

2654, 2656, 2660, and 2668 Bayview Avenue – Zoning By-law Amendment – Final Report

Date: October 4, 2023

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 15 - Don Valley West

Planning Application Number: 18 140522 NNY 25 OZ

Related Planning Application Number: 20 163635 NNY 15 SB

SUMMARY

This Zoning By-law Amendment application proposes to permit the development of 12 townhouse units fronting onto Bayview Avenue and 5 detached houses to the rear of the site accessed via a new public street on the lands municipally addressed as 2654, 2656, 2660 and 2668 Bayview Avenue. The four existing detached houses on the site would be demolished.

The proposed townhouses would be separated into two blocks of 6 units each. The townhouses would be 3 storeys with an additional roof vestibule providing access to an exterior amenity space, and measure 11 metres tall (14 metres to top of roof access vestibule). Each townhouse unit would have a width of approximately 5.8 metres and a depth of 16 metres.

The five detached lots would be rezoned to have minimum lot frontages ranging between 13.3 metres to 18.8 metres and minimum lot areas ranging between 667 square metres and 1,022 square metres. The lots would also permit a detached house with a maximum height of 2-storeys and 11 metres.

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020).

The proposal provides for appropriate townhouse infill development along a major street and 5 detached dwellings which are compatible with the surrounding neighbourhood. The proposal conforms to the City of Toronto's Official Plan and meets the intent of the Bayview Townhouse Guidelines.

This report reviews and recommends approval of the application. The recommended Zoning By-law includes a Holding (H) provision on the lands to ensure that preliminary infrastructure matters are identified and addressed.

RECOMMENDATIONS

The Director, Community Planning, North York District recommends that:

1. City Council amend Zoning By-law 569-2013 for the lands at 2654, 2656, 2660 and 2668 Bayview Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to this report.
2. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

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

Bayview Townhouse Design Guidelines

On December 16, 2013, City Council adopted a motion to review an appropriate policy and urban design framework for the lots abutting Bayview Avenue between Highway 401 and Lawrence Avenue East. In response, staff developed the Bayview Townhouse Design Guidelines (the "Bayview Townhouse Guidelines" or "Guidelines"), in consultation with area stakeholders, to ensure that proposed townhouse developments were designed in a manner that respects and reinforces the character of the area. The Bayview Townhouse Guidelines were adopted by North York Community Council on November 12, 2015, and by City Council on December 9, 2015. The final report can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.NY10.45>

Application History

On April 18, 2018, the applicant submitted a Zoning By-law Amendment application for the properties municipally addressed as 2654, 2656 and 2660 Bayview Avenue to permit the development of eight, 3 1/2 storey townhouse units fronting Bayview Avenue and seven, 2 1/2 storey detached dwelling units accessed from a private street at the rear.

Due to the timing of the application submission and the election break in Council's meeting schedule (July to December 2018), the proposal would have been appealable to the Local Planning Appeal Tribunal for a lack of decision. As such, Staff presented a Request for Interim Direction Report before North York Community Council on July 4, 2018, which was adopted by City Council at its meeting on July 23, 2018. The Report set out the preliminary issues related to the application and made an initial

determination as to whether or not the application was consistent with the Provincial Policy Statement (2014) and conformed with the Growth Plan for the Greater Golden Horseshoe (2017). A Community Consultation Meeting for the 2018 proposal was not held as the applicant later indicated they were looking to acquire additional properties and revise their proposal. The Request for Interim Direction Report is available via the following link: <https://secure.toronto.ca/council/agenda-item.do?item=2018.NY32.14>

No appeals were filed for the original application and subsequent to the Interim Direction Report, the application was revised to include an additional property (2668 Bayview Avenue) and to include an application for Draft Plan of Subdivision. The revised application proposed twelve, 3-storey townhouse dwelling units with a rooftop vestibule for access to an exterior amenity space (12 metres tall and 15 metres to top of roof access vestibule) fronting onto Bayview Avenue and five, 2 1/2-storey detached dwelling units at the rear of the site accessed via a new public street on the lands municipally addressed as 2654, 2656, 2660, and 2668 Bayview Avenue.

On November 4, 2020, a Preliminary Report for the revised proposal was adopted by North York Community Council, authorizing staff to conduct a community consultation meeting. A Community Consultation Meeting was held on December 1, 2020. The Preliminary Report is available here: <https://secure.toronto.ca/council/agenda-item.do?item=2020.NY19.4>

PROPOSAL

The application proposes to amend the City of Toronto Zoning By-law 569-2013 at 2654, 2656, 2660, and 2668 Bayview Avenue to permit 12 townhouse units fronting Bayview Avenue and 5 detached houses at the rear of the site, accessed via a new public road. The four existing detached houses would be demolished.

Townhouse Units

The townhouses are proposed to be 3 storeys tall with an additional roof vestibule that provides access to an exterior amenity space that faces Bayview Avenue. The height of the townhouses has since been reduced from the original proposal and are now 11 metres tall (14 metres to top of rooftop vestibules).

The townhouses would be organized into 2 blocks of 6 units each that front onto Bayview Avenue and be bisected by a new 16.5 metre wide east-west public road that terminates as a cul-de-sac. The new public street would provide vehicular access to the townhouse blocks via two north-south common elements laneways. The laneways are proposed to have a width of 6.5 metres to accommodate 2 lane traffic. The townhouses are designed so that the second floor and above cantilevers 2 metres over the private laneways, and vehicles are proposed to pass beneath the cantilever area. Each townhouse unit contains an integral one-car garage at the rear with access to their respective laneway. No parking is proposed within the area under the cantilever to accommodate vehicular passage within the laneways. Two parallel visitor parking spaces and one accessible parking space are proposed along the northern private laneway.

Each townhouse unit is proposed to have a width of 5.8 metres, a depth of 14 metres on the first floor and 16 metres on the second floor and above due to the cantilever design, and an approximate gross floor area of 392.6 square metres. The applicant proposes that the townhouses would have a minimum front yard setback of 7.5 metres from Bayview Avenue, a minimum southern side yard setback of 3.2 metres, and a minimum northern side yard setback of 2.6 metres. The southern townhouse block would have a minimum rear yard setback of 4.5 metres (6.5 metres at grade) and the northern townhouse block would have a minimum rear yard setback of 7.1 metres (9.1 metres at grade).

Detached Dwellings Lots

The detached dwelling lots behind the townhouse blocks are proposed to have frontages ranging from 13.3 metres to 18.8 metres and lot areas ranging from 667 square metres to 1,022 square metres. The applicant has not submitted architectural plans for the detached dwellings at this time. Despite this, the applicant is proposing to rezone these lots to permit a maximum height of 11 metres and 2 storeys. The applicant also proposes that these lots would permit a minimum front yard setback of 6 metres, a minimum rear yard setback of 9.5 metres, minimum side yard setbacks ranging from 1.5 metres to 2 metres, and a maximum lot coverage of 35%. The lots will have access from the proposed public street via individual driveways.

Site and Surrounding Area

The subject site is an assembly of four lots located on Bayview Avenue, between York Mills Road and Highway 401 that are municipally known as 2654, 2656, 2660 and 2668 Bayview Avenue (see Attachment 2: Location Map).

The subject site is rectangular in shape with a frontage of approximately 98 metres on Bayview Avenue and a varying depth of 63 to 91 metres. The total site area is 0.77 hectares (7,716.5 square metres). The site is currently occupied by four detached dwellings that range in height from 1 to 3-storeys, which are proposed to be demolished as part of this development application.

The surrounding uses are as follows:

North: Detached houses fronting or backing onto Bayview Avenue. Further north, just south of Highway 401 are a cluster of mid and high-rise apartment buildings and two places of worship.

South: Detached houses fronting or flanking Bayview Avenue. South of Fifeshire Road and on the west side of Bayview Avenue are a place of worship and a new five-unit townhouse development fronting onto Bayview Avenue. Further south and on the east side of Bayview Avenue are two additional townhouse developments also fronting Bayview Avenue, a nursing home, and an older townhouse complex.

East: Detached houses fronting or flanking Bayview Avenue. An internal, low rise residential neighbourhood is located behind the Bayview fronting lots. Directly east of

the subject site are two recently approved five-unit townhouse blocks (i.e., 10-units total) that will front onto Bayview Avenue. North of this development is another recently approved development consisting of two, four-unit townhouse blocks (i.e., 8 units total) fronting onto Bayview Avenue with two single detached dwellings to the rear.

West: Internal residential neighbourhood.

Reasons for Application

An application for Zoning By-law Amendment was submitted to permit the proposed townhouse built form and to create an appropriate set of performance standards to accommodate the proposed development.

APPLICATION BACKGROUND

Application Submission Requirements

The following reports/studies were submitted in support of the application:

- Planning Justification Report
- Arborist Report and Tree Preservation Plan
- Functional Servicing Report and Stormwater Management Plan
- Transportation Impact Study
- Draft Zoning By-law Amendment
- Civil and Utilities Plan
- Survey Plans
- Landscape and Lighting Plan
- Grading Plan
- Draft Plan of Subdivision
- Pavement Marking Plan

The reports and studies submitted by the applicant are available on the City's Application Information Centre (AIC): www.toronto.ca/2654BayviewAve

Agency Circulation Outcomes

The application, together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate zoning by-law standards.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have been given an opportunity to view the oral submissions made at the statutory public meeting held by the North York Community Council *for this application*, as these submissions are broadcast live over the internet and recorded for review.

