

# **1,3,5 and 7 Saguenay Avenue, and 59R Otter Crescent – Zoning By-law Amendment – Decision Report – Approval**

**Date:** January 30, 2026

**To:** North York Community Council

**From:** Director, Community Planning, North York District

**Ward:** 8 - Eglinton-Lawrence

**Planning Application Number:** 23 105243 NNY 08 OZ

## **SUMMARY**

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The proposed Zoning By-law Amendment application seeks to revise the existing zoning standards in order to allow for building additions to the existing dwelling to take place and to permit a second detached dwelling to be constructed on a future lot, once the subject lands are legally subdivided to create a second building lot.

This Report recommends approval of the application to amend Zoning By-law 569-2013 to permit the development of one new single-family detached dwelling, and additions to the existing single-family detached dwelling.

The proposed Zoning By-law Amendment application is consistent with the Provincial Planning Statement, 2024, and conforms to the City's Official Plan.

## **RECOMMENDATIONS**

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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 1,3,5 and 7 Saguenay Avenue, and 59R Otter Crescent, substantially in accordance with the draft Zoning By-law Amendment included as Attachment 5 to this Report; and
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**

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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.

## **THE SITE AND SURROUNDING LANDS**

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### **Description**

The subject site is located east of Bathurst Street, south of Lawrence Avenue West, at the end of the cul-de-sac on Saguenay Avenue. Specifically located on the east side of Saguenay Avenue, just south of the intersection of Shelborne Avenue, the subject site is within a low-rise residential neighbourhood, mainly consisting of single-family detached dwellings. The subject site is municipally known as 1, 3, 5 and 7 Saguenay Avenue, and 59R Otter Crescent. It is generally rectangular in shape with the western portion being irregularly shaped. The subject site has an area of approximately 2817 square metres or 0.28 hectares and a frontage of 64 metres. See Attachment 2 for the Location Map.

The subject site includes a ravine system associated with the Kimbark Coldstream Ravine and a portion of the associated buffer falls within the subject site. This ravine is within the Toronto and Region Conservation Authority (“**TRCA**”) regulated area and slopes downwards from the top of slope. The western portion of the site is generally well vegetated and features a woodlot containing wildlife habitats. Portions of the property are subject to provisions of the City of Toronto Municipal Code Chapter 658 – Ravine & Natural Feature Protection.

The subject lands presently support one detached dwelling which is proposed to be retained and expanded through this application.

On March 24, 1986, Restrictive Covenant TB309319z was registered against Part of Lot 321, Plan 1786, shown as Parts 1, 2, and 3 on Reference Plan 64R-9909, in the City of North York (now 1 Saguenay Avenue). The restrictive covenant restricted development on 1 Saguenay Avenue. The applicant has submitted a request to the City to lift said restrictive covenant. That request is presently under review by the City and the Owner is required to lift the Restrictive Covenant to the satisfaction of the City Solicitor and Director, Community Planning. The applicant is also required to create the new lots prior to the issuance of any building permits in accordance with the requirements in the Zoning By-law Amendment.

### **Surrounding Uses**

North: Low density single-family detached dwellings.

South: Low density single-family detached dwellings.

East: Natural heritage features including the Kimbark Coldstream Ravine and a woodlot with wildlife habitats.

West: Low density single-family detached dwellings.

## **THE APPLICATION**

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### **Description**

The original application proposed to establish appropriate zoning standards to permit two new dwellings and additions to the existing dwelling located on the subject lands.

Subsequently through discussion, the applicant revised the application to establish the appropriate zoning and development standards for: (1) the development of one new single-family detached dwelling to be located on the lands comprised of 1 and 3 Saguenay Avenue, and 59R Otter Crescent, and (2) additions to the existing single-family detached dwelling on the lands comprised of 5 and 7 Saguenay Avenue (refer to Attachment 6).

### **Reasons for Application**

A Zoning By-law Amendment application is required to amend Zoning By-law 569-2013 in order to permit the appropriate zoning standards for the one new proposed dwelling and additions to the retained dwelling by way of site-specific exceptions to Zoning By-law 569-2013. In particular, the western portion of the site municipally known as 59R Otter Crescent contains natural heritage features that are protected through the Zoning By-law Amendment. The zoning standards proposed to apply to the subject site will ensure that the proposed development does not encroach into these lands by way of appropriate setbacks and other restrictions.

