

2619-2621 Bayview Avenue and 6 Heathcote Avenue – Zoning By-law Amendment – Decision Report - Approval

Date: September 6, 2024

To: North York Community Council

From: Director, Community Planning, North York District

Wards: 15 - Don Valley West

Planning Application Number: 22 139863 NNY 15 OZ

SUMMARY

This Zoning By-law Amendment application proposes to amend Zoning By-law 569-2013 to permit four three-storey townhouses at 2621 Bayview Avenue, and to amend the site specific zoning standards for an approved development of six three-storey townhouse units and a two-storey single-detached house at 2619 Bayview Avenue and 6 Heathcote Avenue. In total 10 new three-storey townhouse and one 2 storey single detached home is proposed.

Vehicular access would be provided from Heathcote Avenue. The townhouse blocks are proposed to front onto Bayview Avenue and the single detached dwelling is proposed to front onto Heathcote Avenue. The existing three single-detached houses on the site would be demolished. The entire site, including both townhouse blocks and the single-detached dwelling, would have a total floor space index ("FSI") of 1.05 and a gross floor area ("GFA") of 3,301 square 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 application represents appropriate infill development that expands housing choices on a major street.

This report reviews and recommends approval of the application to amend the Zoning By-law. The proposal provides for appropriate townhouse infill development along a major street and a single-detached dwelling which is compatible with the surrounding neighbourhood. The proposal conforms to the City of Toronto's Official Plan and meets the intent of the Bayview Townhouse Design Guidelines.

RECOMMENDATIONS

The Director, Community Planning North York District recommends that:

1. City Council amend Zoning By-law 569-2013, for the lands at 2619-2621 Bayview Avenue and 6 Heathcote Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5 to this report.
2. City Council authorize 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"), 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: <https://secure.toronto.ca/council/agenda-item.do?item=2015.NY10.45>

Site History

On May 13, 2016, the applicant submitted a Zoning By-law Amendment application to amend the Former City of North York By-law 7625 and the City of Toronto Zoning By-law 569-2013 for the properties municipally addressed as 2619 Bayview Avenue and 6 Heathcote Avenue (formerly known as 2617 Bayview Avenue) to permit the development of six three-storey townhouse units, accessed via a private driveway from Heathcote Avenue and a single-detached dwelling with a private driveway off of Heathcote Avenue.

The application was appealed to the Ontario Municipal Board ("OMB") on September 23, 2016 for Council's failure to make a decision on the application within the prescribed timelines under the *Planning Act*. On March 28, 2017, the City Council adopted a Request for Direction Report on the application through Item CC27.1. The Report is available at: <https://www.toronto.ca/legdocs/mmis/2017/cc/bgrd/backgroundfile-102112.pdf>

On August 1, 2017, a hearing was held in regards to the matter, and the OMB issued its decision on August 22, 2017 that the appeal should be allowed in part but withheld its final order subject to the fulfillment of conditions. The OMB Decision is available at:

<https://www.omb.gov.on.ca/e-decisions/PL160955-AUG-22-2017.pdf>. The final order was issued on September 10, 2018 by the OMB. The OMB final order and the Site-Specific By-laws are available at:
<https://www.omb.gov.on.ca/e-decisions/PL160955-SEP-10-2018-ORD.pdf>
<https://www.toronto.ca/legdocs/bylaws/2018/law1335.pdf>
<https://www.toronto.ca/legdocs/bylaws/2018/law1336.pdf>

On July 18, 2018, the applicant submitted a Consent application for the lands at 2619 Bayview Avenue and 6 Heathcote Avenue (formerly known as 2617 Bayview Avenue) to sever the property into two lots. The application was submitted to facilitate the OMB's approval and complies with the site-specific zoning by-laws 1335-2018 and 1336-2018. The Committee of Adjustment issued a notice of decision on October 25, 2018, and approved the consent application.

Application History

A pre-application consultation meeting (PAC) was held on April 9, 2021 for the site municipally addressed 2621 Bayview Avenue. The Planning Application Checklist was provided to the applicant on April 19, 2021. The current application was submitted on April 25, 2022 and deemed complete on May 18, 2022.

The applicant initially submitted this Zoning By-law Amendment application only for 2621 Bayview Avenue. Due to the limitation of site area on 2621 Bayview Avenue, the applicant requested to include 2619 Bayview Avenue and 6 Heathcote Avenue in order to facilitate the proposed four three-storey townhouse dwellings on 2621 Bayview Avenue and adjust the lot boundaries and zoning standards for the proposed six three-storey townhouse dwellings on 2619 Bayview Avenue and the proposed two-storey single-detached dwelling on 6 Heathcote Avenue.

Staff conducted a Community Consultation Meeting for the application on September 13, 2023. Community Consultation is summarized in the Comments Section of this report.

