

3377 Bayview Avenue – Official Plan Amendment, Zoning By-law Amendment– Request for Directions Report

Date: May 3, 2022

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 17 - Don Valley North

Planning Application Number: 21 169802 NNY 17 OZ

SUMMARY

On June 13, 2021, an Official Plan and Zoning By-law Amendment application was submitted to permit a development consisting of 15 residential buildings occurring in three phases of development. The application was revised on January 4, 2022 and the current application proposes 14 residential buildings, the majority of which range in height from 6-storeys (20 metres) to 8-storeys (26 metres), with three buildings having heights of 11 storeys (35 metres), 15 storeys (47 metres), and 20-storeys (62 metres). The applicant proposes 84,650 square metres of residential gross floor area, resulting in 1,530 residential units, of which 50% are proposed to be affordable rental, and 50% are proposed to be market rental. A total of 667 square metres of new non-residential gross floor area is proposed, including a daycare, cafe, and flexible use spaces. A new 18.5 m wide public street is proposed at the south end of the site connecting to Bayview Avenue at the existing signalized intersection. The northern portion of street connecting to Bayview Avenue is proposed to be a private street with a width of 18.5m, with a new proposed signalized intersection on Bayview Avenue. 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.

A Plan of Subdivision application was also submitted to create a new public street, 4 proposed development blocks and two park blocks.

On March 3, 2022, the Applicant appealed the Official Plan and Zoning By-law Amendment applications to the Ontario Land Tribunal ("OLT") due to Council not making a decision within the time frame prescribed in the Planning Act. The plan of subdivision application has not been appealed to the OLT.

This report recommends that the City Solicitor with the appropriate City staff attend the OLT hearing to oppose the application in its current form and to continue discussions with the Applicant to resolve outstanding issues.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council direct the City Solicitor and appropriate City staff to attend the Ontario Land Tribunal in opposition to the current Application regarding the Official Plan and Zoning By-law Amendment appeal for the lands at 3377 Bayview Avenue and to continue discussions with the Applicant in an attempt to resolve outstanding issues.
2. In the event that the Ontario Land Tribunal allows the appeals in whole or in part, City Council authorize the City Solicitor to request that the issuance of any final Orders be withheld until such time as the City Solicitor advises that:
 - a) the final form and content of the draft Official Plan and Zoning By-laws are to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor;
 - b) community benefits and other matters in support of the development are secured in a Section 37 Agreement executed by the owner and registered on title to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor;
 - c) the City has advised that a wind tunnel study has been submitted and any building envelope changes to address the findings are made to the satisfaction of the Chief Planner and Executive Director, City Planning;
 - d) the confirmation of water, sanitary and stormwater capacity from the Chief Engineer and Executive Director, Engineering and Construction Services, or the determination of whether holding provisions are required in the Zoning By-law amendment; and
 - e) the Executive Director, Housing Secretariat has entered into, on behalf of the City, a municipal housing project facility agreement (the "Contribution Agreement") with Tyndale University and Markee Developments for the development of the affordable housing to be constructed on the lands known as 3377 Bayview Avenue, to secure the financial assistance being provided and to set out the terms of the operation of the new affordable rental housing, on terms and conditions satisfactory to the Executive Director, Housing Secretariat and in a form approved by the City Solicitor.
3. City Council authorizes the City Solicitor and City staff to take any necessary steps to implement City Council's decision.

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.

DECISION HISTORY

The Application for Official Plan Amendment and Zoning By-law Amendment was determined to meet the complete application submission requirements of the *Planning Act* and the Toronto Official Plan as of July 14, 2021.

A Preliminary Report was adopted by North York Community Council on September 13, 2021 authorizing staff to conduct a community consultation meeting with an expanded notification area as well as establishing a Working Group. The decision of the North York Community Council can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.NY26.11>

SITE AND SURROUNDING AREA

Site Description and Dimensions: The Site is located on the east side of Bayview Avenue, between Steeles Avenue East and Cummer Avenue. The site is irregular in shape, having an overall site area of 22.75 hectares.

Existing Use: The site is currently occupied by Tyndale University. A portion of the existing Tyndale University at the north end of the building is proposed to be demolished, however the majority of the existing building is proposed to be retained with the existing institutional use remaining operational.

Surrounding uses include:

North: Immediately north of the subject site is 1 Garnier Court, a residential property with a development application currently under review for the construction of a 3-storey townhouse building containing a total of 9 units. Further north along Bayview, the area consists of low density residential development, Garnier Park, and Creekside Park.

East: Immediately east of the subject site is the German Mills Creek ravine. Further east, the area is comprised of low density residential development.

South: Immediately south of the subject site is a low density residential neighbourhood.

West: to the west of the of the subject site is a low density residential neighbourhood.

THE APPLICATION

Description

Height: 14 residential and mixed use buildings. Proposed heights range from of 6 to 20 storeys (20 metres to 62 metres, exclusive of mechanical penthouse).

Density (Floor Space Index): 1.49 times the area of the lot.

Gross Floor area: 85,317 square metres total (84,650 square metres residential, 667 square metres non-residential)

Unit count: 1,530 dwelling units (87 studio units (5.7%), 1,078 one-bedroom units (70.5%), 282 two-bedroom units (18.4%) and 83 three-bedroom units (5.4%).

Vehicular Parking Spaces: 1,138 spaces

Bicycle Parking Spaces: 1,540 spaces

Phasing – Three phases are proposed. Phase 1 fronts on Bayview Avenue and is the mid-south portion of site. Phase 2 abuts the ravine. Phase 3 fronts Bayview Avenue, mid-north portion of the site.

Resubmission: On January 4, 2022 the applicant resubmitted plans and studies to the City Planning Division. Key changes to the revised proposal from the original include:

- The inclusion of two new public parks, having site areas of 2,100 square metres and 4,040 square metres, fronting Bayview Avenue;
- Removal of one building in Phase 1 to accommodate one of the new parks;
- Revised building footprints and heights;
- Extending the proposed 18.5 metre wide public street further north;
- Increased proposed number of dwelling units from 1,506 to 1,530;
- Decrease in the amount of non-residential gross floor area proposed from 1,385 square metres to 667 square metres;
- Increase in the overall amount of gross floor area proposed from 84,059 square metres to 85,317 square metres;
- A reduction in the number of vehicular parking spaces from 1,165 to 1,138 spaces; and
- The provision of a variable 10-metre setback to top-of-bank.

Additional Information

See Attachments 1-5 of this report for a location map, Application Data sheet, three dimensional representations of the project in context and a site plan of the proposal. The Application Data Sheet contains additional details on the proposal including: site area and dimensions; floor area; unit breakdowns; and parking counts.

All plans and reports submitted as part of the application can be found on the City's Application Information Centre at:

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

Reasons for Application

The Official Plan Amendment application proposes to redesignate the lands from Neighbourhoods to Mixed Use Areas.

The Zoning By-law Amendment Application proposes to amend Zoning By-laws 7625 and 569-2013 to vary performance standards including: building height; building setbacks; floor space index; amenity space and parking space requirements. Additional amendments to the Zoning By-law may be identified as part of the ongoing application review.

Site Plan Control

The proposal is subject to Site Plan Control. Site Plan Control applications for each Phase of development have not yet been submitted.

POLICY CONSIDERATIONS

Official Plan Designation: The western portion of the site is designated *Neighbourhoods* and the eastern portion of the site is designated *Natural Areas* in the Official Plan.

Zoning: The site is not subject to Zoning By-law 569-2013. The western portion of the site is zoned R3 and eastern portion of the site is zoned G in Zoning By-law 7625 and has a permitted height limit of 8.8 metres.

See Attachment 6 for applicable policy documents.

COMMUNITY CONSULTATION

A Virtual Community Consultation Meeting was hosted by City staff on October 19, 2021. Approximately 450 members of the public attended in addition to the Ward Councillor, and the adjacent Ward Councillor. Following a presentation by City staff and the Applicant, the following is a summary of comments:

- concerns with intensity of development;
- siting of proposed buildings are too close in relationship to the existing homes;
- the proposed building heights are excessive;
- there are too many proposed units and increased population to the area;
- concern over the proposed tenure of units;
- questions regarding affordability and the number of affordable units proposed;

- impact of development on existing infrastructure and community services;
- impact of the development on existing traffic;
- concerns regarding increased vehicular traffic on Bayview Avenue;
- the appropriateness of the amount of on-site parking provided;
- preservation of existing heritage building;
- questions regarding proposed public road and the extent of the public road;
- the availability of the daycare and community space for broader community use; and
- connections to the German Mills Ravine and impact of the development on the adjacent ravine system.

As per the recommendation in the Preliminary Report, a Working Group was established in December 2021. The Working Group consisted of City Staff, Toronto and Region Conservation Authority staff, the applicant team, and fourteen residents. Seven of the fourteen residents were members of the three local Residents Associations that include the Bayview-Valley Residents Association, the Bayview-Cummer Residents Association, and the Bayview-Woods Neighbourhood Association.