POLICY & REGULATION CONSIDERATIONS

Provincial Land Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (PPS), and shall conform to provincial plans.

Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan as follows:

Chapter 2 - Shaping the City

The Healthy Neighbourhoods policies in Section 2.3.1 of the Official Plan state that *Neighbourhoods* are low rise and low-density residential areas that are considered to be physically stable. Development in *Neighbourhoods* will be consistent with its objective and will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns in these areas.

Chapter 3 - Building a Successful City

The Built Form policies in Section 3.1.2 of the Official Plan relate to ensuring that new development in the City can fit harmoniously within the existing and/or planned context of the neighbourhood. It will frame and support adjacent streets, parks, and open spaces to improve the safety, pedestrian interest, and casual views to these spaces from the development. This includes:

- Generally locating buildings parallel to the street or along the edge of a park or open space with a consistent front yard setback.
- Locating and organizing vehicle parking, vehicular access, service areas and utilities to minimize their impacts on the property and on surrounding properties and to improve the safety and attractiveness of adjacent streets, parks and open spaces.
- Massing new development and its exterior façade to fit harmoniously into its existing and/or planned context.
- Massing new development to define the edges of streets, parks and open spaces at good proportion; and,
- Providing for amenity for adjacent streets and open spaces.

The housing policies in Section 3.2.1 support a full range of housing respecting form, tenure and affordability, across the City and within *Neighbourhoods*. New housing supply will be encouraged through intensification and infill that is consistent with the Official Plan.

Chapter 4 - Land Use Designations

The subject lands are designated *Neighbourhoods* on Map 16 of the Official Plan. *Neighbourhoods* are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes, and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. New development within this designation will maintain the existing physical character. Parks, low scale institutions, home occupations, cultural and recreational facilities, and small-scale retail, service and office uses are also provided for in *Neighbourhoods*.

The Official Plan policies regarding *Neighbourhoods* found in Chapter 4.1, including Policy 4.1.5, provide that development in established *Neighbourhoods* will respect and reinforce the existing physical character of each geographic neighbourhood, including in particular:

- Patterns of streets, blocks and lanes, parks and public building sites.
- Prevailing size and configuration of lots.
- Prevailing heights, massing, scale, density and dwelling type of nearby residential properties.
- Prevailing building type(s).
- Prevailing location, design and elevations relative to the grade of driveways and garages.
- Prevailing setbacks of buildings from the street or streets.
- Prevailing patterns of rear and side yard setbacks and landscaped open space.
- Continuation of special landscape or built-form features that contribute to the unique physical character of the geographic neighbourhood; and,
- Conservation of heritage buildings, structures, and landscapes.

Lots fronting onto a major street shown on Map 3 of the Official Plan and designated *Neighbourhoods* are to be distinguished from lots in the interior of the block adjacent to that street in order to recognize the potential for a more intense form of development along major streets to the extent permitted by the Official Plan.

Policy 4.1.5 also distinguishes lots that front onto a major street, such as Bayview Avenue (Map 3), from those located in the interior of a *Neighbourhood*. The following factors may be taken into account in the consideration of a more intense form of development on such lots:

- Different lot configurations.
- Better access to public transit.
- Adjacency to developments with varying heights, massing, and scale; or,
- Direct exposure to greater volumes of traffic on adjacent and nearby streets.

Policy 4.7 states that proposals for intensification of land on major streets in *Neighbourhoods* are not encouraged. However, where a more intense form of residential development than that permitted by existing zoning on a major street in a *Neighbourhood* is proposed, the application will be reviewed in accordance with Policy

4.1.5, having regard to both the form of development along the street and its relationship to adjacent development in the *Neighbourhood*.

Chapter 5 - Implementation: Making Things Happen

This chapter of the Official Plan outlines a variety of tools that the City can bring to bear to make things happen.

Section 5.1.2 describes that the City can pass a Holding zoning by-law that places an "H" symbol over the zoning and identifies the conditions that must be met before the "H" symbol is removed and the lands can be developed.

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

The outcome of staff analysis and review of relevant Official Plan policies and designations are summarized in the Comments section of the Report.

Zoning

The site is currently subject to the City of Toronto Zoning By-law 569-2013 and is zoned RD (f30.0; a1850) (x975) (see Attachment 4). A detached house is the only residential building type permitted. The minimum required lot frontage is 30 metres and the minimum required lot area is 1,850 square metres. The zone permits a maximum height of 11.5 metres and 3 storeys, and a maximum lot coverage of 30%. The minimum side yard setback is 1.8 metres on each side of a one-storey building, plus 0.6 metres for each additional storey or portion thereof, the minimum front yard setback is 18 metres, and the rear yard setback is the greater of 7.5 metres or 25% of the lot depth.

Zoning By-law 569-2013 does not permit townhouses on the site.

Zoning By-law 569-2013 may be found on the City's website: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

Design Guidelines

[The Bayview Townhouse Guidelines were approved by City Council in December 2015 to provide clear direction for how new townhouse developments fronting on Bayview Avenue, between Highway 401 and Lawrence Avenue East can be developed in a way that fits the unique existing and planned neighbourhood context.](#)

The Bayview Townhouse Guidelines were developed to ensure that proposed townhouse developments were sited, organized, massed, and designed in a manner that is consistent with the character of the area. Residential areas designated as *Neighbourhoods* in the Official Plan require that development respect and reinforce the existing and planned context. To achieve these policies, the Guidelines respond to the physical character of the neighbourhood by identifying appropriate building location,

orientation and setbacks, unit size, parking, building massing and materials, landscaping, and other unique characteristics of the area.

The criteria in these Bayview Townhouse Guidelines generally acknowledge and respect the underlying zoning by-law standards and are consistent with the overall character of the neighbourhood, including the large lots fronting Bayview Avenue with large, landscaped front yards. One of the guiding principles of the Bayview Townhouse Guidelines is that where the lot depth permits, neighbourhood house(s) should be provided to meet the minimum standards of the applicable zoning by-law to provide an appropriate transition between the townhouse development on Bayview Avenue and the existing stable residential neighbourhood.

More information about the Bayview Townhouse Guidelines can be found here:

Part 1: <https://www.toronto.ca/legdocs/mmis/2015/ny/bgrd/backgroundfile-85353.pdf>

Part 2: <https://www.toronto.ca/legdocs/mmis/2015/ny/bgrd/backgroundfile-85354.pdf>

Part 3: <https://www.toronto.ca/legdocs/mmis/2015/ny/bgrd/backgroundfile-85355.pdf>

Site Plan Control

The proposed townhouse component of the development is subject to site plan control, for which an application has not yet been submitted.

Draft Plan of Subdivision

[A Draft Plan of Subdivision application was submitted on July 14, 2020 to create the single detached dwelling lots, townhouse blocks \(inclusive of the laneways\), and proposed new public road. This application is still under review.](#)

Draft Plan of Condominium

The proposed development would require a Draft Plan of Condominium application for the shared common elements laneway and visitor parking area at the rear of each townhouse block. This application has not been submitted at this time.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal has been reviewed and evaluated against the PPS (2020) and the Growth Plan (2020).

City Planning staff have determined that the proposal is consistent with the PPS. The application represents an appropriate level of intensification through infill redevelopment of the subject site while contributing to a mix of housing types and densities necessary to meet projected requirements of current and future residents.

Policy 4.6 of the PPS states that the official plan is the most important vehicle for implementation of the PPS. Comprehensive, integrated, and long-term planning is best

achieved through official plans. As noted below in the report, the proposal conforms to the Official Plan.

Staff have also determined that the proposal conforms with the Growth Plan (2020). The proposal would achieve an appropriate level of intensification and mix of housing types for the subject site.

Built Form

This application has been reviewed against the Official Plan policies described in the Policy Consideration Section of the Report as well as the policies of the Toronto Official Plan as a whole.

The subject site is designated *Neighbourhoods* in the Official Plan. The *Neighbourhoods* designation allows consideration of residential townhouses provided they comply with the policies in Chapter 4.1. The site is distinguishable from the lots located in the interior of the neighbourhood to the west as it fronts Bayview Avenue, which is a major street on Map 3 of the Official Plan. The subject site is characterized by better access to transit, direct exposure to greater volumes of traffic along Bayview Avenue and being in close proximity to developments with varying heights, massing and scale, including townhouse developments and institutional buildings.

It is also noted that the existing and planned context along Bayview Avenue, particularly the portion between Lawrence Avenue East to the south and Highway 401 to the north, is characterized by other built and approved townhouse developments. Therefore, townhouses on Bayview Avenue are part of the existing and planned context. In addition, it is noted that the proposed townhouse widths of 5.7 metre are similar to the townhouse widths of other recently approved townhouses along this stretch of Bayview Avenue. As such, and pursuant to the *Neighbourhoods* policies, the proposed development represents an appropriate infill development of the site and a building type that is compatible with the existing and planned context.

Furthermore, the subject site is deep enough to accommodate the five proposed single detached dwelling lots with acceptable built form standards as discussed below. This will ensure for compatible homes and built form with the existing neighbourhood.

