

2439-2441 Bayview Avenue – Zoning By-Law Amendment Application – Preliminary Report

Date: March 11, 2022

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 15 - Don Valley West

Planning Application Numbers: 21 248821 NNY 15 OZ
(associated Site Plan Application: 21 248820 NNY 15 SA)

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 2439-2441 Bayview Avenue to permit a new 3-storey (16 metre) private elementary and montessori school, with a total gross floor area of 3,242 square metres including a total of 60 parking spaces.

The application has 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. City Planning staff schedule a Community Consultation Meeting for the application located at 2439-2441 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 irregular in shape and has an approximate area of 5,257 square metres, with a frontage of approximately 61 metres on Bayview Avenue.

Existing Uses: Two lots, each occupied by a single detached dwelling

Official Plan Designation: *Neighbourhoods*.

See Attachment 4 of this report for the Official Plan Land Use Map. The Toronto Official Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan>

Zoning: One Family Detached Dwelling First Density Zone (R1) under former City of North York Zoning By-law 7625 (Attachment 5a); Residential Detached Zone RD (f30.0; a1100) (x69), under Toronto Zoning By-law 569-2013.

See Attachment 5b of this report for the existing Zoning By-law Map. The City's Zoning By-law 569-2013 can 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 application was deemed to be complete as of December 16, 2021.

Description: A 3-storey private elementary and montessori school with a height of 16 metres and a total gross floor area of 3,242 square metres.

Density: 0.62 times the area of the lot.

Access, Parking and Loading: The proposed private school includes two accesses from Bayview Avenue. The southern access allows for one-way, inbound traffic only and connects to a north-south driveway that travels underneath part of the building massing, creating a drop-off loop when connected to the northern driveway. The northern access allows for inbound and outbound traffic and connects to a two-way driveway on the north end of the property, leading to a loop at the northeast corner of the site that connects to a ramp to the underground parking garage.

There are 60 vehicular parking spaces proposed, including 20 spaces along the northern property boundary and driveway, and 40 spaces in the underground parking garage.

The proposed 10 bicycle parking spaces include 5 short-term bicycle parking spaces provided at-grade adjacent to the multi-purpose wing entrance, and 5 long-term bicycle parking spaces in the underground parking garage.

Additional Information

See Attachments 1, 2a, 2b, 3, and 6 of this report for a Location Map, 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://app.toronto.ca/AIC/index.do?folderRsn=IKlmjgw7jre0EBxb1xyrGQ%3D%3D>

Reason for the Application

A Zoning By-law Amendment application is required in order to permit the proposed private school use, which is currently not permitted under the Toronto Zoning By-law 569-2013, as well as to establish site specific development standards related to maximum gross floor area, maximum lot coverage, maximum building height, minimum building setbacks, loading, and parking, among other things.

Site Plan Control

The development is subject to Site Plan Control. An associated Site Plan Control application has been submitted (file 21 248820 NNY 15 SA) and is being reviewed concurrently with the subject application.

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.

At this stage in the review, the following preliminary issues have been identified to be resolved:

- The overall appropriateness of the proposed use and development and its conformity with the objectives and policies of the Official Plan;
- The overall fit of the proposed building with respect to the existing and planned context including its relationship to adjacent properties;
- The location, height and massing of the proposed building, which shall provide an appropriate transition and interface towards areas of different development intensity and scale, including the residential dwellings in the surrounding *Neighbourhoods* and the place of worship to the south;
- The quality of the proposed landscaping and outdoor amenity areas. Landscaped areas shall also act as buffers to help provide a good transition into neighbouring properties;
- The appropriateness of the proposed hard and soft landscaping and how it contributes to the public realm and streetscape along Bayview Avenue;
- The shadow, privacy, and/or noise impacts on the public realm and surrounding *Neighbourhoods*;
- The traffic impacts on adjacent and nearby streets – in particular Bayview Avenue during school pick up and drop off times;
- The general quality of site landscaping including the provision of large growing shade trees and preservation of existing trees. In this regard, Urban Forestry Services has noted significant concerns with the proposed development as it would result in a significant loss of existing trees;
- The infrastructure capacity (water, sewage, hydro, community services and facilities, etc.) and the proposed grading and servicing of the property to accommodate the proposed development; and,
- The applicant is encouraged to pursue Tier 2, 3 or 4 of the Toronto Green Standard, for climate change mitigation and resilience purposes.