Based on the issues identified in the Preliminary Report, it was determined that there would be six Working Group meetings in total scheduled between January to April 2022, based on specific subject matters. The Working Group meetings were scheduled as follows:

- Meeting 1 – January 11, 2022 - Kick-off Meeting
- Meeting 2- January 31, 2022 - Site Organization
- Meeting 3 – February 15, 2022 - Mobility, Connections, and Public Realm
- Meeting 4 – March 1, 2022 – Parks, Open Space, and Community Services & Facilities
- Meeting 5 – March 22, 2022 - Housing and Built Form
- Meeting 6 – April 5, 2022 -Wrap Up and Next Steps

The Working Group meetings were by invite only and were scheduled to run from 6:30 pm to 9:00 pm. An Information Booklet was circulated to the Working Group members 5 days in advance of each meeting. The information booklet outlined the objectives of the upcoming meeting, provided a policy overview, and explanation of terminology and concepts, as well as links to documents to be reviewed prior to the Working Group meeting. Two break-out sessions occurred during each working group meeting, in order to allow for smaller facilitated group discussions. The discussion in the break-out sessions were facilitated by City Planning Staff. Each break-out room had an assigned Community Planner as well as assigned subject matter experts from both the City and the Applicant team. After the break out session, a "Report Back" session occurred with the larger group.

As the Working Group meetings progressed, issues arose with the working group membership and their understanding of the planning process, the Working Group process and the residents role within the Working Group. The meeting which was to be held on March 1, 2022 (Meeting 4) was converted to a Working Group "Reset" meeting. In attendance at this meeting was the Ward Councillor, City Planning Staff, and the

residents. The applicant and their team were asked by City Planning Staff to not attend this Working Group Meeting.

On March 3, 2022 the applicant appealed the Official Plan and Zoning By-law Amendment applications to the Ontario Land Tribunal. On March 9, 2022 the applicant notified Planning staff that they were withdrawing from the Working Group process.

On March 11, 2022 City Planning Staff notified the Working Group membership of the Ontario Land Tribunal appeal and that the applicant has withdrawn from the Working Group. Planning Staff also notified the group that the Working Group meetings were being cancelled, but indicated that the residents could still comment on any resubmissions via the City's Application Information Centre or emailing City staff directly.

The Ward Councillor held a virtual Information Meeting with the larger community on April 13, 2022. The purpose of that meeting was for the local community to learn about the current status of the Tyndale development application, provide feedback on the current proposal to City Planning, and learn more about the Ontario Land Tribunal process.

The Consultation and Working Group summary notes are contained in Attachment 10.

COMMENTS

Provincial Framework

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the Provincial Policy Statement, and conformity with the Growth Plan.

Elements of the proposal are not consistent with the PPS and do not conform with the Growth Plan. The proposal is not consistent with PPS policies concerning appropriate development standards, and the protection of natural heritage systems. The proposal does not conform to Growth Plan policies relating to complete communities, natural heritage and the implementation of appropriate development standards through the Official Plan and other supporting documents.

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 to provincial plans.

Land Use

The application proposes to redesignate the lands from Neighbourhoods to Mixed Use Areas. Staff have concerns with the proposed land use category for redesignation. In order to achieve a complete community, as per the policies of the Growth Plan, a more balanced mix of land uses is required on the site. As currently proposed, the non-residential gross floor area proposed for this development (667 square metres) is less than 1% of the overall proposed gross floor area

Site Organization and Building Location

Planning staff have review the proposal against the Public Realm policies of the Official Plan. Staff have concerns with the overall site organization, the location of buildings, building entrances, and service entrances, and the cumulative impacts on the public realm.

The proposed site organization and location of a number of proposed buildings do not achieve compliance with the policies of the Official Plan. Buildings should have frontage on public streets, be appropriately setback and be parallel to the public streets in order to create a consistent landscaped setback and generous public realm consistent with the policies of the Official Plan. As currently proposed, there are buildings without public street frontage or address located behind other buildings. Also, a functional public street system through the site is required to provide the appropriate infrastructure to support the proposed development in context of the anticipated increase in population and employment and to provide these various buildings with direct public street frontage. A full public street is a key priority.

Built Form

Planning staff have reviewed the proposed built form against the policies of the Official Plan, and relevant design guidelines. Planning staff have concerns with the proposed built form in relation to the site as well as the surrounding context as further described below:

Height and Transition

The Built Form policies of the Official Plan require that new development should transition to development on abutting properties using a variety of measures including angular planes, the use of setbacks and stepbacks, and separation distances. Given the site's surrounding context, the tall buildings proposed in Phase 3 of the development do not meet the intent of the planning policies.

Massing

The proposed building massing, including setbacks, stepbacks and floor plate size do not achieve compliance with the policies of the Official Plan. The proposed tall buildings in Phase 3 are slab-like buildings which do not provide appropriate building floorplates and base building conditions. The towers proposed as part of this development do not conform to the City's Tall Buildings Guidelines or the policies of the Official Plan.

The mid-rise buildings should be designed to provide and frame accessible and well-proportioned open spaces that have access to sunlight and daylight. As it relates to this proposal, the streetwall height of the mid-rise buildings should not exceed 3-to-4-stories. The proposed midrise buildings are slab-like, with no streetwall and no stepbacks proposed. The mid-rise buildings do not conform to the Avenues and Mid-rise Guidelines and the policies of the Official Plan.

Housing

Growth Plan policies support the development of affordable housing and a range of housing to accommodate the needs of all household sizes and incomes. The Official Plan also contains policies that state a full range of housing will be provided and maintained to meet the needs of current and future residents, including affordable housing.

The proposed mix of units does not support the unit mix objectives of the Growing Up Guidelines, Official Plan housing policies, and the Growth Plan's growth management and housing policies to accommodate within new development a broad range of households, including families with children.

Planning and Housing Committee, on June 28, 2021, adopted a report from the Housing Secretariat authorizing up to 752 affordable rental units to be constructed on the lands known as 3377 Bayview Avenue as part of the Open Door Program incentives. The Open Door Program incentives recommended for Council approval, that up to 752 affordable rental units, be eligible for waivers of applicable planning application, parkland dedication, and building permit fees, and an exemption of development charges to support the delivery of the affordable housing in the proposed development. The Housing Secretariat Report regarding the Open Door Program incentives for this site can be found via the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH25.11>

The applicant proposes to provide 50% of units as affordable housing units. Staff have no concerns with the proposed tenure, notwithstanding the comments above regarding unit mix and size.

Sun and Shadow

The Official Plan identifies that new development should adequately limit shadow impacts on properties in adjacent lower-scale Neighbourhoods, particularly during the spring and fall equinoxes and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces. The Official Plan also identifies that where development includes, or is adjacent to, a park or open space, the building(s) should be designed to provide good transition in scale to the parks or open spaces to provide access to direct sunlight and daylight.

The Sun/Shadow study identifies that proposed Building 1A shadows the new central public park, Block 7 (Attachment 9) most of the day, and Building 3A and 3C shadows Newton Parkette in the early morning hours in March. The study also illustrates that the proposed daycare playground would be shadowed by Building 1B for most of the day during March, June, and September.

The shadow impacts resulting from the proposal are not acceptable.

Wind

A Pedestrian Wind Assessment has been prepared by RDWI, dated December 6, 2021.

The Pedestrian Wind Assessment submitted identifies uncomfortable conditions, for sitting and walking, for Building 3A in the summer with failures identified in the winter. Uncomfortable wind conditions for sitting and walking are identified for the following buildings in the winter months: Buildings 1D, 2A, 2B and 2C. In addition to failures and uncomfortable conditions identified at grade, the Pedestrian Wind Assessment identifies that wind speeds higher than desired for passive activities that are expected on the north podium of Building 3E, and the outdoor amenity area proposed for Buildings 3A and 3C.

The wind impacts resulting from the proposal are not acceptable in a number of locations on the site.

In the event that the application is approved in principle, the City will request that the OLT withhold its final order until such time as the City has advised that a wind tunnel study has been submitted and any building envelope changes to address the findings are made to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

Public Realm

The Official Plan identifies that interior concourses, plazas, pedestrian mews, and mid-block connections, whether private or publicly owned, will be designed to complement and extend, but not replace, the role of public streets, parks and open spaces as the main place for civic life and pedestrian activity. They should be designed for users of all ages and abilities and be comfortable, safe and integrated into the local network of pedestrian movement with direct access from the public sidewalk and clear way-finding within.

In accordance with the Public Realm and Built Form policies of the Official Plan, appropriate building setbacks and active uses at grade should be provided along Bayview Avenue and the new public street within the site. Staff have concerns with the public realm as currently proposed.

Servicing

A Functional Servicing and Stormwater Management Report and associated plans have been submitted for the site and are currently under review by Engineering and Construction Services.

In the event that the OLT allows the Official Plan and Zoning By-law Amendment appeal in whole or in part, the final Order should be withheld pending the confirmation of water, sanitary and stormwater capacity from the Chief Engineer and Executive Director, Engineering and Construction Services..

Natural Heritage System

The subject site contains natural heritage features that are within the natural heritage system. The site is adjacent to the top of slope feature associated with the German Mills Creek Valley corridor. The lands are within an Toronto and Region Conservation Authority (TRCA) regulated area.

Planning Staff have reviewed the proposal against the Natural Environment, the Parks and Open Space Areas policies of the Plans, as well as the Provincial policies. Staff have concerns with the proposal as it relates to the lands designated Natural Areas and the conveyance of the lands located below top-of-bank.