### **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: [www.toronto.ca/7SaguenayAve](http://www.toronto.ca/7SaguenayAve).

## **APPLICATION BACKGROUND**

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A pre-application consultation (PAC) meeting was held on April 13, 2022. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted on January 19, 2023 and deemed complete on April 3, 2023 after one incomplete notice. The reports and studies submitted in support of this application are available on the Application Information Centre.

### **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 AND REGULATION CONSIDERATIONS**

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### **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 ("PPS"), and shall conform to provincial plans, including the Greenbelt Plan (2017), and others.

### **Official Plan**

The Official Plan designates the site as *Neighbourhoods*. *Neighbourhoods* 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-stories. See Attachment 3 of this Report for the Land Use Map.

Additionally, the rear portion of the subject lands has been delineated through a submitted Natural Heritage Impact Study and it forms part of the Kimbark Coldstream Ravine and Woodlot, which is part of the Natural Heritage System. The natural heritage system shown on Map 9 is an evolving natural system that may grow beyond the boundaries of the Natural Heritage System presently denoted in Map 9. These features provide linkages and connections to other natural heritage systems even when not shown on the Official Plan and help form the natural heritage systems identified on Map 9.

As such, the delineated area constitutes the *Natural Areas* designation under the Official Plan. *Natural Areas* are areas that are maintained primarily in a natural state, while allowing for compatible recreational, cultural and educational uses and facilities that minimize adverse impacts on natural features and functions. It can also support conservation projects, public transit, public works and utilities for which no reasonable alternatives are available and are designed to have only minimal adverse impacts on natural features and functions, and that restore and enhance existing vegetation.

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.

### **Protected/Major Transit Station Area**

The Site is located east of Bathurst Street, south of Lawrence Avenue West, and west of Avenue Road. The site is not within a delineated Protected Major Transit Station Area.

### **Zoning**

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

- 1, 3, 5 and 7 Saguenay Avenue are zoned RD (f15.0; a550) (x5)
- 59R Otter Crescent is zoned RD (f12.0; a370) (x1463)

The Residential Detached zoning category permits a range of residential building types, including detached houses, duplexes, triplexes, fourplexes and garden suites. See Attachment 4 of this Report for the existing Zoning By-law Map.

## **PUBLIC ENGAGEMENT**

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### **Community Consultation**

On May 30, 2023, a community consultation meeting took place. The meeting was attended by the local Councillor's office staff, City staff, the applicant, their consultant team and approximately 23 members of the public. Following presentations by City staff and the applicant, residents were generally supportive of the developments. They viewed the proposal as appropriate infill development on vacant lots that would fit well within the neighbourhood given the lot sizes. However, some concerns were raised by the public, summarized as follows:

- the appropriateness of 3 dwellings within the subject site;
- the removal of existing trees and stormwater management concerns;
- the protection of the trees located in the rear of the subject site;
- the proposed length and depth of the new dwellings; and
- the process of removing the restrictive covenant and how it affects the proposal.

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**

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### **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 and find the proposal consistent with it.

The lands abut the Kimbark Coldstream Ravine that includes a ravine system and woodlot, which forms part of a natural heritage system. The proposed Zoning By-law Amendment establishes provisions to protect the natural heritage system, and is protected from the development through appropriate buffers through the Zoning By-law Amendment the. In this regard, the proposal is consistent with Chapter 4.1 of the PPS, 2024.

### **Official Plan Policies**

This application has been reviewed against the City's Official Plan policies, including the policies respecting infill development in *Neighbourhoods* and *Natural Areas*.

Official Plan Policy 2.3.1.1 states *Neighbourhoods* are low rise and low density residential areas that are considered to be physically stable. It further states that development in *Neighbourhoods* will be consistent with this objective and will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns in these areas. The proposed development facilitates an appropriate level of intensification and reinforces the existing physical characters of buildings, streetscape and open space in the established neighbourhood.

As noted previously, the applicant intends to further subdivide the lands through conveyance of the lands to create one additional lot, in order to support the construction of one new dwelling (1 and 3 Saguenay Avenue, and 59R Otter Crescent) and additions to the existing dwelling (5 and 7 Saguenay Avenue). In this regard, staff has assessed the proposal to facilitate one new dwelling and additions to the dwelling against the policies of Chapter 4.1.

