

2425-2427 Bayview Avenue and 1 The Bridle Path – Official Plan Amendment & Zoning By-law Amendment Application – Approval

Date: October 2, 2025

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 15 - Don Valley West

Planning Application Number: 24 245561 NNY 15 OZ

SUMMARY

This report recommends approval of the application to amend the Official Plan and Zoning By-Law to permit a 6-storey (22.5 metre plus 4.5 metres to mechanical penthouse) residential apartment building at 2425 - 2427 Bayview Avenue and 1 The Bridle Path. The proposed building would have a total gross floor area of 13,475 square metres, 56 residential dwelling units and 122 vehicular parking spaces. The proposal also includes a 661.79 square metre on-site public park.

The proposed development is consistent with the Provincial Planning Statement (2024) and conforms to the City's Official Plan. It will provide housing options in an appropriate built form, intensifying an underutilized site along a major street in a way that is respectful of both the existing and planned context.

RECOMMENDATIONS

The Director, Community Planning North York District recommends that:

1. City Council amend the Official Plan for the lands municipally known as 2425 - 2427 Bayview Avenue and 1 The Bridle Path substantially in accordance with the draft Official Plan Amendment included as Attachment 5 to this Report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 2425 - 2427 Bayview Avenue and 1 The Bridle Path substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 to this Report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan and Zoning By-law Amendment as may be required.
4. City Council approve that in accordance with Section 42 of the Planning Act prior to the issuance of the first above grade building permit, the Owner shall convey to the City, an on-site parkland dedication, having a minimum size of 661.79 square metres, to the satisfaction of the General Manager, Parks and Recreation.
5. City Council approve the acceptance of on-site parkland dedication, subject to the owner transferring the parkland to the City free and clear, above and below grade, of all easements, encumbrances, and encroachments, in an acceptable environmental condition to the satisfaction of the General Manager, Parks and Recreation. The Owner may propose the exception of encumbrances of tiebacks, where such an encumbrance is deemed acceptable by the General Manager, Parks and Recreation, in consultation with the City Solicitor and such an encumbrance will be subject to the payment of compensation to the City, in an amount as determined by the General Manager, Parks and Recreation and the Executive Director, Corporate Real Estate Management.
6. City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the Owner of the Above Base Park Improvements to the satisfaction of the General Manager, Parks and Recreation (P&R). The development charge credit shall be in an amount that is the lesser of the cost to the Owner of designing and constructing the Above Base Park Improvements, as approved by the General Manager, P&R, and the Parks and Recreation component of development charges payable for the development in

accordance with the City's Development Charges By-law, as may be amended from time to time.

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

On June 8, 2007, the Ontario Municipal Board (OMB) approved Official Plan Amendment 584 and Zoning By-law amendment No. 619-2009 (OMB) to permit the development of 20 townhouses with a maximum permitted height of 3 stories at 2425 – 2427 Bayview Avenue. This proposal did not include the property at 1 The Bridle Path.

On September 11, 2014, an Official Plan Amendment, Zoning By-law Amendment and Site Plan Applications were received to permit 40 townhouses. On March 10, 2015, the applicant appealed the Zoning By-law, Official Plan Amendment and Site Plan Application to the OMB due to Council's failure to make a decision on the applications within the time prescribed by the *Planning Act*. An offer to settle was received and accepted by City Council on December 9, 2015. A copy of the report and Council decision can be found here: [Agenda Item History - 2015.CC11.6](#). The settlement permitted 37 townhouses with a maximum permitted height of 3 stories. However, the appeal was withdrawn from the OLT on January 4, 2019. A Final Order was never issued to implement the proposed Official Plan and Zoning By-law Amendments.

On May 22 and 23, 2024, City Council adopted Item 2024.PH12.3 "Expanding Housing Options in Neighbourhoods: Major Streets Study", which amends the Official Plan and Zoning By-law to permit 6-storey apartment buildings on Neighbourhoods designated lands along major streets. The decision of City Council can be found here: [Agenda Item History - 2024.PH12.3](#).

Official Plan Amendment No. 727 and Zoning By-law 608-2024 implementing the Major Street Study were appealed to the Ontario Land Tribunal on July 25, 2024. The Ontario Land Tribunal issued its Final Order on September 11, 2025. The Zoning By-law 608 appeal was dismissed and the Official Plan Amendment No. 727 appeal was allowed in part.

THE SITE AND SURROUNDING LANDS

Description: The site is located on the east side of Bayview Avenue, to the south of The Bridle Path. The site is generally rectangular in shape and has a total site area of approximately 6,659 square metres, with 90 metres of frontage on Bayview Avenue, and a lot depth of approximately 88 metres at the southern portion and 44 metres in the northern portion of the lot. See Attachment 2 for the Location Map.

Existing Use: The site consists of three lots. The northern lot, 1 The Bridle Path, contains one single storey detached dwelling. The two southern lots, 2425 & 2427 Bayview Avenue do not have any dwellings on site. The two Bayview Avenue lots have been partly excavated with partial foundations for a townhouse development that has now been abandoned.

Surrounding Uses: The subject site is located at the southeast corner of Bayview Avenue and The Bridle Path. The area is primarily composed of estate homes but has been expanding to include townhouses, institutional uses and some low-rise apartments (proposed and existing).