Toronto and Region Conservation Authority has reviewed the proposal against the PPS, the Official Plan, and TRCA policy. The TRCA has identified concerns with the proposal, and has indicated support of the conveyance of the lands below top-of-bank into public ownership.

Parkland

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. The site is in a parkland acquisition priority area, as per Chapter 415, Article III of the Toronto Municipal Code. Currently the applicant is proposing an on-site parkland dedication. Staff are reviewing the amount of parkland proposed and whether it meets the parkland dedication amount as per the Municipal Code.

The appropriateness of the park location and configuration as two separate parks will be determined based on future discussions between the applicant and the Parks Development Section, and will be required to comply with Policy 3.2.3.8 of the Toronto Official Plan.

Heritage Impact

Heritage Planning staff have reviewed the submitted Heritage Impact Assessment prepared by ASI. Tyndale University and its landscaped setting should be conserved through the development proposal, with consideration given to the conservation of the building complex, along with significant landscape features and views. Staff have concerns with the impact of the proposal on the cultural heritage value of the property and with the proposed conservation strategy.

Tree Preservation

The Application is subject to the provisions of the City of Toronto Municipal Code. An Arborist Report and Tree Inventory and Preservation Plan were submitted by the Applicant. Urban Forestry has reviewed the Arborist Report and Tree Preservation Removal Plan and have requested revisions and additional information.

Indoor/Outdoor Amenity Space

Zoning By-law 569-2013 requires a combined amenity space of 4.0 square metres per unit. The proposal does not meet the minimum indoor and outdoor amenity space requirement for a number of proposed buildings.. The amount of indoor and outdoor amenity space should be increased to meet the minimum requirements as per Zoning By-law 569-2013.

Access, Traffic, Parking and Loading

The development proposed to have two access points on Bayview Avenue. Both access points are proposed to be signalized. A Traffic Impact and Parking Study was submitted and reviewed by Transportation Services Staff. Transportation Services staff have requested a number of revisions to the Study as it relates to signal timing, and queuing analysis.

A total of 1,138 vehicle parking spaces are proposed in two levels of below-grade parking accessed from the new public street for Phases 1 and 2, and from a proposed private street in Phase 3. Transportation Services have indicated support of the proposed parking reduction for the site subject to an acceptable TDM plan.

Six Type-G and 1 Type-C loading spaces are proposed for the development. Transportation Services accepts the proposed number of loading spaces provided for the overall site and for each development block.

Toronto Green Standards

The applicant is required to meet Tier 1 of the Toronto Green Standard, and is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and achieving net-zero emissions by 2040 or sooner. Should the proposal be approved in some form by the OLT, applicable performance measures for the Tier 1 development features would be secured in the site-specific Zoning By-law at a minimum and others through future Site Plan Control applications.

Section 37

The Official Plan contains policies pertaining to the provision of community benefits in exchange for increases in height and/or density pursuant to Section 37 of the Planning Act. Section 37 benefits have not been discussed with the applicant at this stage of the application. Should the proposal be approved in some form by the OLT, it is recommended that City Council authorize City staff to negotiate an appropriate agreement for community benefits with the applicant, as applicable, in consultation with the Ward Councillor.

Further Issues

City Planning continues to receive additional information regarding this application as the result of ongoing review by City commenting divisions, materials submitted in support of the proposal, and through deputation made by members of the public to Community Council. Planning staff may also be required to evaluate supplementary or

revised plans and supporting materials submitted by the applicant after the date of this report. As a result Planning staff may continue to identify further issues or supplement the reasons provided in this report. Where substantive changes to the proposal are made by the applicant, Staff may report back to City Council as necessary.

Conclusion

The application has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), the Official Plan, and applicable City guidelines intended to implement Official Plan policies. As currently proposed, the proposal is not consistent with the PPS and does not conform with the Growth Plan, and does not conform to the Official Plan.

This report recommends that the City Solicitor, with appropriate staff, attend the OLT in opposition to the application in its current form and to continue discussions with the applicant in an attempt to resolve outstanding issues. This recommendation is consistent with the PPS and conforms with the Growth Plan.

CONTACT

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SIGNATURE

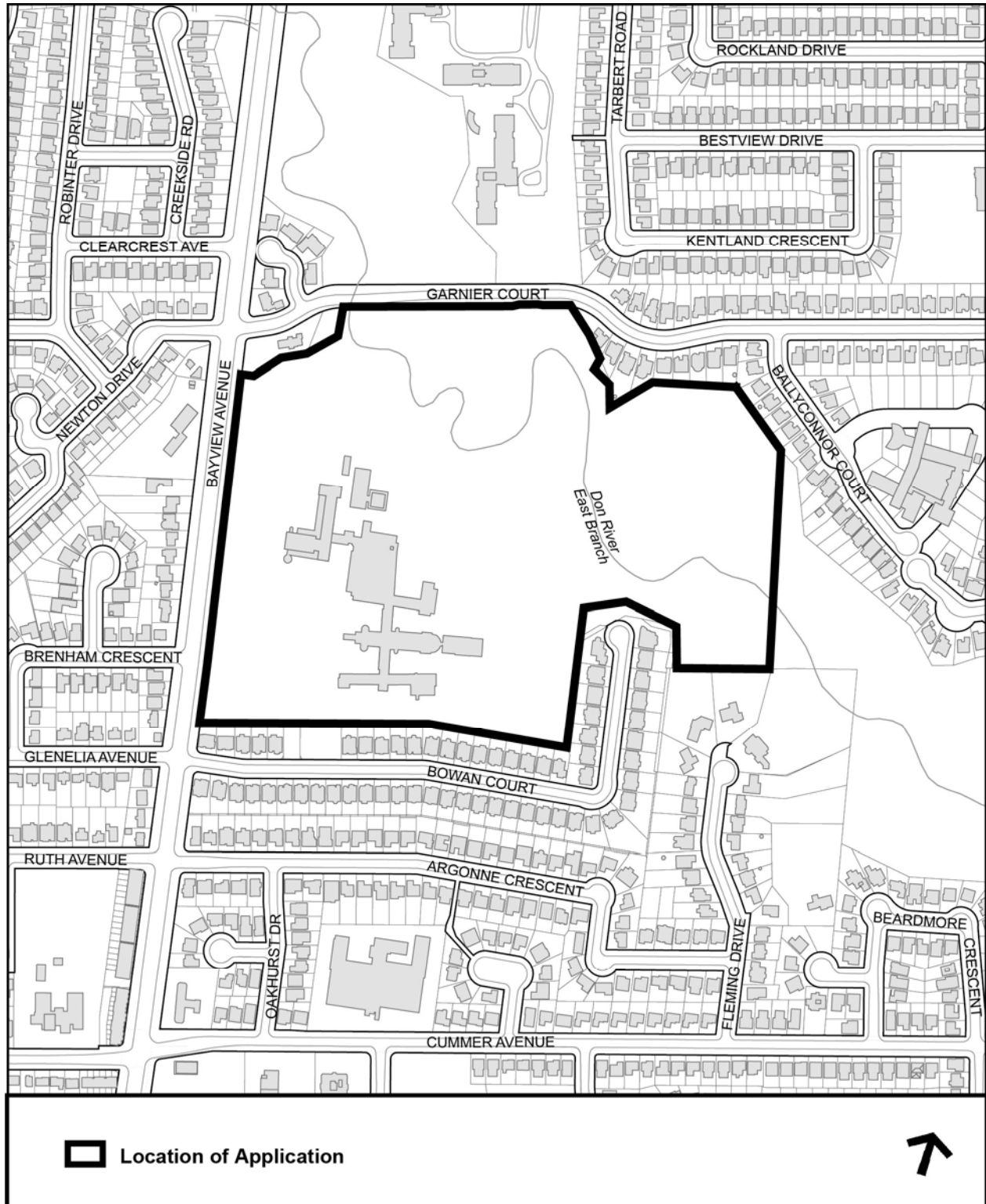
David Sit, MCIP RPP
Director, North York Community Planning

ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Application Data Sheet
Attachment 3: 3D Model of Proposal in Context Looking Southwest
Attachment 4: 3D Model of Proposal in Context Looking Northeast
Attachment 5a: Site Plan
Attachment 5b: Proposed Phasing
Attachment 6: Policy Considerations
Attachment 7a: Official Plan Land Use Map
Attachment 7b: Official Plan Natural Heritage System
Attachment 8: Zoning By-law Map

Attachment 9: Plan of Subdivision
Attachment 10: Consultation Summary

Attachment 1: Location Map



Attachment 2: Application Data Sheet

Municipal Address: 3377 BAYVIEW AVE **Date Received:** June 13, 2021

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

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: This application proposes 14 residential and mixed use buildings, most of which would range in height from 6 to 8 storeys, with three buildings from 12 to 20 storeys. These buildings would accommodate 1530 units, 50% of which would be affordable rental, and 50% market rental. A total of 667 square metres of new non-residential gross floor area is proposed. A network of public and private streets, shared streets and a publicly accessible open space are proposed. Tyndale University would own the residential components, and would remain operational.

