

From: [Adam Layton](#)
To: [North York Community Council](#); [Councillor Filion](#); [Catherine LeBlanc-Miller](#)
Cc: [Guy Matthew](#); [Marius Staicu \(Other\)](#); [Masoud H. Dolatabadi](#); [Maral D. Alacer](#); [Giulio Cescato](#)
Subject: 2810-2814 Bayview Avenue - Item 24.4 (19 150397 NNY 18 OZ)
Date: May 20, 2021 5:42:10 PM
Attachments: [Proposed Amended Resolution - 2810-2814 Bayview Avenue.pdf](#)

Good evening,

We have reviewed the Staff Recommendations and draft Official Plan and Zoning By-law Amendments for the applications at 2810-2814 Bayview Avenue and respectfully suggest that minor revisions to the documents are required in order to:

- Ensure consistency between the proposed Official Plan Amendment and Zoning Bylaw;
- Permit sufficient flexibility in the overall building height to permit any necessary changes to the structural design of the building at the detailed design stage; and
- Clarify the applicability of the proposed permitted encroachment provisions for protruding balconies.

We are happy to continue working with Staff to resolve this matter, and believe that these could be implemented as 'stylistic or technical' changes as permitted by Staff Recommendation #4.

Notwithstanding this, should it be determined that the minor items described above do not constitute 'stylistic or technical changes', we have prepared the attached amended resolution for consideration by Community Council.

I will be happy to address this matter during my presentation tomorrow.

Best Regards,

Adam Layton
Partner

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In accordance with the Provincial 'Stay at Home' Order, effective April 8, 2021 our office will be closed. We will be keeping in touch via email transmissions and telephone and will use our best efforts to continue to move projects forward.

1. City Council amend the Official Plan, for the lands at 2810 to 2814 Bayview Avenue substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 7 to this report., subject to the following revisions:
 - a. That Section 4.2.X(b) be revised to state: A maximum building height of 7 storeys plus mechanical penthouse (overall height 29.5 metres above the Canadian Geodetic Datum of 176.43) is permitted.

2. City Council amend former City of North York Zoning By-law 7625, as amended, for the lands at 2810 to 2814 Bayview Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8 to this report, subject to the following revisions:
 - a. Section i(iii) shall be revised to clarify that balconies which do not protrude beyond the main wall of the building shall not be subject to this provision;
 - b. That the maximum height in metres as illustrated on Schedule 2 be changed from 23.0 to 23.5

3. City Council amend City of Toronto Zoning By-law 569-2013, as amended, for the lands at 2810 to 2814 Bayview Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9 to this report, subject to the following revisions:
 - a. Section L(c) shall be revised to clarify that balconies which do not protrude beyond the main wall of the building shall not be subject to this provision;
 - b. That the maximum height in metres as illustrated on Diagram 3 be amended from 23.0 to 23.5

4. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendments as may be required.