

93 York Road – Zoning By-law Amendment Application – Decision Report – Approval

Date: March 13, 2026

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 15 - Don Valley West

Planning Application Number: 21 188402 NNY 15 OZ

SUMMARY

This Report recommends approval of the application to amend the Zoning By-law to permit six three-storey (11 metre) townhouse units at 93 York Road.

This report reviews and recommends approval of the Zoning By-law Amendment application. The proposed Zoning By-law Amendment application is consistent with the Provincial Planning Statement (2024) and conforms to the City's Official Plan. The proposal represents an appropriate townhouse infill development and meets the intent of the Bayview Townhouse Design Guidelines. The built form and setbacks meet the Expanding Housing Options in Neighbourhoods (EHON) Major Street Zoning By-law, as such the proposed site-specific by-law will provide minor exceptions to implement the applicant's proposal.

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 93 York Road 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.

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

DECISION HISTORY

Bayview Townhouse Design Guidelines

On December 16, 2013, City Council adopted a motion to review an appropriate policy and urban design framework for the lots abutting Bayview Avenue between Highway 401 and Lawrence Avenue East. In response, staff developed the Bayview Townhouse Design Guidelines (the "Bayview Townhouse Guidelines" or "Guidelines"), in consultation with area stakeholders, to ensure that proposed townhouse developments were designed in a manner that respects and reinforces the character of the area. The Bayview Townhouse Guidelines were adopted by North York Community Council on November 12, 2015, and by City Council on December 9, 2015. The final report can be found at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.NY10.45>

Expanding Housing Options in Neighbourhoods (EHON) Major Street Study

Expanding Housing Options in Neighborhoods (EHON) is a City of Toronto initiative to facilitate more low-rise housing in residential neighbourhoods to meet the needs of the growing city. The City is working to expand opportunities for "missing middle" housing forms in Toronto, ranging from duplexes to low-rise walk-up apartments.

Among the EHON initiatives was the EHON Major Street Study, which 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 City's Official Plan. The EHON Major Street Study responds to a number of Provincial and City policy objectives to provide a full range of housing options in a form that efficiently uses land, infrastructure, and existing services.

The subject site is identified as a Neighbourhood-Designated parcel on a Major Street as part of the EHON Major Street Study's Final Report.

On May 22, 2024, City Council adopted staff recommendations of item PH12.3 - Expanding Housing Options in Neighbourhoods: Major Street Study - Final Report. This item outlines the parcels, designated Neighbourhoods and fronting onto major streets, that are subject to the Study. On September 11, 2025, the Ontario Land Tribunal issued a decision resolving the appeal of EHON Major Street Study the Official Plan Amendment (OPA 727) By-law 1061-2025 and Zoning By-law Amendment 1062-2025 (OLT), bringing both into force and effect.

Information on the EHON Major Street Study can be found here:

<https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/major-streets-study/>

THE SITE AND SURROUNDING LANDS

Description

The subject site is located on the southwest corner of Bayview Avenue and York Road. The subject site has an area of approximately 0.13 hectares (1,332.4 square metres), a frontage of 44.6 metres on Bayview Avenue, and a 32.98 metre frontage on York Road. Currently existing on the subject property is a single detached dwelling that is proposed to be demolished as part of this development. See Attachment 2 for the Location Map.

Surrounding Uses

North: York Road, and a low density residential neighbourhood consisting of a townhouse block facing Bayview Avenue, and primarily single detached dwellings to the west of the townhouse block.

South: A low density residential neighbourhood characterized by single detached dwellings.

East: Bayview Avenue, and a low density residential neighbourhood characterized by single detached dwellings.

West: A low density residential neighbourhood characterized by single detached dwellings.

THE APPLICATION

Description

The application proposes six three-storey townhouse units with a total gross floor area of approximately 1,235 square metres and a building coverage of 40%. The townhouses are proposed at a height of 11 metres to the top of the roof (not including the A/C unit) with unit widths varying between 6 to 7.7 metres. Each dwelling unit would include a two-car integral garage to be accessed via a private north-south driveway at the rear of the property connecting to York Road. A visitor parking spot is proposed adjacent and parallel to the private driveway. See Attachments 6 to 8 for the proposed Site Plan and Elevations.

Density

The proposal has a density of 0.95 times the area of the lot.

Access, Parking and Loading

The proposal includes a total of 13 vehicular parking spaces for residents to be accessed from a private 6 metre wide driveway off York Road. Each townhouse dwelling includes an integrated garage with two vehicular parking spaces, and there is also one visitor parking proposed along the private driveway. Garbage and recycling are proposed to be stored within the proposed garages of each individual townhouse unit. Garbage pick-up is proposed to be off Bayview Avenue.