Applicant	Agent	Architect	Owner
MARKEE DEVELOPMENTS		KPMB Architects	TYNDALE UNIVERSITY COLLEGE & SEMINARY

EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	N
Zoning:	R4	Heritage Designation:	N
Height Limit (m):	8.8m	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	227,561	Frontage (m):	371	Depth (m):	6,161
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	11,327	8,547	12,396	20,943
Residential GFA (sq m):			84,650	84,650
Non-Residential GFA (sq m):	35,804	31,711	667	32,378
Total GFA (sq m):	35,804	31,711	85,317	117,028
Height - Storeys:	4	4	20	20
Height - Metres:	22	22	62	62
Lot Coverage Ratio (%):	9.2	Floor Space Index:	1.49	

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	84,650	
Retail GFA:	667	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:	31,711	

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			1,530	1,530
Freehold:				
Condominium:				
Other:				
Total Units:			1,530	1,530

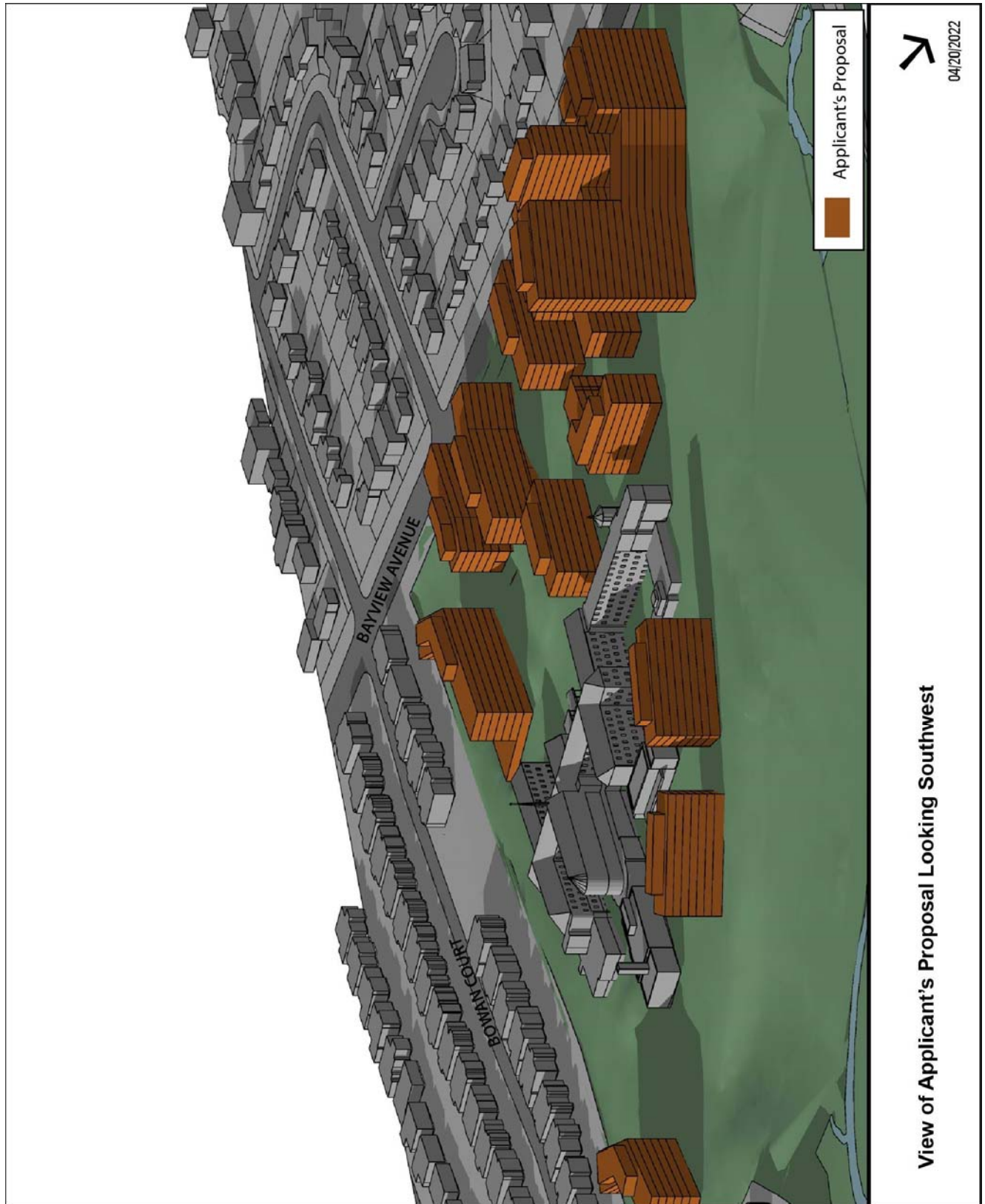
Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		87	1,078	282	83
Total Units:		87	1,078	282	83

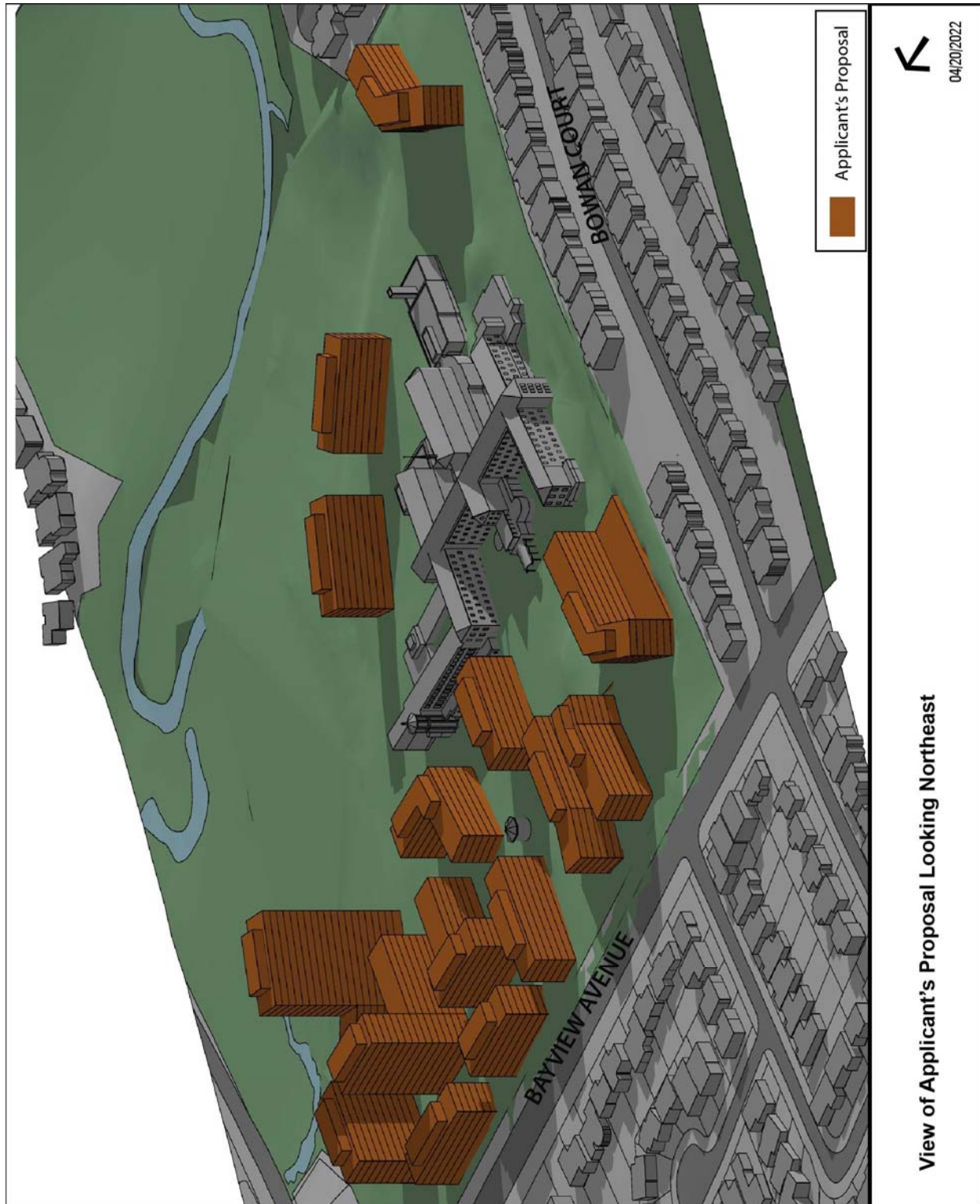
Parking and Loading

Parking Spaces: 1,138	Bicycle Parking Spaces: 1,540	Loading Docks: 7
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Attachment 3: 3D Model of Proposal in Context Looking Southwest