North: To the immediate north of the site is a historically designated house at 2 the Bridle Path, known as The Hubert Page House. To the north of the Hubert Page House is the Chabad on Bayview. The Chabad on Bayview is a Place of Worship as well as a day nursery. Further north is Windfields Park, a 31-hectare park that runs up to York Mills and south along the Wilket Creek Trail. The Windfields Park property is designated under the Heritage Act and the Windfields Estates has been converted into the headquarters for the Canadian Film Centre.

South: To the immediate south of the site are two 2-storey detached homes with garages that are accessed from Hyde Park Circle. At 8 and 10 Hyde Park Circle, there is an Ontario Land Tribunal approval for a 5-storey (21.7 metre) residential apartment building fronting onto Bayview Avenue. Further south there is an existing 4-storey apartment building at 1 Post Road.

East: To the immediate east of the site there are 2-storey detached homes. The lots are deep with large houses and large front yard setbacks. Further to the east is Wilket Creek and recreational trails.

West: To the immediate west, are detached 1 to 2-storey houses which front onto Bayview Avenue. Further to the west is Rosedale Golf Club located on TRCA regulated lands.

THE APPLICATION

Description

The application proposes to amend and revise Site and Area Specific Policy 314 within the Official Plan and amend Site Specific Zoning By-law number 619-2009(OMB) to permit the construction of a 6-storey (22.5 metre plus 4.5 metres to mechanical penthouse) residential apartment building.

Density

The proposal has a total gross floor area (GFA) of 13,475 square metres with a floor space index (FSI) of 2.01.

Residential Component

The proposal includes 56 residential dwelling units, comprised of 6 one-bedroom (10.7%), 16 two-bedroom (28.6%), and 34 three-bedroom units (60.7%).

Access, Parking and Loading

Vehicle access to the site is proposed from a 6-metre wide private driveway from The Bridle Path. The driveway provides access to an interior circular turnaround area that includes a pick-up/drop-off area. Access to the parking garage, loading movements, etc. will be onsite from the interior turnaround area.

The proposal includes 122 vehicular parking spaces. A total of 106 will be allocated for residential, 11 for visitors and 5 for accessible parking. A total of 39 long-term bike parking spaces and 4 short-term bike parking spaces will be provided. Lastly, 1 Type G loading space will be provided.

Amenity Space

The proposal includes 211.48 square metres (3.78 square metres/unit) of indoor amenity space and 129 square metres (2.30 square metres/unit) of outdoor amenity space.

Additional Information

See the attachments of this Report for the Application Data Sheet, Location Map, site plan, elevations, and 3D massing views 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: <http://www.toronto.ca/2425BayviewAve>

Reasons for Application

An Official Plan Amendment is required to amend and revise the existing, in-force Site and Area Specific Policy 314, that permits a maximum of 20 townhouses with a maximum building height of 3 stories. The amendment would delete the current permission and allow a 6-storey residential apartment building. SASP 314 was the outcome of the site-specific Official Plan Amendment application approved by the Ontario Land Tribunal in 2007. A Zoning-Bylaw Amendment is required to vary performance standards including but not limited to: height, parking, setbacks and built form.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on July 13, 2023. Additional PAC meetings took place with the applicant on May 7, 2024 and August 6, 2024.

The current application was submitted on December 4, 2024 and deemed incomplete on December 23, 2024. The application was resubmitted on February 14, 2025 and deemed complete on February 28, 2025. The reports and studies submitted in support of this application can be found on the City's Application Information Centre at: <http://www.toronto.ca/2425BayviewAve>.

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 Official Plan amendments and 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), and shall conform to provincial plans.

Official Plan

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/>.

The subject lands are designated *Neighbourhoods* on Land Use Map 17, and front onto Bayview Avenue, which is identified as a major street with a planned right-of-way of 27 metres, as shown on the Map 3 of the Official Plan. The Official Plan Land Use Map is provided in Attachment 3 of this report.

Site and Area Specific Policy

SASP 314 applies to the site and permits a maximum of 20 townhouses with a maximum building height of 3 stories.

Expanding Housing Options in Neighbourhoods – Major Streets Study

Expanding Housing Options in Neighbourhoods (EHON) is a set of planning initiatives and strategies to introduce land use permissions and low rise “missing middle” buildings within Neighbourhoods to increase housing options in areas where land use permissions have limited intensification. The EHON Major Streets study examined opportunities to add permissions such as townhouses and small-scale apartment buildings along the City’s major streets, as identified on Map 3 of the Official Plan.

In May 2024, City Council approved modifications to the Neighbourhoods policies contained within Chapter 4 of the Official Plan, and associated modifications to Zoning By-law 569-2013 in order to meet the intent of the City’s EHON initiative. These modifications were enacted as Official Plan Amendment (OPA) 727 and By-law 608-2024. Amongst other matters contemplated by these amendments, relevant issues to the subject application and its planned context include:

- Permitting residential buildings up to a maximum of 6 stories and 60 units along Major Streets;
- Permissions to intensify in Neighbourhoods designated lands on Major Streets beyond the prevailing building type;
- Encouraging a diverse mix of housing types and sizes;
- Adding development criteria policies to address built form of Neighbourhoods designated lands on Major Streets.

OPA 727 and Bylaw 608-2024 were appealed to the Ontario Land Tribunal on July 25, 2024. As of September 11, 2025, the appeals have been resolved with minor modifications to OPA 727. The modifications were to add flexibility to setbacks and servicing screening requirements, delete policies related to tree preservation and building orientation (Policies 12(i) and 13(b)), and strengthen active frontage requirements.