The proposed scale of the development with respect to the number and mix of units is appropriate.

Site Organization

A cornerstone policy of the Official Plan is to ensure that development in *Neighbourhoods* respects the existing physical character of the area, thereby reinforcing the stability of the neighbourhood. This is articulated in policies in Sections 2.3.1, 3.1.3, and 4.1.5 of the Official Plan. The Bayview Townhouse Guidelines help to implement Official Plan policies and will be explicitly referenced in the following analysis.

Guideline 4.3.1 provides direction for the location and organization of buildings on deep sites. It states that townhouses should frame, support and be parallel to Bayview

Avenue with active ground floor uses. Pedestrian entrances should be paired and front onto Bayview Avenue with direct access to the public sidewalk. The proposed townhouses front onto and are parallel to Bayview Avenue with paired pedestrian entrances that have direct access to the public sidewalk.

Guideline 4.2.2 outlines policies for parking, servicing, and utilities. The Guideline states that parking should be located at the rear of the townhouse in an integral, detached, or underground garage, and that shared visitor parking should be provided on site at the rear of the townhouse development. It also states that garbage, servicing, and utility functions should be organized in a way to reduce their visual, noise and odour impacts on the site, neighbouring properties, and the public realm. In particular, it states that garbage should be stored inside the garage. The townhouses are proposed to have integral rear garages with adequate space for internal garbage storage. Rooftop AC units are shielded from adjoining properties by the rooftop access vestibules and utility meters are located internal to the site by facing the new public road.

Guideline 4.3.3 states that for deep lots, one or more "neighbourhood house(s)" may be introduced or maintained on site to provide an appropriate fit between the new townhouse development on Bayview Avenue and the existing adjacent stable residential neighbourhood. The new "neighbourhood house(s)" should meet the existing zoning by-law requirements found in the adjacent neighbourhood.

The proposed development includes five new detached dwelling lots to the rear of the site, which will have a rear yard relationship to the existing properties. These lots are proposed to have frontages ranging from 13.3 metres to 18.8 metres and lot areas ranging from 667 square metres to 1,022 square metres. The lots would permit a maximum height of 11 metres and 2 storeys, a maximum lot coverage of 35%, a minimum front yard setback of 6 metres, a minimum rear yard setback of 9.5 metres, and minimum side yard setbacks ranging from 1.5 metres to 2 metres. The proposed standards are appropriate and would meet the intent and purpose of the underlying Zoning By-law.

Guideline 4.3.3 further states that the front entrances of the new "neighbourhood house(s)" should be visible and directly connected to a public street, which reflects Official Plan Policy 3.1.3.1c). The proposed lots would front onto the new public road.

Thus, staff are satisfied the proposal respects the existing and planned context of the area.

Height

The townhouses are proposed to be 3 storeys tall with an additional rooftop vestibule providing access to an exterior amenity space, and measure 11 metres tall (14 metres to top of roof access vestibule). The vestibule will be setback from the front of the building face by 4.4 metres. The proposed height is within the existing Zoning By-law 569-2013 permissions, where the zone applicable to the site permits a maximum height of 3 storeys and 11.5 metres and complies with Guideline 4.3.3a) of the Bayview Townhouse Guidelines.

Guideline 4.3.3a) states that new "neighbourhood house(s)" should meet the existing zoning by-law requirements found in the adjacent neighbourhood. The single detached lots are proposed to be rezoned to permit a maximum height of 11 metres and 2 storeys, whereas the current zoning permissions allow for a maximum height of 11.5 metres and 3 storeys. The proposed standards are lower than and compatible with the heights of the existing detached houses, and comply with the Bayview Townhouse Guidelines

Setbacks

The townhouses would have a minimum front yard setback of 7.5 metres, a minimum southern side yard setback of 3.2 metres, and a minimum northern side yard setback of 2.6 metres. Both the front yard setback and side yard setbacks provide sufficient area for appropriate landscaping to maintain the existing character of Bayview Avenue.

The southern townhouse block is proposed to have a minimum rear yard setback of 4.5 metres (6.5 metres at grade) and the northern townhouse block is proposed to have a minimum rear yard setback of 7.1 metres (9.1 metres at grade). A 2-metre-wide landscaping buffer strip abutting the rear yard setbacks of the townhouses is also provided on the eastern limits of the two detached lots that abut the townhouse blocks to further increase the transitional area between the townhouse block and the single detached lots. The proposed common elements laneways and the visitor parking area would be located within the grade level rear yard setbacks of the townhouse blocks.

Guideline 4.3.3a) states that new "neighbourhood house(s)" should meet the existing zoning by-law requirements found in the adjacent neighbourhood. The lots are proposed to have a minimum front yard setback of 6 metres, which reflects the existing zoning permissions; a minimum rear yard setback of 9.5 metres, whereas the Zoning By-law permits the greater of 7.5 metres or 25% of the lot depth; and side yard setbacks ranging from 1.5 metres to 2 metres, whereas the Zoning By-law permits 1.8 metres for one storey plus 0.6 metre for each additional storey or portion thereof.

Staff are satisfied that the proposed setbacks are appropriate, generally in keeping with the surrounding neighbourhood, and meet the intent of the Bayview Townhouse Guidelines.

Access and Traffic Impact

The development will have access onto Bayview Avenue by a new east-west public road that terminates in a cul-de-sac. Two north-south private laneways will provide the townhouse blocks access onto the new public road. Transportation Services does not object to the new public road and private laneways in principle. The design details will be determined at the Subdivision and/or Site Plan stage.

The submitted Traffic Impact Study (TIS) states that the development will generate approximately 13 and 17 new two-way trips during the weekday morning and afternoon peak hour periods, respectively. The consultant concludes that the proposed development can adequately be accommodated by the existing transportation network with minimal traffic impact to the adjacent public roadways.

The TIS also states that certain movements are projected to operate above capacity with a poor level of service (LOS F under the AM and PM peak hours, respectively) at the new public road and Bayview Avenue intersection under future total road conditions. Transportation Services staff acknowledge that this is not an unusual condition where a minor road operating under stop control intersects with a major road. The consultant concludes that the movement is forecasted to operate well within the capacity and traffic signal is not recommended. This is acceptable to Transportation Services staff.

Parking

The proposed development requires a total of 14 parking spaces for the townhouse development, in accordance with Zoning By-law 569-2013. The development would provide 15 parking spaces for the townhouse development (1 integral parking space for each of the 12 townhouse units, 2 visitor parking spaces, and 1 accessible visitor parking space). The visitor parking spaces, and accessible visitor parking space would be located adjacent to the north private laneway. It is also noted that the cul-de-sac can accommodate 5 additional visitor parking spaces for vehicles if required.

The proposed single detached dwelling lots will provide the minimum required number of parking spaces in accordance with the Zoning By-law.

Transportation Services has indicated no objection to the proposed parking numbers provided or location of the visitor parking spaces in principle. They note that the detailed design of this area (e.g., a satisfactory Vehicle Maneuvering Diagram) will be addressed at the Subdivision and/or Site Plan stage.

Road Widening and Conveyances

In order to satisfy the Official Plan requirement of a 27-metre right-of-way for this segment of Bayview Avenue, a 0.4 metre road widening dedication along the Bayview Avenue frontage of the subject site is required and is proposed to be conveyed to the city with this application. The road widening is shown on the proposed site plan (Attachment 6) and identified on the attached draft zoning by-law (Attachment 5).

The proposal also requires a conveyance of a 16.5 metre right-of-way to the city to facilitate the new public road. The dimensions of the right of way must conform to the City's Development Infrastructure Policy and Standards (DIPS-5). Conveyance of appropriate corner roundings will also be required at the intersection of the new public road and Bayview Avenue. Conveyances of all lands to the city will be finalized at the Subdivision and/or Site Plan process.

Streetscape

All of the proposed townhouse entrances have direct connections to the public sidewalk from their dwelling entrances. The front entrances have been paired, where applicable to ensure that building elements and paved areas are consolidated within the front yard setback to enhance the landscape character of the street, minimize hard surfaces, and maximize continuous soil volumes for trees, thereby complying with Guideline 4.3.1i).

The front yard landscaping is further preserved by locating the integral garages at the rear of the proposed units and reducing the number of curb cuts and driveways along Bayview Avenue.

As per Guidelines 4.3.1k) and 4.3.3e), the applicant will be responsible for installing a new 2.1-metre-wide sidewalk along the Bayview Avenue frontage of the site, along with pedestrian amenities, landscaping, street tree planting and lighting, as required. These details will be secured through the Site Plan and/or Subdivision process. Additionally, details of a public sidewalk on the new public street will be determined and secured through the Subdivision process.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). An Arborist Report and Tree Protection Plan have been submitted as part of the Zoning Amendment application and are currently being reviewed by Urban Forestry Staff.

The city's Official Plan policies call for an increase in the amount of tree canopy coverage. City Council has adopted the objective of increasing the existing 17 percent tree canopy coverage to between 30 to 40 percent. As such the retention of the existing canopy and planting of large growing shade trees on both public and private lands should be an important objective for all development projects.

The tree inventory documented 118 trees on and within 6 metres of the subject site. The applicant has indicated that they propose to remove 71 trees as part of the development application. The 47 other remaining trees will be preserved. Urban Forestry has indicated they are not opposed in principle to the proposed development but will finalize the tree removal and planting details at the Subdivision and/or Site Plan stage.