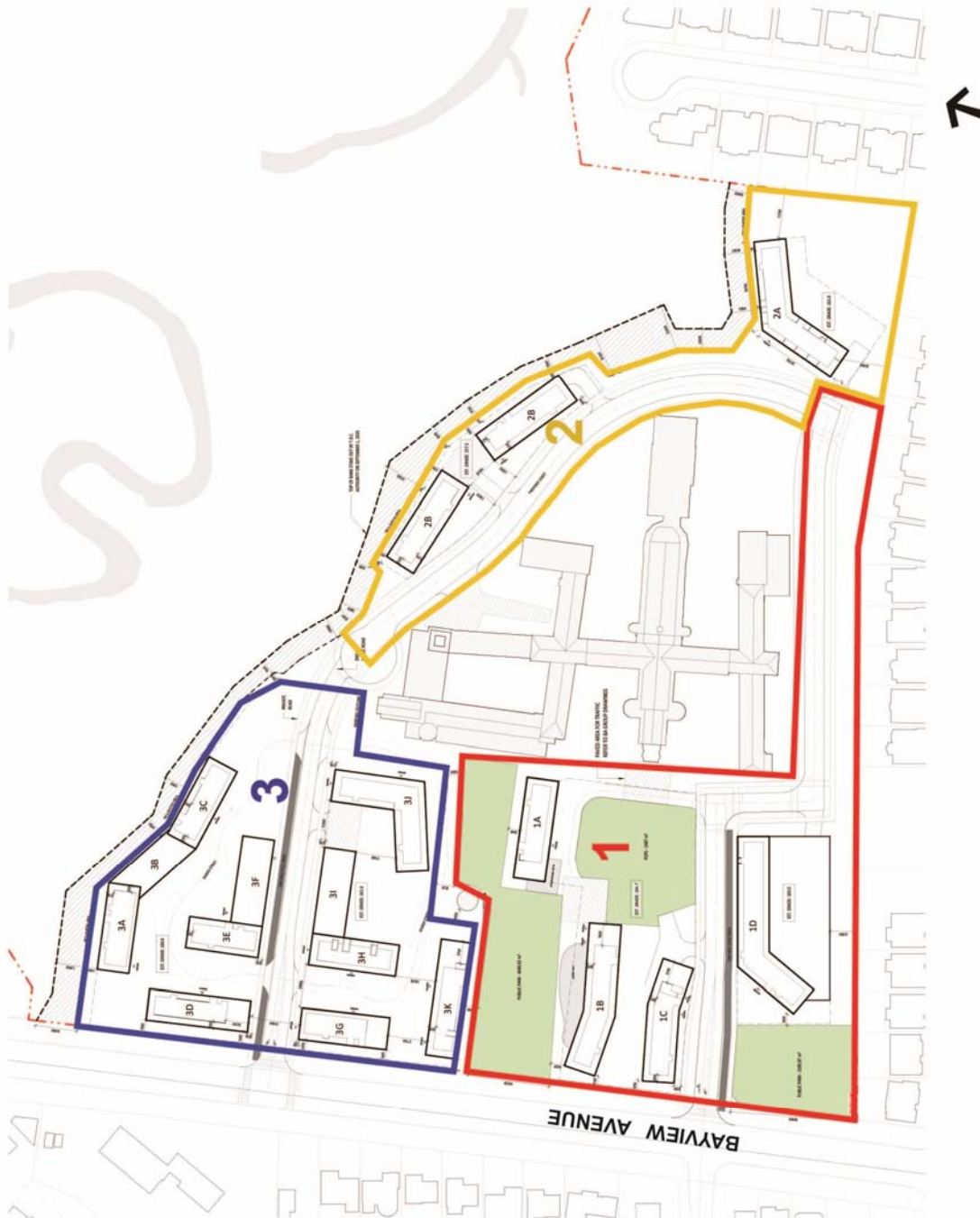
Attachment 4: 3D Model of Proposal in Context Looking Northeast



Attachment 5a: Site Plan



Attachment 5b: Proposed Phasing



Attachment 6: Policy Considerations

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.

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 the 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.

The Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (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 use and management of land and infrastructure;
- ensuring the sufficient provision of housing to meet changing needs including affordable housing;
- ensuring opportunities for job creation;
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs;
- protecting people, property and community resources by directing development away from natural or human-made hazards; and
- conserving significant built heritage resources and significant cultural heritage landscapes.

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 4.6 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."

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 was an amendment to the 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;
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas; and
- Conserving Cultural Heritage Resources in order to foster a sense of place and benefit communities, particularly in strategic growth 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.

Greenbelt Plan (2017)

The Greenbelt Plan (2017) identifies the Greenbelt within the Greater Golden Horseshoe region as an area where urbanization should not occur to provide permanent protection to the agricultural land base and the ecological and hydrological features and functions occurring in this landscape. The Greenbelt Plan restricts development in the Rouge Valley area of Toronto, including the Rouge National Urban Park, and directs

that planning of surrounding lands should be undertaken in a manner that considers the interface and supports the vision and ecological and other functions of the Park. The Plan also designates lands within the main corridors of river valleys that flow through Toronto and connect the Greenbelt to Lake Ontario as Greenbelt Urban River Valleys and encourages planning approaches on lands within and abutting these river valleys to enhance ecological and hydrological functions. Publicly owned lands falling within the Urban River Valley designation continue to be governed by applicable Official Plan policies provided they have regard to the objectives of the Greenbelt Plan.

The Greenbelt Plan builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing a specific geographic area in Ontario. The policies of the Greenbelt Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. All decisions by Council affecting land use planning matters are required by Section 3 of the Planning Act and Section 7 of the Greenbelt Act, to conform with the Greenbelt Plan.

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) and Greenbelt Plan (2017).

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 of Ontario. 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.

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

Chapter 2 - Shaping the City

Chapter 2 describes how the City will manage growth and sets out policies for building a more liveable urban region and integrating land use and transportation. Toronto will strive to provide a full range of housing types in terms of form, tenure and affordability and encourage the construction of rental housing. The Official Plan's transportation policies make provisions for the protection and development of the City's street, rapid transit and inter-regional rail networks. The Official Plan provides complementary policies to make more efficient use of this infrastructure and to increase opportunities for walking, cycling, and transit use and support the goal of reducing car dependency.

The integration of transportation and land use is critical to achieving the overall aim of increasing accessibility throughout the City. The policies of the Plan reflect the

importance of mutually supportive transportation and land use policies that combine mechanisms of mobility and proximity to maximize accessibility. Transportation Section of the Official Plan speaks to the City's transportation network being maintained and developed to support the growth management objectives of the Plan by protecting and developing the network right-of-ways as shown on Map 3 of the Official Plan. Policies also require that: streets are not closed to public use and stay within the public realm where they provide present and future access for vehicles, pedestrians and bicycles, space for utilities and services, building address, view corridors and sight lines. These are policies to ensure that new streets will be provided in consideration of surrounding land uses and will contribute to the development of a connected network which provides direct and clearly understood travel routes for all transportation modes and users throughout the City and acts as a fundamental organizing element of the City's physical structure.

Chapter 3 - Building a Successful City

Chapter 3 of the Official Plan contains policies to guide decision making based on the Plan's goals for the human, built, economic and natural environments.

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.

The built form policies provide principles on key relationships of the location and organization of development, its shape, scale and massing, and the provision of appropriate amenity within the existing and planned context to inform building design and ensure each new building will promote and contribute to a high quality of life. The policies require development to enhance and extend, where appropriate, a public realm that supports the creation of complete communities inclusive of public streets, parks and open spaces. Built Form requires new development to be located, organized and massed to fit with the existing and planned context, frame and define comfortable public spaces, and ensure access to direct sunlight and daylight on the public realm by providing good street proportion and transition in scale to neighbouring properties.

The Official Plan also provides additional guidance for townhouse and low-rise apartments, mid-rise buildings, and tall buildings. It states that tall buildings should be designed to reduce physical and visual impacts of the tower on the public realm and surrounding properties, including limiting shadows and pedestrian level wind impacts and maximizing access to sunlight and open views of the sky from the public realm.

The Official Plan identifies that new neighbourhoods require a comprehensive planning framework that reflects the Official Plan's city-wide goals, as well as the local context, including patterns of streets, development blocks, open spaces and other infrastructure, a strategy for affordable housing, community services and other policies that ensure new neighbourhoods are viable communities. The Housing Section of the Plan identifies that the City's quality of life, economic competitiveness, social cohesion, balance and

diversity depend on access to adequate, affordable and appropriate Housing. It states that adequate and affordable housing is a basic requirement for everyone. The Official Plan states that a full range of housing, in terms of form, tenure and affordability, across the City and within neighbourhoods, will be provided and maintained to meet the current and future needs of residents. Production of affordable housing is addressed in the Housing section and identifies that where appropriate, assistance will be provided to encourage the production of affordable housing. In the case of affordable rental housing, and in order to achieve a range of affordability, municipal assistance may include: loans and grants, land at or below market rates, fees and property tax exemptions, rent supplement and other appropriate assistance.

The Community Services and Facilities policies in the Official Plan state that strategies for providing new social infrastructure or improving existing community service facilities will be developed for areas that are inadequately serviced or experiencing major growth or change.

The Parks and Open Spaces policies in the Official Plan promote the expansion of the city's parks and open space system. The measures for maintaining, enhancing and expanding the system including adding new parks and amenities, particularly in growth areas and maintaining, improving and expanding existing parks and designing high quality parks and their amenities to promote user comfort, safety, accessibility and year-round use and to enhance the experience of "place", providing experiential and educational opportunities to interact with the natural world.

The City's significant natural heritage features and function are shown on Map 9 of the Official Plan. The natural heritage system is made up of areas where protecting, restoring and enhancing the natural features and function should have high priority in our city-building decisions. The Plan has policies in this section for the protection of natural heritage features.

Chapter 4 - Land Use Designations

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.