Additional Issues

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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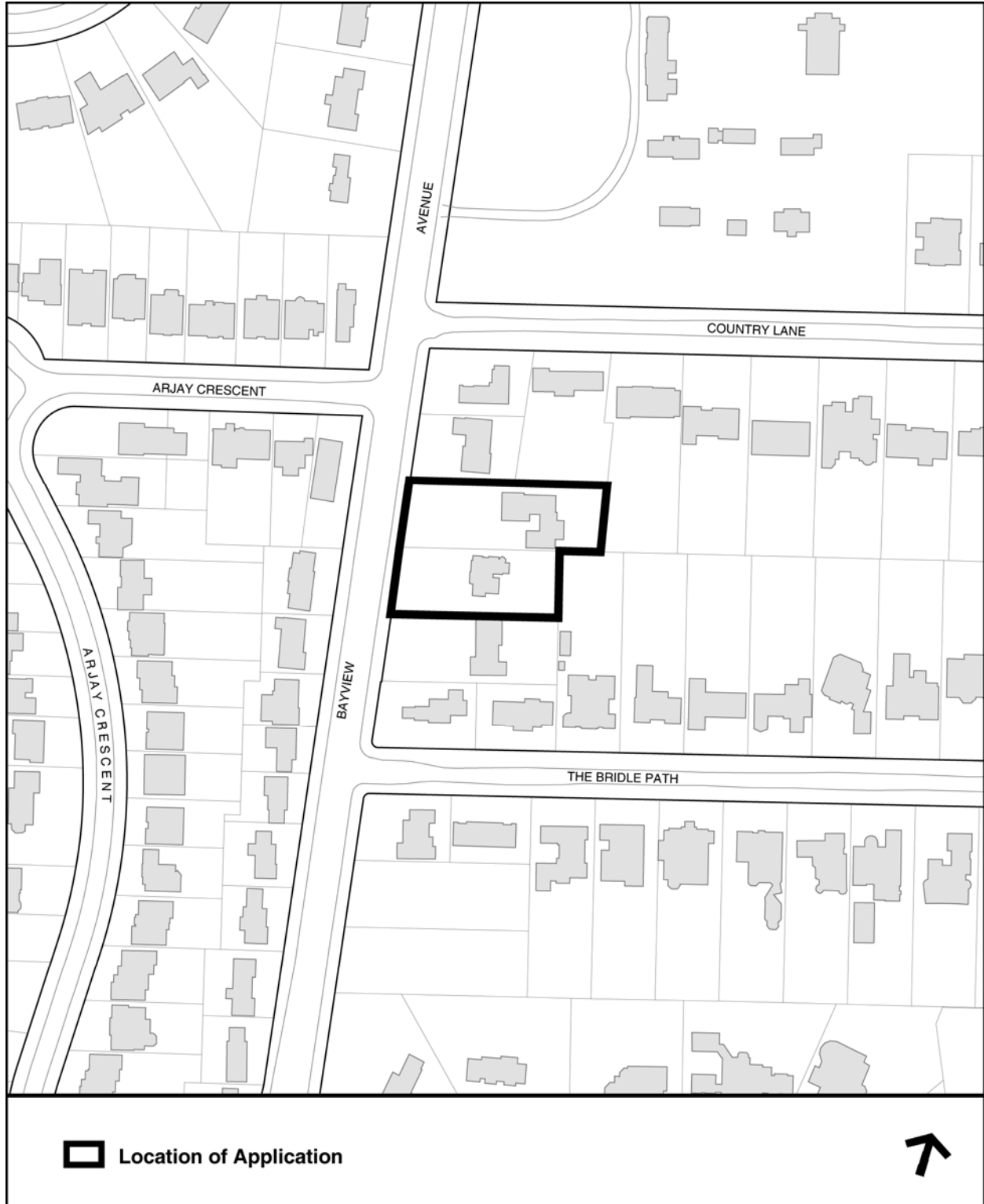
SIGNATURE

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 5a: Former North York Zoning By-law 7625 Map
Attachment 5b: City of Toronto Zoning By-law 596-2013 Map
Attachment 6: Application Data Sheet

Attachment 1: Location Map



Attachment 2a: 3D Model of Proposal in Context (Looking Northeast)

