

1837-1845 Bayview Avenue – Zoning Amendment Application – Preliminary Report

Date: January 26, 2022

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 15 - Don Valley West

Planning Application Number: 21 233980 NNY 15 OZ

Related Application: 21 250187 NNY 15 SA

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 1837-1845 Bayview Avenue for a mixed-use development comprising a 25-storey building with a residential tower element and 6-storey base building element. A total of 288 dwelling units and 256 square metres of non-residential uses are proposed.

The application has been circulated to all appropriate City divisions and public agencies for comment. City Planning staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Planning staff schedule a Community Consultation Meeting for the Zoning By-law Amendment application located at 1837-1845 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.

THE SITE

Description: The site is generally trapezoidal in shape and has an approximate area of 2089 square metres, with a frontage on Bayview Avenue that measures approximately 50.4 metres and a frontage on Broadway Avenue that measures approximately 39.2 metres. The grading of the site is characterized as a relatively minor slope downwards from the northwest corner towards the southwest corner, and a significant slope downwards from the west site boundary towards the east site boundary.

Existing Use(s): Five 2.5-storey detached house form buildings with driveway access onto Bayview Avenue and Broadway Avenue.

Yonge-Eglinton Secondary Plan Designation: Mixed Use Areas "C".

See Attachment 5 of this report for the Yonge-Eglinton Secondary Plan Land Use Map. The Toronto Official Plan can be found here:

https://www.toronto.ca/wp-content/uploads/2019/07/96a5-CityPlanning_OPA405.pdf

Zoning: Under Zoning By-law no. 569-2013, the site is subject to the Residential Detached Zone (RD (f12.0; a370; d0.6)) with height limit of 8.5 metres.

Under Zoning By-law no. 1916, the site is subject to the Low Density Residential (R1B) Zone.

See Attachments 6 and 7 of this report for the existing Zoning By-law Maps. The City's Zoning By-law 569-2013 may be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

THE APPLICATION

Complete Application Submission Date: The subject application was deemed complete on December 17, 2021.

Description: A 25-storey (83.5 metres high, plus a 7.4 metre high mechanical penthouse) mixed use building, including a 6-storey base building element. Retail uses are proposed on the ground floor.

Density: 8.695 times the area of the site.

Dwelling Units: The proposed 288 dwelling units, includes 45 studio (15.6%), 172 one-bedroom (59.7%), 43 two-bedroom (14.9%), and 28 three-bedroom (9.7%) units.

Access, Parking and Loading: At the north end of the site, and off Broadway Avenue, access is proposed to new, internalized Type 'G' loading facilities, 3 surface pick-up/drop-off spaces, and a three-level underground garage that contains 91 parking spaces.

The proposed 306 bicycle parking spaces, include 30 short term bicycle parking spaces located on the ground floor, and 276 long term bicycle parking spaces are located internally on the P1 floor of the underground garage.

Additional Information

See Attachments 2a and 2b, 3 and 8 of this report for a three-dimensional representation of the project in context, a site plan of the proposal, and the Application Data Sheet, respectively. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: <http://www.toronto.ca/1837BayviewAve>

Reason for the Application

The application proposes to amend the Zoning By-laws no. 569-2013 and 7625, to change the zoning to permit a mix of uses and building type, multiple dwelling units, and also to vary performance standards including but not limited to: gross floor area and floor space index; lot coverage; building height; and building setbacks. Additional amendments to the Zoning By-laws may be identified as part of the application review.

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has been submitted (file no. 21 250187 NNY 15 SA).

COMMENTS

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. Staff will review this application to determine its consistency with the Provincial Policy Statement, conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, and conformity to the Official Plan.

City Council has declared a Climate Emergency, and set goals to achieve net zero greenhouse gas emissions by 2050 or sooner. To support strong communities and a high quality of life, development should positively contribute to its neighbourhood, including efforts toward climate change mitigation and resilience.

The following preliminary issues have been identified to be resolved:

- Maximizing retail uses in the ground floor spaces fronting onto Bayview Avenue. The Yonge-Eglinton Secondary Plan designates Bayview Avenue as a Priority Retail Street.
- The overall fit and transition of the proposed building with respect to its proposed density and height, and the existing and planned context including its relationship to street proportion and its relationship to the adjacent properties. These aspects include but are not limited to:
 - Building height in relation to the existing and planned context, including approved developments, and topographic changes in the surrounding area in light of the Yonge Eglinton Secondary Plan Bayview Focus Area height permission of 20-35 storeys;
 - The unique planned and existing context of the subject site, given its proximity to a planned rapid transit station and its location on the outer edge of the Yonge-Eglinton Secondary Plan area, and its adjacency to *Neighbourhoods*-designated areas just outside of the Plan area.
 - Appropriateness of the setbacks from the front, side, and rear property lines;
 - Adequacy of the base building stepdowns and separation distances towards the east-adjacent *Neighbourhoods*-designated lands;
 - Adequacy of the tower stepbacks above the 6th floor;
 - Tower floorplate size and balcony projections.
- Potential protrusion into Sunnybrook Hospital helicopter flight path(s).
- Privacy overlook, shadow, and wind impacts on adjacent properties, including *Neighbourhoods*-designated lands, and the St. Augustine of Canterbury Anglican Church and tenant nursery school.
- Adequacy of the landscape buffer along the east lot line, to mitigate nuisance impacts such as noise, light, and privacy overlook.
- The quality of the public realm as improved by and interfaced with the proposed development, including but not limited to:
 - Shadow and wind impacts on the public realm;
 - Consideration of a landscaped midblock connection along the east lot line to allow future pedestrian movements between Broadway Avenue and Craig Crescent;

- The relationship of the ground floor and lower levels of the building to the street and internal passageways;
- The adequate widening and transition of the adjoining public sidewalk along Bayview Avenue;
- Appropriate improvements of the adjoining boulevard along the south side of Broadway Avenue; and the adequate provision of street furniture and bicycle parking; and
- The preservation of existing mature public and private trees and the adequate provision of additional street trees along both Bayview and Broadway Avenues.
- The existing traffic control conditions on Broadway Avenue, anticipated traffic generation and potential movement-conflicts.
- Safety and feasibility of turning movements to and from loading facilities, particularly with the landscaped buffer along the east lot line.
- Adequacy of proposed parking supply.
- The unit mix and size with respect to the Yonge-Eglinton Secondary Plan and the City's Growing Up: Planning for Children in New Vertical Communities guidelines.
- The provision of affordable housing.
- The infrastructure capacity (water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development.
- The applicant is encouraged to pursue Tier 2, 3 or 4 of the Toronto Green Standard, for climate change mitigation and resilience purposes.
- The need for a pet relief area and on-site pet facilities with respect to the Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings.
- The provision of in-kind benefits pursuant to Section 37 of the Planning Act, in the event the application proceeds to approval.

Additional Matters

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

NEXT STEPS

City Planning staff will host a Community Consultation Meeting.

City staff will work with the applicant to resolve the preliminary issues discussed in this report and any additional issues that may be identified by staff and the public. City Planning staff will report back at the appropriate time in the review of the application.

A Statutory Public Meeting will be held, as required by the Planning Act, at a North York Community Council meeting, when a Final Report is prepared.

CONTACT

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E-mail: Jason.Xie@toronto.ca

