

3138 Bayview Ave – Zoning Amendment Application – Decision Report – Approval

Date: August 28, 2025

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 18 - Willowdale

Planning Application Number: 24 174957 NNY 18 OZ

SUMMARY

This Report recommends approval of the application to amend the City-wide Zoning By-law 569-2013 to permit the development of five, three-storey townhomes at 3138 Bayview Avenue. The units would front onto Bayview Avenue, have an overall density of 976.25 square metres of residential gross floor area with a Floor Space Index (FSI) of 1.44 and a lot coverage of 53.75 percent. Each unit will include one parking space, accessed via a private rear driveway from Byng Avenue.

RECOMMENDATIONS

The Director, Community Planning North York District recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 3138 Bayview Avenue substantially in accordance with the draft Zoning By-law Amendment included 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.
3. City Council require the owner to provide and implement an acceptable Tenant Assistance Plan to the satisfaction of the Chief Planner and Executive Director, City Planning for Eligible Tenants of the existing rental dwelling units proposed to be demolished, addressing financial compensation and other assistance to lessen hardship, including the provision of rent gap payments.
4. Before introducing the necessary Bills to City Council for enactment, City Council require the owner to:
 - a) provide a legal undertaking with the City to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning, securing the implementation of the Tenant Assistance Plan required by Part 3 above.

FINANCIAL IMPACT

The Development Review 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

Official Plan Amendment (OPA 727)

As part of the City's Expanding Housing Options in *Neighbourhoods* (EHON) initiative City Council approved Official Plan Amendment 727 on May 23, 2024, to allow townhouses and small-scale apartment buildings along *major streets* in areas designated *Neighbourhoods*. This decision was subsequently appealed to the Ontario Land Tribunal (Case No. OLT-24-000837). The appeal currently has a settlement hearing scheduled for September 10, 2025 at 10am.

Council's decision can be found at: <https://secure.toronto.ca/council/agenda-item.do?item=2024.PH12.3>

Official Plan Amendment (OPA 778)

As part of the first phase of the Avenues Policy Review under the Housing Action Plan 2022–2026, City Council adopted OPA 778 on February 5, 2025 and enacted on February 11, 2025 By-law 103-2025. OPA 778 updates Section 2.2.3 of the Official Plan by adding 283 km of *Avenues* to Map 2, removing the requirement for Avenue Segment Reviews and new Avenue Studies, directing mid-rise growth along *Avenues* with greater intensification beyond a mid-rise built form in areas within 500–800 metres of higher-order transit, and providing guidance on ground-floor activation and small business displacement. Initially appealed to the Ontario Land Tribunal (OLT-25-000221), the OLT confirmed on July 24, 2025, that the majority of OPA 778 came into effect on March 14, 2025, under *Planning Act* s.17(27). The amendment is now in full force, except for the site-specific appeals and the city-wide appeal of the sidebar titled “*Activating the Ground Floor on Avenues*.” It should be noted the applicant is not a party to the OPA 778 appeal.

OPA 778 available here: <https://www.toronto.ca/legdocs/bylaws/2025/law0103.pdf>

THE SITE AND SURROUNDING LANDS

Description

The subject site is a 731.25 square metre lot at the southwest corner of Bayview Avenue and Byng Avenue, containing a two-storey detached dwelling with two rental

dwelling units and driveway access from both streets. It has frontages of approximately 26.5 metres on Bayview Avenue and 26.15 metres on Byng Avenue. It is located approximately 350 metres south of Finch Avenue East. The site slopes gradually from south to north, with a grade change of approximately 0.4 metres. The surrounding area consists of low-rise residential dwellings.

See Attachment 2 for the Location Map.

Surrounding Uses

North: 1 to 2-storey detached dwellings on Bayview Avenue

South: 1 to 2-storey detached dwellings on Byng Avenue

East: On the east side of Bayview Avenue, between Byng Avenue and Holmes Avenue, are seven, two-storey detached homes at 3131–3163 Bayview Avenue.

West: 2 to 3-storey detached dwellings on Byng Avenue

THE APPLICATION

Description

The proposal consists of a row of five townhouse units with primary pedestrian access from Bayview Avenue via paired entrances and shared walkways. The site design incorporates a varied front yard setback, ranging from 1.09 metres at the corner unit (Unit 1) to 3.1 metres at the northerly Unit 5.

Setbacks include 2.5 metres along Byng Avenue to the south, 1.02 metres from the adjacent property to the north (3140 Bayview Avenue), and 7.5-metres to the west, ensuring adequate separation from the neighboring detached dwelling. The building heights range from 12.11 metres at the south end (Unit 1) to 11.31 metres at the north (Unit 5), with rear outdoor spaces on the first and second floors facing west on all units. Landscaping is proposed along the property lines, to provide a buffer between the townhouses and adjacent uses as well as the public realm. Garbage and recycling bins will be stored in rear integral garages, with curb-side waste collection accessed from Byng Avenue to minimize traffic disruption on Bayview Avenue.