Servicing

The applicant filed a Functional Servicing and Stormwater Management Report with subsequent revisions to address staff comments. The report evaluates capacity for sanitary servicing, the supply and on-site distribution of municipal water to meet domestic and fire flow requirements, and stormwater management opportunities and constraints.

Engineering and Construction Services staff have not yet accepted the applicant's submitted report. To ensure that the site can be appropriately serviced, a holding provision in the Zoning By-law is being included. Lifting of the holding provision would be subject to the Functional Servicing Report being accepted by the Chief Engineer and Executive Director of Engineering and Construction Services. Additionally, arrangements satisfactory to the Chief Engineer and Executive Director, Engineering and Construction Services shall be in place to secure the obligations of the owner to design, construct, secure and pay for improvements to municipal infrastructure in accordance with the accepted Engineering Reports, should it be determined that upgrades and/or improvements are required to such infrastructure to support the development.

The review of the draft plan of subdivision with associated detailed engineering submissions, and site plan process, will further refine the servicing requirements. This will include review and assessment of any existing municipal infrastructure within the site and need for associated municipal easements.

Solid Waste Management

Garbage and recycling are proposed to be stored within the garages of each individual townhouse and detached dwelling unit. Garbage pick-up is proposed to be off Bayview Avenue for the townhouses and curbside within the cul-de-sac for the single detached lots. Details of a pick-up staging area along Bayview Avenue will be determined through the site plan control process and future common elements condominium application. This complies with Guideline 4.2.2g), which states that garbage storage should be provided inside an underground or rear garage.

Transportation Services staff note that the submitted vehicle maneuvering diagrams for a heavy garbage vehicle are not satisfactory and have requested the applicant to revise the drawings during the Subdivision and/or Site Plan stage.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced, and expanded. Map 8B of the City of Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 1.57 to 2.99 hectares of local parkland per 1,000 people. The site is in the second highest quintile of current provision of parkland. The site is in a parkland priority area, as per Chapter 415, Article III, of the Toronto Municipal Code.

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. The residential component of this proposal is subject to a cap of 10% parkland dedication. The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. The appraisal will be conducted upon the submission of an application for the first above ground building permit and is valid for six months. Payment will be required prior to the issuance of said permit.

Schools

The Toronto District School Board (TDSB) has indicated that projected accommodation levels at local schools warrant the use of warning clauses as a result of the cumulative impact arising from all residential development in the schools' attendance areas. The TDSB will continue to monitor development in the community to understand the cumulative impact on local schools and to determine where prospective students will attend school.

The TDSB further advises that the status of local school accommodation should be communicated to new and existing residents to inform them that students from new

development will not displace existing students at local schools. The TDSB have requested that the owner erect Warning Signs on the site and to include warning clauses in offers of purchase and sale/lease/rental/tenancy agreements as a condition of draft plan of subdivision to the satisfaction of TDSB.

The Toronto Catholic District School Board advised that the proposed development has no impact on its sites and therefore it has no concerns.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. 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 Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. Most of the applicable TGS performance measures will be secured through the Subdivision and/or Site Plan approval process, including landscaping and water quality and quantity measures.

Community Consultation

A virtual Community Consultation Meeting was held on December 1, 2020. The meeting was attended by the Ward Councillor, the applicant, and City Planning staff. Six members of public provided the following concerns:

- Loss of trees
- Fit with existing neighbourhood
- Sufficient servicing and grading
- Negative traffic impacts

Recommendations for a Holding Provision

Staff are recommending that the subject lands be zoned with a Holding Provision ("H") until the following conditions have been fulfilled:

- The Owner has prepared and submitted a revised Functional Servicing Report to the Chief Engineer and Executive Director, Engineering & Construction Services, to demonstrate that the storm sewer, sanitary sewer and watermain systems have adequate servicing capacity and supply, and/or identify any required improvements to the storm sewer, sanitary sewer and/or watermain systems to accommodate the development of the lands to the satisfaction of the Chief Engineer and Executive Director, Engineering & Construction Services

- Where improvements to the storm sewer, sanitary sewer and/or watermain are recommended in the Functional Servicing Report as accepted by the Chief Engineer and Executive Director, Engineering & Construction Services, the Owner has entered into a financially secured agreement with the City to secure the construction of the required improvements.

Until such time that the "H" symbol is removed, the subject property shall not be used for any purpose other than those uses and buildings that currently exist on the site. Any new uses or buildings will not be permitted until such time that the holding provision has been removed. An amending by-law to remove the "H" symbol may be enacted by City Council when the conditions as outlined in the attached zoning by-law (Attachment 5) have been fulfilled.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), and the Toronto Official Plan. Through the review process, several revisions were made to address staff and community comments. Staff are of the opinion that the proposal is consistent with the PPS (2020) and does not conflict with the Growth Plan (2020). Furthermore, the proposal is in keeping with the intent of the Toronto Official Plan and the Bayview Townhouse Guidelines. The proposal represents an appropriate level of intensification through infill development on a major street on lands that are designated Neighbourhoods. The proposed development is of a built form and character that fits within the existing and planned context of the area. Staff recommend that Council support approval of the Zoning By-law Amendment application which includes use of a holding provision as discussed in the report.

CONTACT

Ingrid Fung, Planner
Tel. No. 416-338-6688
E-mail: Ingrid.Fung@toronto.ca

SIGNATURE

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

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Application Data Sheet

Attachment 2: Location Map

Attachment 3: Official Plan Land Use Map

Attachment 4: Existing Zoning By-law Map

Attachment 5: Draft Zoning By-law Amendment

Applicant Submitted Drawings

Attachment 6: Site Plan

Attachment 7: Elevations

Attachment 1: Application Data Sheet

Municipal Address: 2654 BAYVIEW AVE Date Received: April 9, 2018
 2656 BAYVIEW AVE
 2660 BAYVIEW AVE
 2668 BAYVIEW AVE

Application Number: 18 140522 NNY 25 OZ

Application Type: Rezoning

Project Description: Zoning By-law Amendment application to permit 12 townhouses fronting on Bayview Avenue and 5 single detached dwellings fronting onto a new public street.

Applicant	Agent	Architect	Owner
Walker, Nott, Dragicevic Associates Ltd.	Walker, Nott, Dragicevic Associates Ltd.	Z Square Consulting Inc.	Mingji Li and Bayview Townhouse Project Inc.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	N/A
Zoning:	RD (f30.0; a1850) (x975)	Heritage Designation:	N
Height Limit (m):	11.5	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 7,716 Frontage (m): 97.7 Depth (m): 91.4

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			957.9	957.9
Residential GFA (sq m):	1,258		4,711.77	4,711.77
Non-Residential GFA (sq m):				
Total GFA (sq m):	1,258		4,711.77	4,711.77
Height - Storeys:	2		3	3
Height - Metres:			11	11

Lot Coverage Ratio (%):	39% and 43% (Townhouse Blocks) 35% (Single Detached Lots)	Floor Space Index:	1.99 (Townhouse Blocks) Unknown (Single Detached Lots)
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Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA: 4,711.77
 Retail GFA:
 Office GFA:
 Industrial GFA:
 Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:	4		5	5
Condominium:			12	12
Other:				
Total Units:	4		17	17

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:					17
Total Units:					17