Specifically, consideration of the following development criteria in Policy 4.1.5 are relevant to ensure new development within established *Neighborhoods* will respect and reinforce the physical character of the *Neighbourhood*. In particular:

- b) prevailing size and configuration of lots;
- c) prevailing heights, massing, scale, density and dwelling type of nearby residential properties;
- d) prevailing building type(s);
- f) prevailing setbacks of buildings from the street or streets;
- g) prevailing patterns of rear and side yard setbacks and landscaped open space; and
- h) continuation of special landscape or built-form features that contribute to the unique physical character of the geographic neighbourhood.

The proposed heights of the developments are consistent with the built character of the surrounding neighbourhood in both the immediate and broader context and reflect the prevailing massing, scale and density seen in the neighbourhood. Additionally, the developments will be appropriately setback from newly established property lines for the front, rear and both side lot lines, providing access, sufficient separation and consistency in built form character relative to the neighbourhood.

The proposed development conforms to following policies identified in Chapter 3.4 of the Official Plan in respect of the *Natural Areas* and natural heritage system, specifically policies 3.4.1a), b), d), e), f), 3.4.2, 3.4.3, 3.4.8, 3.8.9 and 3.8.10. The rear portion of the lands where the natural heritage system exists will not be permitted for any development or uses, except in what is already existing on the lands through the Zoning By-law Amendment.

The Zoning By-law Amendment has been structured to provide for two site-specific exemptions that would apply to each lot separately, once those lots are created. The By-law refers to "lot," which is defined in Zoning By-law 569-2013 as a parcel of land that is conveyable in accordance with the *Planning Act*. This ensures that the site-specific provisions would only apply when the lots are created. Should the lands remain as one lot, the site-specific provisions will not be applicable to facilitate two dwellings on one lot.

### **Density, Height, Massing**

The application reinforces the existing and planned context of the surrounding area, as the neighbourhood is currently made up of detached dwellings and within the *Neighbourhoods* designation. Low-scale residential buildings are permitted in the proposal's location.

The proposed addition to the existing dwelling on 5 and 7 Saguenay Avenue is in keeping with the prevailing character of neighbourhood, with the proposed one-storey addition located in the rear of the existing dwelling and a two-storey addition on the south side of the existing dwelling, connecting with the existing garage. The proposed additions will match the height of the existing dwelling, with only a slight increase in lot coverage and building length, and they will also maintain the overall consistent front

yard setback with the exception of the existing garage. No additions are proposed on the north side of the dwelling, adjacent to the neighbouring property. The proposed additions will keep appropriate side and rear setbacks to ensure privacy and overlook impacts are reduced while also allowing for sufficient landscaping. Given the size of the proposed lot relative to the dwelling, staff have no massing concerns and are of the opinion that the proposed additions to the existing detached dwelling are appropriate.

The proposed new development on 1 and 3 Saguenay Avenue and 59R Otter Crescent is located just south and adjacent to the existing dwelling on 5 and 7 Saguenay Avenue. The proposed new dwelling will be three storeys, with a maximum height of 10.5 metres, which is compatible with the built form and type that exists within the neighbourhood. The proposed setbacks ensure there is enough separation from the existing dwelling, reinforce the physical character of the neighbourhood and achieve a consistent streetscape with same.

Given that there are natural heritage features located in the rear yard of the property, including a ravine system and woodland, the proposed Zoning By-law Amendment ensures that the development does not encroach into the 10-metre setback from the stable top of slope as confirmed by the TRCA, and provides a buffer from the majority of these lands through further site-specific zoning by-law restrictions. Given the size and location of the site, staff have no density, height or massing concerns for the new development. The proposed development is appropriate for the surrounding area, both in terms of the existing and planned context.

### **Ravine Protection**

The subject site is also within TRCA's regulated area of the Don River watershed. The TRCA deferred any comments for the natural heritage system to the City's Ravine & Natural Feature Protection (RNFP) and Environmental Planning.

RNFP Staff have reviewed the subject application and indicated that portions of the property are subject to provisions of the City of Toronto Municipal Code Chapter 658 and are protected by the City's Ravine & Natural Feature Protection By-law. Trees protected by this by-law may not be removed, injured or destroyed without written authorisation from RNFP. The applicant will be required to obtain an RNFP Permit if any By-law protected trees are later proposed to be removed. No By-law protected trees are proposed to be removed as part of the development RNFP staff have reviewed the application and do not object to it.