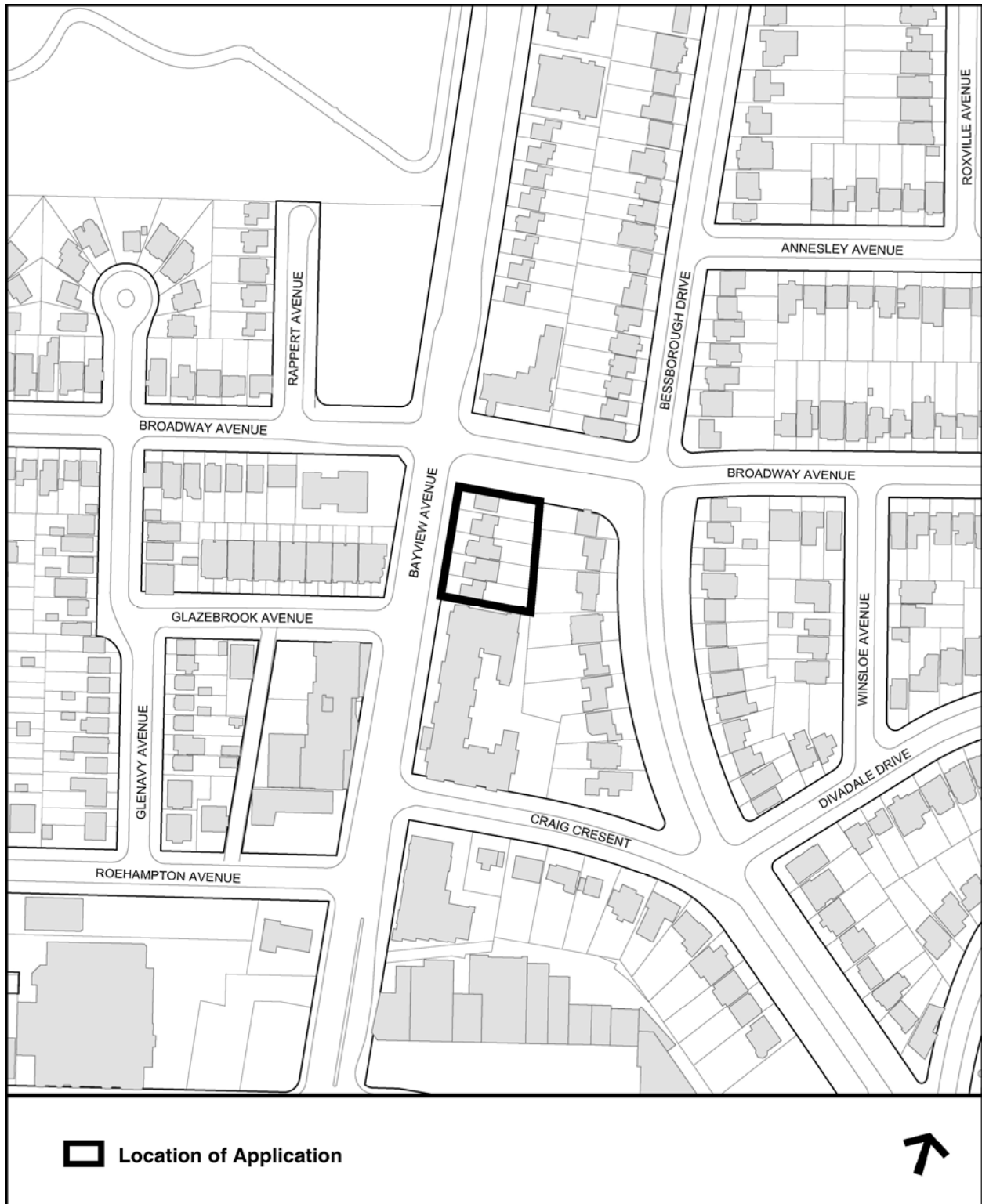
SIGNATURE

David Sit, MCIP, RPP, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Location Map
Attachment 2a: 3D Model of Proposal in Context Looking Northwest
Attachment 2b: 3D Model of Proposal in Context Looking Southeast
Attachment 3: Site Plan
Attachment 4: Official Plan Map
Attachment 5: Yonge-Eglinton Secondary Plan Map
Attachment 6: Zoning By-law no. 569-2013 Map
Attachment 7: Zoning By-law no. 7625 Map
Attachment 8: Application Data Sheet