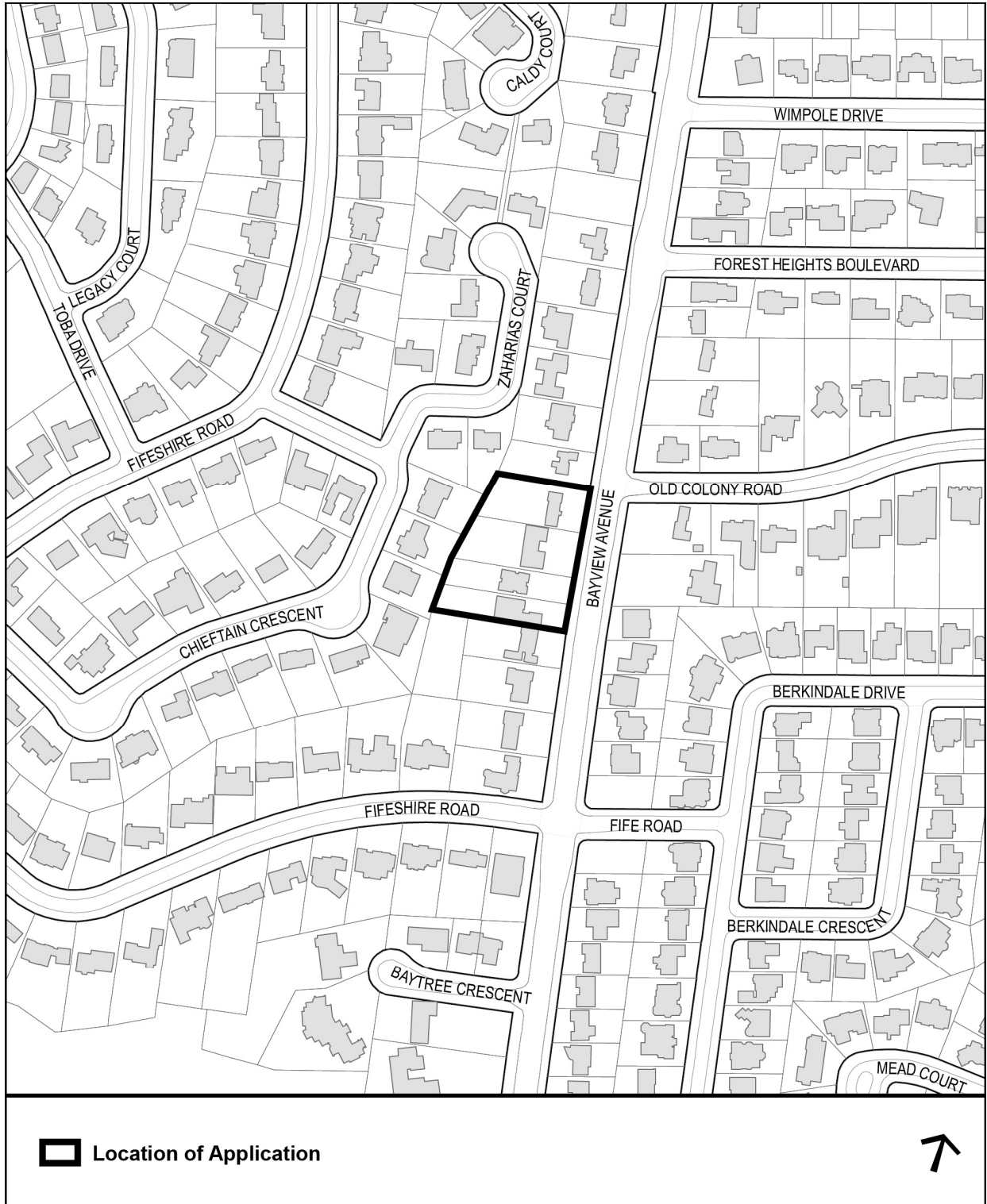
Parking and Loading

Parking Spaces:	15 (Townhouse Blocks)	Bicycle Parking Spaces:	N/A	Loading Docks:	N/A
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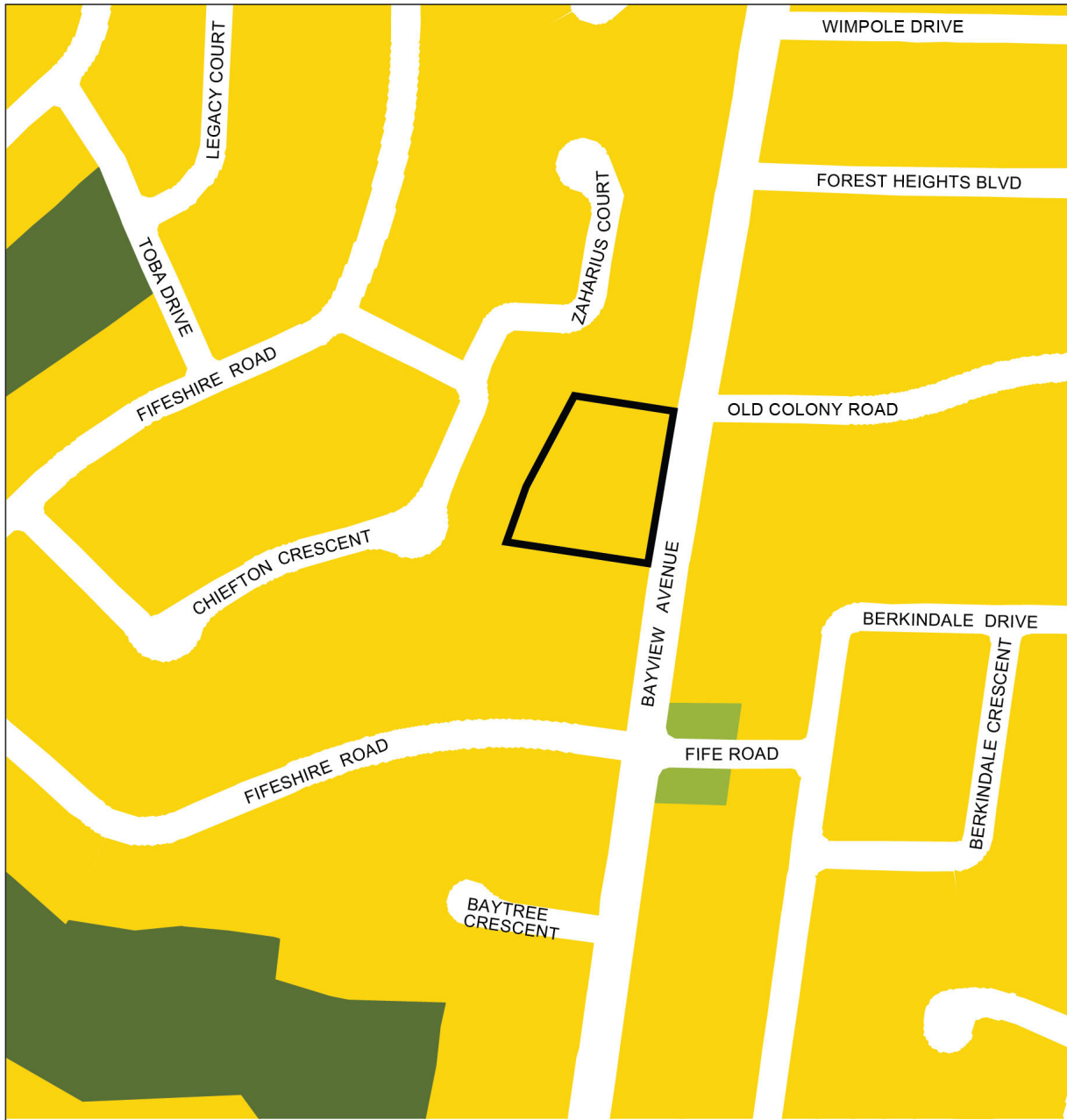
CONTACT:

Ingrid Fung, Planner
 416-338-6688
 Ingrid.Fung@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