THE SITE

Description

The subject site is a consolidation of three residential properties located at the northeast corner of Bayview Avenue and Heathcote Avenue. The subject site is generally rectangular in shape and has an area of approximately 3,147.57 square metres (0.31 hectares) with frontages of 69 metres along Bayview Avenue and 46 metres along Heathcote Avenue. The subject site is generally flat, sloping slightly towards Bayview and Heathcote Avenue. Bayview Avenue, between Highway 401 and Lawrence Avenue East, has predominately residential uses with dwellings fronting onto Bayview Avenue. Several non-residential uses, including places of worship, a retail plaza, commercial/office buildings, institutional, recreational centre, and a private club, are located along Bayview Avenue.

Surrounding Uses

The surrounding land uses are as follows:

North: Single detached dwellings and places of worship; northwest of the site, an application was approved by City Council to amend the Official Plan and the Zoning By-law for the lands at 2654-2668 Bayview Avenue to permit the construction of 12 townhouse units and five single detached dwellings (Application No. 18 140522 NNY 25 OZ).

South: Heathcote Avenue and a low-density residential neighbourhood characterized by detached dwellings, townhouses, a place of worship and a long-term care home. Further south, at the northeast corner of Bayview Avenue and York Mills Road is Bayview Mills, a condominium townhouse development consisting of 343 units constructed in the late 1960s, fronting onto a series of internal private roads. Vehicular access to this development is provided from both York Mills Road and Bayview Avenue.

East: A low-rise residential neighbourhood characterized by detached dwellings.

West: Bayview Avenue and a low-rise residential neighbourhood characterized by single-detached dwellings and townhouses. Further west is Saint Andrews Park and St. Andrew's Middle School.

Existing Use

The property is currently the site of three single-detached dwellings, which are all proposed to be demolished.

THE APPLICATION

Description

The application proposes to amend the City of Toronto Zoning By-law 569-2013 at 2621 Bayview Avenue to permit four three-storey townhouse dwellings and to amend the zoning by-law to permit six three-storey townhouse units and a two-storey single-detached dwelling at 2619 Bayview Avenue and 6 Heathcote Avenue, with a vehicular access via a new 6 metres wide private driveway from Heathcote Avenue. The three existing detached houses would be demolished.

Density

The proposal has a density of 1.05 times the area of the lot.

Townhouse Units

The townhouse units would be organized into two blocks, with a distance of 3 metres separating the two blocks. Both townhouse blocks are proposed to be three-storey in height. The proposed townhouse Block A at 2619 Bayview Avenue is approximately 9.75 metres to the roof top terrace and 12.5 metres to the top of the mechanical penthouse and rooftop amenity access. The proposed townhouse Block B at 2621 Bayview Avenue is approximately 10.45 metres to roof top terrace and 13.2 metres to

the top of the mechanical penthouse and rooftop amenity access. A total GFA of approximately 2,858.3 square metres is proposed at a FSI of 1.17 times the area of the lot.

The townhouse dwelling units are proposed to have a minimum front yard setback of 6.5 metres, a minimum rear yard setback of 7.2 metres, and a minimum side yard setbacks of 3.0 metres. Townhouse units 1 to 6 are proposed to contain three bedrooms, a rear second storey balcony, and rooftop amenity space. Townhouse units 7 to 10 are proposed to contain two to three bedrooms, rear second storey decks that leads to rear backyards that abut the proposed driveway, and rooftop amenity space. The proposed new four townhouse units 7 to 10 provide a minimum of 26 metres rear yard setback.

Townhouse units 1 to 9 are proposed to have widths between 5.8 metres to 6 metres. Townhouse unit 10 is proposed to have a width of 4.77 metres at the front, and widens to 5.48 metres at the middle portion, and eventually up to 6 metres at the rear. Each unit would have a minimum gross floor area of approximately 255 square metres.

A total of 14 parking spaces are proposed for the townhouse blocks, including one parking space per unit, provided in at-grade integral garages at the rear of each townhouse unit for a total of 10 parking spaces, as well as four surface-level visitor spaces located at the rear of the site, including one accessible parking space. Access to the site is proposed to be taken off of a six metres wide private driveway from Heathcote Avenue.

Detached Dwelling Unit

The proposed detached dwelling unit is proposed to be located on the southeast corner of the subject site, with a lot frontage of 18 metres and a lot area of 708 square metres. The proposed detached dwelling is two-storey in height, measuring 9.1 metres to the peak of the roof on the lot. The proposed minimum front yard setback would be 7.5 metres, rear yard setback of 14 metres, side yard setback of 1.8 metres to the west, and 2.4 metres to the east. A maximum lot coverage of 36% is proposed. A total of two parking spaces are proposed located in an at-grade integral garage. Driveway access is proposed off of Heathcote Avenue.

Additional Information

See the attachments of this report for the Application Data Sheet, draft Zoning By-law, Location Map, a site plan, elevation plans of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at www.toronto.ca/2621BayviewAve.

Reasons for Application

A Zoning By-law Amendment application is required to amend Zoning By-law 569-2013 in order to permit the proposed building type and appropriate development standards at 2621 Bayview Avenue. The Zoning By-law Amendment would also amend Site Specific

Zoning By-law 1336-2018 to modify existing townhouse and detached dwelling performance standards at 2619 Bayview Avenue and 6 Heathcote Avenue.