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://toronto.ca/93YorkRd>

Reasons for Application

The application was made to amend the Zoning By-law in 2021 and was deemed completed on July 27, 2021. This application preceded the EHON Major Street Zoning By-law 1062-2025 (OLT) that came into force and effect on September 11, 2025, amending City-wide Zoning By-law 569- 2013.

As a result of the EHON Major Street Study and the implementing Official Plan Amendment and Zoning By-law Amendment, the proposed six three-storey townhouse dwelling units are now a permitted dwelling type on this property, subject to various other zoning requirements. The purpose of the application is to provide site specific exceptions to protect for a landscape buffer, EV charging spaces, and a road widening. *Other zoning requirements are already in conformity with the By-law 569-13 as amended by By-law 1062-2025.*

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on January 7, 2021. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted on July 22, 2021 and deemed complete on July 27, 2021, 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: <http://toronto.ca/93YorkRd>

A Preliminary Report on the Zoning By-law Amendment application was adopted by North York Community Council on November 23, 2021, authorizing City Planning staff to conduct a community consultation meeting. Comments from the community consultation are summarized in the Comments section of this Report. A copy of the Preliminary Report and Community Council's direction is available online at: <https://secure.toronto.ca/council/agenda-item.do?item=2021.NY28.9>

Agency Circulation Outcomes

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

POLICY AND 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 Urban Structure Map 2 identifies the site as Avenues, and Land Use Plan Map 16 designates the site as Neighbourhoods. See Attachment 3 of this Report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Zoning

The subject site is zoned Residential Detached Zone (RD) (f18.0; a690) under City-wide Zoning By-law 569-2013. EHON Major Street Zoning By-law 1062-2025 (OLT) is also applicable to this site, permitting various building types including detached houses, duplexes, triplexes, fourplexes, as well as townhouses and apartment buildings on lots abutting a major street, subject to various development standards. Within a Residential Detached (RD) Zone, on a Neighbourhood designated parcel on a major street, a townhouse on the subject property may have a maximum height of 4 storeys and 13 metres, a minimum width of 6 metres (with individual private driveways), and minimum front, rear, and side yard setbacks of 6 metres, 7.5 metres, and 0.9 metres respectively, among other zoning standards. See Attachment 4 of this Report for the existing Zoning By-law Map.

Design Guidelines

The following design guideline has been used in the evaluation of this application:

- Bayview Townhouse Design Guidelines

PUBLIC ENGAGEMENT

Community Consultation

On February 24, 2022, a community consultation meeting took place. One member of the public attended the meeting, and had questions relating to the general development approvals process, and the application submission requirements. The resident was generally in favour of the proposed application.

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 application represents an appropriate level of intensification along a major street through infill development of the subject site while contributing to a mix of housing types and densities. 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 and design guidelines described in the Policy and Regulation Considerations Section of this Report.

Land Use

The subject site is designated Neighbourhoods in the Official Plan. Neighbourhoods are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as walk-up apartments that are no higher than four storeys. Development in established Neighbourhoods will respect and reinforce the existing physical character of buildings, streetscapes, and open space patterns in these areas. As noted above, building types ranging from duplexes to four-storey townhouses and six-storey apartment buildings are now permitted along major streets as a result of the EHON Major Street Study.

The proposed residential townhouse dwellings are an appropriate use and intensity that is consistent with nearby townhouse developments along Bayview Avenue, including the property directly to the north across York Road. It is also a permitted land use and building type in accordance to the EHON Major Street Study and the implementing Official Plan Amendment (OPA 727) By-law 1061-2025 and Zoning By-law Amendment 1062-2025 (OLT).

Height

The proposed townhouse dwellings' height of three storeys (11-metres) meet the Bayview Townhouse Guidelines and is consistent with nearby townhouse approvals along Bayview Avenue. It also meets the maximum height requirement of EHON Major Street Zoning By-law Amendment 1062-2025 (OLT).

As such, the proposed building height and type is appropriate for an infill development and is compatible with the existing and planned context.

Setbacks and Public Realm

The proposed townhouses will consist of a 6 to 6.9 metre front yard setback, not including an additional 0.4 metre from the existing property line to protect for a future road widening. That generally meets the intent of the Bayview Townhouse Guidelines, is similar to nearby townhouse development approvals, and meets the minimum 6-metre front yard setback required in EHON Major Street Zoning By-law Amendment 1062-2025 (OLT).