Zoning

The sites at 2425 & 2427 Bayview Avenue are zoned RT (u20) (x216) under Zoning By-law 569-2013, as amended by site-specific By-law 619-2009. The site at 1 The Bridle Path is zoned RD (f30.0; a1100) (x69) under Zoning By-law 569-2013.

The RT zone generally permits residential building types such as detached house, semi-detached house, townhouse, duplex, triplex and fourplex. Apartment buildings are not permitted in the RT zone. Apartment buildings are permitted if they are abutting a major street, as per By-law 608-2024.

Since the subject application was submitted on December 4, 2024, Zoning By-law Amendment (ZBA) 608-2024 – the EHON Major Streets initiative was passed by City Council. By-law 608-2024 resulted in zoning permission amendments to both the “RT” and the “RD” zones to permit increased height permissions and apartment buildings along Major Streets. For an apartment building, the zoning on site would permit a maximum height of 19 metres. 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:

- Mid-Rise Building Performance Standards
- Growing Up Guidelines for Children in Vertical Communities

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments 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 are secured on site plan drawings and through a Site Plan Agreement.

PUBLIC ENGAGEMENT

Community Consultation

On April 1, 2025, a virtual community consultation meeting took place and was attended by approximately 40 members of the public, the Ward Councillor, Community Planning Staff, the applicant and project architect. Comments and questions raised at the consultation were related to the following matters:

- Increased traffic at Bayview Avenue and The Bridle Path intersection;
- Lack of visitor parking available within the development;
- Potential on-street parking in the area;
- Appropriateness and fit of the proposed height and density;
- Negative impact of increased traffic on local roads;
- Privacy concerns on the adjacent houses at 3 & 5 The Bridle Path and residential homes around Hyde Park Circle;
- Too much building height and density; and
- Concerns regarding noise, construction vehicle parking location, traffic, and hazard impacts during construction.

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 an opportunity to hear 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 had regard for the relevant matters of provincial interest set out in the *Planning Act*. Staff has reviewed the current proposal for consistency with the PPS (2024). The proposed development represents appropriate intensification as the site is a major street in the Council-adopted EHON Major Street Study Area. Additionally, the proposal adds to the range and mix of housing options in the area in accordance with Provincial Policy. Staff find the proposal consistent with the PPS (2024).

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies, planning studies, and design guidelines described in the Policy and Regulation Considerations Section of this Report.

Land Use

The subject site is designated as *Neighborhoods* in the City of Toronto Official Plan. The proposal is to permit a 6-storey residential apartment building containing 56 units and 122 underground parking spaces. The site fronts onto Bayview Avenue, a designated Major Street on Map 3 of the Official Plan and is supported by transit. Council-adopted OPA 727 (EHON Major Streets) permit a more intense form of development such as residential buildings up to a maximum of 6-stories in height. Sites along Major Streets differ from interior lots due to their larger lot configurations, adjacency to developments with varying heights, and better access to transit. The subject site is a corner lot created through the consolidation of three parcels, resulting in a larger lot of 6,658.88 m².

Staff are of the opinion that the proposed 6-storey residential apartment building is an acceptable form of modest intensification in a location that is appropriate for midrise development, and aligns with the enacted Council policy direction for major streets.

The applicant is also proposing an onsite public park as part of this application. Public parks are permitted within the Neighbourhoods designation. Staff have no concerns and the proposed parks land use is appropriate.

Housing

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. This proposal would result in a unit mix that meets the intent of the Growing Up Guidelines and is appropriate. The proposal consists of approximately 11% one-bedroom, 29% two-bedroom and 60% three-bedroom units.

Density, Height, Massing

This application proposes 13,475 square metres of gross floor area, resulting in a floor space index of 2.01. In addition, the applicant has proposed a total of 56 dwelling units, which is within the permitted maximum of 60 dwelling units for an apartment building located on a major street under Zoning by-law 608-2024 (EHON). Staff consider this level of development acceptable, as it is consistent with the EHON Zoning By-law and fits within the existing and planned context of the area.

Council's adoption of OPA 727 permits building heights of up to 6 stories along Major Streets. This policy direction supports the development of the subject site at the proposed height and would allow adjacent Major Streets properties to be developed at a similar scale to the subject proposal as-of-right. The 6-storey residential building proposes a maximum height of 22.5 metres plus mechanical penthouse. Although Zoning By-law 608-2024 (EHON) permits a maximum height of 19 metres, the additional height is a minor increase brought on by the larger floor-to-ceiling dimensions on each storey. The building is categorized as a mid-rise in the Official Plan and is below the 27-metre planned right-of-way width of Bayview Avenue.

In accordance with Policy 12(b) of OPA 727, the proposal consolidates three parcels along a major street to create a larger lot that can accommodate a more intense built form. The building massing has been broken up with a 1.5-metre stepback on the upper floors along the Bayview Avenue frontage, creating a comfortable 4-storey streetwall condition that aligns with the character of the existing built form and improves pedestrian scale. The building also steps down from 6 to 4-stories toward the northeast, providing an appropriate transition to the adjacent Neighbourhood area. Balconies are restricted along Bayview Avenue to 1.5 metres encroachments into the building setback and a 45% restriction on the balcony lengths, except at the 5th storey. This helps to reduce the mass of the building along the Bayview Avenue frontage. These measures

align with policy 12(d) of OPA 727 to break up façades through massing, setbacks and architectural articulation.