Density

The proposal has a density of 1.44 times the area of the lot.

Residential Component

The proposal includes 5 townhouse dwelling units with 3 bedrooms per unit. The application proposes demolition of two existing rental units. Replacement of the rental units is not proposed.

Access, Parking and Loading

The proposal includes a total of 5 vehicular and bike parking spaces, one each per unit, which are provided within the unit's integral garage. There is no loading space provided for this development. No visitor parking spaces are proposed, however on street parking is available on Byng Avenue directly south of the subject site.

Additional Information

See the attachments of this Report for the Application Data Sheet (Attachment 1), Location Map (Attachment 2), site plan (Attachment 6), elevations (Attachment 7), and 3D massing views (Attachment 8) 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/3138BayviewAve

Reasons for Application

This application proposes to amend the current zoning for the subject site to permit the proposed building type and to alter certain performance standards. Currently the property at 3138 Bayview Avenue is zoned as RD (f15.0; a550) (x5) under Zoning By-law 569-2013. This zoning allows for detached dwellings with a maximum building height of 10.0 metres or two storeys. The proposal seeks to build 11.31 to 12.11 metre tall townhouses and modify the zoning for Residential Townhouses, or "RT".

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on June 7, 2022, wherein the details of this proposal and the application requirements were discussed.

The current application was submitted on July 4, 2024, and deemed complete on November 21, 2024, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre at: www.toronto.ca/3138BayviewAve

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 amendments.

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 Planning Statement (2024).

Official Plan

Section 3.1.3 *Built Form* of the Official Plan establishes policies that direct new development to contribute to the public realm and responds to existing and planned contexts. Developments must define and support adjacent streets, parks, and open spaces, with entrances visible and accessible from the public realm. They must minimize the visual and functional impacts of servicing, parking, and utilities, while providing safe and engaging street-level conditions. The policies also emphasize appropriate massing, scale, and transitions to ensure compatibility with surrounding areas.

Section 3.1.4 *Built Form – Building Types* of the Official Plan includes policies specific to townhouse and low-rise apartment buildings. These policies establish that townhouse developments should generally range from two to four storeys in height and provide a suitable transition to adjacent lower-scale streetscapes, including designated *Neighbourhoods* for this application. Entrances are required to be directly accessible and visible from public streets, pedestrian mews, or walkways, and building design should integrate with existing grades at the property line. The policies also state developments should maintain adequate daylight and privacy for both residents and neighbouring properties through the use of appropriate facing distances, building heights, angular planes, and step-backs.

The Official Plan designates the subject site as *Neighbourhoods*. Section 4.1 of the Official Plan states that *Neighbourhoods* are areas that permit a mix of low-rise residential buildings, including detached and semi-detached houses, duplexes, triplexes, various forms of townhouses, and walk-up apartments. Parks, schools, local institutions, and small-scale shops are also permitted. See Attachment 3 of this Report for the Land Use Map.

Policy 4.1.5 of the Official Plan distinguishes lots that front onto *major streets*, as identified on Map 3, from those located deeper within a block, recognizing that these lots may accommodate more intensive development due to differences in size, configuration, orientation, transit access, or exposure to higher traffic volumes. While *Neighbourhoods* are generally stable, they continue to evolve, and new development must respect and reinforce the prevailing physical character of each geographic neighbourhood. Development on lots fronting major streets must still respect neighbouring heights, massing, and scale; maintain proportionate setbacks; ensure privacy, sunlight, and sky views; front onto public streets; provide safe pedestrian access; and appropriately locate, screen, or enclose service areas, parking, and garbage to minimize impacts on neighbouring properties.

Staff note 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.

Official Plan Amendment 727 (OPA 727)

Official Plan Amendment 727, adopted by City Council in 2024, recognizes that properties along *major streets* often differ in size, configuration, and orientation from

interior lots, making them suitable for more intensive development. To support this, OPA 727 permits residential buildings up to six storeys, introducing a broader mix of housing scales and forms within existing *Neighbourhoods*. Although under appeal at the Ontario Land Tribunal, OPA 727 remains Council's vision for adding housing along *major streets* on lands designated as *Neighbourhoods*.

Official Plan Amendment (OPA 778)

Official Plan Amendment 778, enacted on February 11, 2025, updates Section 2.2.3 of the Official Plan. On July 24, 2025, the OLT confirmed that the majority of OPA 778 came into effect on March 14, 2025, under Planning Act s.17(27). The amendment is now fully in force, except for specific matters not applicable to this application. Of note, OPA 778 added 283 km of *Avenues* to Map 2, including the portion of Bayview where the subject site is located. In alignment with these policies, the proposal introduces increased residential density on an *Avenue* with access to transit, supporting OPA 778's objectives for growth and intensification.