As noted above, the lot for the proposed single-detached dwelling was severed from the townhouse Block A at 2619 Bayview Avenue through a Consent application in 2018. The single-detached dwelling is now considered as a separate property. Bill 23 exempts developments of up to 10 dwelling units or less from Site Plan Control. Therefore, the proposed 10 townhouse units and the single-detached dwelling are not subject to a Site Plan Control application.

APPLICATION BACKGROUND

Application Requirements

The following reports, studies and plans were submitted in support of the application:

- Planning Rationale
- Arborist Report and Tree Preservation Plan
- Functional Servicing Report and Stormwater Management Plan
- Draft Zoning By-law Amendment
- Civil and Utilities Plan
- Landscape Plans
- Geotechnical Study
- Transportation Impact Study
- Survey Plan
- Grading Plan
- Architectural Plans

The reports, studies and plans submitted by the applicant are available on the City's Application Information Centre (AIC): www.toronto.ca/2621BayviewAve

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.

POLICY & REGULATION CONSIDERATIONS

Provincial Policy Statement and Provincial Plans

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 (2020), and shall conform to provincial plans, A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), the Greenbelt Plan, and others.

City of Toronto Official Plan

The land use designation for the subject site is Neighbourhoods, which are considered physically stable areas made of residential uses in lower scale residential buildings such as detached and semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four-storeys. See Attachment 3 of this report for the Land Use Map.

The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Zoning

The subject sites are currently zoned as follows under Zoning By-law 569-2013:

- 2621 Bayview Avenue is zoned RD (f21.0; a975) (x70);
- 2619 Bayview Avenue is zoned RT (au124.0) (x167); and
- 6 Heathcote Avenue is zoned RD (f18.0; a813) (x592).

The proposed six three-storey townhouse dwelling units at 2619 Bayview Avenue and the single-detached dwelling at 6 Heathcote Avenue were approved with site-specific exceptions RT (x167) and RD (x592) that was implemented via Zoning By-law 1336-2018. See Attachment 4 of this report for the existing Zoning By-law Map.

The Residential Detached zoning category permits a range of residential building types, including detached house, duplex, triplex and fourplex. The maximum height is 11.5 metres.

The Residential Townhouse zoning category permits a range of residential building types, including detached house, semi-detached house, townhouse, duplex, triplex and fourplex. The maximum height is 11.5 metres.

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 Design Guidelines were developed to ensure that proposed townhouse developments are sited, organized, massed, and designed in a manner that is consistent with the character of the area. Residential areas designated as *Neighbourhood* 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.

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>

Toronto Green Standard

The Toronto Green Standard (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.

The TGS can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>

COMMUNITY CONSULTATION

City Planning staff hosted a virtual community consultation meeting on September 13, 2023. The meeting was attended by the local Councillor's office staff, City Planning staff, the applicant and their consultant team, and approximately three members of the public. Residents at the community consultation meeting did not raise any concerns.

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.

COMMENTS

Provincial Policy Statement and Provincial Plans

Staff has reviewed the current proposal for consistency with the Provincial Policy Statement (2020) and conformity with the Growth Plan (2020). In the opinion of Staff, the proposal is consistent with the PPS and conforms with the Growth Plan. The application represents an appropriate level of intensification along a major street through infill redevelopment of the subject site while contributing to a mix of housing types and densities.

Building Type and Built Form

This application has been reviewed against the Official Plan policies described in the Policy and Regulation Considerations section of the report as well as the policies of the Official Plan as a whole. *Neighbourhoods* are considered physically stable areas made up of residential uses in lower scale building such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as walk-up apartments that are no higher than four storeys. The Neighbourhood designation allows consideration of townhouse dwellings subject to the policies found in Chapter 4.1. Specifically policy

4.1.5 d) prescribes that development will respect and reinforce the existing physical character of each geographic neighbourhood, including prevailing building types.

The subject site is distinguishable from the lots located in the interior of the neighbourhood to the east as it fronts onto a major street - Bayview Avenue, which is a major street on Map 3 of the Official Plan. The subject site is also characterized by better access to transit, direct exposure to a greater volume of traffic along Bayview Avenue and being in close proximity to developments with similar heights, massing and scale.

The existing and planned context along Bayview Avenue, particularly the portion between Highway 401 to the north and Lawrence Avenue East to the south, is characterized by other built and approved townhouse developments, including 2654 - 2668 Bayview Avenue, 2 Wilket Road, 16 Kirtling Place, 1 Tudor Gate, and 2 Baytree Crescent. Townhouses are a permitted building type and design standards are further clarified in the Bayview Townhouse Design Guidelines. Townhouses are permitted at 2619 Bayview Avenue and the proposal at 2621 Bayview Avenue is an extension of this built form character.