The proposal incorporates a 6.0-metre setback from Bayview Avenue, which is also consistent with Policy 12(c) of OPA 727, which requires new development along major streets to provide setbacks that generally meet those permitted by zoning for adjacent residential properties. An 8.4-metre rear yard setback is also provided, ensuring adequate separation from the rear yards of the abutting residential properties. This setback helps maintain privacy, reduce overlook into the rear yards and provide an adequate transition to the *Neighbourhoods* designated area. Side yard setbacks to the building are 7.5 metres along the south lot line and range between 5.0 metres and 8.75 metres along the north lot line. The proposed setbacks establish appropriate separation and transition to the surrounding neighbourhood and exceed both OPA 727 policies and By-law 608-2024 setback requirements.

Staff have reviewed this application against the applicable Official Plan Policies with respect to built form and massing and the overall intent of the Mid-Rise Building Design Guidelines. It is the opinion of staff that these standards have been met, and the proposal is acceptable.

Public Realm and Streetscape

Staff have reviewed the application in the context of the applicable public realm policies of the Official Plan as well as the relevant design guidelines that apply to this site.

Active frontage is reinforced by orienting building entrances towards Bayview Avenue, which is consistent with Policy 13 requirements for properties fronting onto major streets. Further, Policies 12 and 13 of OPA 727 emphasize the importance of façade articulating, separation distances, and landscape treatments to mitigate impacts on abutting properties. The proposed development has limited balcony placement overlooking the proposed park and the property at 3 The Bridle Path. Further, landscape buffers will be provided along the lot lines of neighboring properties.

The proposal includes a 6.0-metre front yard setback along Bayview Avenue that enhances the public realm and maintains the existing street character. This setback will also provide enough space for staff to explore further planting opportunities during the site plan review application. The proposal satisfies policy 12(g) of OPA 727 to provide safe, accessible pedestrian walkways from the public streets by providing a 2.1-metre wide public pedestrian sidewalk that will align with the sidewalk on the adjacent development at 8 & 10 Hyde Park Circle. Lastly, a new 661.79 square metres park is

planned to be integrated into the Northwest corner of the site. Staff are satisfied that the proposal conforms with the Official Plan.

Tree Preservation

The applicant submitted an Arborist Report and Tree Protection Plan in support of the application. Tree compensation is required for the removal of private trees with a diameter of 30 cm or more, as well as for the removal of all trees within the City's road allowance. A compensation ratio of 3:1 applies, resulting in the requirement of 48 compensation trees for removals on private property and 57 compensation trees for removals within the public rights-of-way. Staff will work with the applicant at the site plan approval stage to ensure as many trees can be planted on-site. For trees that cannot be replanted, the applicant will be required to pay cash-in-lieu. Urban Forestry staff do not object to the Zoning By-law Amendment application. Outstanding comments from Urban Forestry will be addressed through the Site Plan Control process.

Sun/Shadow Impact

The City of Toronto's Terms of Reference requires a Shadow Impact Study for buildings above 20 metres in height. The proposed building is 22.5 metres plus an additional 4.5 metres for mechanical penthouse. The mechanical penthouse occupies a portion of the roof and is stepped back from the edges of the building. The study demonstrates that the proposal would have limited shadow on any adjacent Neighbourhood designated lands and the proposed public park. These shadow impacts are limited and meet the Official Plan's intent with respect to access to sunlight and solar performance.

Wind Impact

Official Plan Policy 4.2.2 (c) identifies that new buildings will be located and massed to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks, and open spaces.

A Pedestrian Level Wind Study was provided in support of the application. Staff have reviewed the study and are satisfied with the assessment, conclusions, and recommendations. The Study concludes that the proposed development is not expected to significantly affect the wind conditions of the surrounding areas in pedestrian-sensitive locations. In addition, the new public park is in a location that ensures comfortable wind conditions during the typical-use period of May to October. Should further mitigation measures be required, staff will ensure that those measures are implemented and explored at the Site Plan approval stage.

Servicing

Development Engineering staff have reviewed the submitted materials and have accepted the analysis in support of the application which demonstrates there is available capacity in the servicing infrastructure to accommodate the proposal.

Solid Waste Management will provide front-end compacted garbage, recycling, and organic collection services to the development. Collection of waste materials from this development will be in accordance with the “City of Toronto Requirements for Garbage, Recycling and Organics Collection Services for New Developments and Re-Developments” and Chapter 844, Solid Waste of the Municipal Code.

Road Widening

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 site is required and is proposed to be conveyed to the City through the site plan application. The road widening has also been illustrated on Diagram 3 of the attached Draft Zoning By-law Amendment (Attachment 6).

Traffic Impact

A Traffic Impact Study (TIS) was prepared by LEA Consulting in support of the proposal. The report estimates that the project will generate approximately 17 and 16 two-way vehicle trips during the a.m. and p.m. peak hours, respectively. The consultant concludes that the proposed development is expected to have a minimal impact on the road network operations in the surrounding area. All movements will remain within capacity, with minimal change from future background conditions. Transportation Services have reviewed the TIS report and find this acceptable.

Access, Vehicular and Bicycle Parking and Loading

Site access is from a single all-moves 6-metre wide private driveway onto the Bridle Path, with no vehicular access from Bayview Avenue. The approach is consistent with Policy 12(h) of OPA 727, which directs new development to consolidate and minimize driveways on major streets and use other streets or laneways for access where possible. Transportation Review staff have accepted the proposed access location.