Zoning

The lot at 3138 Bayview Avenue is zoned RD (f15.0; a550) (x5) under Zoning By-law 569-2013. The Residential Detached (RD) zoning category permits building heights of 10 metres for residential detached dwellings with a minimum 15 metre frontage and a minimum lot area of 550 square metres. Townhouses are not a permitted building type in the RD zone.

See Attachment 4 of this Report for the existing Zoning By-law Map.

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Townhouse and Low-Rise Apartment Guidelines

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 TGS. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund). Tier 1 performance measures may be secured in a zoning by-law or are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

Site Plan Control

As the proposal contains less than ten dwelling units, the proposal is not subject to Site Plan Control.

PUBLIC ENGAGEMENT

Community Consultation

Community Planning Staff hosted a virtual community consultation meeting ('CCM') on February 10, 2025, which was attended by approximately 41 people, including the local ward councillor.

At the CCM, Community Planning Staff provided an overview of the site context, the in effect and emerging policy framework, as well as an overview of the application review process; the applicant gave a presentation on the development proposal. Comments and questions raised at the CCM generally focused on the following:

- Questions about the proposed unit types and size;
- Concerns about increased traffic that may be caused as a result of this development;
- Questions and concerns about recycling and garbage bin storage;
- Questions about the timing of construction;
- Questions about stormwater drainage during construction and once built;
- Questions about privacy measures put in place for the neighbouring properties;
- Questions about shadow impact on neighbouring properties.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report.

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 Planning Statement and Provincial Plans

Staff's review of this application has considered the relevant provincial interest matters set out in the *Planning Act*. Staff have examined the current proposal to ensure it aligns with the Provincial Planning Statement (2024) ("PPS 2024"), whose policies detail how and where intensification should occur in the province.

The PPS (2024) supports the creation of complete communities by promoting an appropriate range and mix of housing options, introducing new housing alternatives and densities in previously developed areas. The PPS also provides direction that planning authorities are to identify the appropriate type and scale of development in strategic growth areas and the transition of built form to adjacent areas. In addition, Housing

Policy 2.2.1 supports development that achieves a net increase in residential units and optimizes proximity to existing public services, infrastructure, and transit networks. Bayview Avenue has the existing services, infrastructure, and access to the bus routes which run along it.

The proposed application meets these policy objectives as it provides an alternative mix of housing options; it supports additional intensification in a strategic growth area (Avenue); creates additional housing opportunities and makes efficient use of existing infrastructure.

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies and design guidelines described in the Policy and Regulation Considerations Section of this Report. Staff find that the proposal complies with the Official Plan and generally meets the design principles illustrated in the relevant design guidelines.

Land Use

The proposed land use for the development is residential townhouses which is a permitted land use in the *Neighbourhoods* designation. The proposed land use is appropriate subject to addressing the balance of the comments of this Report.

Rental Housing and Tenant Assistance

The proposed development includes the demolition of two occupied rental dwelling units. Official Plan Policy 3.2.1.12 requires a Tenant Assistance Plan be provided to lessen hardship for existing tenants. The applicant has agreed to provide a Tenant Assistance plan that is consistent with the City's current practices and will support tenants to access alternative accommodation within the neighbourhood.

This report includes a recommendation that the Chief Planner and Executive Director, City Planning require that the owner provide a lawyer's undertaking to the City, in a form satisfactory to the City Solicitor, to secure the implementation of the required Tenant Relocation and Assistance Plan.

Public Realm

Policy 4.1.5 of Chapter 4 of the Toronto Official Plan requires that development in *Neighbourhoods* respect and reinforce the existing physical character of the area, including setbacks amongst other matters. At the same time, Policy 4.1.5 acknowledges that lots fronting onto *major streets* may be distinguished from interior lots, recognizing the potential for more intense development, as permitted by the Official Plan.

The proposed south side yard setback along Byng Avenue and the front yard setbacks along Bayview Avenue are sensitive to the surrounding neighbourhood context while addressing the site's location on a *major street*. On the south side, near the intersection with Bayview Avenue and Byng Avenue, the side yard setback begins at 2.5 metres and staggers back to increase to 3.81 metres at the rear terraces of the unit along Byng

Avenue. After the driveway there is then a 3.44 metre landscape strip along the west property line at Byng Avenue. This staggered configuration and landscaping creates an appropriate transition to the neighbouring building on Byng Avenue.

The front yard setback along Bayview Avenue varies from a minimum of 1.09 metres at a corner of Unit 1 at the intersection to a maximum of 3.1 metres for Unit 5 in the north. The small setback at Unit 1 occurs where the building come to point and does not reflect the full extent of the unit's front yard setback. The variation in front yard setbacks is influenced by the angled front lot line along Bayview Avenue and the staggered arrangement of the units, which causes the setback to narrow to a point in a couple of locations, such as the 1.09 metre point on Unit 1. This approach is generally consistent with the Bayview Avenue Area Study (2007), which recommends a 3-metre setback along Bayview Avenue, while also taking into account more recent developments in the area that have been approved with setbacks as small as 2.5 metres.