The proposed townhouse unit widths are between 5.8 metres and 6.0 metres, except unit 10. Townhouse unit 10 is proposed to have width of 4.77 metres at the front, and widens to 5.88 metres at the middle portion, and eventually up to 6.0 metres at the rear. The proposed townhouse units 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.

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 Design Guidelines helps to implement Official Plan policies.

Guideline 4.2.1 provides direction for the location and organization of buildings on shallow sites. It states that townhouses should frame, support and be parallel to Bayview Avenue with active ground floor uses and entrances. 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 in shared underground garages or at the rear of the townhouse development accessed from common shared driveways, and that shared visitor parking should be provided either at the rear of the townhouse development or underground. 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.

Height

Guideline 4.3.3 a) of the Bayview Townhouse Guideline states that the maximum height of a townhouse development fronting Bayview Avenue should not exceed 3 storeys or 11 metres, whichever is the lesser.

The proposed townhouse are to be three-storey with an additional rooftop vestibule, providing access to an exterior amenity space, and measure 11 metres tall (13 metres to top of mechanical penthouse). The mechanical penthouse will be setback from the front of the building face by 3.7 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 three-storey and 11.5 metres and complies with Guideline 4.2.3 a) of the Bayview Townhouse Design Guidelines.

Setbacks

The proposed townhouse blocks would have a minimum front yard setback of 6.5 metres, a minimum northern side yard setback of 3 metres, and a minimum southern side yard setback of 3.1 metres. Both front yard setback and side yard setbacks provide sufficient area for appropriate landscaping and separation to maintain the existing character of Bayview Avenue.

Townhouse Block A at 2619 Bayview Avenue is proposed to have a minimum rear yard setback of 7.2 metres and Townhouse Block B at 2621 Bayview Avenue is proposed to have a minimum rear yard setback of 25.2 metres. A private backyard is provided for townhouse units 7 to 10. The private shared driveway and the visitor parking area would be located at-grade at the rear of the townhouse blocks.

Furthermore, the proposed townhouse blocks provides a 3 metres separation distance between Block A and B. It complies with Guideline 4.1.1 p) of the Bayview Townhouse Guidelines as it indicates that a minimum 3 separation distance between blocks should be provided to acknowledge the underlying zoning by-law requirements of the area.

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

Angular Plane and Transition

The Bayview Townhouse Design Guidelines provide design criteria to evaluate acceptable transition between proposed development along Bayview Avenue and the interior of the stable residential Neighbourhoods using setbacks, landscaping areas, a 35 degree angular plane, and other design criteria. The proposed townhouse Block B at 2621 Bayview Avenue complies with Guideline 4.2.3 b) of the Bayview Townhouse Guidelines. The angular plane is measured from the rear property lines at-grade of 6 Berkindale Drive and extends west towards Bayview Avenue. The northern townhouse

block is under 35 degree angular plane with the building mass located away from the abutting property and towards Bayview Avenue thereby resulting in an acceptable massing.

The proposed new detached residential dwelling and lot at 6 Heathcote Avenue will be located in between the existing detached residential neighbourhood and proposed townhouse Block A. The proposed detached dwelling is compatible with the existing detached dwellings in the neighbourhood. The setback of townhouse Block A to the proposed new dwelling/lot remains the same as previously approved and is appropriate.

Access, Parking, and Traffic Impact

Vehicular access to the subject site is from a minimum 6 metres wide north-south driveway from Heathcote Avenue. Each townhouse unit will have one parking space in an at-grade integrated garage plus four visitor parking spaces, including one accessible parking space, for the entire development for a total of 14 vehicular parking spaces.

The proposed single detached dwelling unit would have front door and pedestrian access directly onto Heathcote Avenue. Vehicular access to the proposed single detached dwelling is from a 5.49 metre wide driveway from Heathcote Avenue. The proposed single detached dwelling will have two parking spaces in an at-grade integrated garage plus enough space to park two additional vehicles on the proposed driveway.

A Traffic Brief, dated June 7, 2024, prepared by Nextrans was submitted in support of the proposed development. The consultant estimates in this study that the proposed development will generate approximately five new two-way automobile trips, including two inbound and three outbound, during the AM peak hour. Six new two-way automobile trips, including three inbound and three outbound, during the PM peak hour. The three existing single-detached dwellings on the subject site generate three automobile trips, including one inbound and two outbound, during AM peak hour. Four two-way automobile trips, including two inbound and two outbound, during the PM peak hour. This is anticipated to present net increases of two trips, one inbound and one outbound, in the AM peak hour and two trips, one inbound and one outbound, in the PM peak hour from the existing use. The consultant concludes that the proposed development will introduce a negligible traffic impact on the surrounding road network. Transportation Services accepts the conclusions of the Traffic Brief.

Transportation Services staff have confirmed that there is sufficient provision of vehicular parking spaces and the volume of traffic of the proposed development would have a negligible impact on the surrounding road network.