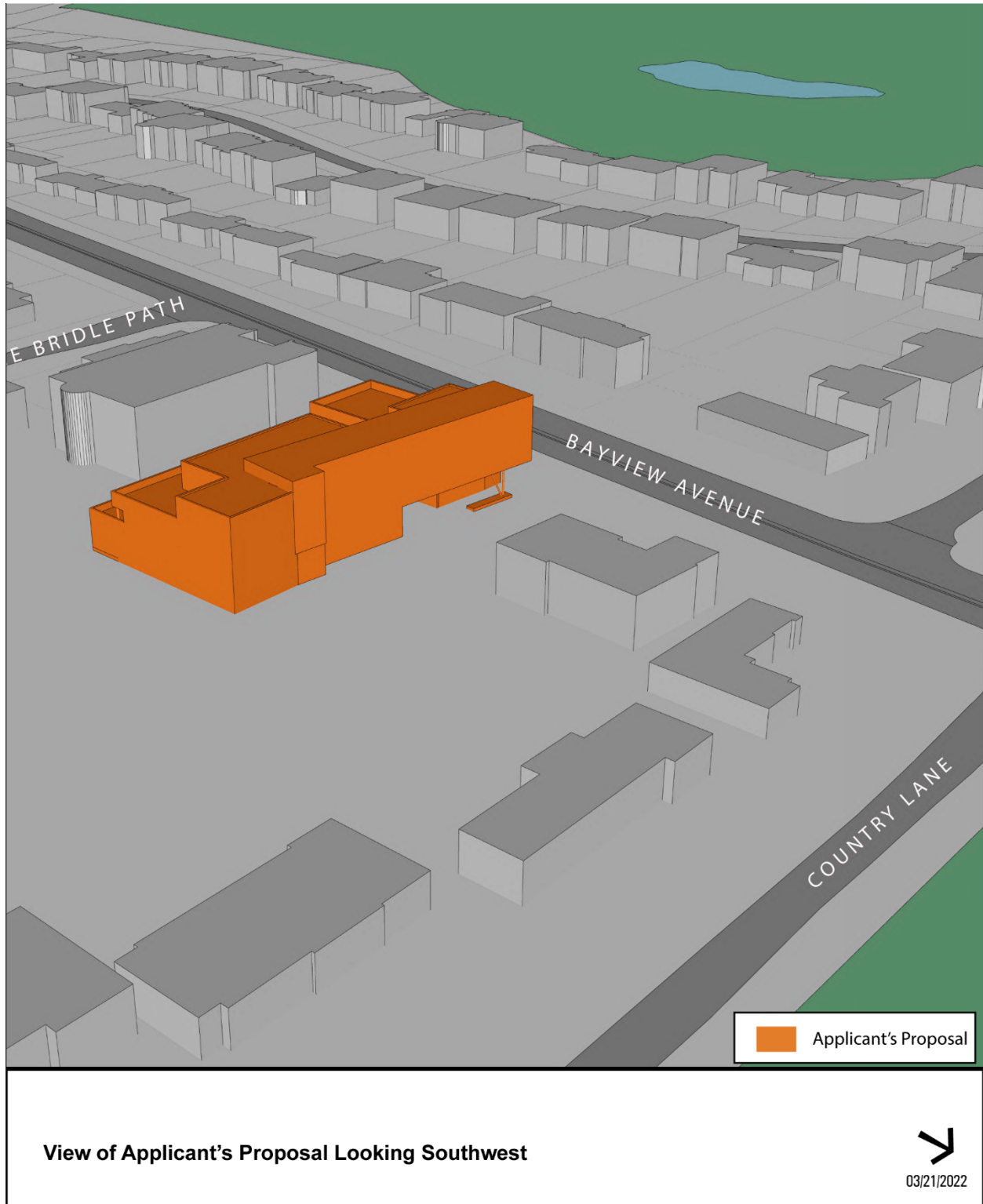


View of Applicant's Proposal Looking Northeast

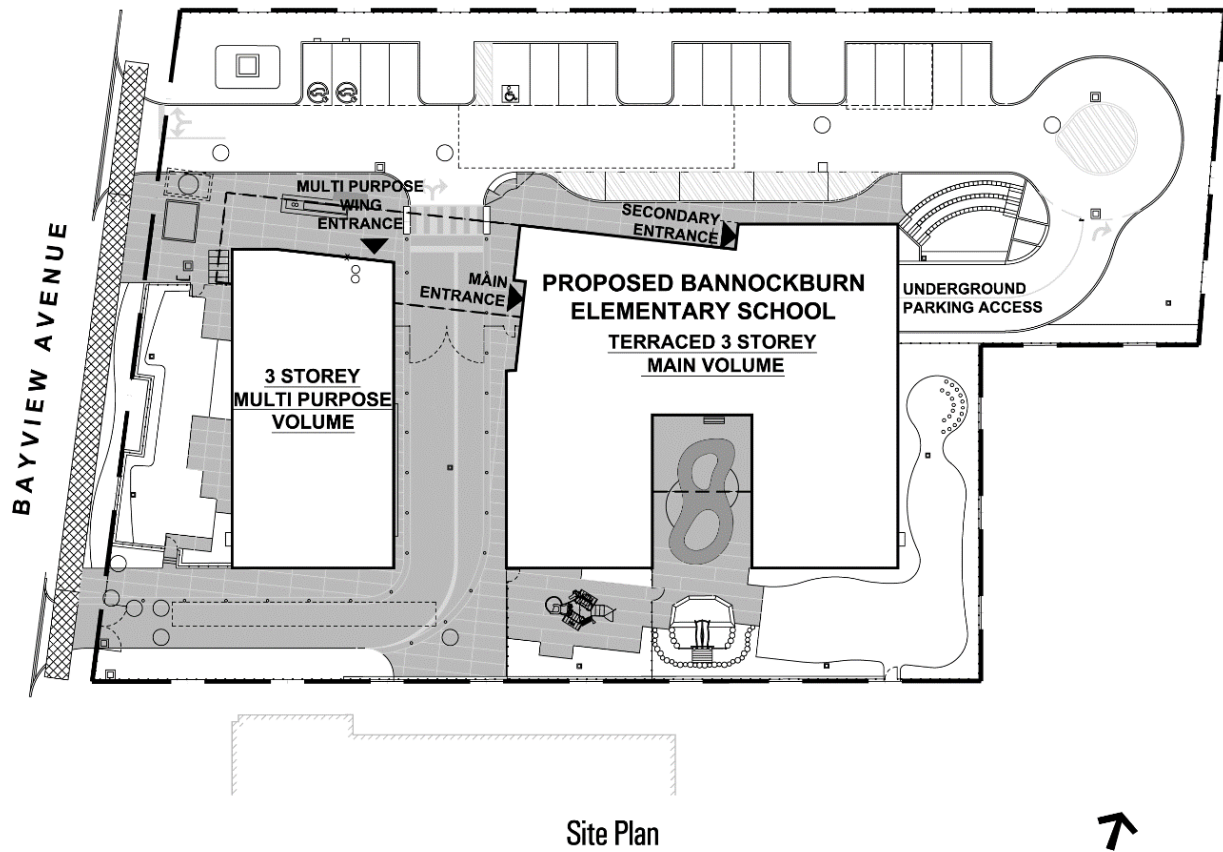