In keeping with Policy 12(f), all service areas, garbage storage, and parking are fully contained within the building and screened from the public realm. The proposal includes

one Type 'G' loading space, which meets the requirements of Zoning By-law 569-2013. The proposal also includes one level of underground parking with a total of 106 vehicle parking spaces and 16 visitors parking spaces, as well as 4 short-term and 39 long-term bicycle parking spaces. The proposed amount of resident and visitor bicycle parking spaces are acceptable. Although the resident and visitor vehicular parking supply exceeds the maximum permitted parking under Chapter 200 of Zoning By-law No. 569-2013, the additional supply provides flexibility to accommodate both resident and visitor needs on-site, thereby minimizing spillover demand onto local streets. The rate is appropriate as there is no on-street parking permitted along The Bridle Path or Bayview Avenue. The Transportation Impact Study (TIS) prepared by LEA Consulting confirms that the proposed parking supply will not negatively affect traffic operations in the area. In addition, the proposed parking rates are consistent with those recently approved for the property to the south at 8 and 10 Hyde Park Circle, ensuring a consistent approach along this stretch of Bayview Avenue.

Transportation Services and Transportation Planning staff have reviewed the proposal and found the parking rates to be acceptable.

School Boards

The Toronto Catholic District School Board (TCDSB) has advised that the local catholic schools are operating at capacity and may not be able to accommodate additional students from the development as proposed. The Catholic schools serving this area are St. Bonaventure Catholic School, Senator O'Connor College School and Marshall McLuhan Catholic Secondary School.

The Toronto District School Board (TDSB) schools currently assigned to this development are Owen Public School, St Andrews Middle School, and York Mills Collegiate Institute. TDSB staff have determined that there is insufficient capacity at York Mills Collegiate Institute to accommodate students from new residential developments. To address accommodation challenges that may arise, the Board may need to use portables to accommodate students or engage in studies to explore options for creating space at a local school. These options include changing school boundaries, moving programs, or bussing new students to another school, among others.

Parkland

In the context of a rapidly growing city, the importance of new public parkland to enhance and expand park space provided to residents and visitors alike becomes ever more critical. The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded.

In accordance with Section 42(3) of the Planning Act, the applicable alternative rate for on-site parkland dedication is 1 hectare per 600 net residential units to a cap of 10 percent of the development site as the site is less than five hectares. The total parkland dedication requirement is 661.79 square metres. The Owner is required to satisfy the parkland dedication requirement through an on-site dedication.

The Owner has proposed an on-site parkland dedication of 661.79 square metres, in a rectangular shape located at the northwest corner of the site with frontages on Bayview Avenue and The Bridle Path. The proposal also demonstrates that a minimum 5-metre setback has been proposed between the park boundary and any adjacent building face, which is also acceptable. This minimum setback has been secured as part of the Draft Zoning By-law Amendment (Attachment 6).

This report seeks direction from City Council on authorizing a credit of the Parks and Recreation component of the Development Charges in exchange for Above Base Park Improvement to be provided by the Owner upon agreement with the City. The development charge credit shall be in an amount that is the lesser of the cost to the Owner of installing the Above Base Park Improvements, as approved by the General Manager, P&R, and the Parks and Recreation component of Development Charges payable for the development in accordance with the City's Development Charges Bylaw, as may be amended from time to time. The Owner will be required to enter into an agreement with the City to provide for the design and construction of the improvements and will be required to provide financial security to ensure completion of the works.

On November 30, 2005, zoning by-law amendment and site plan control applications were filed by a previous owner to permit a 20-unit townhouse development for the addresses municipally known as 2425 and 2427 Bayview Avenue (Application Nos. 05 206510 NNY 25 OZ and 05 206515 NNY 25 SA). The applications were approved by the Ontario Municipal Board (the "OMB") on June 8, 2007 (File no. PL060507). A park levy payment was made for the OMB approved development on September 11, 2012. The construction of this previous development approval is incomplete and has been abandoned by the previous Owner. Parks and Recreation staff acknowledge that there are ongoing discussions with City Legal and the Owner of the site regarding the park levy payment made for the previous development approval noted above. The Owner is required to resolve this matter prior to the issuance of the first above grade building permit.

Toronto Green Standard

The applicant is required to meet Tier 1 of the TGS in force at the time of a complete application for Site Plan Control. 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 2040 or sooner.

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 2040 or sooner. Performance measures for Tier 1 development features secured through the zoning by-law process include parking and cycling infrastructure. Other applicable TGS performance measures will be secured through the Site Plan Approval process.

Conclusion

The application has been reviewed against the policies of the PPS (2024), the Official Plan, and applicable City guidelines intended to implement Official Plan policies. Staff are of the opinion that the proposal is consistent with the PPS (2024) and meets the intent of the Official Plan. The proposed built form conforms to the Mid-Rise Building Design Guidelines and the EHON Major Streets policies.

Staff recommend that Council approve the Official Plan and Zoning By-law Amendments required to implement the proposal, as the development represents appropriate intensification, supports City objectives for growth along major streets, and contributes to a compatible built form within the surrounding context

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 Official Plan Amendment
- Attachment 6: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 7: Site Plan
- Attachment 8: East & West Elevations
- Attachment 9: North & South Elevations
- Attachment 10: 3D Massing Model – Looking Northwest
- Attachment 11: 3D Massing Model – Looking Southeast

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 2425 BAYVIEW AVE **Date Received:** December 2, 2024

Application Number: 24 245561 NNY 15 OZ

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: Proposed 6-storey (22.5 metre plus 4.5 metres to mechanical penthouse) residential apartment building containing 56 units and 122 underground parking spaces. Vehicular access will be from The Bridle Path.