2654 - 2668 Bayview Avenue

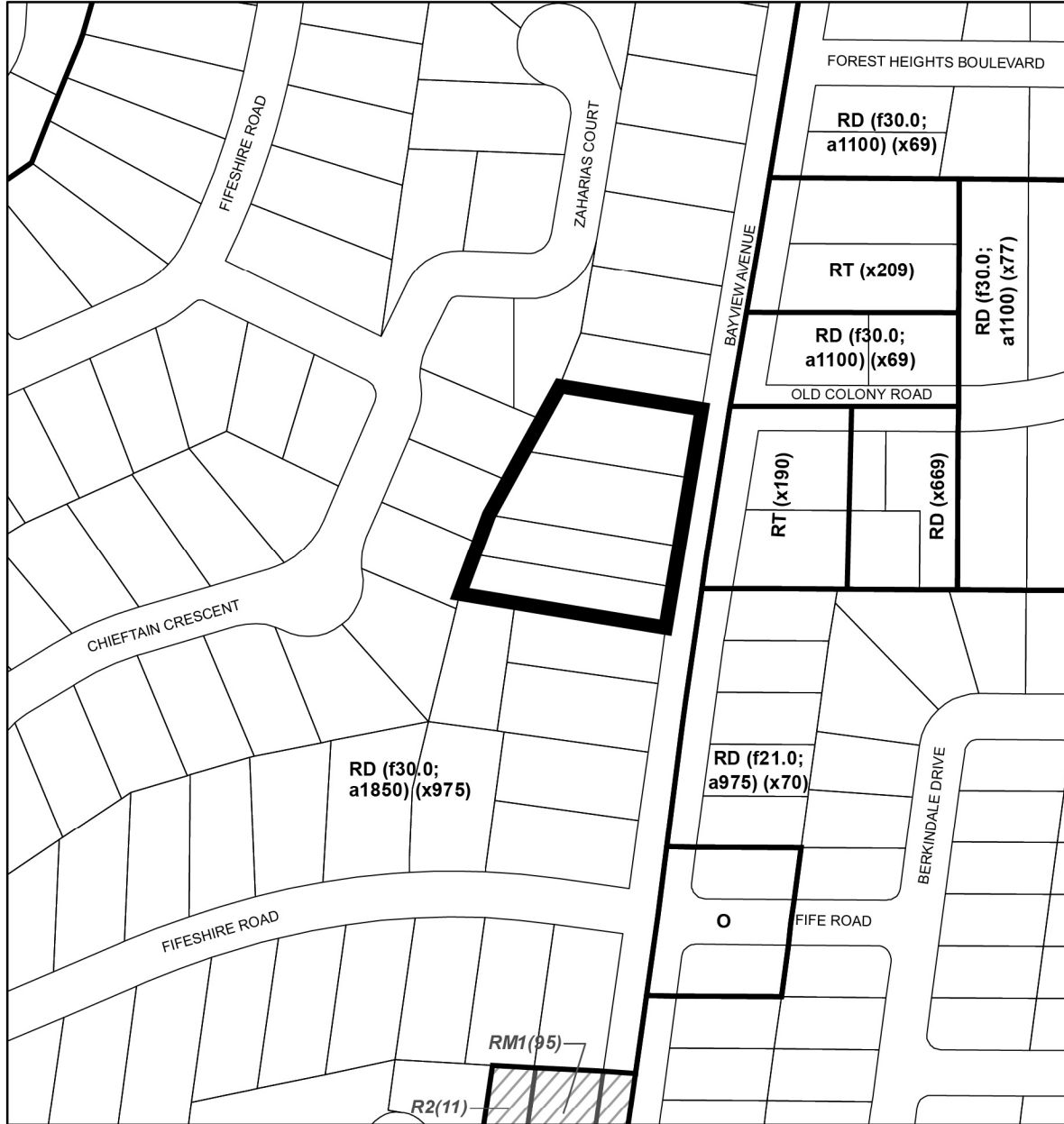
Official Plan Land Use Map #16

File # 18 140552 NNY 25 0Z

- Location of Application
- Neighbourhoods
- Natural Areas
- Parks

Not to Scale
09/06/2023

Attachment 4: Existing Zoning By-law Map



2654 - 2668 Bayview Avenue

Zoning By-law 569-2013

File # 18 140522 NNY 25 0Z



Location of Application

RD Residential Detached

○ Open Space

RT Residential Townhouse



See Former City of North York By-Law No. 7625

R2 One-Family Detached Dwelling Second Density Zone

RM1 Multiple-Family Dwellings First Density Zone



Not to Scale
09/06/2023

Attachment 5: Draft Zoning By-law Amendment

Authority: North York Community Council Item [-], as adopted by City of Toronto Council on [-]

CITY OF TORONTO

BY-LAW [Clerks to insert By-law number]

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 2654, 2656, 2660, and 2668 Bayview Avenue.

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act, as amended: and

Whereas pursuant to Section 36 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, use a holding symbol "(H)" in conjunction with any use designation to specify the use to which lands, buildings or structures may be put once Council removes the holding symbol "(H)" by amendment to the by-law; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of holding symbol "(H)"; and

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, as amended, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.1 respecting the lands outlined by heavy black lines from a zone label of RD (f30.0; a1850)(x975) to a zone label of (H)RT(x368) and (H)RD(x1308) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding to Article 900.5.10 Exception Number 368 so that it reads:

(368) Exception RT 368

The lands, or a portion thereof as noted below, are subject to the following Site-Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On lands municipally known as 2654, 2656, 2660, and 2668 Bayview Avenue, if the requirements of By-law [By-law number] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (U) below.

(B) Despite Regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 179.92 metres and the elevation of the highest point of the **building** or **structure**.

(C) Despite Regulation 10.60.30.40(1), the permitted maximum **lot coverage**, as a percentage of the **lot area** is 43 percent for **Townhouse** Block 1 and 40 percent for **Townhouse** Block 2 as shown on Diagram 2 of By-law [By-law number].

(D) Despite Regulation 10.60.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law [By-law number].

(E) Despite Regulation 10.60.40.10(2), the permitted maximum number of **storeys** in a **building** is the number following the letters "ST" as shown on Diagram 3 of By-law [By-law number].

(F) Despite Regulation 10.60.40.10(2), the portion of the **building** identified as 4 **storeys** and having a height of 14 metres on Diagram 3 of By-law [By-law number] may only be used to enclose a stairwell for rooftop access and for private storage.

(G) Despite Regulations 10.5.40.10(2) to (4) and (F) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law [By-law number]:

(i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, chimneys, and vents on the west half of the roof of the third **storey**, by a maximum of 1.5 metres.

(ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, by a maximum of 2.25 metres.

(iii) architectural features, parapets, and elements and **structures** associated with a green roof, by a maximum of 0.25 metres;

(iv) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace on the roof of the third **storey** that are setback a

minimum of 1.3 metres from any front **main wall** facing Bayview Avenue and a minimum of 0.7 metres from any side **main wall**, by a maximum of 2.5 metres;

(v) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space** on the roof of the third **storey**, by a maximum of 2.5 metres;

(H) Despite Regulation 10.60.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on **Townhouse** Block 1 and **Townhouse** Block 2, is 2,360 square metres each, as shown on Diagram 2 of By-law [By-law number];

(I) Despite Regulation 10.5.40.70(1) and Clause 10.60.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [By-law number];

(J) Despite Regulations 200.5.1(2), 200.5.10.1(1), Table 200.5.10.1, and Clause 970.10.15.5, **parking spaces** must be provided in accordance with the following:

(i) a minimum of 1 **parking space** must be provided for each **dwelling unit**;

(ii) a minimum of 3 visitor **parking spaces** must be provided for the total of **Townhouse** Block 1 and **Townhouse** Block 2 as shown on Diagram 2 of By-law [By-law number]; and

(iii) that 1 of the 3 visitor **parking spaces** noted in (ii) above must be an accessible **parking space**.

(K) Despite Regulation 200.15.1(1), an accessible **parking space** must have the following minimum dimensions:

(i) length of 5.6 metres;

(ii) width of 3.4 metres; and

(iii) vertical clearance of 2.1 metres;

(L) Despite Regulation 200.15.1(3), the entire length of an accessible **parking space** must be adjacent to a 1.5-metre-wide accessible barrier free aisle or path.

(M) Despite Regulation 200.15.1(4) and (J)(iii) above, an accessible **parking space** must be the visitor **parking space** closest to the public road.

(N) Despite Regulation 10.60.40.1(2), the permitted maximum number of **dwelling units** is 6 for **Townhouse** Block 1 and 6 for **Townhouse** Block 2 as shown on Diagram 2 of By-law [By-law number];

(O) Despite Regulation 10.60.30.10(1), the required minimum **lot area** is 1,130 square metres for **Townhouse** Block 1 and 1,250 square metres for **Townhouse** Block 2 as shown on Diagram 2 of By-law [By-law number];

(P) Despite Regulation 5.10.30.20(1), the **front lot line** is Bayview Avenue.

(Q) Despite Regulation 10.60.30.20(1), the required minimum **lot frontage** for each **dwelling unit** is 5.7 metres;

(R) Despite Regulation 10.60.30.10(2), the minimum **lot area** for each **dwelling unit** in a **townhouse** is 180 square metres;

(S) Despite Regulation 10.60.40.1(3), the minimum width of each **dwelling unit** in a **townhouse** is 5.7 metres;

(T) Despite Regulation 10.5.50.10(1)(D), a minimum of 65% of the **front yard** must be **soft landscaping**.

(U) Despite Regulation 10.5.50.10(3), no **soft landscaping** is required in the **rear yard**.

Prevailing By-laws and Prevailing Sections: (None Apply)

5. Zoning By-law 569-2013, as amended, is further amended by adding to Article 900.3.10 Exception Number 1308 so that it reads:

(1308) Exception RD 1308

The lands, or a portion thereof as noted below, are subject to the following Site-Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On lands municipally known as 2654, 2656, 2660, and 2668 Bayview Avenue, if the requirements of By-law [By-law number] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (H) below.

(B) Despite Regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 179.92 metres and the elevation of the highest point of the **building** or **structure**.

(C) Despite Clause 10.20.30.40(1), the permitted maximum **lot coverage**, as a percentage of the **lot area** is 35 percent for each Single Detached Dwelling **Lot** shown on Diagram 2 of By-law [By-law number];

(D) Despite Regulation 10.20.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law [By-law number];

(E) Despite Regulation 10.20.40.10(3), the permitted maximum number of **storeys** in a **building** is the number following the letters "ST" as shown on Diagram 3 of By-law [By-law number];

(F) Despite Regulations 10.20.30.10(1) and 10.20.30.20(1), the minimum **lot area** and minimum **lot frontage** of each Single Detached Dwelling **Lot** shown on Diagram 2 of By-law [By-law number] is as follows:

Single Detached Dwelling Lot	Lot Area (minimum)	Lot Frontage (minimum)
1	725 square metres	17.3 metres
2	920 square metres	13.2 metres
3	1,020 square metres	18.1 metres
4	850 square metres	18.7 metres
5	665 square metres	13.6 metres

(G) Despite Regulation 10.20.40.70(2), the required minimum **rear yard setback** is 9.5 metres;

(H) Despite Regulation 10.20.40.70(3), the required minimum **side yard setback** is 1.5 metres, except:

(i) The required minimum east **side yard setback** of Single Detached Dwelling **Lot 1** and Single Detached Dwelling **Lot 5** is 2.0 metres; and

(ii) The area shown on Diagram 3 as "Area of 2.0 metre soft landscape buffer" shall be used exclusively for **soft landscaping**.

Prevailing By-laws and Prevailing Sections: (None Apply)

6. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition, or division occurred.

