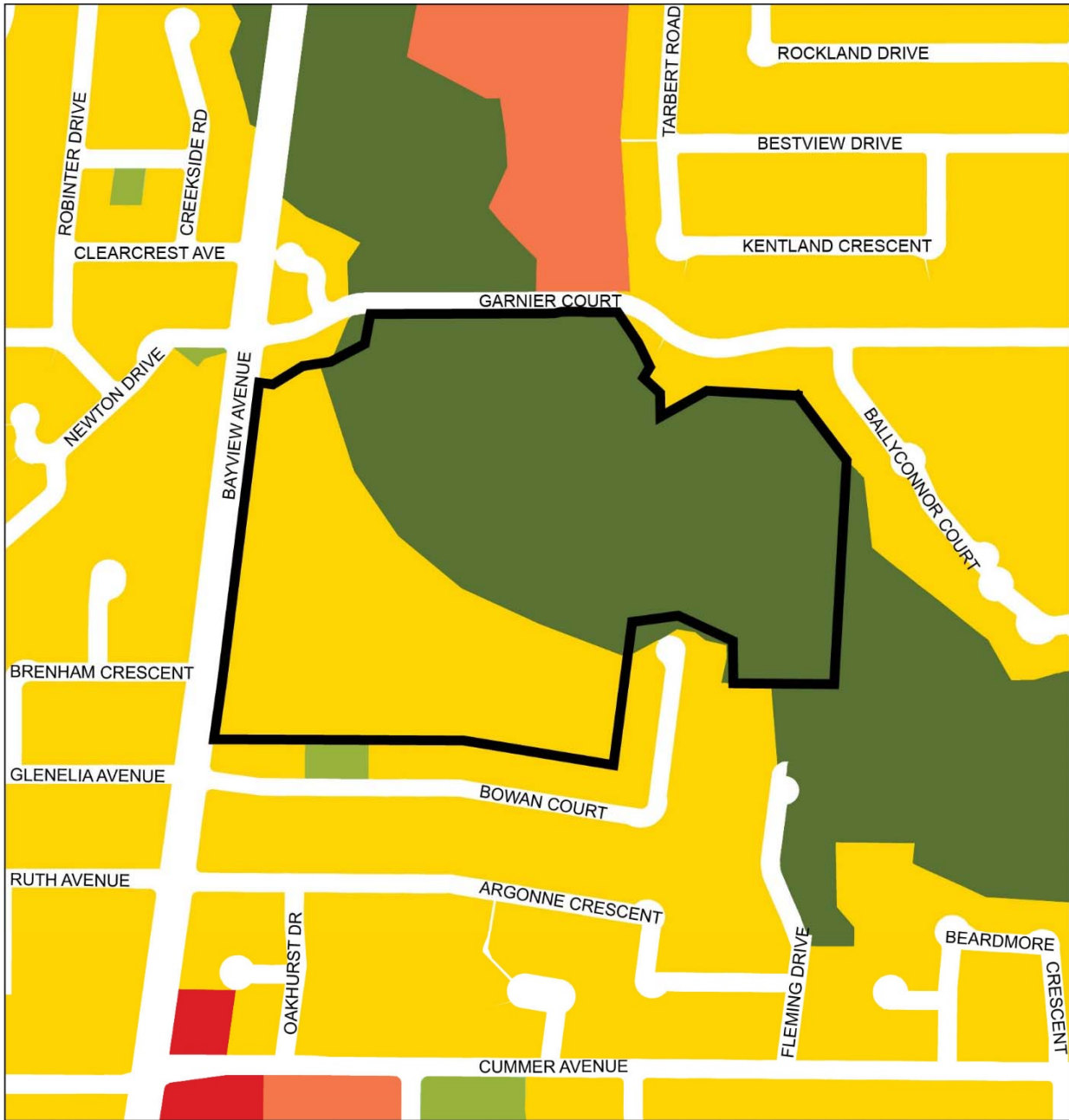
Attachment 3: Simplified Site Plan



Attachment 4: Simplified West (Bayview Avenue) Elevation



Attachment 5: Official Plan Maps 19: Land Use Plan



Official Plan Land Use Map #19

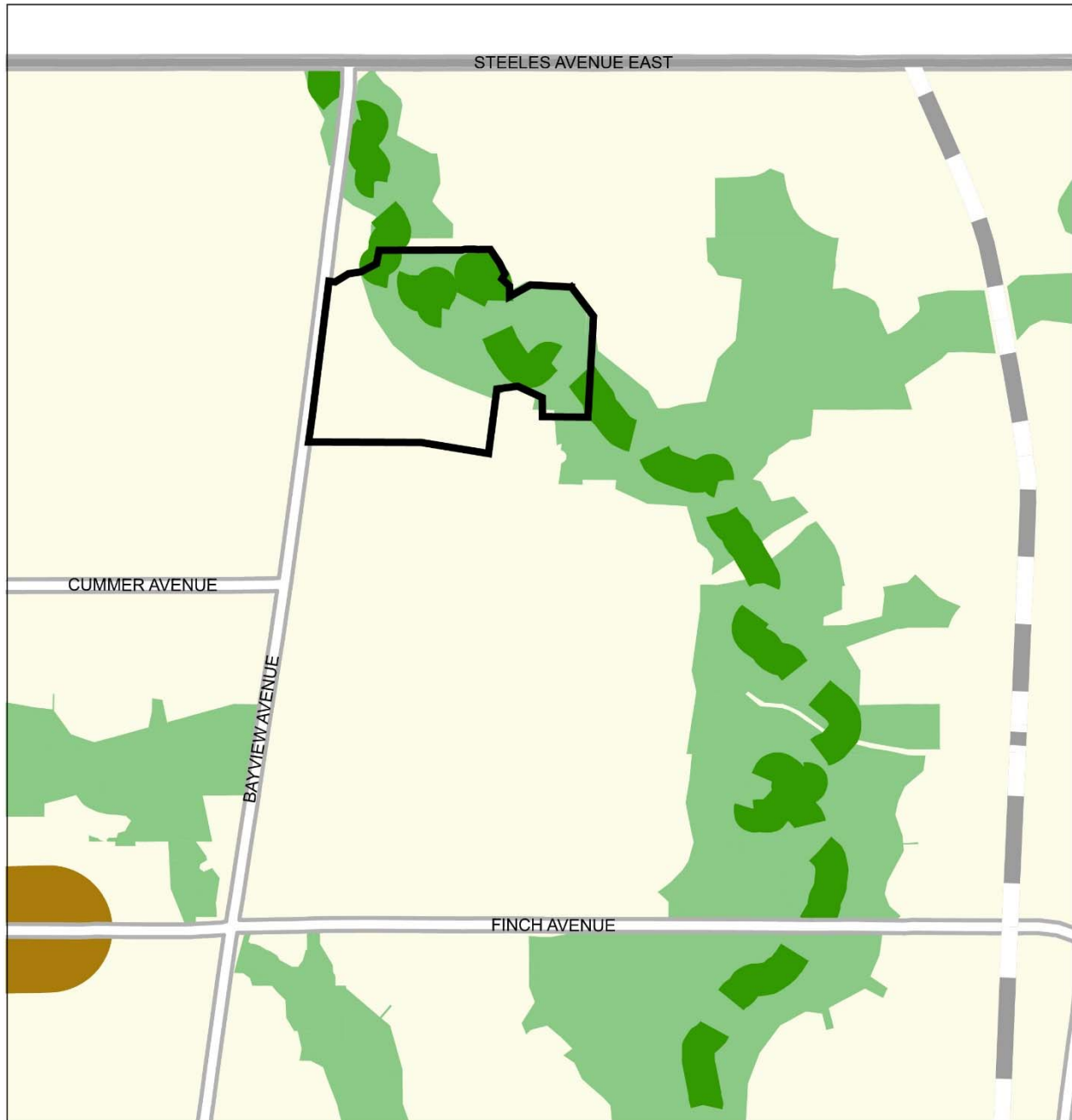
3377 Bayview Avenue

File #'s 21 169802 NNY 17 0Z; 21 169804 NNY 17 SB



Not to Scale
Extracted: 06/16/2021

Attachment 6: Official Plan Map 2: Urban Structure



3377 Bayview Avenue

Official Plan Map 2: Urban Structure File #'s 21 169802 NNY 17 0Z; 21 169804 NNY 17 SB

-  Location of Application
-  Avenues
-  Green Space System
-  Greenbelt River Valley Connections