Applicant	Agent	Architect	Owner
BOUSFIELDS INC 3 Church Street, Suite 200 Toronto, ON M5E 1M2			TIMES 2425 INC 3985 Highway 7 Suite 202 Markham, ON L3R 2A2

EXISTING PLANNING CONTROLS

Official Plan Designation: Neighbourhoods

Zoning: RT (u20) (x216)

PROJECT INFORMATION

Site Area (sq m):	6,659	Frontage (m):	89	Depth (m):	92
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	326		2,182.16	2,182.16
Residential GFA (sq m):	326		13,474.86	13,474.86
Non-Residential GFA (sq m):				
Total GFA (sq m):	326		13,474.86	13,474.86
Height - Storeys:	1		6	6
Height - Metres:			22.5	22.5

Lot Coverage Ratio (%)	0.36	Floor Space Index:	2.01
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	13,474.86	N/A
Retail GFA:	N/A	N/A
Office GFA:	N/A	N/A
Industrial GFA:	N/A	N/A
Institutional/Other GFA:	N/A	N/A

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:			N/A	N/A
Freehold:			N/A	N/A
Condominium:			56	56
Other:				
Total Units:			56	56

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:		N/A	N/A	N/A	N/A
Proposed:		N/A	6	16	34
Total Units:		N/A	6	16	34

Parking and Loading

Parking Spaces:	122	Bicycle Parking Spaces:	43	Loading Docks:	1
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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #17