Chapter 5- Implementation

Chapter 5 of the Official Plan outlines a variety of tools that the City can bring to bear to make things happen, including both the traditional tools that govern plans of subdivision, zoning by-laws, minor variances, consents and demolition control and also policies that provide guidance as to the forms of municipal influence needed to fulfil this Plan's objectives. Also presented is a framework for ongoing monitoring processes that will ensure that the Plan is effective over the long term.

Zoning By-laws

See Attachment 8 of this report for the existing Zoning By-law Map.

Design Guidelines

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

- Avenues and Mid-rise Guidelines;
- Tall Building Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities;
- Pet Friendly Design Guidelines;
- Best Practices for Bird-friendly Glass; and

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Toronto Green Standard (Climate Mitigation and Resilience)

Climate change mitigation and resilience are key concerns of the City. On October 2, 2019, City Council declared a Climate Emergency and set a new goal to achieve net zero greenhouse gas emissions by 2040 or sooner. In 2021, an updated TransformTO Net Zero Strategy will be presented to Council, outlining the necessary climate action to reach net zero GHG emissions community-wide. In June 2019, the Resilience Strategy was published, which set out that new development should be resilient to a changing climate.

The Toronto Green Standard (the "TGS") sets out the key sustainable performance measures new developments are required to meet to address climate mitigation and resilience. The TGS is a critical component of the City's efforts to achieve zero emissions buildings by 2030, to meet 2040 citywide greenhouse gas reduction targets, and to build a more resilient city. The TGS also supports other City-wide strategies related to environmental sustainability, including TransformTO, the Resilience Strategy, Ravine Strategy and Biodiversity Strategy.

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 TGS. Tier 1 performance measures are secured on site plan drawings and through a site plan agreement or registered plan of subdivision. Tiers 2+ are voluntary higher levels of performance with financial incentives (post-construction development charge refunds) intended to facilitate the foregoing objectives. Applicants are strongly encouraged to pursue higher tiers of the TGS wherever possible. Applications must use the documentation required for the version of the TGS in effect at the time of the initial site plan application. TGS Version 3.0 applies to new applications submitted on or after May 1, 2018. TGS Version 4.0 will apply to all new applications submitted on or after May 1, 2022.

The Toronto Green Standard can be found at the following link:

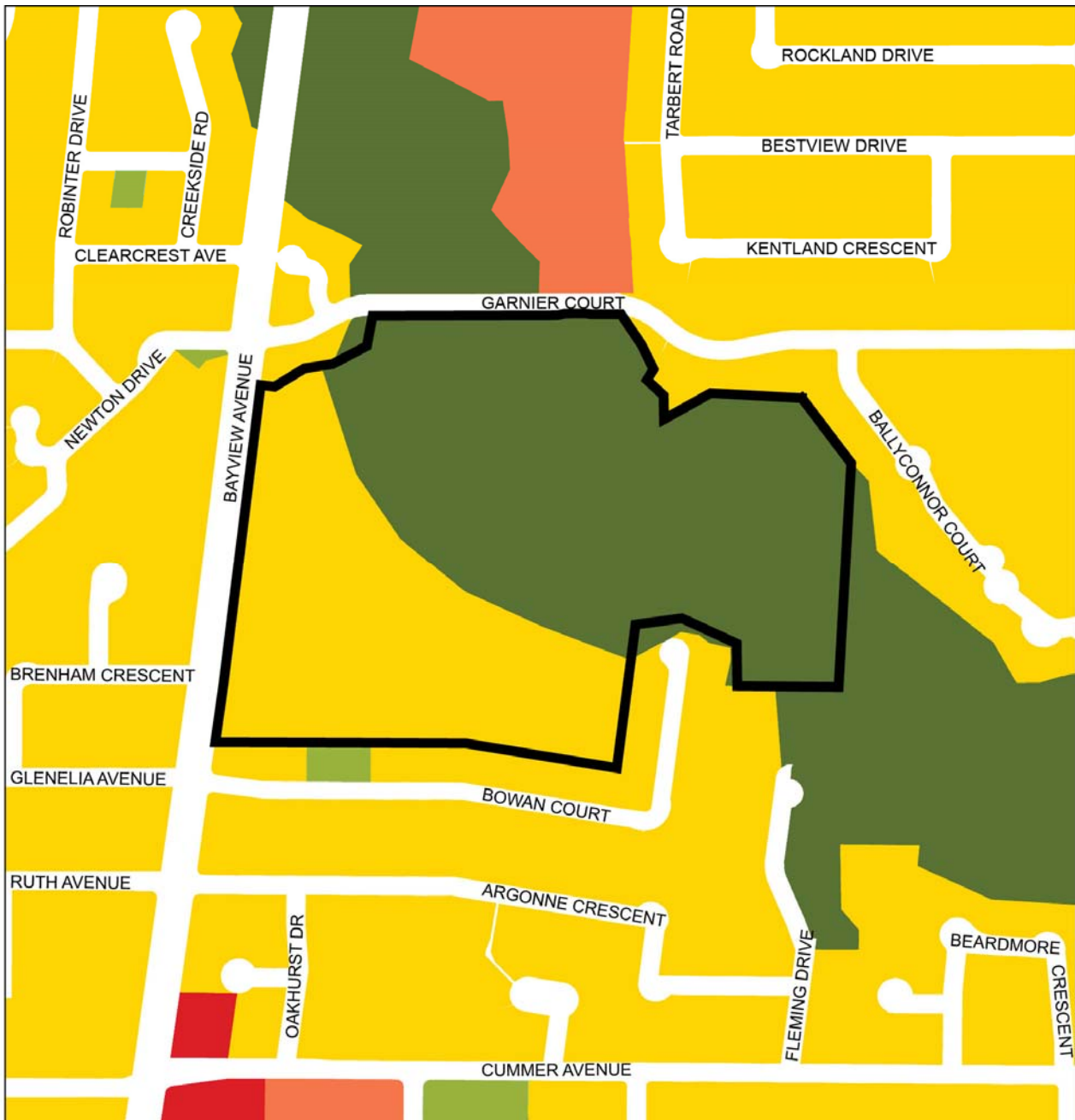
<https://www.toronto.ca/city-government/planning-development/officialplan guidelines/toronto-green-standard/>

Parks Canada Standards and Guidelines for Conservation of Historic Places in Canada

The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) is the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9) and the Standards for Rehabilitation (10-12) apply to this project.

<http://www.historicplaces.ca/en/pages/standards-normes.aspx>

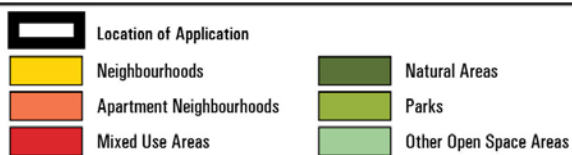
Attachment 7a: Official Plan Land Use Map