The rear (west) and north side yard setbacks are adjacent to the neighbouring properties. The north side yard setback is 1.02 metres from the north side property line and accommodates a narrow pedestrian walkway, facilitating access between the front and rear of the property. The rear of the building is set back 7.51 metres and includes a 2.8 to 3.44-metre-wide landscaping strip between the rear driveway and lot line. This landscaped strip serves as a buffer and a transitional space to improve privacy between the neighbouring properties and the townhouses. This arrangement is acceptable to Staff .

The width of the sidewalk along Bayview Avenue is also secured at 1.8 metres.

Density, Height, Massing

The proposed density is 1.44 times the area of the lot and varies from the neighbouring properties, but this is acceptable given the site's location on a *major street* and given the site is located along an Avenue. While adjacent properties on Byng Avenue reflect a more traditional residential pattern, this site's frontage on Bayview Avenue allows for a denser development. Accordingly, the proposal aims to balance compatibility with the established neighbourhood character and the opportunity for more intensification along a *major street* and an Avenue.

The proposed building's height ranges from 11.31 to 12.11 metres high and is 3 storeys which is consistent with other townhouse developments along Bayview Avenue. Section 4.1.1 of the Official Plan states that areas designated *Neighbourhoods* such as the subject site are made up of lower scale buildings that are no higher than four storeys. This is also echoed in the Introduction of the Townhouse and Low-Rise Apartment Guidelines which indicate development of this type should be 4 storeys or less in height. As well, the proposed height aligns with other townhouse developments along Bayview Avenue. OPA 727 also contemplates apartment buildings up to six storeys along major streets.

The proposal aligns with the intent of Section 4.1 - Fit and Transition of the Townhouse & Low-Rise Apartment Guidelines. This section states "On sites that are adjacent to or across the street from lower buildings, the massing of new low-rise buildings should

step down and/or stepback to respond to the building height and mass of the neighbouring buildings”. The proposal achieves this by providing stepbacks above the first level to mitigate massing impacts on the neighbouring properties.

Through the course of the application review, Staff requested modifications to the rear massing of the townhouses as it relates to the adjacent property to ensure appropriate transition and a buffer is provided through a reduction in the rear platforms. The applicant made revisions to respond to Staff comments, resulting in a reduction in the terrace size on the first and second floors. The first-floor terrace now measures 2.69 metres in depth, 2.7 metres above grade, and the second-floor balcony is 1.5 metres in depth. Collectively, these features provide a more effective transition and contribute to maintaining privacy for the neighbouring property to the west.

The proposal is also in conformity with the recently OLT approved OPA 778, which came into effect on March 14, 2025, under Planning Act s.17(27). As discussed above, the subject site is located on Bayview Avenue, designated as an Avenue, where OPA 778 directs growth and intensification. The proposal introduces increased residential density on an *Avenue* with access to transit, a bus route, supporting OPA 778's objectives for growth and intensification.

Given these considerations, Staff find the revised plans satisfactory, as they balance functional access, site buffering, and unneighborly privacy in a manner consistent with planning objectives.

Servicing

Garbage and recycling bins will be stored in rear garages, with waste collection provided from the Byng Avenue curb to minimize traffic disruption on Bayview Avenue.

A Functional Servicing and Stormwater Management Report was submitted which demonstrates that the existing sanitary sewer system and watermain have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review.

Road Widening

In order to satisfy the Official Plan requirement of a 30-metre right-of-way for this segment of Bayview Avenue, a 1.86 metre road widening dedication along the Bayview Avenue frontage of the site is required and is proposed to be conveyed to the City. This required widening has been clearly identified on the submitted drawings as land to be conveyed to the City for a nominal sum. While such conveyances are typically secured through the Site Plan Approval process, no site plan application is required in this case, as the proposed development comprises fewer than 10 residential units. As such, the conveyance will not be achieved.

Traffic Impact

A Transportation Impact Study, prepared by Frontop Engineering Limited and dated March 20, 2023, was submitted in support of the proposed development. The study found that the development would generate approximately two and three new two-way

vehicle trips during the weekday morning and afternoon peak hours, respectively. The consultant concluded that the proposed development is expected to have a minimal impact on traffic volumes during these peak periods. City Staff reviewed the study and found its assessment and conclusions to be acceptable.

Access, Vehicular and Bicycle Parking and Loading

Access to the proposed development will be provided via a full-movement driveway on Byng Avenue, accommodating both vehicles and bicycles accessing on-site parking. The three existing vehicular access points on Bayview Avenue will be removed, consolidating access in accordance with City policy to limit curb cuts. City Staff have reviewed and found the access configuration acceptable.