The proposed development will provide a buffer from the majority of these lands through further site-specific By-law restrictions.

### **Natural Heritage Protection**

The subject site's ravine system and woodlot located on 59R Otter Crescent provides connectivity by allowing for passage of wildlife between portions of the nearby natural heritage system. Environmental Planning, with support from an external ecological consultant, reviewed and commented on the submitted Natural Heritage Impact Study (NHIS) to ensure the proposed development addresses the policies of the Official Plan, does not impact the identified natural heritage features and provides adequate mitigation measures.

Through the review of the NHIS, the extent of the Kimbark Coldstream Ravine, vegetation and woodlots was identified and staked, and it was determined that no trees in the woodland would be removed within the feature, and no habitat trees specifically related to bats would be removed as part of the development. Staff are satisfied that the development with the proposed exclusionary fencing is adequately separated from the natural heritage features and that the development with its proposed restoration measures conform to policies in the Official Plan in respect of the protection of the natural environment. To further ensure that the development will not encroach into the natural heritage lands, staff are also proposing a site-specific provision in the Zoning By-law for these lands to ensure that no future development or use will be permitted in the identified lands in addition to the proposed setbacks.

### **Servicing**

The applicant submitted 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 Development Engineering Staff, who are satisfied that the development would be adequately serviced. The development will be required to manage stormwater on site and to not impact the drainage patterns of adjacent properties.

### **Traffic Impact**

No transportation impacts or concerns were identified by Transportation Review Staff. As the proposal is for a new single-family detached dwelling and additions to an already existing dwelling, no new major increases to traffic are expected by the proposal. Both dwellings will have integral garages with driveways and access will be provided from Saguenay Avenue.

### **Parkland**

For the proposed additions to the existing detached residential dwelling on 5 and 7 Saguenay Avenue, the subject development is exempt from the parkland dedication requirement under Chapter 415, Article III, Section 415-30 A.(3) of the Toronto Municipal Code.

For the proposed development of a new 3-storey detached residential dwelling on 1 and 3 Saguenay Avenue, and 59R Otter Crescent, the Owner is required to satisfy the parkland dedication requirement through cash-in-lieu in accordance with Section 42 of the *Planning Act*. 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, 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 subject application and site are subject to the provisions of the City of Toronto Municipal Code Chapter 813 Articles II (Trees on City Streets) and III (Private Tree Protection), as well as Municipal Code Chapter 608 Article VII (Trees). The applicant submitted an Arborist Report (dated March 9, 2025, prepared by GreenPrint Consulting

Arborists) and a Tree Preservation Plan (dated March 9, 2025, submitted July 30, 2025 prepared by GreenPrint Consulting Arborists) as part of the subject application, which was reviewed by Urban Forestry staff. The submitted materials indicates that 9 by-law-regulated private trees and 2 by-law-regulated private boundary/neighbour trees are proposed for injury and removal to facilitate the development. Based on Urban Forestry's compensation requirements, 8 large-growing shade trees are required to be planted on the subject site. The applicant has proposed to replant 5 trees and make a cash-in-lieu payment in respect of the remaining 3 trees.

## **Conclusion**

The proposal is consistent with the PPS and conforms with the Official Plan, particularly as it relates to the Official Plan Policies in Chapter 2 (Policy 2.3.1.1), Chapter 3 (Policies 3.4.1, 3.4.2, 3.4.3, 3.4.8, 3.4.9 and 3.4.10) and Chapter 4 (Policies 4.1).

The proposal would introduce infill development on an underutilized site while maintaining the physical character that currently exists within the immediate and broader neighbourhood. Staff recommend that Council approval the Zoning By-law Amendment application.

## **CONTACT**

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Andrew Kim, Assistant Planner, Tel. No. 416-392-3098, E-mail:  
Andrew.Kim2@toronto.ca

## **SIGNATURE**

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

## **ATTACHMENTS**

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### **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 1: Application Data Sheet

Municipal Address: 1,3,5 and 7 Saguenay Avenue and, 59R Otter Crescent Date Received: Jan 19, 2023

Application Numbers: 23 105243 NNY 08 OZ

Application Type: Zoning By-law Amendment Application

Project Description: Application to amend Zoning By-law 569-2013 to permit the development of one new single-family detached dwelling, and additions to the existing single-family detached dwelling. The application proposes to permit building additions to the existing dwelling and to permit a second detached dwelling to be constructed on a future lot, once the subject lands are legally subdivided to create a second building lot.