7. Holding Symbol Provisions:

(A) The lands zoned with the holding symbol "(H)" delineated by heavy lines on Diagram 2 attached to this By-law must not be used for any purpose other than those uses and buildings existing as of the date of the passing of this By-law, until the hold ing symbol "(H)" has been removed; and

(B) An amending by-law to remove the holding symbol "(H)" referred to in (A) above may be enacted by City Council when the following are fulfilled:

(i) The Owner has prepared and submitted a revised Functional Servicing Report to the Chief Engineer and Executive Director, Engineering & Construction Services, to demonstrate that the storm sewer, sanitary sewer and watermain systems have adequate servicing capacity and supply, and/or identify any required improvements to the storm sewer,

sanitary sewer and/or watermain systems to accommodate the development of the lands to the satisfaction of the Chief Engineer and Executive Director, Engineering & Construction Services;

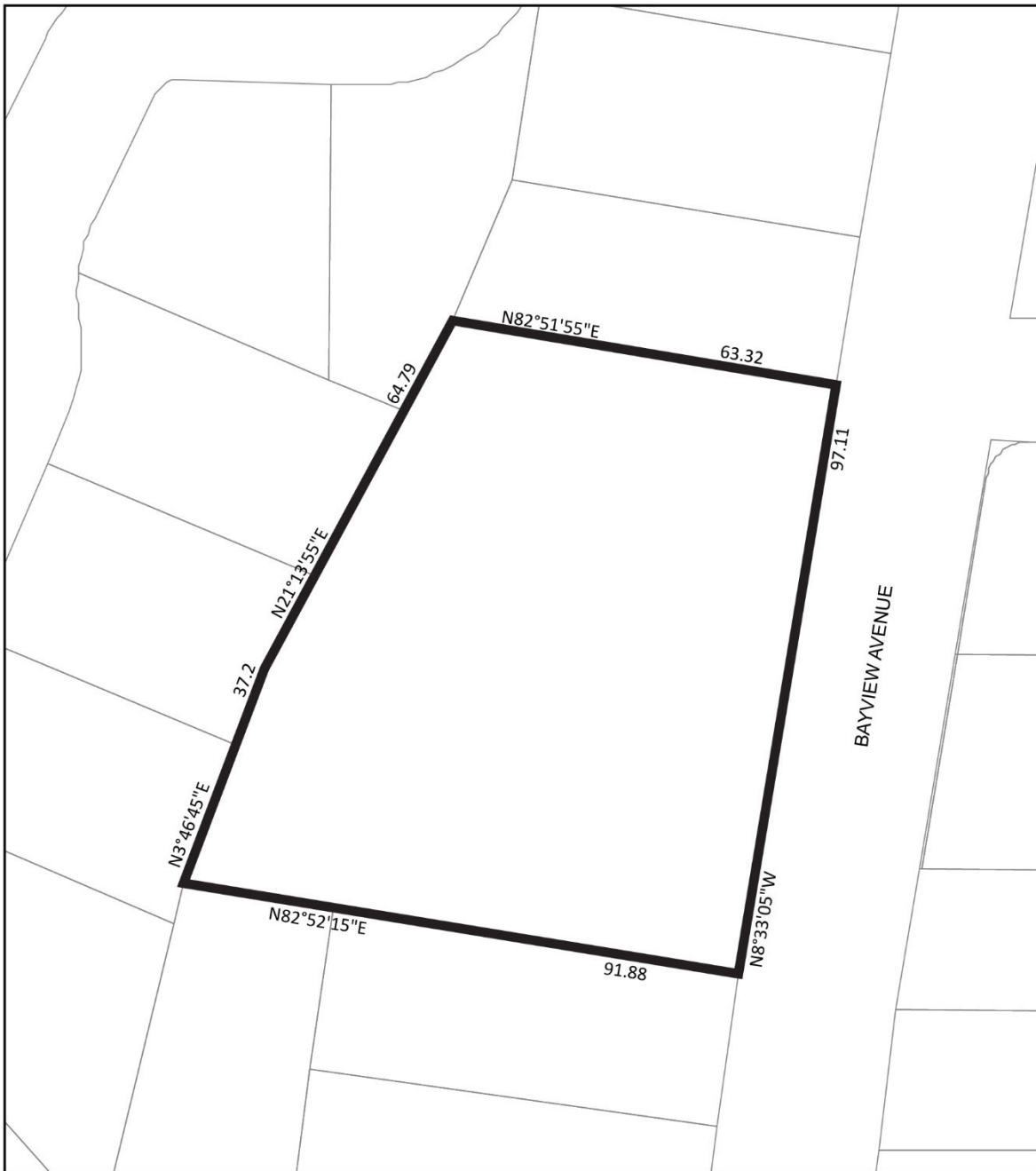
(ii) Where improvements to the storm sewer, sanitary sewer and/or watermain are recommended in the Functional Servicing Report as accepted by the Chief Engineer and Executive Director, Engineering & Construction Services, the Owner has entered into a financially secured agreement with the City to secure the construction of the required improvements.

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

(Seal of the City)