Solid Waste Management

Garbage and recycling are proposed to be stored within the proposed garage of each individual townhouse unit and to be collected by the City from Bayview Avenue on pick-up day. Garbage and recycling are also proposed to be picked up by the City from Heathcote Avenue on pick-up day for the proposed single-detached dwelling. In the event the proposed development is approved, the future residents of this development

will be responsible for moving the waste bins to the curb on collection day and for returning them to private property once they are emptied.

Streetscape

All of the proposed townhouse entrances have direct connections to a proposed 2.1 metre public sidewalk along Bayview Avenue from their dwelling entrances. The front entrances have been paired where possible to ensure that building elements and paved areas are consolidated within the front yard setback to enhance the landscape character of the street by minimizing hard surfaces, and maximizing space for soft landscaping and continuous soil volumes for trees, thereby complying with Bayview Townhouse Guideline 4.2.1 i).

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

The applicant will be responsible for installing a new 2.1 metre wide sidewalk along the Bayview Avenue frontage, along with pedestrian amenities, landscaping, street tree planting and lighting, as required.

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.

The report has been reviewed by Engineering and Construction Services staff, who are satisfied that the development would be adequately serviced. The development will be required to manage stormwater on site and not impact the drainage patterns of adjacent properties.

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 Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0.80 to 1.56 hectares of local parkland per 1,000 people. The site is in the middle 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 Section 42 of the Planning Act, the Owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

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). The applicant submitted an Arborist Report, dated March 16, 2022, prepared by Cosburn Nauboris Limited and a tree Preservation Plan, dated March 16, 2022, prepared by Cosburn Nauboris Limited as part of the Zoning By-law Amendment application, and Urban Forestry staff are satisfied with the proposed tree preservation and tree compensation for the proposed development.

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 canopy and coverage to 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 report identified 11 regulated trees, including nine trees within the site, four of which are border trees (shared ownership), and two trees on adjacent lands within 6 metres of the proposed development. Nine trees are to be preserved, and two trees on the development site are to be removed as they are in direct conflict on site.

Based on the standard practices, Urban Forestry requires a replacement for two of the trees to be removed for a total of six new replacement trees. The proposal includes 11 large growing private trees and eight trees on the City boulevard. An additional 14 smaller stature trees are proposed on the private site. Urban Forestry is satisfied with the proposed tree replacement.

Schools

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

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), and the Official Plan. 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 conforms with the Official Plan and the intent of 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 application.

CONTACT

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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 7A: Elevation (West)
Attachment 7B: Elevation (South)
Attachment 7C: Elevation (North)
Attachment 7D: Elevation (East)

Attachment 1: Application Data Sheet

Municipal Address: 2619 - 2621 BAYVIEW AVE & 6 HEATHCOTE AVE Date Received: April 29, 2022

Application Number: 22 139863 NNY 15 OZ

Application Type: Rezoning

Project Description: The application proposes to demolish the existing detached dwellings and construct ten townhouse units facing Bayview Avenue and one single detached dwelling facing Heathcote Avenue. Each proposed townhouse unit would contain a rear integral garage with vehicular access from a shared private rear driveway accessed from Heathcote Avenue.

Applicant	Agent	Architect	Owner
M BEHAR PLANNING & DESIGN INC		ARCICA INC.	2621 BAYVIEW CORPORATION

EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
	RD (f21.0; a975)	
Zoning:	(x70), RT	Heritage Designation:
	(au124.0)(x167)	
	and RD (f18.0;	
	a813)(x592)	
Height Limit (m):	11.5	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 3,147.57 Frontage (m): 69 Depth (m): 46

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,000		708.53	708.53
Residential GFA (sq m):	1,200		3,301	3,301
Non-Residential GFA (sq m):				
Total GFA (sq m):	1,200		3,301	3,301
Height - Storeys:	1		3	3
Height - Metres:	6		10.45	10.45

Lot Coverage Ratio (%) 33.7 Floor Space Index: 1.05

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	2,831.79	469.4
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:	3		11	11
Condominium:				
Other:				
Total Units:	3		11	11

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:				1	10
Total Units:				1	10