The driveway leads to individual garages at the rear of each townhouse, providing five vehicle parking spaces—one per unit—meeting the minimum requirement under City of Toronto Zoning By-law 569-2013. Each garage also includes bicycle storage, totaling five bicycle parking spaces.

While no accessible parking spaces are proposed, resulting in non-compliance with By-law 569-2013, this is considered acceptable given the development's limited scale and availability of on-street parking along Byng Avenue, which mitigates the impact of the absence of accessible and visitor parking on-site.

No loading space is proposed as developments with fewer than 30 units are not required to provide loading spaces; therefore, this proposal complies with the regulation.

Parkland

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. 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 Arborist Report and Tree Preservation Plan submitted by the applicant identifies one City of Toronto right-of-way tree proposed to be removed, one City of Toronto right-of-way tree to be injured , and one neighbouring tree would be injured. All other injuries or removals are not protected by-law trees. All of the trees to be retained would be protected by barriers and/or existing fences during the demolition and construction on the site. The applicant is proposing five City street trees and three private trees. The setbacks proposed by the application allow for access to soil volume to facilitate tree planting opportunities on-site, particularly around the perimeter of the lot. As such Staff have no concerns.

Any tree removal or injury and replanting plan will be subject to Urban Forestry's permit process. A separate application is to be made directly with Urban Forestry.

CONTACT

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SIGNATURE

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

ATTACHMENTS

City of Toronto Information/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 and/or Ground Floor Plan
Attachment 8: 3D Massing Model

APPLICATION DATA SHEET

Municipal Address: 3138 BAYVIEW AVE **Date Received:** July 4, 2024

Application Number: 24 174957 NNY 18 OZ

Application Type: Rezoning

Project Description: Rezoning Application proposes to build 5 townhouse units fronting onto Bayview Avenue with a total gross floor area of 976.25 m² and an overall density of 1.42 Floor Space Index (FSI).

Applicant	Agent	Architect	Owner
GOLDBERG GROUP			FRANCESCO MURDOCCA

EXISTING PLANNING CONTROLS

Official Plan Designation: Neighbourhoods Site Specific Provision: N

Zoning: RD (f15.0; a550) (x5) Heritage Designation: N

Height Limit (m): Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 731.25 Frontage (m): 26.19 Depth (m): 26.15

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	167	0	363.65	
Residential GFA (sq m):	167	0	976.25	976.25
Non-Residential GFA (sq m):	0			
Total GFA (sq m):				976.25
Height - Storeys:	1	0	3	3
Height - Metres:	6	0	12	12

Lot Coverage Ratio (%): 0.52.9 Floor Space Index: 1.42

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	976.25	
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	2	0	0	0
Freehold:	1		5	5
Condominium:				
Other:				
Total Units:			5	5

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:	0	0	0	0	0
Proposed:					
Total Units:					5