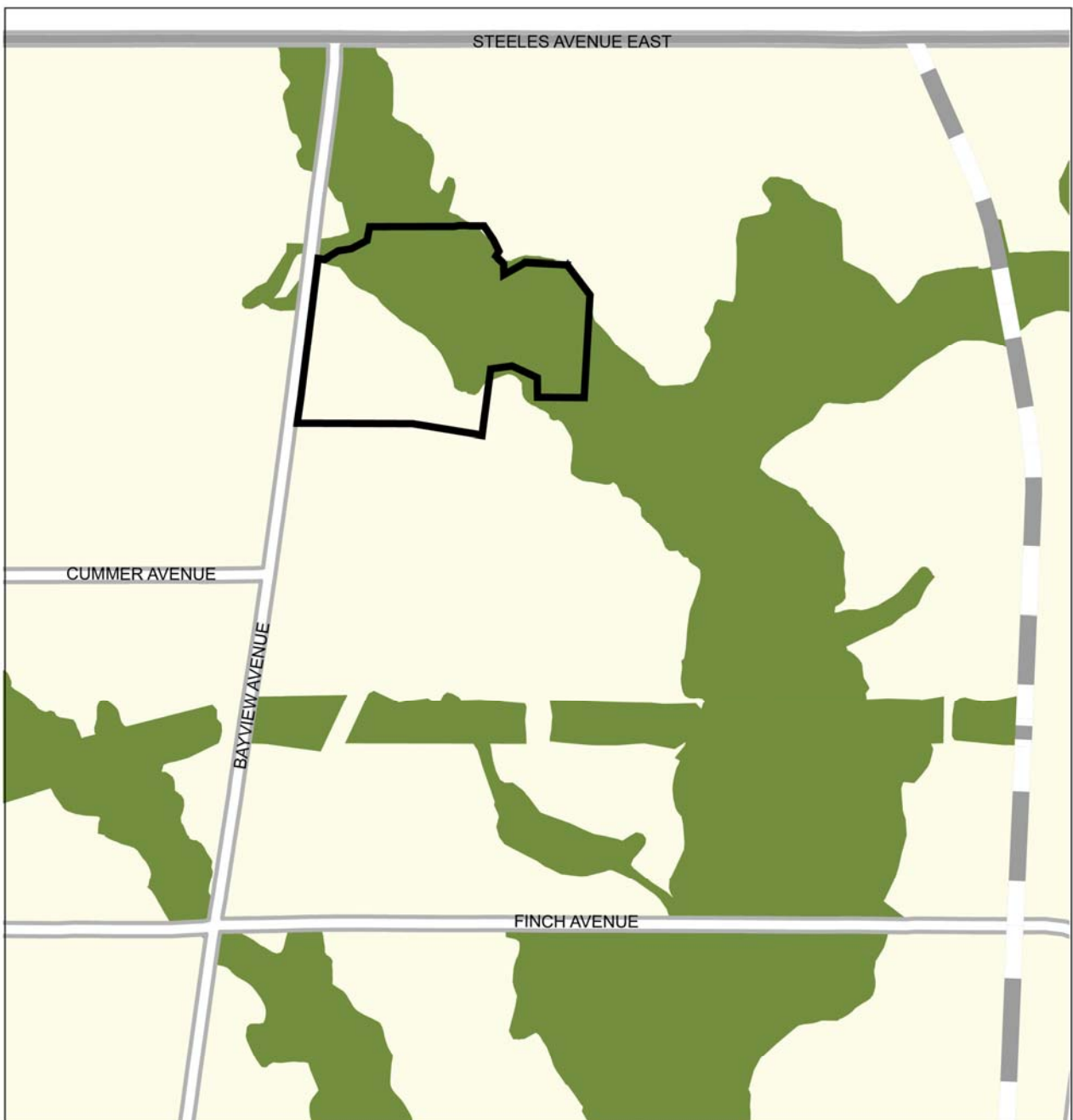
Official Plan Land Use Map #19

3377 Bayview Avenue

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

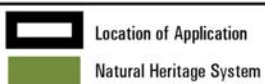


Not to Scale
Extracted: 06/16/2021



3377 Bayview Avenue

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



Not to Scale
Extracted: 06/16/2021

Attachment 8: Zoning By-law Map



Zoning By-law 7625

3377 Bayview Avenue

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



Location of Application

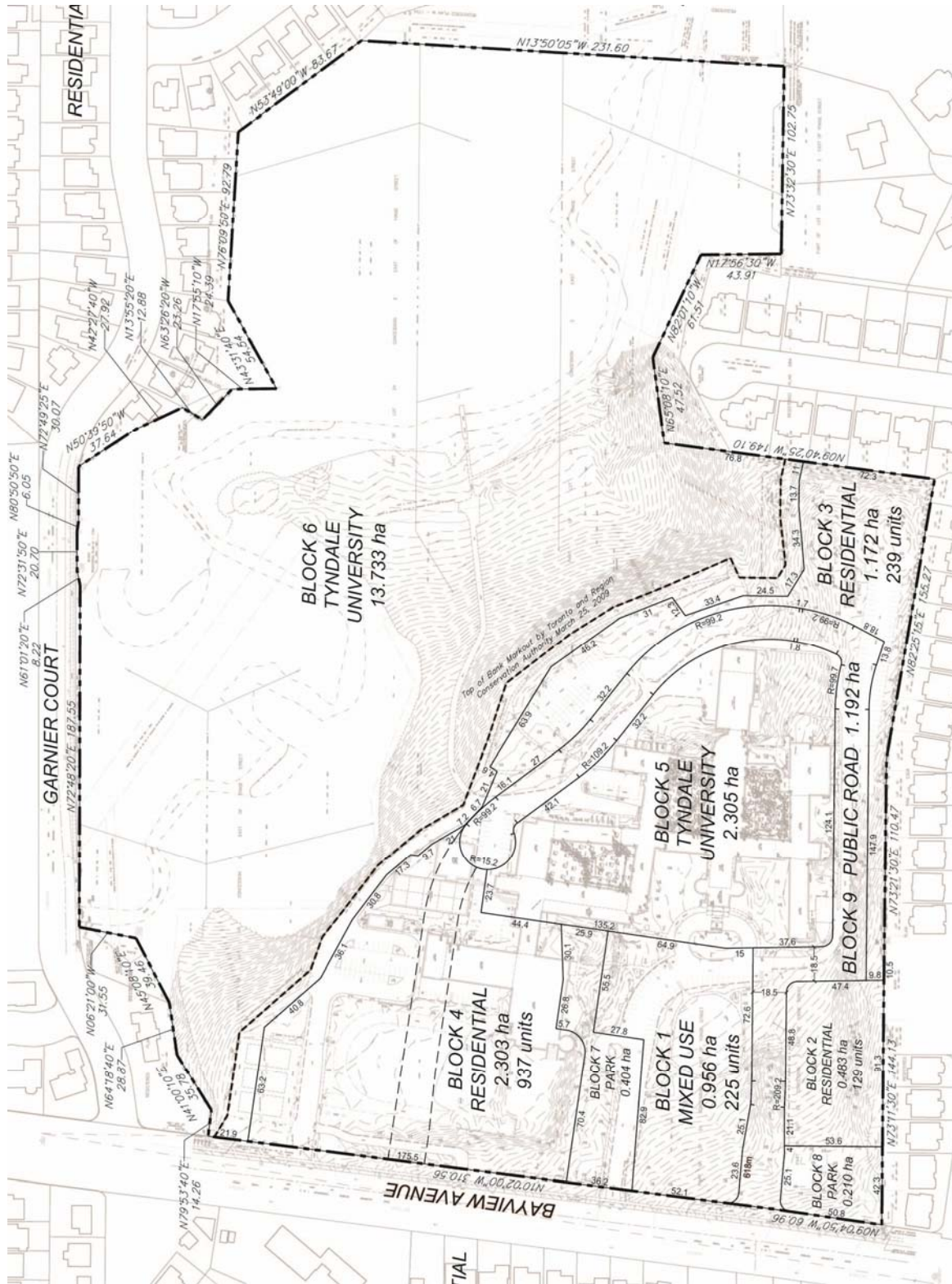
R3 One-Family Detached Dwelling Third Density Zone
R4 One-Family Detached Dwelling Fourth Density Zone
RM1 Multiple-Family Dwellings First Density Zone
RM6 Multiple-Family Dwellings Sixth Density Zone
C1 General Commercial Zone

O1 Open Space Zone
O3 Semi-Public Open Space Zone
G Greenbelt Zone



Not to Scale
 Extracted: 06/16/2021

Attachment 9: Plan of Subdivision



Draft Plan of Subdivision

Attachment 10: Consultation Summary

Community Consultation Meeting October 19, 2021, 6:30-9:00 pm via WebEx

The following is a summary of the questions and comments raised by attendees during the question and answer session of the meeting and submitted digitally during and after the meeting:

A. General:

- Concerns expressed about the increased population and the impact to local health care (NYGH in particular), local schools/ daycare, health effects of local traffic air pollution on children and senior residents in the neighbourhood, and noise and light pollution on wildlife and ecosystems.
- Concerns with the proposed change in use from institutional and educational to commercial and residential.
- Inquiries about the number of units proposed and proposed population density and how that compares to the existing population of the area.
- Inquiries if the cumulative impacts of other developments in the area are assessed and taken into consideration when reviewing this proposal.

B. Planning Process:

- Attendees inquired if this proposal was being "fast-tracked" and questions regarding timelines for this project from planning, approval to implementation.
- Attendees inquired about how often do new development applications get rejected or cancelled based on public opinion.

C. Traffic and Parking:

- Concerns that the proposal will worsen existing traffic and congestion on Bayview Avenue.
- Concerns with the amount of parking proposed, and the amount of parking is not sufficient.
- Inquiries about whether traffic has been looked at for the area, and the impact of the new development on local traffic.
- Attendees inquired about the Transportation Impact Study (TIS) and the number of cars per min/hour travelling along the relevant sections of Bayview during rush hours and how that rate would change with the proposed development.

- Concerns were raised about the TIS and if the study was done during Covid-19, using reduced travel which occurred on account of Covid-19.
- Attendees expressed concerns about the proposed traffic signal to be added to Bayview Avenue at the north end of the site.

D. Transit, Walking, and Cycling:

- Questions regarding TTC/transit capacity and if it was evaluated as part of the TIS.
- Concerns with the existing transit infrastructure and if there is capacity to accommodate this new development.
- Comment regarding improving transit to move people to where the jobs are.
- Questions regarding cycling infrastructure beyond the project site to allow for connections to Bayview TTC Station and Old Cummer GO Station.
- Questions regarding the number of bicycle parking spaces proposed as part of the development.
- Question regarding how the bicycle pathway connected to the lower ravine.
- Question regarding how the proposal will be addressing the increased foot traffic in the area.

E. Ravine and Natural Heritage Area:

- Comment regarding the need to carefully consider how much encroachment should be allowed, and the impact of this development on the ravine system.
- Questions regarding why the developer needs to build close to the ravine system and if it is necessary for the entirety of the Tyndale lands to be fully used for housing.
- Attendees inquired if a tree study, a study of the ravine, or environmental assessment has been done by the applicant.
- Inquiries about whether a shadow study had been done to determine the effect on the Don Valley ecosystem.
- Question if there would be setback to the top-of-bank in order to ensure its sustainability.

F. Open Space:

- The renderings of the green space seem to omit the towers that are proposed. Attendees asked to see views of what the green space will look like from angles where the towers are in view.
- Comments noted that the rezoning and redevelopment of the Tyndale site will result in permanent loss of the already scarce green area that neighbourhood children enjoy every summer at sports summer camp.
- Attendees noted that currently the Tyndale grounds are accessible and everyone can access all these grounds without the need for any further development.