Not to Scale
Extracted: 06/16/2021

Attachment 7: Official Plan Map 9: Natural Heritage System



3377 Bayview Avenue

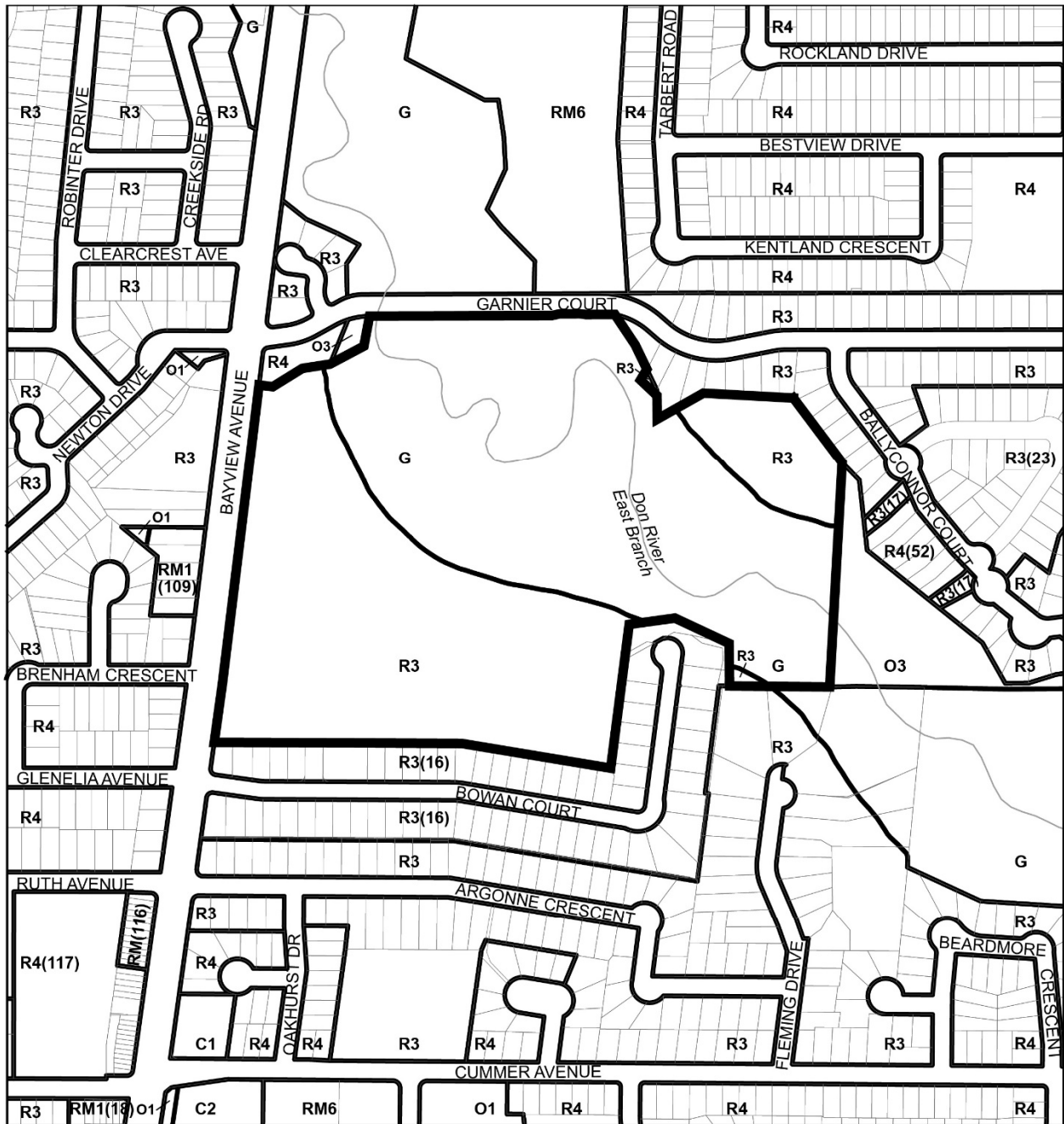
Official Plan Map 9: Natural Heritage File #'s 21 169802 NNY 17 0Z; 21 169804 NNY 17 SB

-  Location of Application
-  Natural Heritage System



Not to Scale
Extracted: 06/16/2021

Attachment 8: North York Zoning By-law No. 7625 Map



Zoning By-law 7625

3377 Bayview Avenue

File #'s 21 169802 NNY 17 OZ; 21 169804 NNY 17 SB



Location of Application

- | | | | |
|-----|--|----|-----------------------------|
| R3 | One-Family Detached Dwelling Third Density Zone | O1 | Open Space Zone |
| R4 | One-Family Detached Dwelling Fourth Density Zone | O3 | Semi-Public Open Space Zone |
| RM1 | Multiple-Family Dwellings First Density Zone | G | Greenbelt Zone |
| RM6 | Multiple-Family Dwellings Sixth Density Zone | | |
| C1 | General Commercial Zone | | |



Not to Scale
Extracted: 06/16/2021

Attachment 9: Draft Plan of Subdivision



Draft Plan of Subdivision