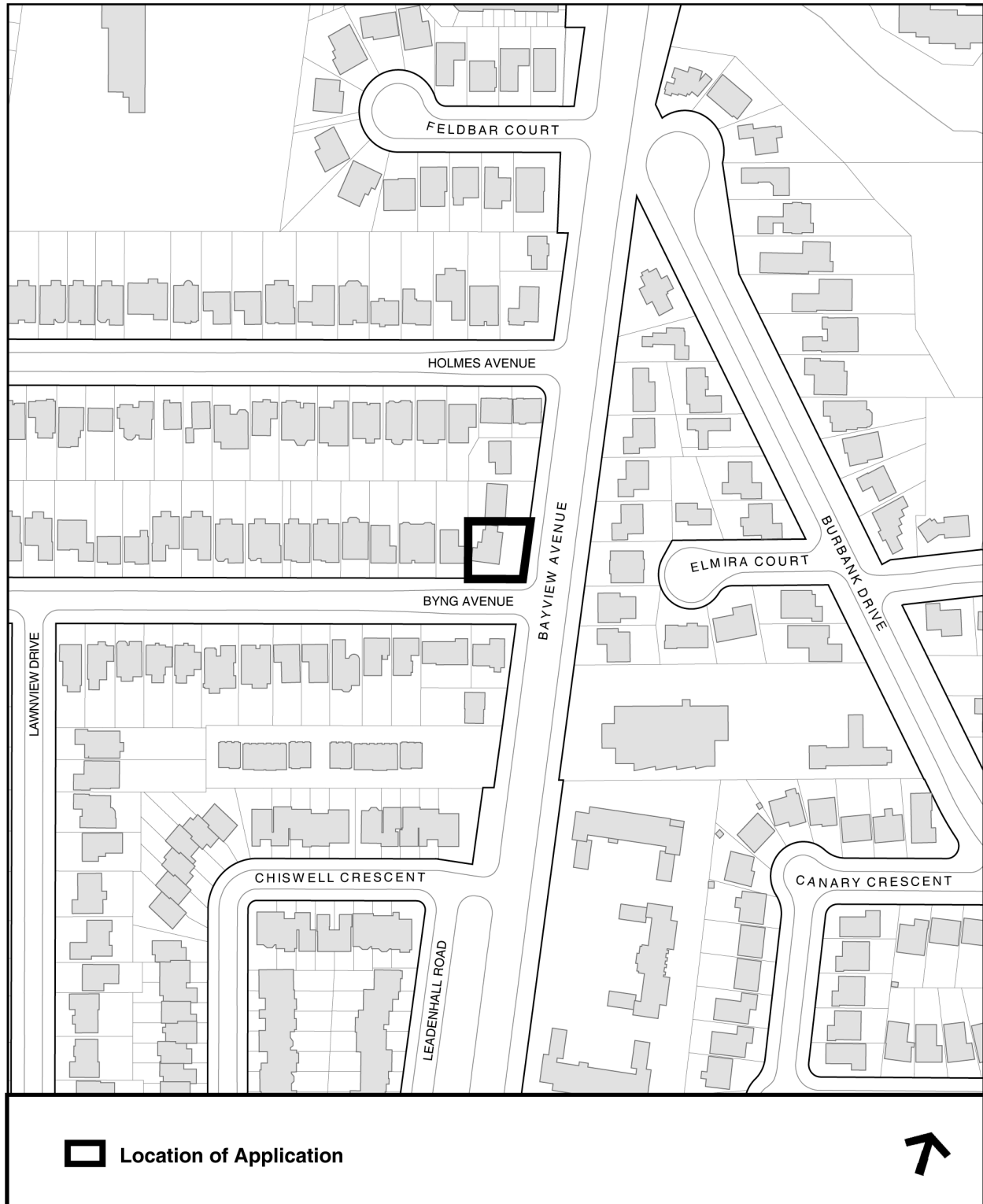
Parking and Loading

Parking Spaces: 5	Bicycle Parking Spaces: 5	Loading Docks: N/A
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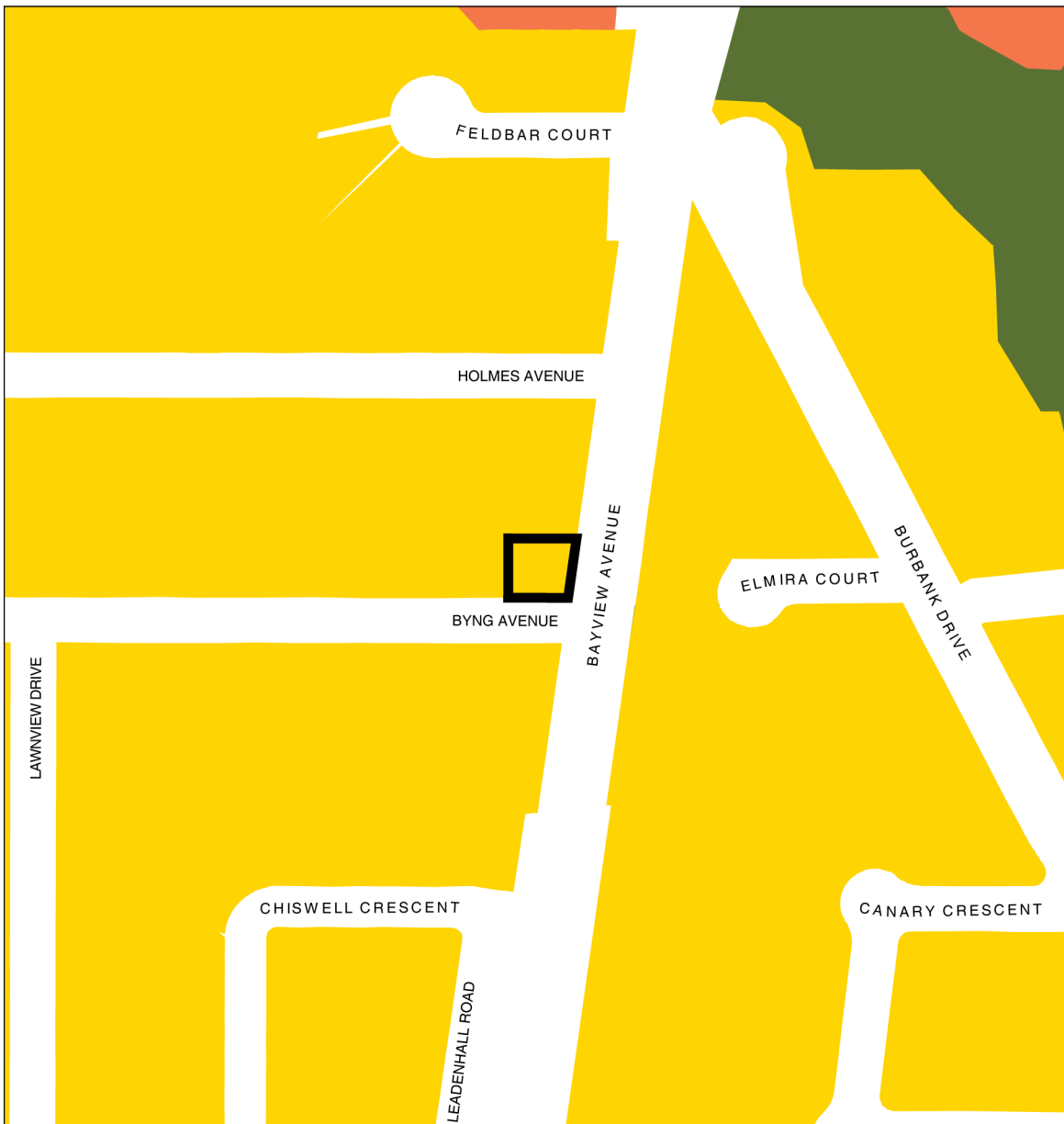
CONTACT:

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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 16

3138 Bayview Avenue

File # 24 174957 NNY 18 0Z



Location of Application

Neighbourhoods

Apartment Neighbourhoods



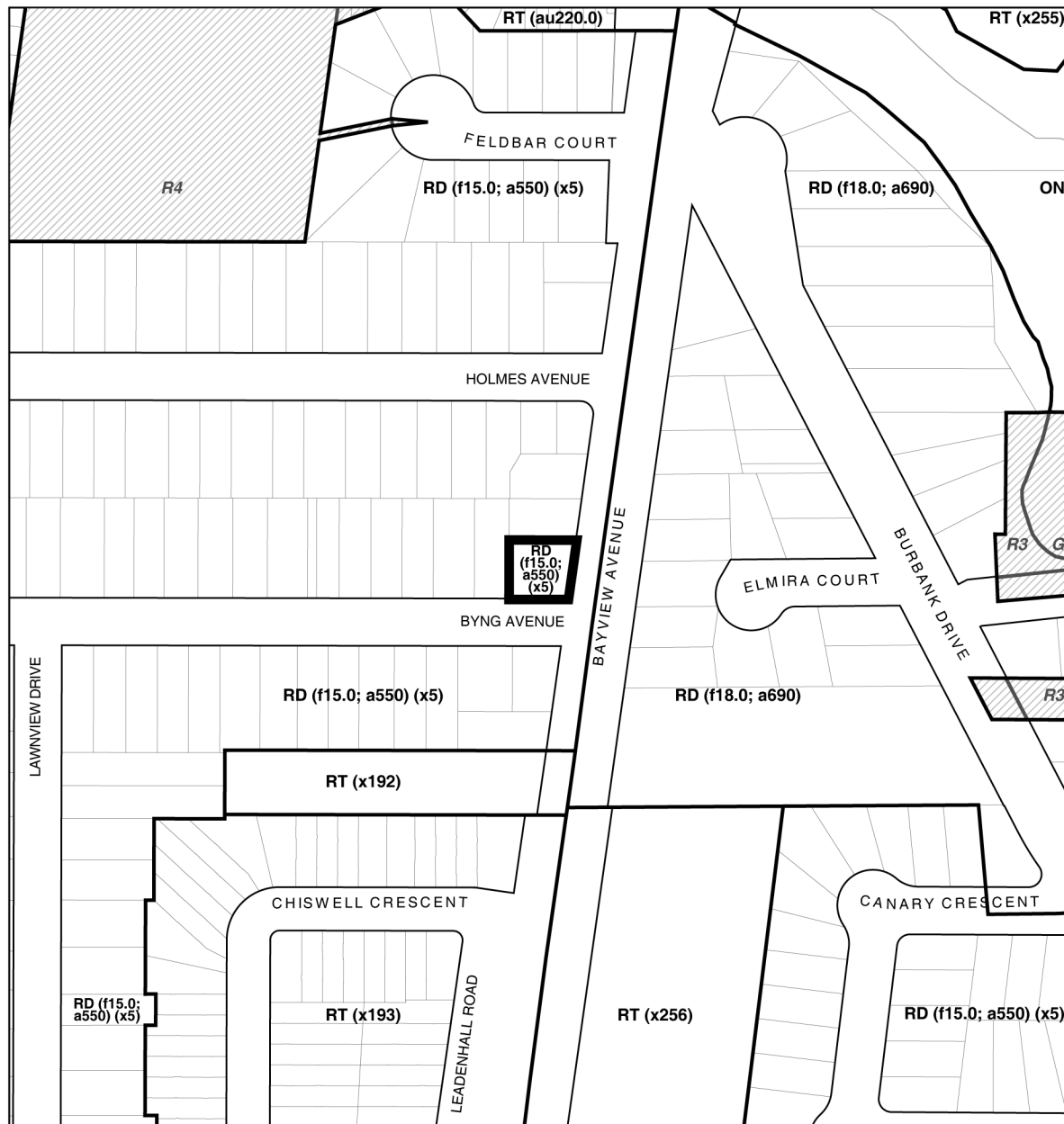
Natural Areas

Parks



Not to Scale
Extracted: 07/10/2024

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

3138 Bayview Avenue

File # 24 174957 NNY 18 02



Location of Application

RD
RT
ON

Residential Detached
Residential Townhouse
Open Space Natural