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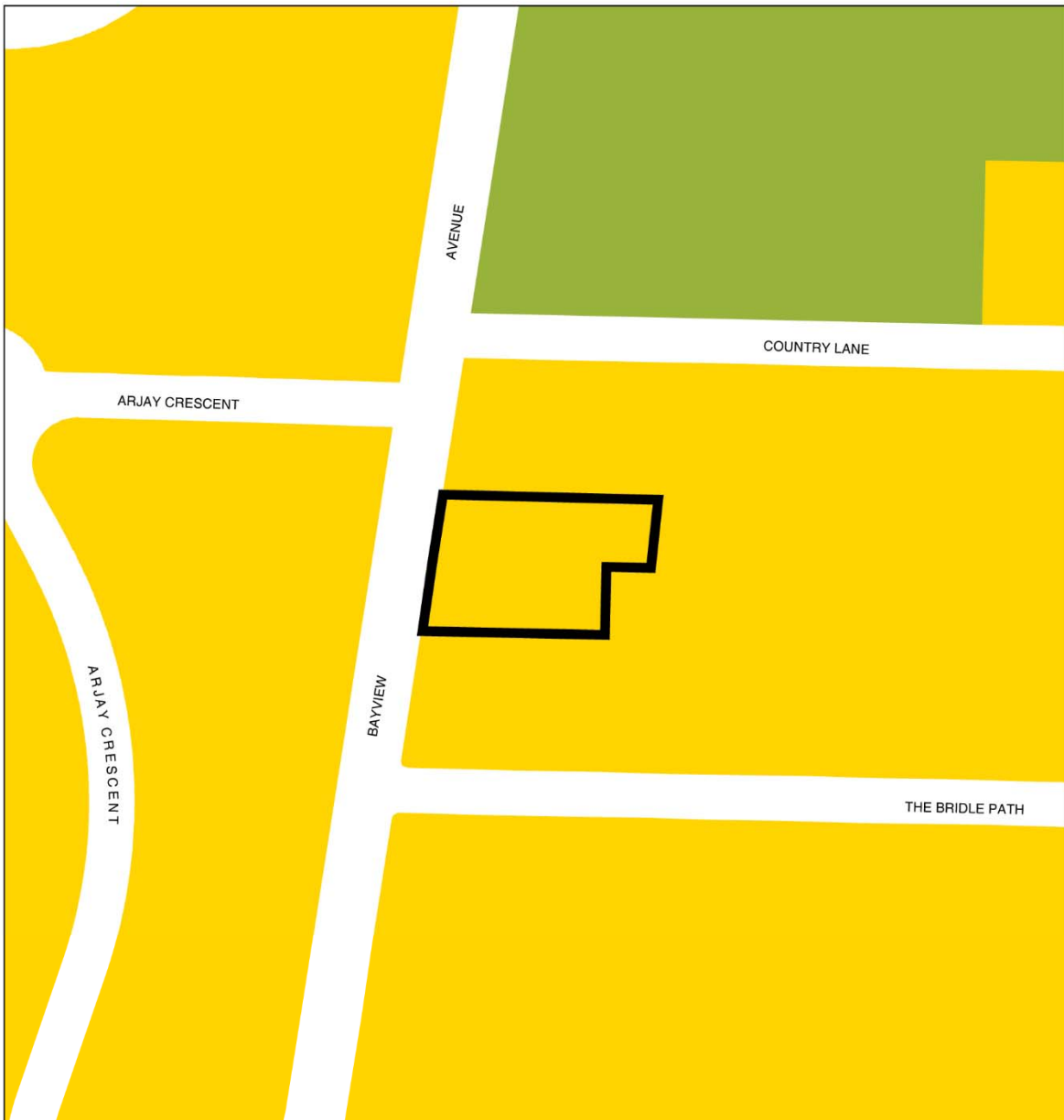
Attachment 2b: 3D Model of Proposal in Context (Looking Southwest)