Applicant	Agent	Architect	Owner
Martin Rendl Associates	Plazacorp	Makow Associates Architects Inc.	7 Saguenay Corporation

### EXISTING PLANNING CONTROLS

Official Plan Designation: *Neighbourhoods* Site Specific Provision: 569-2013

Zoning: RD (f15.0; a550)  
(x5) and RD (f12.0; a370)  
(x1463)

Heritage Designation: n/a

Height Limit (m): 10

Site Plan Control Area: N

### PROJECT INFORMATION

Site Area (sq m): 2,815 Frontage (m): 63.99 Depth (m): 56.22

Building Data	Existing	Retained	Proposed	Total
Residential GFA (sq m):	517.05	517.05	1250.62	1767.67
Non-Residential GFA (sq m):	0	0	0	0
Total GFA (sq m):			1746.62	1746.62
Height - Storeys:			2 and 3	2 and 3
Height - Metres:			10 and 10.5	10 and 10.5

Lot Coverage Ratio (%) : 42 and 34% Floor Space Index: 0.66

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	8273.52 and 10727.41	0
Retail GFA:	0	0
Office GFA:	0	0
Industrial GFA:	0	0
Institutional/Other GFA:	0	0

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

#### Total Residential Units by Size

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

#### Parking and Loading

Parking Spaces:	4	Bicycle Parking Spaces:	0	Loading Docks:	0
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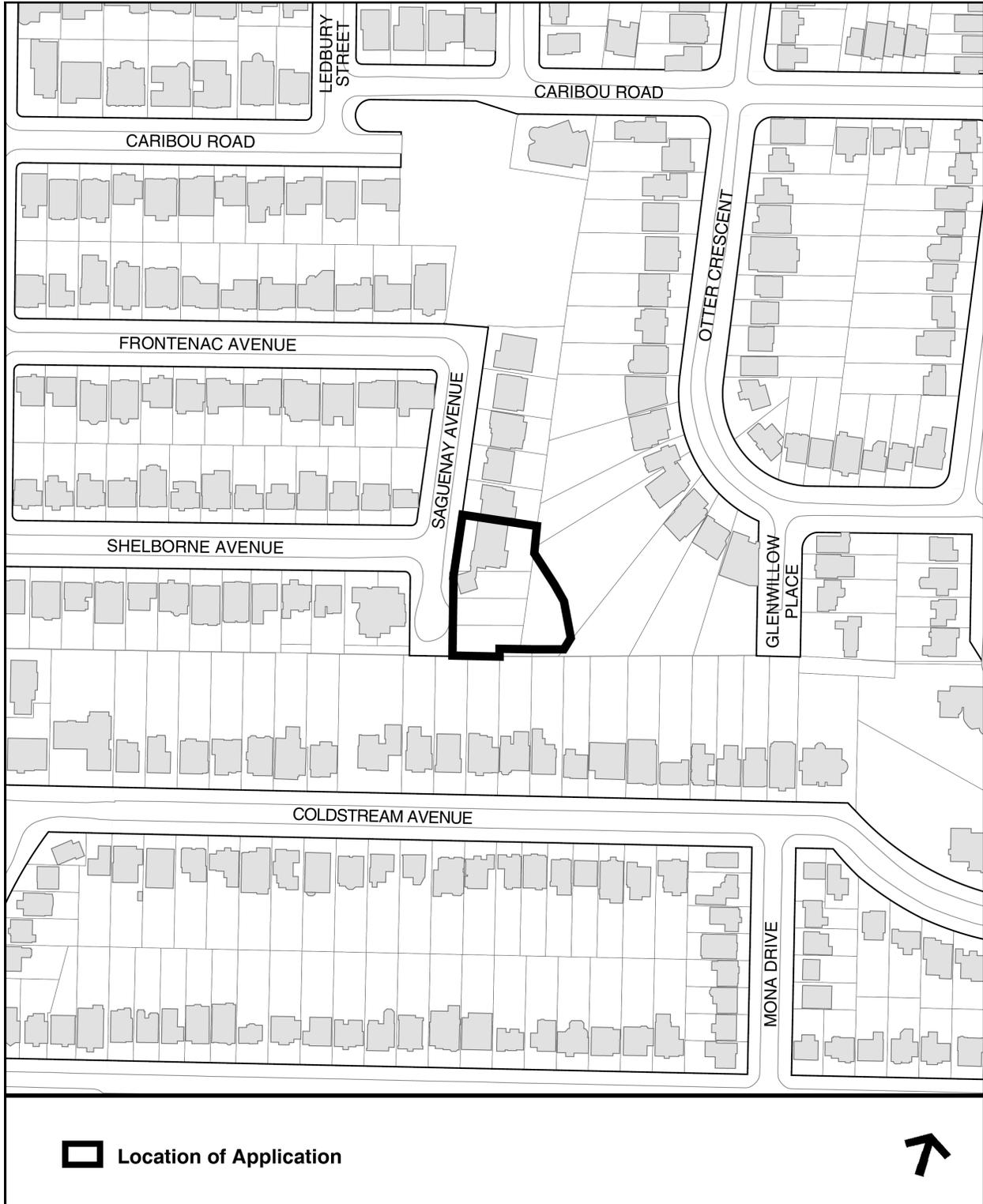
#### CONTACT:

Andrew Kim, Assistant Planner

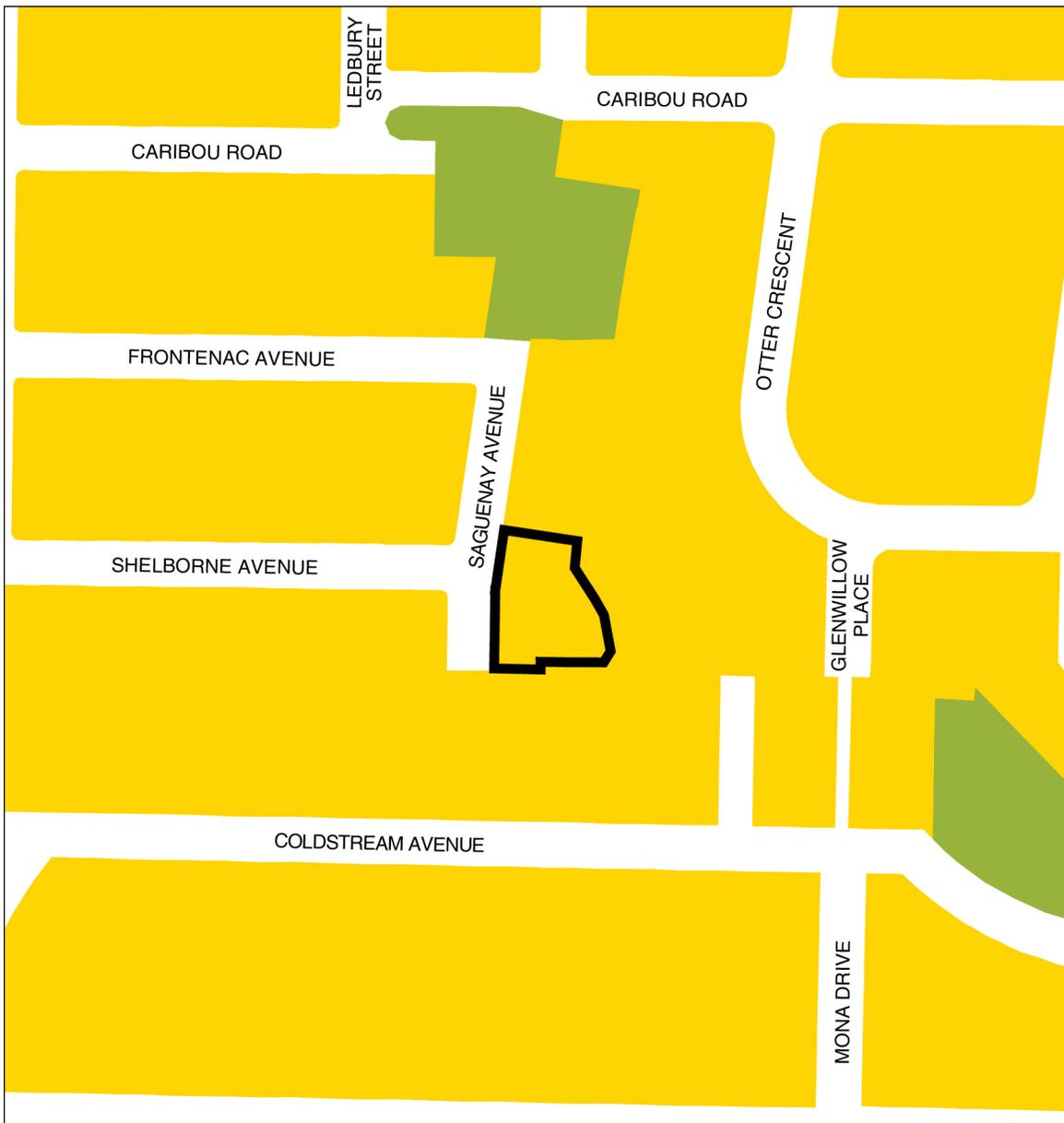
416-392-3098

[Andrew.Kim2@toronto.ca](mailto:Andrew.Kim2@toronto.ca)

## Attachment 2: Location Map



### Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #17

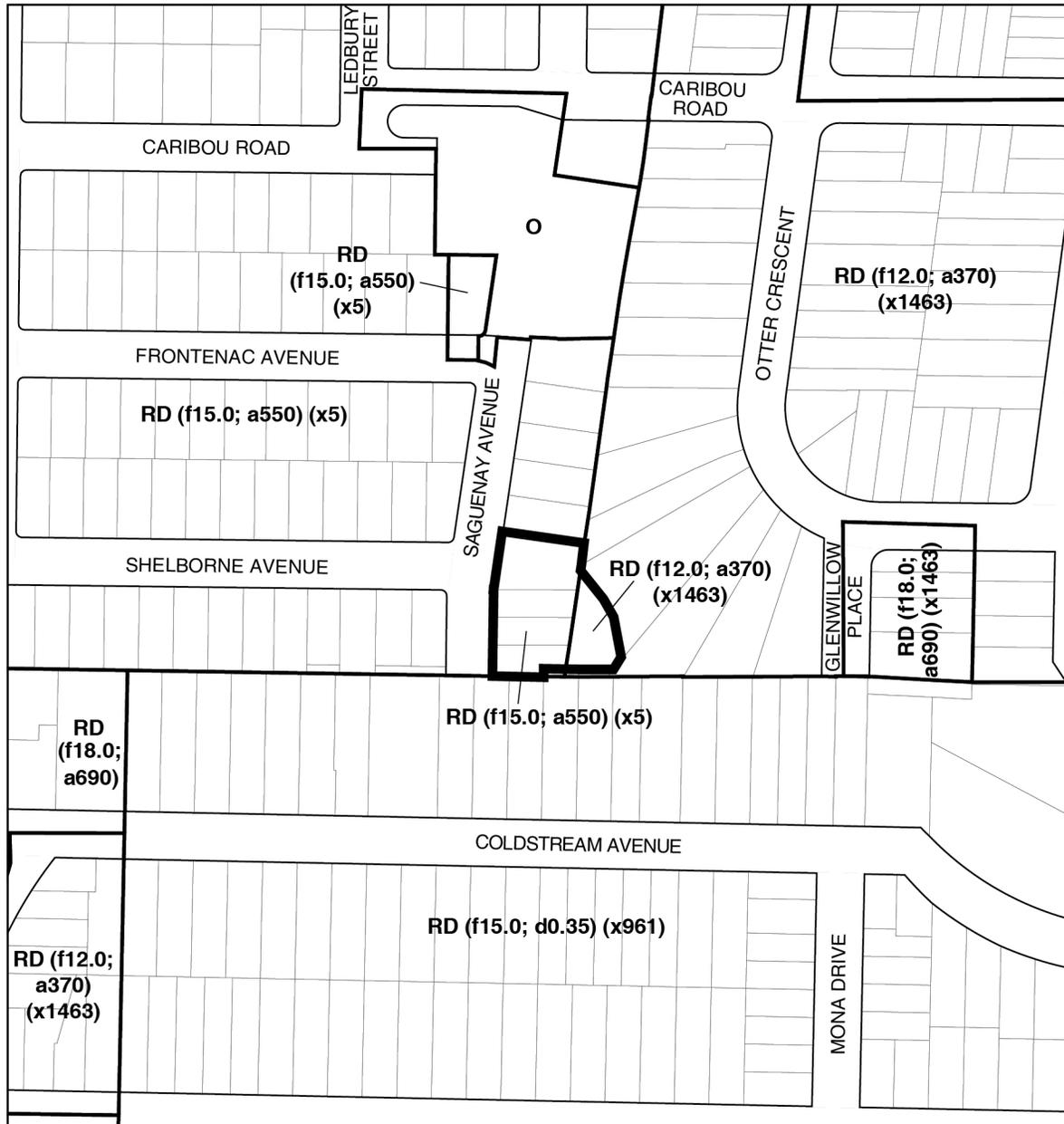
1, 3 & 7 Saguenay Avenue,  
and 59R Otter Crescent  
File # 23 105243 NNY 08 0Z