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

R3
R4
RM1
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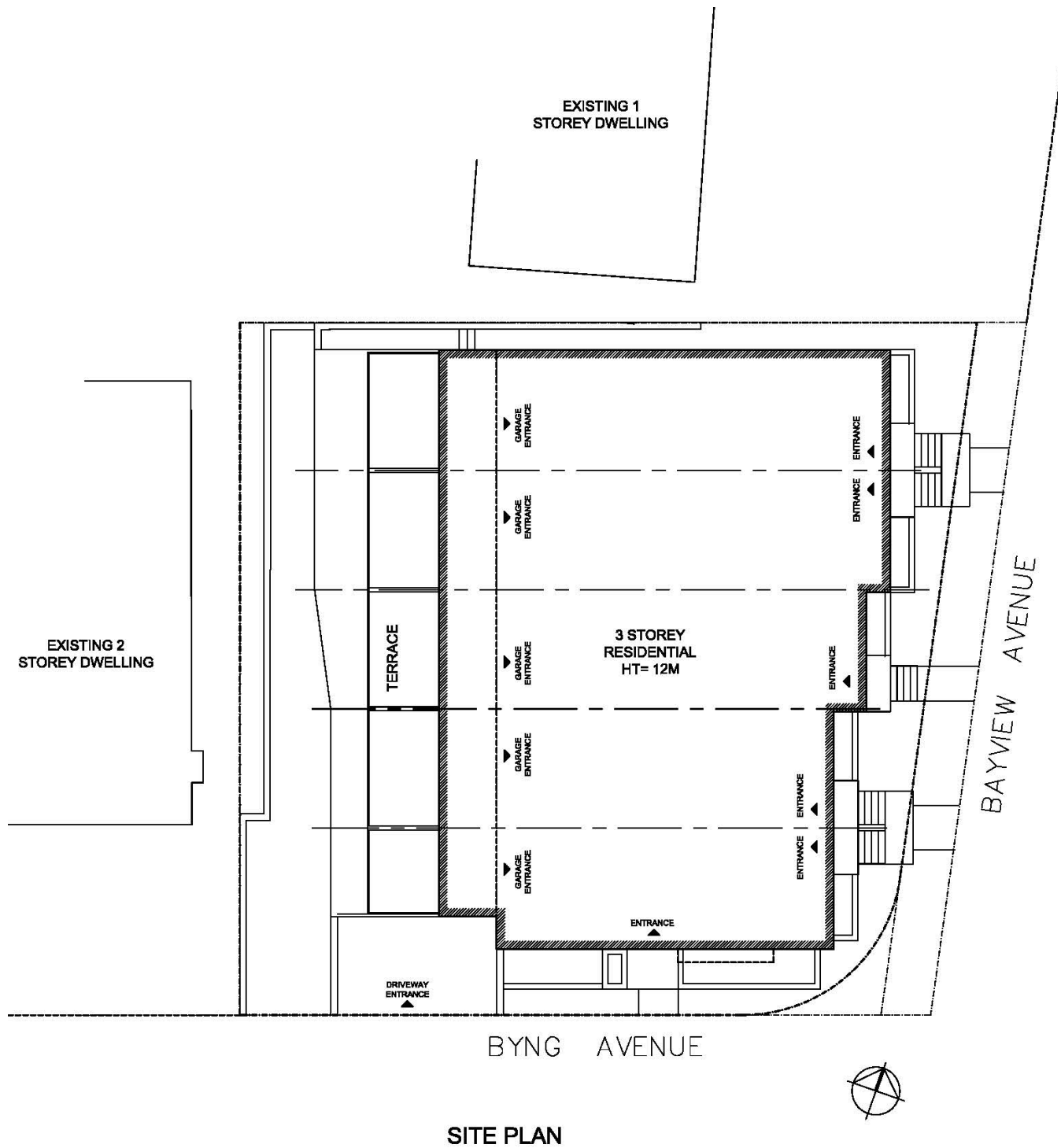
One-Family Detached Dwelling Third Density Zone
One-Family Detached Dwelling Fourth Density Zone
Multiple-Family Dwellings First Density Zone
Greenbelt Zone



Not to Scale
Extracted: 07/10/2024

Attachment 5: Draft Zoning By-law Amendment
(under separate cover)

Attachment 6: Site Plan



Attachment 7: Elevations and/or Ground Floor Plan



Attachment 8: 3D Massing Model