Attachment 3: Site Plan



Attachment 4: Official Plan Map



Official Plan Land Use Map #17

2439 - 2441 Bayview Avenue

File # 21 248821 NNY 15 02



Location of Application

Neighbourhoods



Parks



Not to Scale
Extracted: 12/20/2021

Attachment 5a: Former North York Zoning By-law 7625 Map



Zoning By-law 7625

2439 - 2441 Bayview Avenue

File # 21 248821 NNY 15 0Z



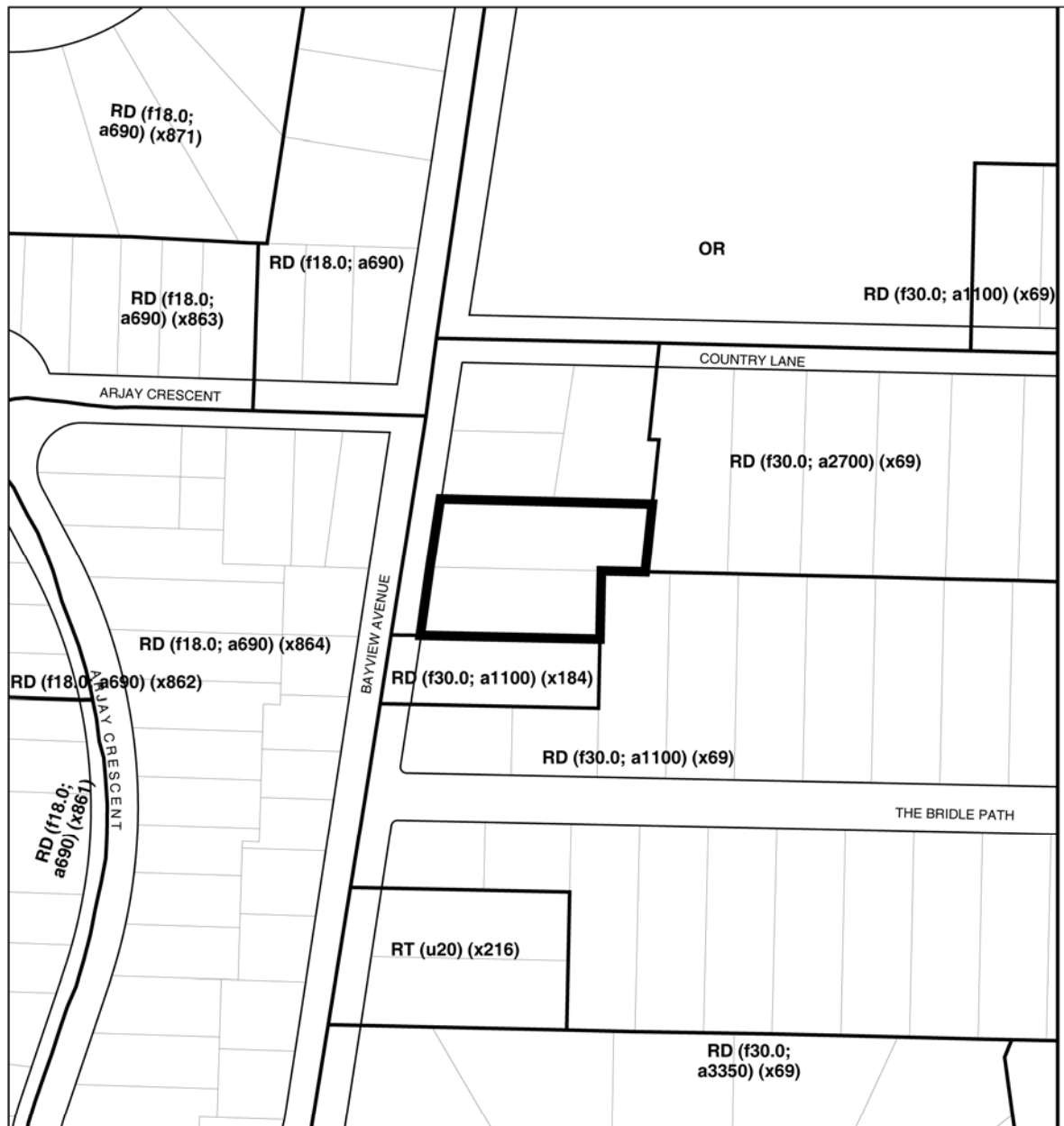
Location of Application

- R1 One-Family Detached Dwelling First Density Zone
- R3 One-Family Detached Dwelling Third Density Zone
- RM1 Multiple-Family Dwellings First Density Zone
- O1 Open Space Zone



Not to Scale
Extracted: 12/20/2021

Attachment 5b: City of Toronto Zoning By-law 596-2013 Map



Zoning By-law 569-2013

2439 - 2441 Bayview Avenue

File # 21 248821 NNY 15 0Z



Location of Application

RD Residential Detached
RT Residential Townhouse
OR Open Space Recreation
OG Open Space Golf Course



Not to Scale
Extracted: 12/20/2021

APPLICATION DATA SHEET

Municipal Address: 2439 - 2441 BAYVIEW AVE
Date Received: December 15, 2021
Application Number: 21 248821 NNY 15 OZ
Application Type: OPA / Rezoning, Rezoning
Project Description: Zoning by law amendment - development of a new 3-storey private elementary and montessori school, with a total gross floor area of 3,242 square metres.