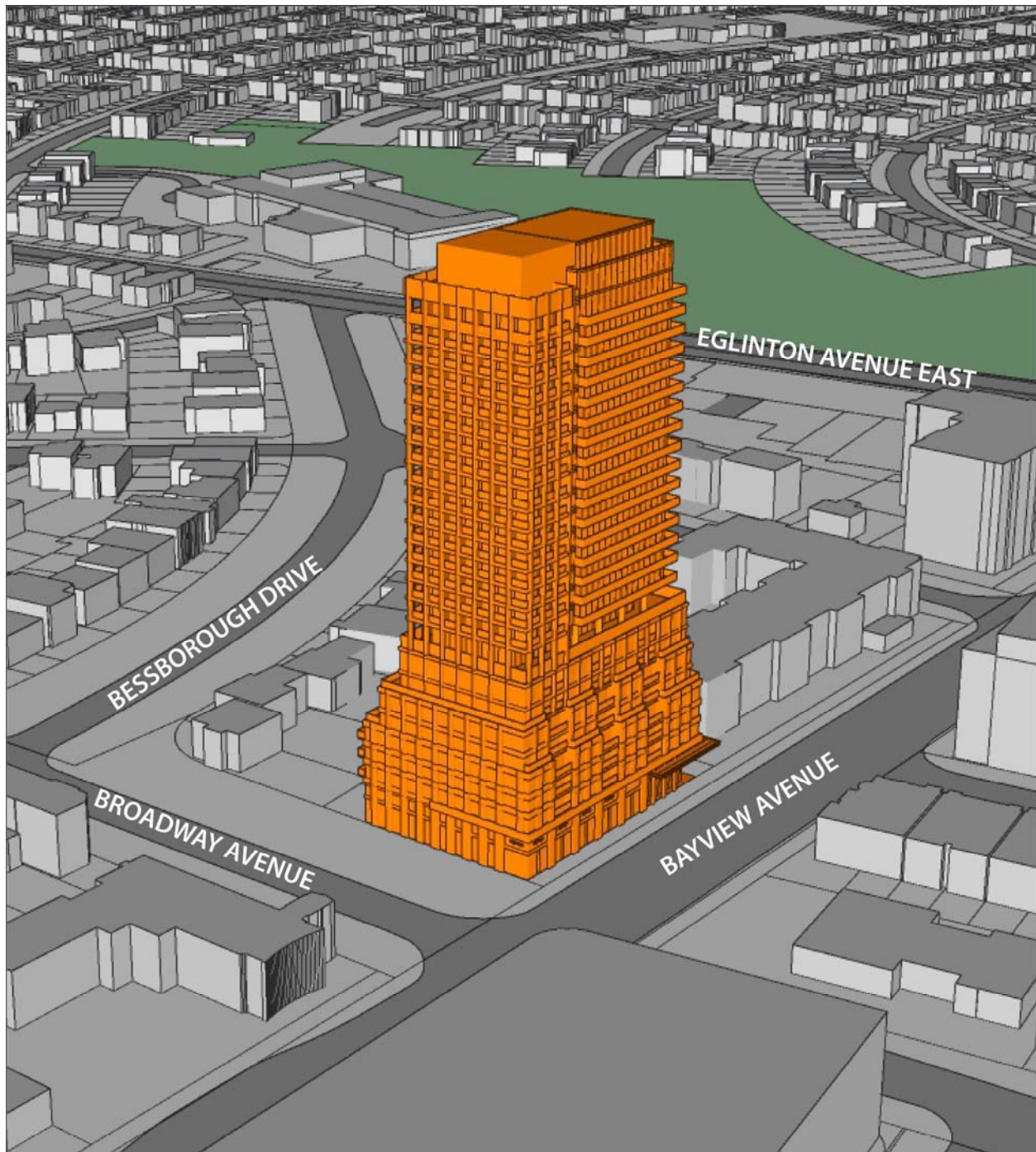
Attachment 1: Location Map



Attachment 2a: 3D Model of Proposal in Context Looking Northwest



Attachment 2b: 3D Model of Proposal in Context Looking Southeast

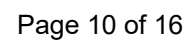


View of Applicant's Proposal Looking Southeast



01/07/2022

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Attachment 4: Official Plan Map