 Location of Application  
 Neighbourhoods

 Parks

  
Not to Scale  
Extracted: 01/23/2023

# Attachment 4: Existing Zoning By-law Map



**Zoning By-law 569-2013**

**1, 3 & 7 Saguenay Avenue,  
and 59R Otter Crescent**  
File # 23 105243 NNY 08 0Z

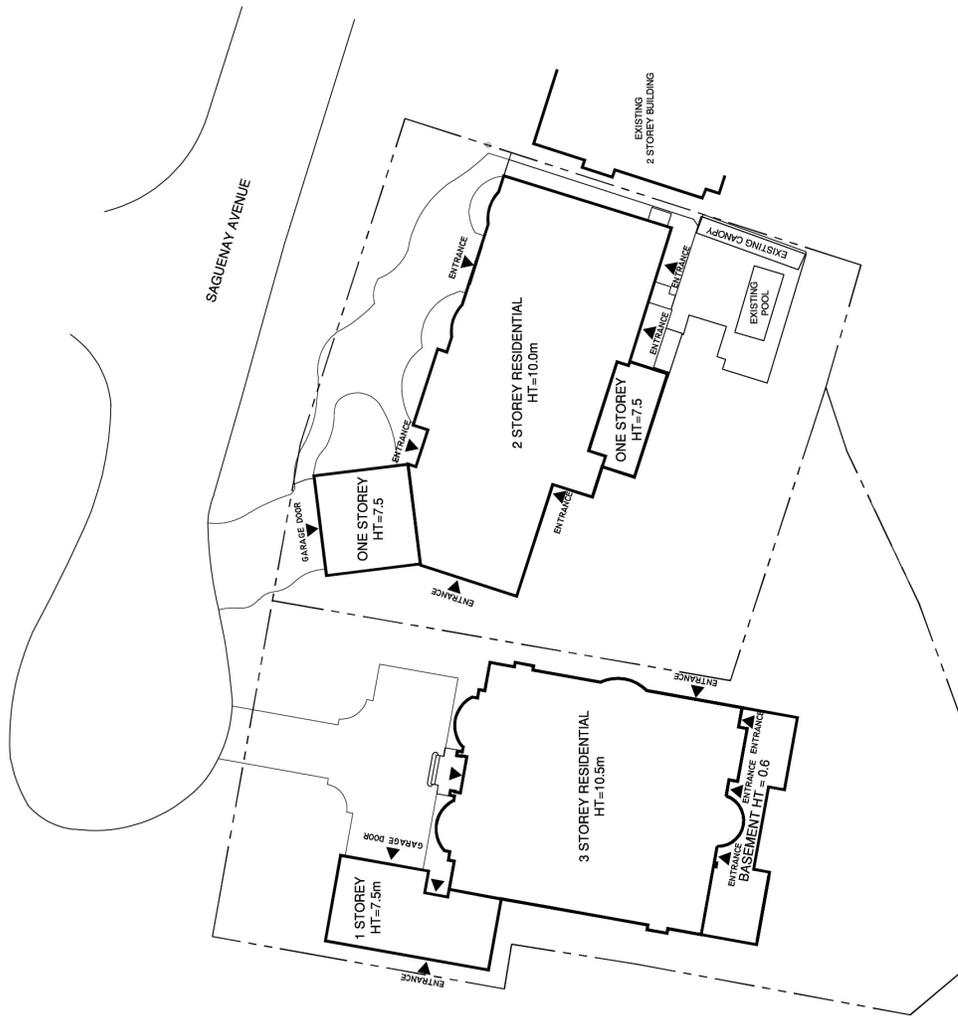
-  Location of Application
- RD** Residential Detached
- O** Open Space

↑  
Not to Scale  
Extracted: 01/23/2023

## **Attachment 5: Draft Zoning By-law Amendment**

Zoning By-law Amendment will be provided in separate attachment.

# Attachment 6: Site Plan



Site Plan