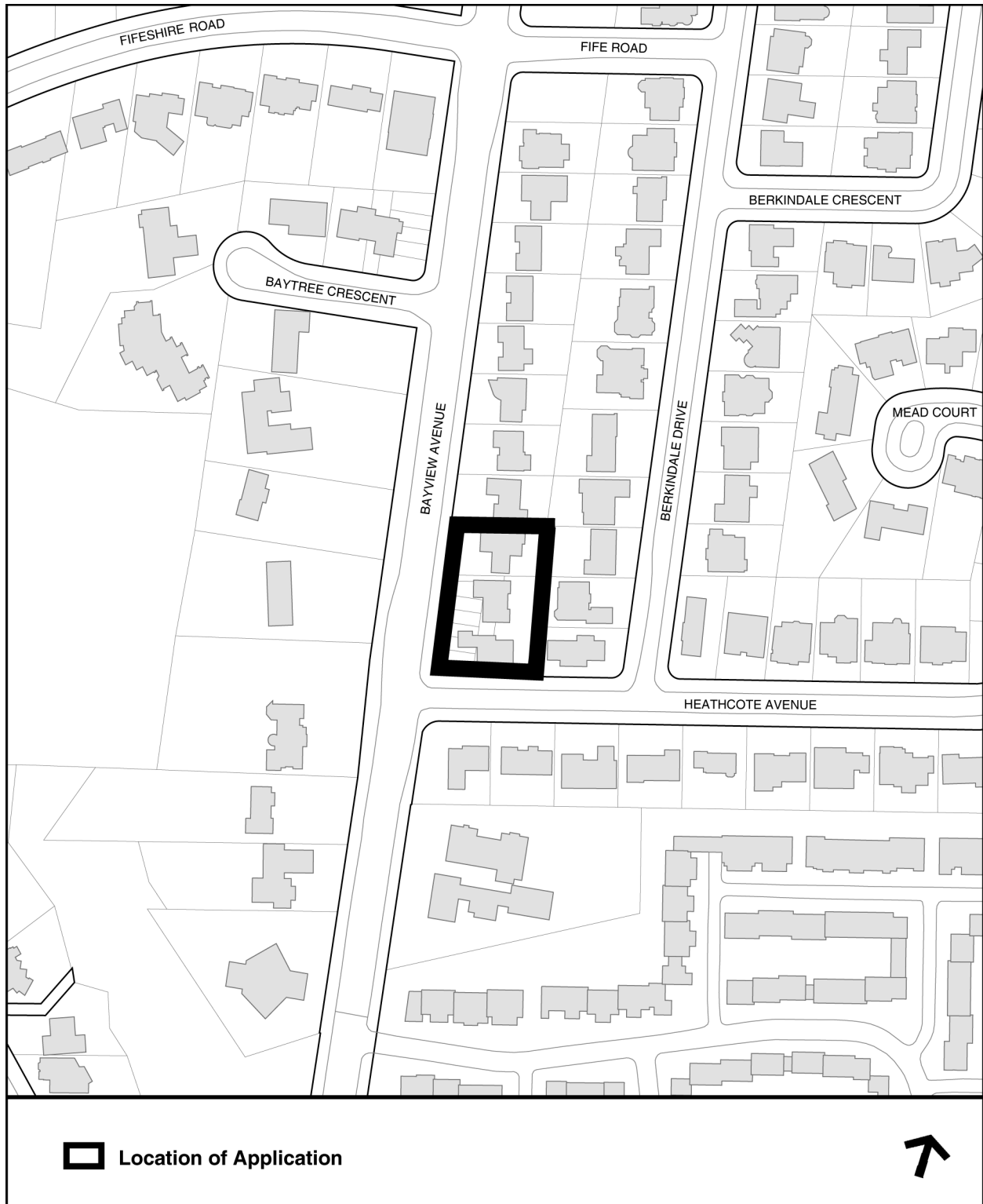
Parking and Loading

Parking Spaces:	16	Bicycle Parking Spaces:	Loading Docks:
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CONTACT:

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416-338-3528
Amie.Chung@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #16