2425-2427 Bayview Ave & 1 The Bridle Path

File # 24 245561 NNY 15 0Z



Location of Application

Neighbourhoods



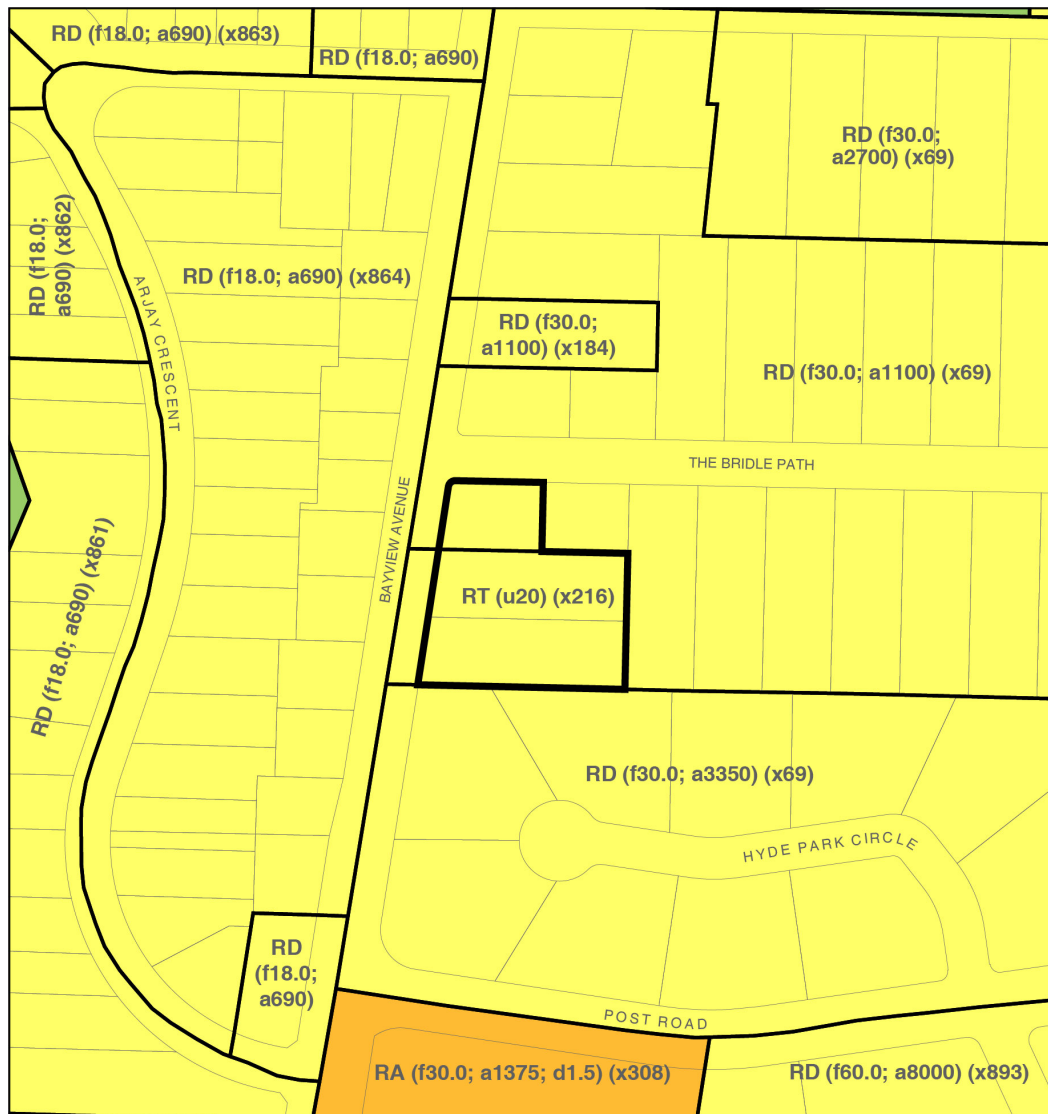
Natural Areas

Other Open Space Areas



Not to Scale
Extracted: 12/09/2024

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

2425-2427 Bayview Avenue & 1 The Bridle Path

File # 24 245561 NNY 15 OZ



Location of Application



RD Residential Detached



RT Residential Townhouse



RA Residential Apartment



OR Open Space Recreation



OG Open Space Golf Course



Not to Scale
Extracted: 12/09/2024

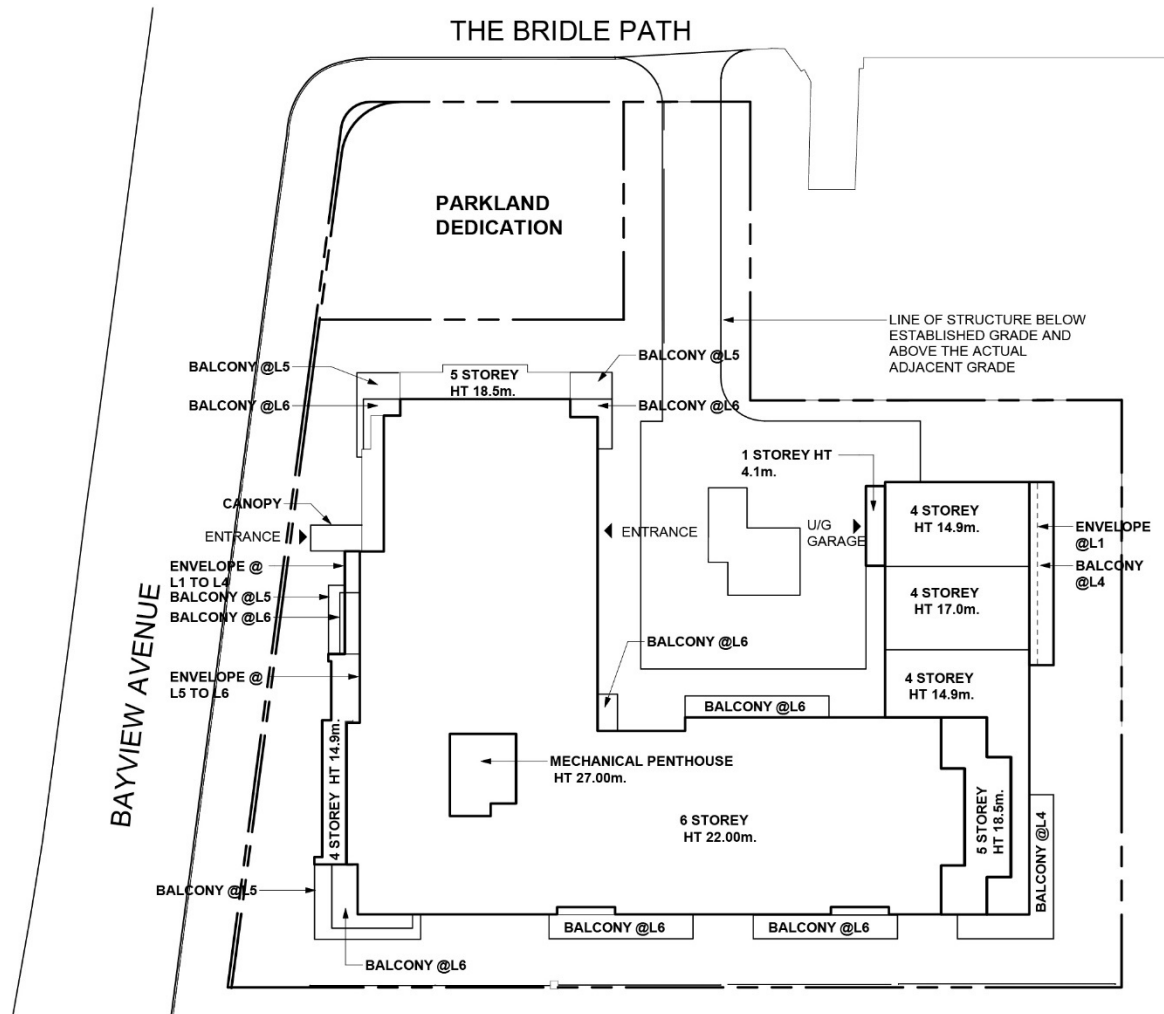
Attachment 5: Draft Official Plan Amendment

(Attached separately as a PDF)

Attachment 6: Draft Zoning By-law Amendment

(Attached separately as a PDF)