Applicant	Agent	Architect	Owner
BANNOCKBURN SCHOOL & BANNOCKBURN MONTESSORI BUILDING CORPORATION 12 BANNOCKBURN AVENUE, TORONTO ON, M5M 2M8	BOUSFIELDS INC. 3 CHURCH STREET, SUITE 200, TORONTO ON, M5E 1M2	LENNOX ARCHITECTS LIMITED 24 MORGAN HEIGHTS DRIVE, HUNTSVILLE, ON P1H 1B7	BANNOCKBURN SCHOOL & BANNOCKBURN MONTESSORI BUILDING CORPORATION 12 BANNOCKBURN AVENUE, TORONTO ON, M5M 2M8

EXISTING PLANNING CONTROLS

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

PROJECT INFORMATION

Site Area (sq m): 5,257 Frontage (m): 61 Depth (m):

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	667		1,352	1,352
Residential GFA (sq m):	757			
Non-Residential GFA (sq m):			3,242	3,242
Total GFA (sq m):	757		3,242	3,242
Height - Storeys:	2		3	3
Height - Metres:			16	16

Lot Coverage Ratio (%): 25.72

Floor Space Index: 0.62

Floor Area Breakdown **Above Grade** (sq m) **Below Grade** (sq m)

Institutional/Other GFA: 3,242

**Residential Units
by Tenure**

	Existing	Retained	Proposed	Total
Rental:				
Freehold:	2			
Condominium:				
Other:				
Total Units:	2			

Total Residential Units by Size

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

Parking and Loading

Parking Spaces: 60 Bicycle Parking Spaces: 10 Loading Docks:

CONTACT:

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