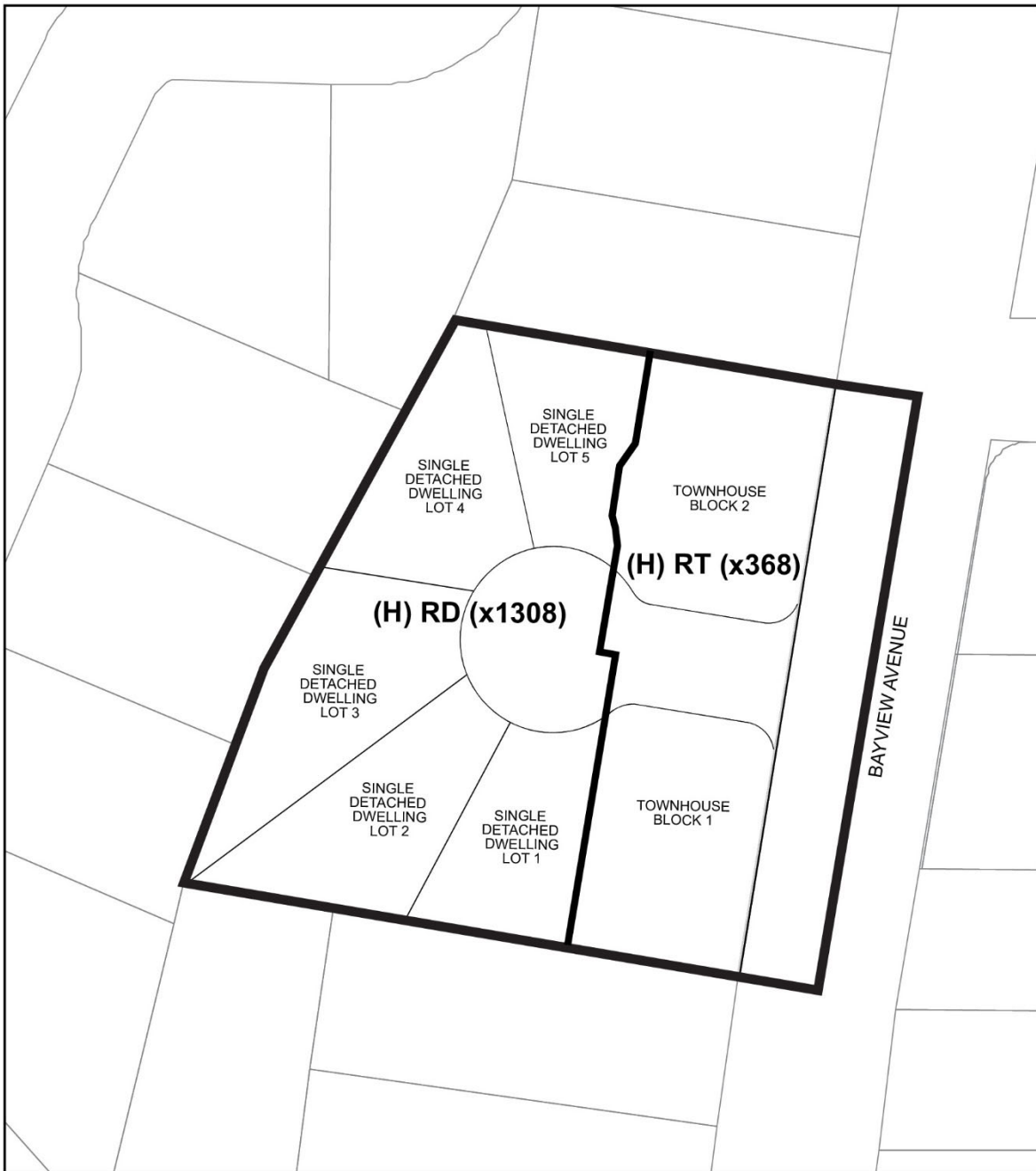


TORONTO
Diagram 1

2654-2668 Bayview Avenue

File # 18 140522 NNY 25 OZ


 City of Toronto By-law 569-2013
 Not to Scale
 09/26/2023



TORONTO
Diagram 2

2654-2668 Bayview Avenue

File # 18 140522 NNY 25 OZ


 City of Toronto By-law 569-2013
 Not to Scale
 09/26/2023

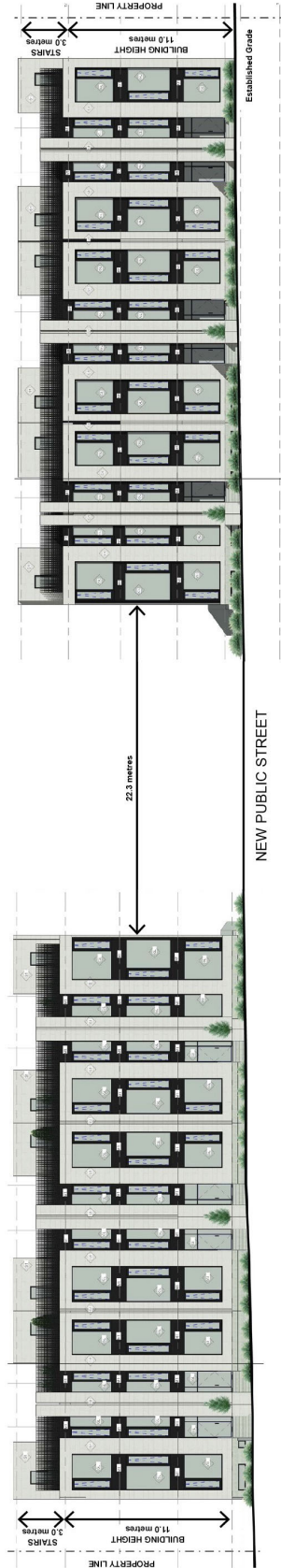
Attachment 6: Site Plan



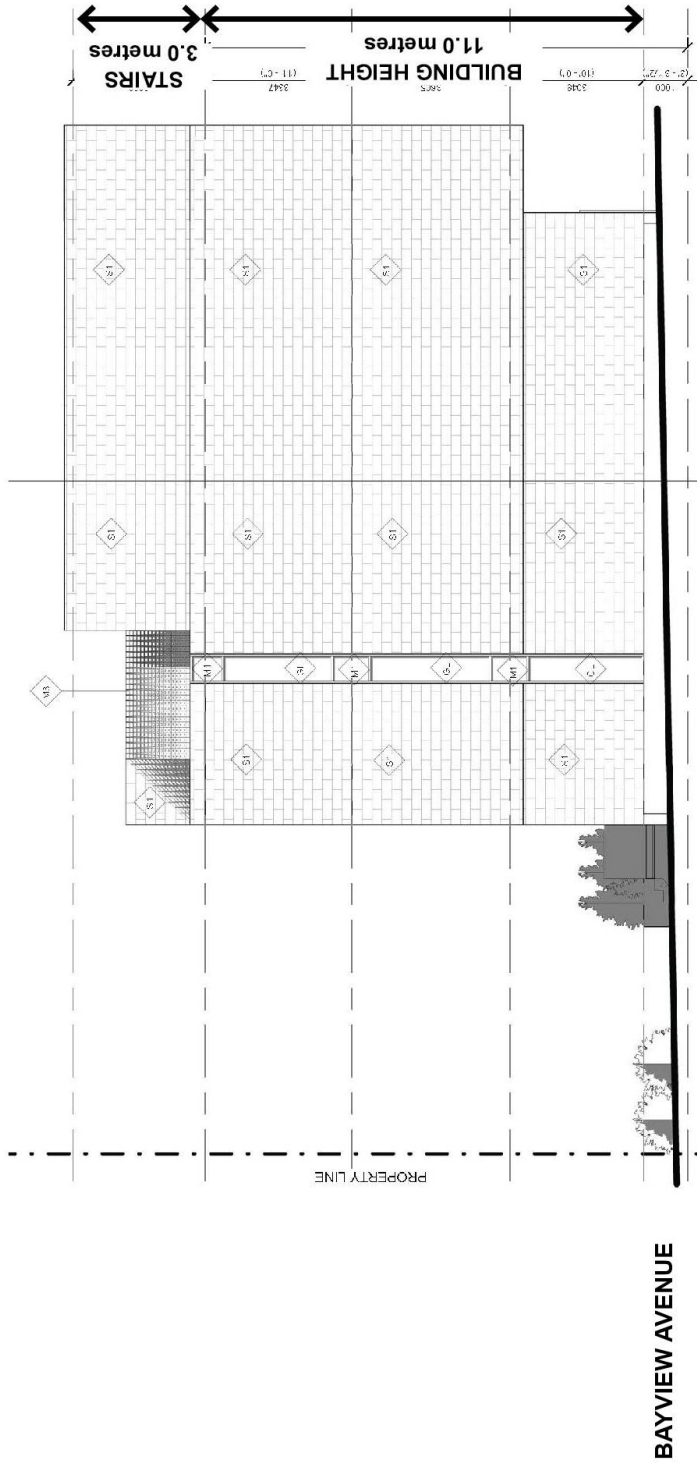
Site Plan



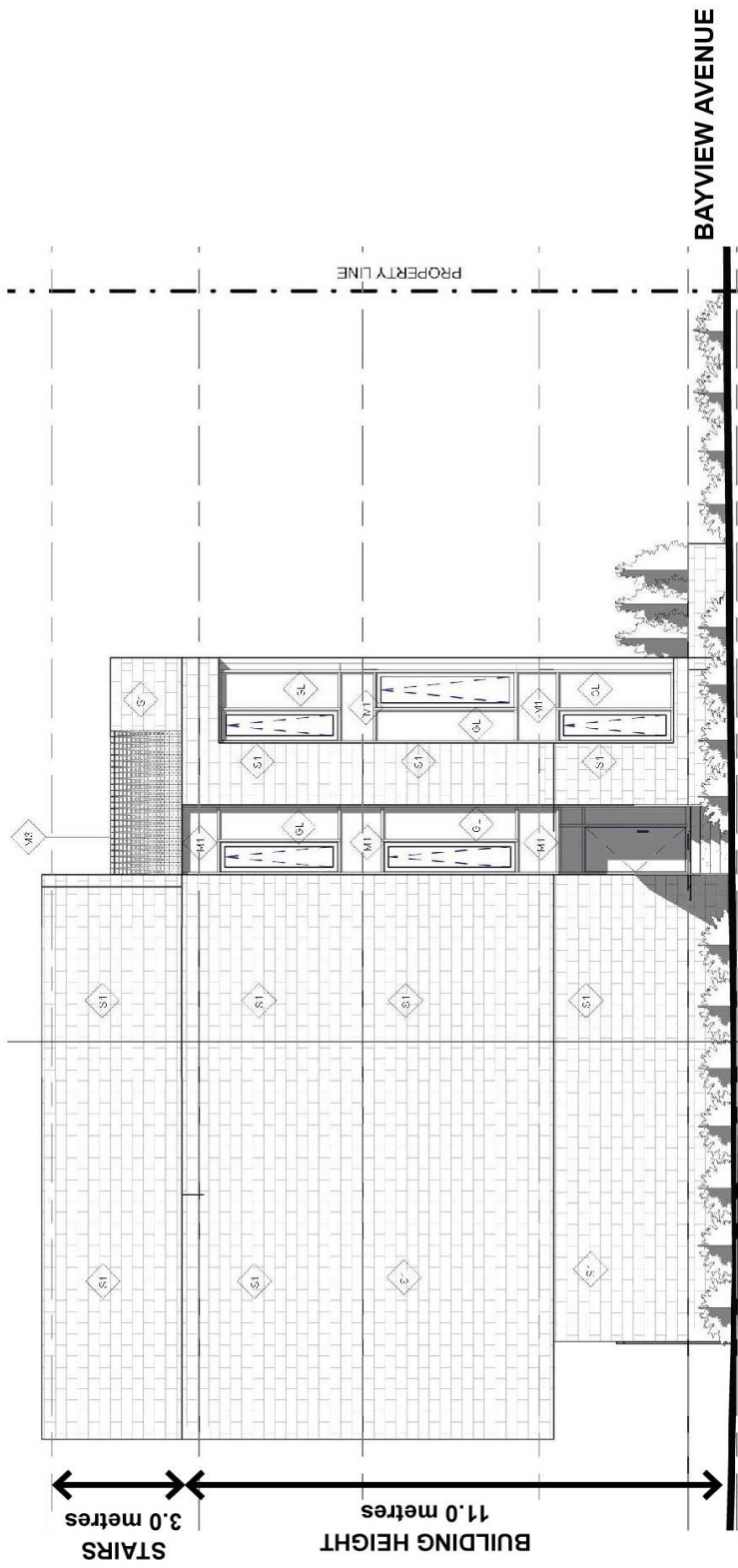
Attachment 7: Elevations



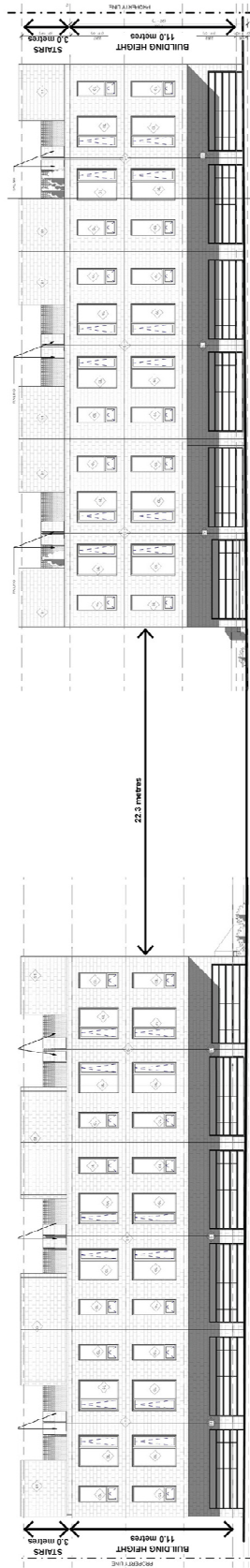
East Elevation



North Elevation



South Elevation



West Elevation