2619 -2621 Bayview Avenue & 6 Heathcote Avenue

File # 22 139863 NNY 15 0Z



Location of Application

Neighbourhoods



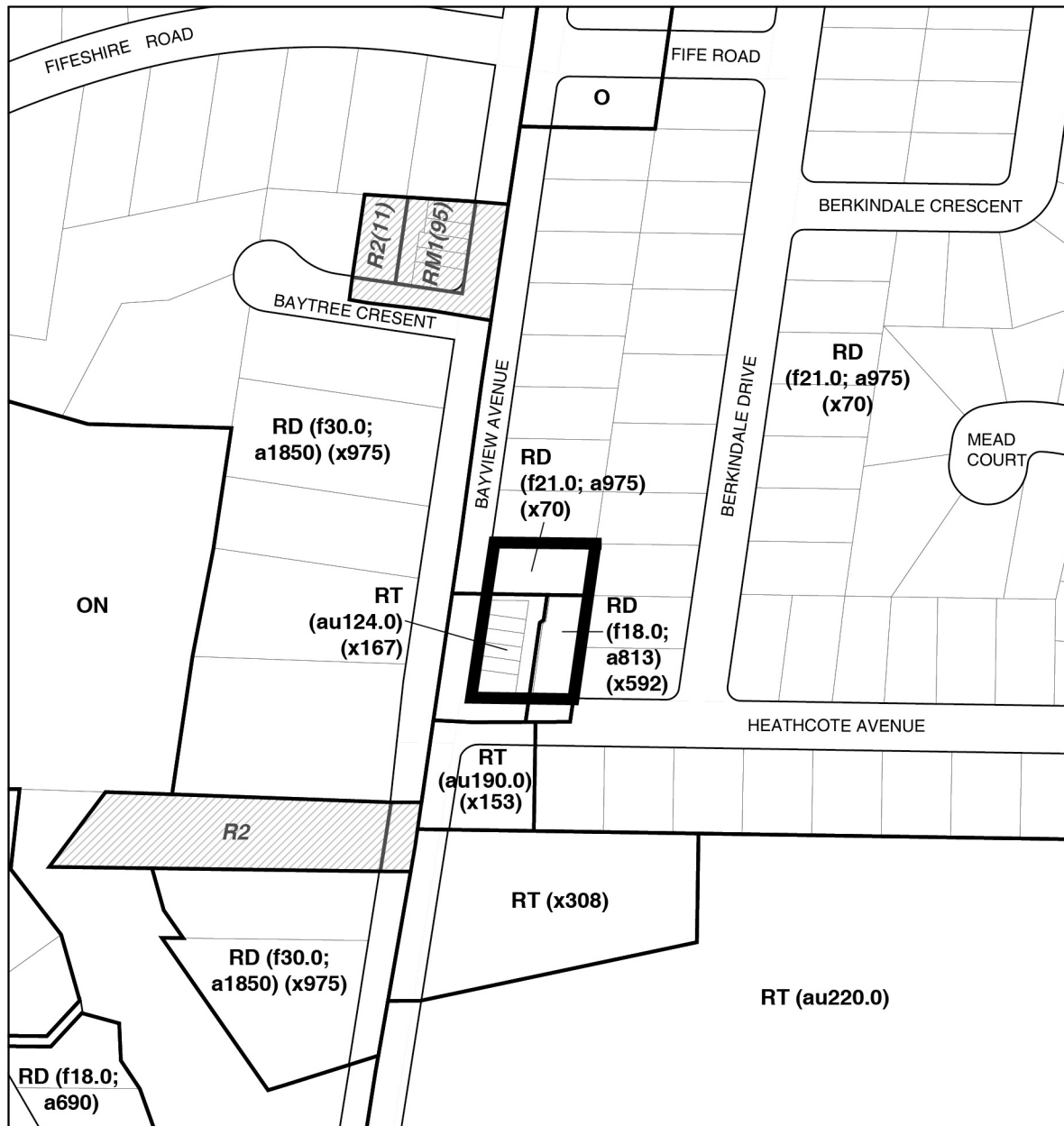
Natural Areas

Parks



Not to Scale
Extracted: 05/18/2022

Attachment 4: Existing Zoning By-law 569-2013 Map



Zoning By-law 569-2013

2619 - 2621 Bayview Avenue & 6 Heathcote Avenue

File # 22 139863 NNY 15 0Z



Location of Application

RD
RT
O
ON

Residential Detached
Residential Townhouse
Open Space
Open Space Natural



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

R2
RM1

One-Family Detached Dwelling Second Density Zone
Multiple-Family Dwellings First Density Zone



Not to Scale
Extracted: 05/18/2022

Attachment 5: Draft Zoning By-law Amendment

The draft by-law amendment will be made available on or before the September 24, 2024, North York Community Council meeting.

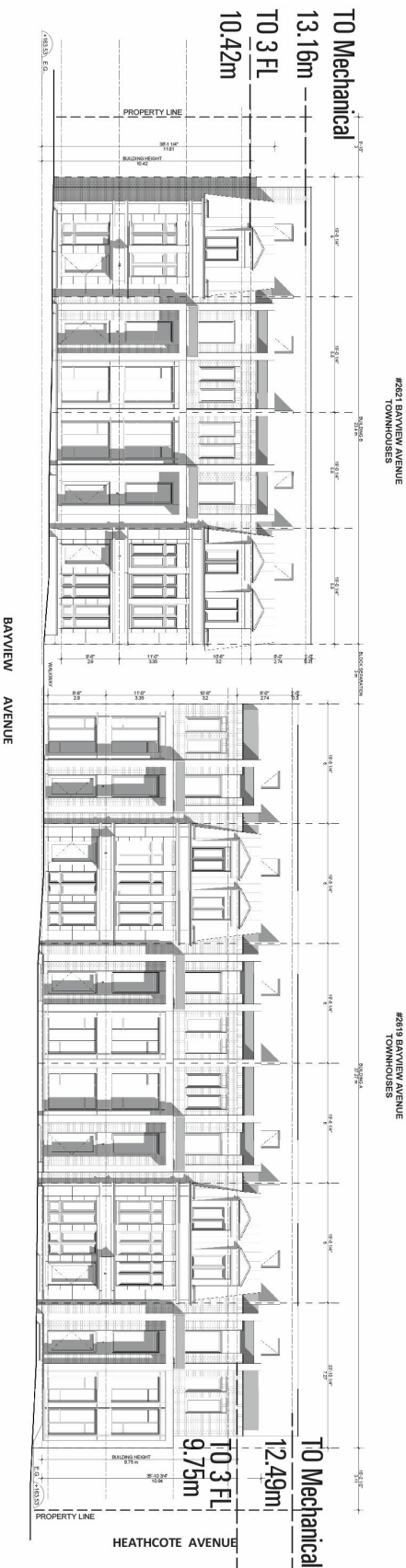
The site plan illustrates a residential development bounded by Bayview Avenue to the west and Heathcote Avenue to the south. The plan is divided into several key areas:

- Top Row of Townhouses:** Consists of three 3-storey residential units. The central unit is labeled "BUILDING B #2821 BAYVIEW AVENUE TOWNHOUSES". It includes a "MECHANICAL PENTHOUSE HT=13.16 m" and a "LOW SLOPE ROOF HT=9.75 m". To its left is a "3-STOREY RESIDENTIAL" unit with a "ROOFTOP BALCONY HT=10.42 m". To its right is another "3-STOREY RESIDENTIAL" unit. This row features a "DRIVEWAY" and "SNOW REMOVAL STORAGE" area, and a "BACKYARD" at the rear.
- Bottom Row of Townhouses:** Consists of three 3-storey residential units. The central unit is labeled "BUILDING A #2819 BAYVIEW AVENUE TOWNHOUSES". It includes a "MECHANICAL PENTHOUSE HT=12.16 m" and a "LOW SLOPE ROOF HT=9.73 m". To its left is a "3-STOREY RESIDENTIAL" unit with a "ROOFTOP BALCONY HT=9.73 m". To its right is another "3-STOREY RESIDENTIAL" unit. This row also features a "DRIVEWAY" and a "BACKYARD" at the rear.
- Proposed Single-Family Dwelling:** Located at the southeast corner, labeled "#6 HEATHCOTE AVENUE PROPOSED 2-STOREY SINGLE FAMILY DWELLING HT=9.07 m". It has its own "DRIVEWAY".
- Entrances and Access:** Multiple "ENTRANCE" points are marked along Bayview Avenue for the townhouse rows. Two "ENTRANCE" points are marked along Heathcote Avenue for the proposed dwelling and the bottom row of townhouses.

Site Plan

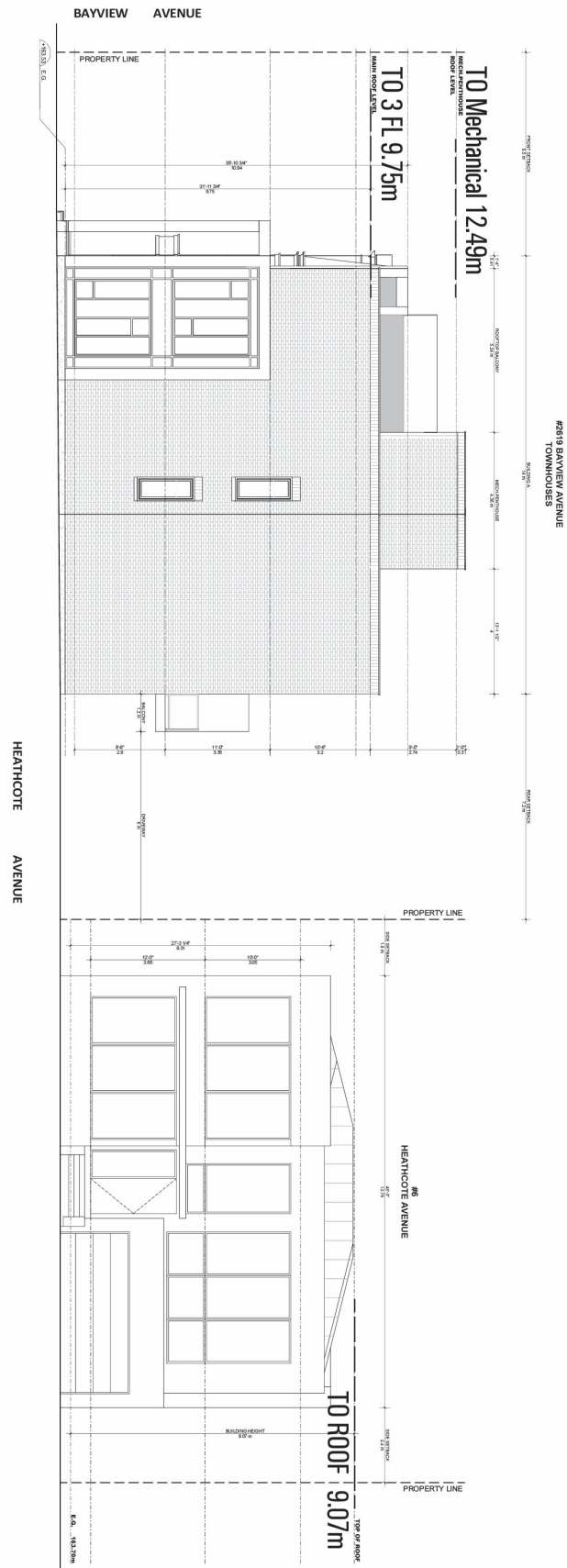
Attachment 7A: Elevation (West)

West Elevation - Bayview Avenue



Attachment 7B: Elevation (South)

South Elevation - Heathcote Avenue



North Elevation



Attachment 7D: Elevation (East)

East Elevation