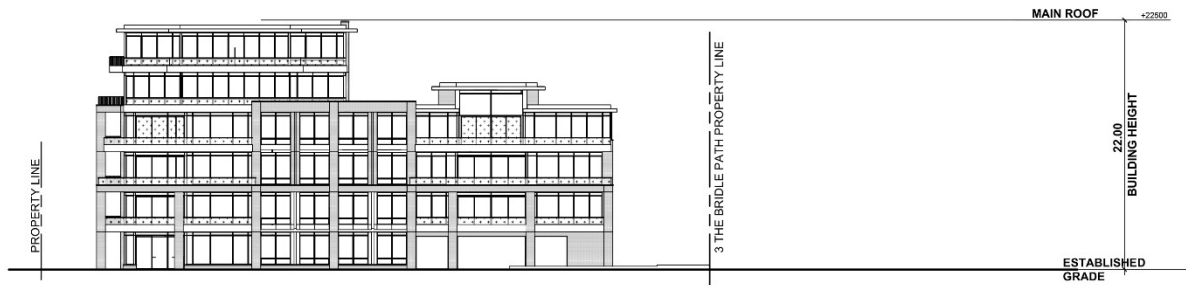
Attachment 7: Site Plan



Site Plan



Attachment 8: East & West Elevation



East Elevation

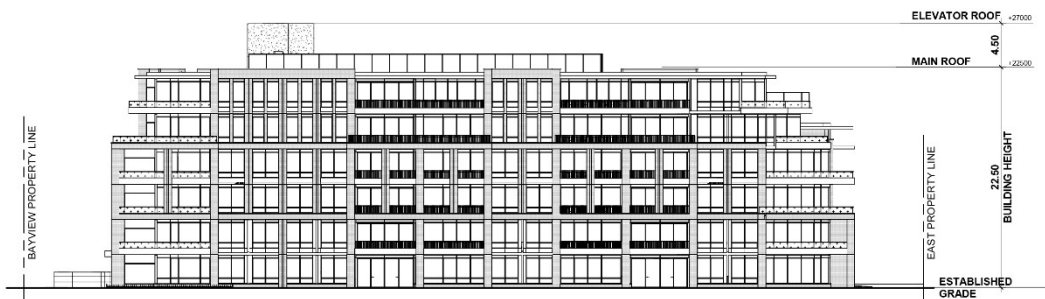


West Elevation

Attachment 9: North & South Elevation

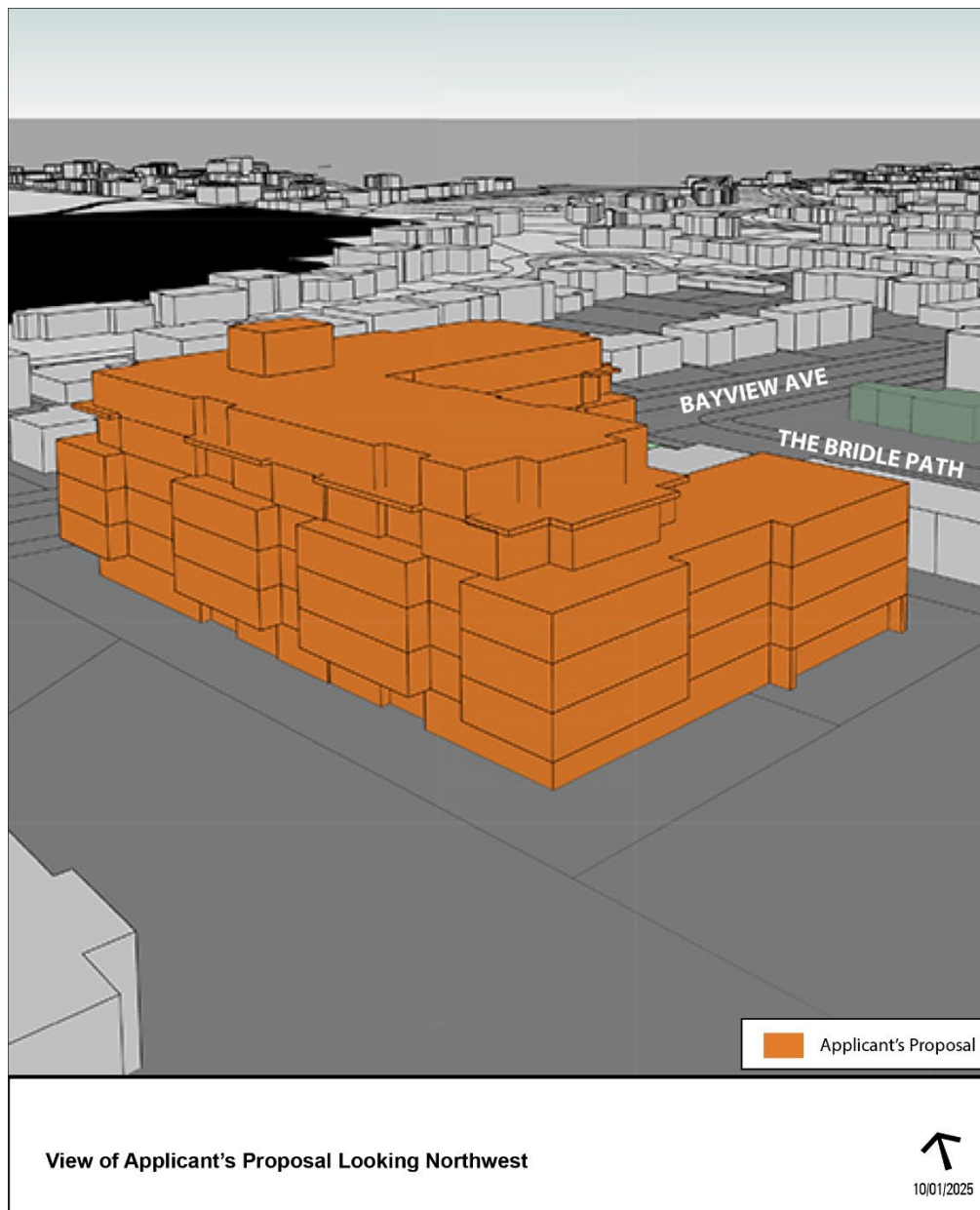


North Elevation



South Elevation

Attachment 10: 3D Massing Model – Looking Northwest



Attachment 11: 3D Massing Model – Looking Southeast