G. Built Form:

- New buildings should not be taller than existing tree canopy height.
- Some attendees identified that the development should be townhomes and single family homes for which properties along Bayview Avenue are currently zoned for.
- Concerns with placement of buildings 2A, 2B, 3A, 3B and 3C. Comments that these buildings are too close to the surrounding detached single family residential dwellings. The height of these buildings are of concern.
- Preference would be for maximum building height of 12-storeys, similar to The Gates of Bayview, located north of this site.
- Question regarding how the development will integrate with the adjacent community, and not feel like a “new urbanist” bedroom community that is car-dependant and isolated from schools and amenities.
- Concern that adding 15 buildings, which are significantly taller than neighbouring houses, will undermine the character of the neighbourhood and the privacy of the residents.
- This land should be developed more in line with the existing neighbourhood. Acceptable options would include detached houses and townhouses. Five-storey and larger is not in line with the area
- There is a lack of homogeneity in the project. It appears like a hodgepodge of large and small dwellings. The development should scale down and be more homogeneous.
- Concerns were raised that the proposal will prevent Tyndale or other institutional buildings from expansion in the future.
- Concerns that the proposed buildings located in front of the existing University building will block this view and landmark of the community.

H. Heritage:

- The community considers Tyndale a historical site, especially in view of the 2-day stay and speeches by Pope John Paul II and plaque commemorating the Arch Bishop's Toronto visit in 1908. Attendees would like to see the existing building designated.
- Questions regarding the designation of the site and timing of the designation.

I. Housing and Affordable Housing:

- What is the definition of affordable housing is and who sets the affordability levels.
- Questions regarding the eligibility requirements for renting an affordable unit and who will be choosing/approving the tenant applications.
- Questions about the location of the affordable units, and if they will be spread out throughout the entire development or will they be clustered in buildings and phases.
- Attendees were of the opinion that the affordable housing should be located on a transit line, and not at this location.
- Questions regarding seniors housing, and why there is no seniors housing proposed as part of this application.
- Questions whether any of the housing on-site will be dedicated to student housing.

J. Community Services and Facilities:

- Attendees inquired if new community facilities will be provided to accommodate the new residents of this site.
- Is the proposal expected to have additional amenities for the community and can the City ensure that those amenities be accessible to all residents in the area.
- Questions regarding the proposed recreation centre and if it will be shared with Tyndale College.
- Would existing schools be able to accommodate the additional residents of this development.
- Questions if there is a plan to expand local public school capacity to accommodate the additional residents.

K. Infrastructure:

- Attendees had questions about the existing infrastructure and if there is infrastructure available to accommodate the development.

- Will existing infrastructure be upgraded to accommodate the development in the area.

L. Miscellaneous Comments:

- Some attendees expressed support for the proposal.
- Questions regarding why the proposal was not seeking a greater amount of density.

Working Group Meeting #1

Kick Off Meeting

January 10, 2022 – 6:30-8:45 pm via WebEx

Working Group Meeting #1 was a Kick-off Meeting and a Planning 101 Session for the resident members of the Working Group. The applicant was not invited to attend the first Working Group Session. After introductions, Community Planning staff outlined the format of upcoming meetings.

Planning Staff provided a Planning 101 session, which included an overview of what is City Planning, Groups that form part of City Planning Division, various levels of policy, process for Official Plan Amendment and Zoning By-law Amendments. Attendees suggested that the area should have a Secondary Plan. Some attendees asked if policies are being applied to this development proposal the same way that they are applied to other development applications, and how much weight is given to community comments.

After the Planning 101 session, Staff held an "Open Mic" session, where each resident was given 2 minutes to state their comments, questions, and concerns regarding this proposal. The following is a summary of the comments from residents during the "open mic" segment.

- Concerns over the significant amount of intensification proposed.
- Would like to see more family units in the development.
- Are there enough grocery stores and community amenities.
- Would like to see development here, neighbourhood needs to grow.
- Density of proposal is a concern.
- How do you deal with car dependence in the area.
- Amenities – not a lot of amenities nearby.
- Transportation to be taken into consideration.
- Infrastructure, school capacity questions.
- Disappointed to see amount of buildings.
- Opposed to the development.
- Want to see comments taken into consideration.

- Proposal does not create a healthy livable community.
- Lucky to have a working group and happy to see one here.
- This is a car dependent area, transit is still an issue
- Community spirit should be preserved.

Working Group Meeting #2

Site Organization

January 31, 2022 – 6:30 pm-9:00 pm via WebEx

Working Group #2 was held on January 31, 2022 via WebEx. After Introductions by City Planning Staff and the Ward Councillor, City Planning Staff provided an overview about Site Organization, and the elements that make up a site. After the City Staff presentation, the applicant presented an overview of the proposal and the proposed site organization. After presentations by City Planning Staff and the applicant team, two Break-out Sessions occurred. The rooms were equally divided between residents and subject matter experts. The following is a summary of the Break-out rooms.

After the Break-out sessions, a Report Back session occurred with the larger group. The following is a brief summary of the discussion that occurred in the Break-out rooms:

- Concerns with the amount of traffic on Bayview Avenue;
- Can the walking track be incorporated in the proposal;
- Need to look at the site in a 360, need to look at the back of house uses and how they relate to the new buildings proposed;
- Clarification regarding the TRCA, building locations;
- Wanting to ensure that the parks and POPS were connected and how to make sure they are seamless;
- How are the park sizes calculated, size of them, process of determining them;
- Is there enough parkland provided; and
- The parks fronting Bayview Avenue may be too noisy.

Working Group Meeting #3

Mobility and Public Realm

February 15, 2022 – 6:30-9:00 pm via Webex

Working Group Meeting #3 was held on February 15, 2022. After introductions by City Planning Staff, the City's Transportation Planner provided a presentation to the Working Group regarding Transportation Policies, Mobility, and Complete Streets. Staff identified that the approach is to look at how to move people, with a policy shift towards more sustainable modes of travel.

After the staff presentation, the applicants Transportation Consultant provided an overview of the Transportation Impact Study (TIS), what was considered and reviewed as part of the TIS work.

Due to time constraints, Break-out sessions did not occur, but City Planning staff facilitated a discussion with the larger group. The following is a summary of the facilitated discussion and are not formal minutes of meeting. The facilitated discussion lasted approximately 60-minutes.

- No reduction of lanes in the future on Bayview.
- Would be beneficial to have a dedicated bus service that goes in and out of the site.
- Broader connectivity plans should be taken into consideration (i.e. proposed bus lanes, bike lanes).
- Supportive of provisions to accommodate a bus and bike lane on Bayview Avenue without losing any vehicular lanes.
- Make the on-site street a one-way street (north entrance inbound, south entrance outbound).
- Concern over number of lights already existing on Bayview Avenue between Cummer and Steeles.
- Concern that the proposed traffic light only benefits the development and not the existing residents or people driving on Bayview.
- The area is well served by transit, but service should be more frequent on Bayview.
- Concerned with the amount of density in relation to limited transit service.
- Making the connection from the development to the green space a key priority.
- Supportive of access to ravine from the site if the ravine and trail can be protected.
- A dedicated bike lane within the trail system would help maintain pedestrian safety.

Working Group #4

Working Group "Reset"

March 1, 2022 – 6:30-9:10 pm via WebEx

Prior to Working Group Meeting #4, City Planning Staff and the Ward Councillor were in receipt of a number of emails from Working Group members and a joint letter from the Residents Associations. Based on the contents of the emails and letter, Staff, in consultation with the Ward Councillor, converted Working Group Meeting #4 from a Parks, Open Space, and Community Services & Facilities Meeting to a "Reset" meeting. City Planning Staff informed the applicant of this change and that their attendance at the March 1, 2022 Working Group meeting was not required.

Planning Staff and the Ward Councillor held a "Reset" meeting with the resident members of the Working Group. Staff called this meeting after the residents association membership expressed concerns with the working group composition and transparency, confusion regarding the role and status of Working Group, the topics selected for discussion, the purpose of the Terms of Reference, and ultimately the outcome of the Working Group process.

Community Information Session
April 13, 2022 – 6:30-8:30 pm via WebEx

The Ward Councillor hosted a Community Information session to provide a status update and information on the Ontario Land Tribunal process. Approximately 80 members of the public were in attendance at the meeting.

During the meeting Community Planning staff provided a brief presentation on the January 2022 revision submitted by the applicant, the Planning process, and the OLT process. The staff presentation included links to the City's Application Information Centre, the OLT Appeal Guide, and to the OLT Citizen Liaison. After the presentation, a Question and Answer period occurred. The following is a summary of questions/comments asked by attendees:

- Concerns with traffic on Bayview Avenue;
- The use of an Interim Control By-law for the site;
- Concerns that the local Residents Associations were looking to undermine the process and subsequently the community lost an opportunity to work collaboratively with the applicant to improve the proposal;
- Concerns with the density, height and built form proposed for the site;
- Concerns with the impact of the proposed development on the ravine;
- Suggestion that "those people" should be not permitted access to the ravine system, and the site should be fenced at the eastern limit to prevent access;
- The Resident Associations role at the OLT as a party to the hearing;
- Question regarding how long it take for the OLT to issue a decision; and
- Desire to see an increase in the number of 2 and 3-bedroom units as part of the proposal.