Official Plan Land Use Map #17

1837-1845 Bayview Avenue

File # 21 233980 NNY 15 0Z

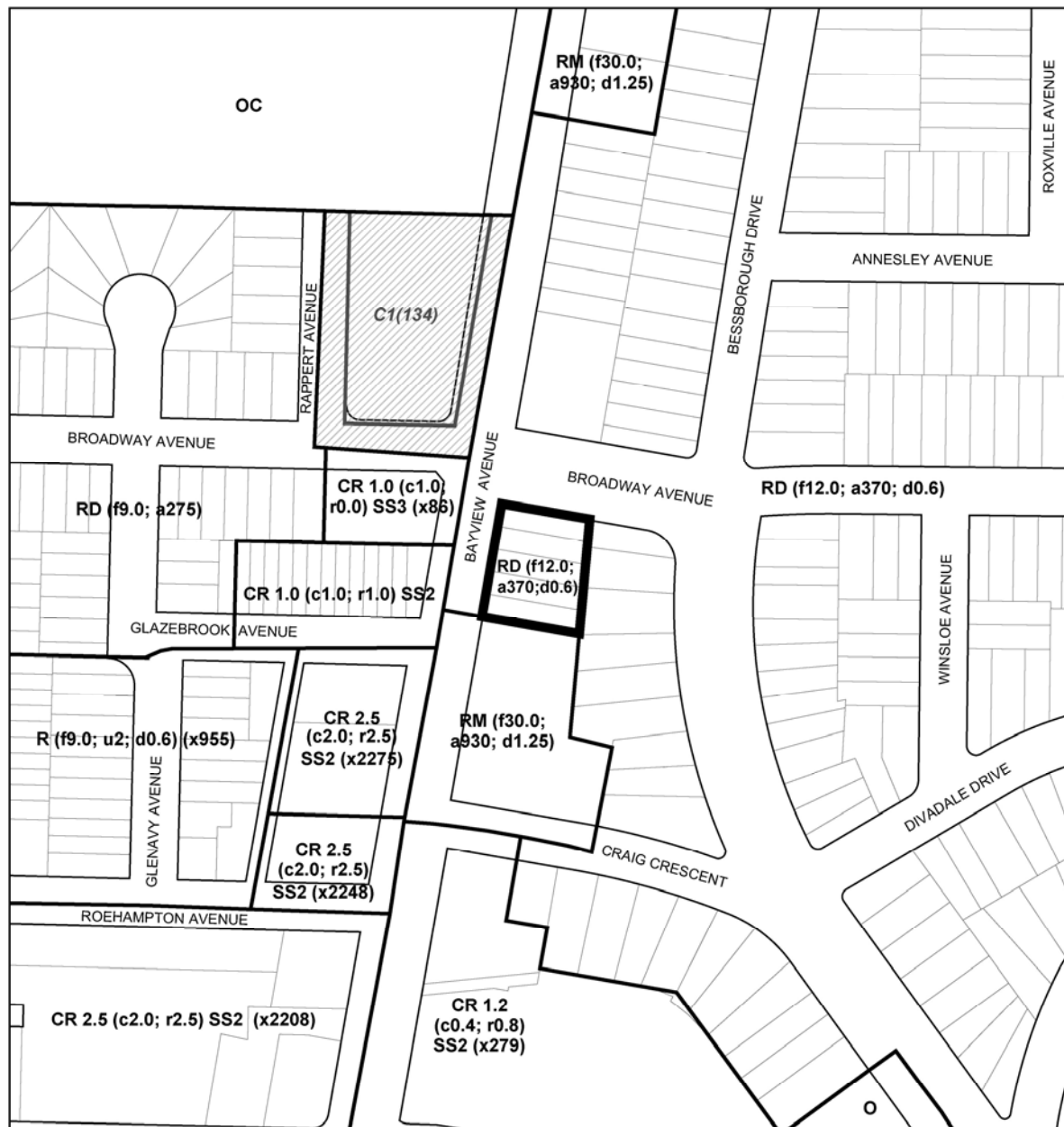


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Attachment 5: Yonge-Eglinton Secondary Plan Map



Attachment 6: Zoning By-law no. 569-2013 Map



Zoning By-law 569-2013

1837-1845 Bayview Avenue

File # 21 233980 NNY 15 0Z



Location of Application

R Residential
RD Residential Detached
RM Residential Multiple
CR Commercial Residential
O Open Space
OR Open Space Recreation

OC Open Space Cemetery



See Former City of North York By-law No. 7625
C1 General Commercial Zone



Not to Scale
Extracted: 11/08/2021

Attachment 7: Zoning By-law no. 7625 Map



Zoning By-law 7625

1837-1845 Bayview Avenue

File # 21 233980 NNY 15 0Z



Location of Application

See Former City of North York By-law No. 7625
R7 One-Family Detached Dwelling Seventh Density Zone
C1 General Commercial Zone
CEM-1 General Cemetery Zone

See Former City of Toronto By-law No. 438-86
R1S Residential District
CR Mixed-Use District

See Former Borough of East York By-Law 1916
R1B Low Density Residential
R3A High Density Residential
MRC Mixed Use Residential Commercial (Site Specific)
O Open Space (Parks)



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Attachment 8: Application Data Sheet

Municipal Address: 1837-1845 BAYVIEW AVENUE Date Received: November 4, 2021

Application Number: 21 233980 NNY 15 OZ

Application Type: Rezoning

Project Description: This application proposes to amend the Zoning By-law to permit a 25-storey mixed use building containing 288 residential units and 256 square metres of retail gross floor area on the ground floor.

Applicant	Agent	Architect	Owner
GOLDBERG GROUP C/O MICHAEL GOLDBERG, 2098 Avenue Road, Toronto, ON, M5M 4A8		IBI GROUP ARCHITECTS (CANADA) INC., 55 St. Clair Avenue West, 7th Floor Toronto, ON M4V 2Y7	BAYVIEW BROADWAY DEVELOPMENTS INC, 3100 Steeles Avenue West, Markham, ON, L3R 8T3

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision: N
Zoning:	RD (f12.0; a370; d0.6)	Heritage Designation: N
Height Limit (m):	8.5	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m):	2,089	Frontage (m):	50.4	Depth (m):	39.2
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1,222	1,222
Residential GFA (sq m):	900		17,908	17,908
Non-Residential GFA (sq m):			256	256
Total GFA (sq m):			18,164	18,164
Height - Storeys:	2.5		25	25
Height - Metres:	9		83.5	83.5

Lot Coverage Ratio (%) 58 Floor Space Index: 8.7

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	17,908	0
Retail GFA:	256	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:	5			
Condominium:			288	288
Other:				
Total Units:			288	288

Total Residential Units by Size

	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:	45	172	43	28	
Total Units:	45	172	43	28	

Parking and Loading

Parking Spaces:	91	Bicycle Parking Spaces:	306	Loading Docks:	1
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CONTACT:

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