The proposed townhouse units will have a rear setback of 9.5 metres, consisting of a 6-metre shared private driveway and a 3.5-metre landscape buffer. It complies with the minimum 7.5 metre rear yard setback requirement of EHON Major Street Zoning By-law Amendment 1062-2025 (OLT). One layby visitor parking spot is proposed within the 3.5 metre landscape buffer that runs along most of the rear property line and is appropriate.

The proposed townhouse building has a side yard setback of 2.5 metres from the southern property line, and 4 metres to the side street (York Road) from the northern property line. This generally meets the intent of Bayview Townhouse Guidelines and is similar to the nearby townhouse developments. Further, the proposed setbacks meet the minimum 0.9 metre side yard setback requirement of EHON Major Street Zoning By-law Amendment 1062-2025 (OLT).

With regards to lot coverage, the proposed townhouse dwelling will have a lot coverage of 40%, which also complies with the 50% required in the EHON Major Street Zoning By-law Amendment 1062-2025 (OLT).

A 2.1 metre public sidewalk is proposed to be provided along Bayview Avenue and York Road, with direct private walkways to the public sidewalk from the townhouse entrances. Townhouse units 3 and 4 as well as 5 and 6 will have paired walkways and entrances to reduce hardscape and maximize soft landscaped areas.

Overall, the proposed townhouse block provides appropriate building setbacks that generally meet the intent of the Bayview Townhouse Guidelines, in addition to meeting all setback requirements in EHON Major Street Zoning By-law Amendment 1062-2025 (OLT). It will also provide for a good streetscape with an appropriate amount of space for landscaping. As such, the proposal conforms to Section 4.1.12 of the Official Plan, as amended by the EHON Major Street Official Plan Amendment (OPA 727), which states that development will have setbacks that are generally contextually appropriate, will have adequate privacy by ensuring adequate separation distances between building walls and by using landscaping and planting to enhance privacy where needed. It also conforms to Section 4.1.12 by providing safe, accessible pedestrian walkways from public streets, and by using other streets or laneways for access.

Servicing

In accordance to EHON Major Streets Zoning By-law Amendment 1062-2025 (OLT), a townhouse building on a major street containing ten or fewer dwelling units is exempt from water main and sewer capacity requirements found in the by-law. As such, the proposed six townhouse dwelling units will not be required to further demonstrate

servicing capacity that is required for townhouse and apartment buildings containing greater than ten dwelling units.

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. The road widening is identified in the Zoning By-law and can be conveyed during Part-Lot Control should an application be required.

Traffic Impact

Given the current development scale and the estimated site trips generated, the proposed development will have minimal impact to the existing traffic conditions at the study intersection.

Access and Parking

The proposed development supports the built form objective of the Official Plan by locating and organizing vehicular access and parking to minimize their impacts on surrounding properties. Vehicular access is proposed from a shared private six-metre-wide driveway off York Road.

A total of 12 resident parking spaces and one visitor parking space are being proposed on the site. Although the applicant's plan is illustrating 2 spaces within each garage, these spaces would be slightly substandard in size. Each townhouse unit would have an integrated rear garage with space for at least one legal parking space that meets the minimum dimensions for a parking space. A layby visitor parking is provided along the private driveway. The number of parking spaces provided is appropriate for the proposed development.

The applicant is proposing six parking spaces equipped with EV chargers. Staff supports this and will secure it through a site-specific exception.

Each townhouse unit is proposed to have an integrated rear garage with adequate space for internal garbage storage. Collection of waste materials for this development will take place curbside in front of each unit on Bayview Avenue. Although the proposed development is Site Plan Control exempted, the proposed development is required to be built 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.

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.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law). The applicant will be required to submit a Tree Permit application to Urban Forestry to review tree removals and injuries and tree planting replacement.

Conclusion

The proposal is consistent with the Provincial Planning Statement (2024) and conforms with the Official Plan, particularly as it relates to adding more homes in a greater variety of scale and form to existing Neighbourhoods.

The proposal is reflective of the "missing middle" development contemplated and now being implemented as a result of the EHON Major Street Study, and the built form and setbacks are in compliance with the EHON Major Street Zoning By-law. Staff recommend that Council approval the Zoning By-law Amendment application.

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 (East and West)
Attachment 8: Elevations (North and South)

Attachment 1: Application Data Sheet

Municipal Address: 93 YORK ROAD Date Received: July 22, 2021

Application Number: 21 188402 NNY 15 OZ

Application Type: Zoning By-law Amendment

Project Description: Zoning By Law Amendment application to permit 6 townhouses fronting onto Bayview Avenue

Applicant	Agent	Architect	Owner
2519314 ONTARIO LIMITED c/o FARHAD VATANDOOST	GOLDBERG GROUP	ARANI ARCHITECTURE	2519314 ONTARIO LIMITED c/o FARHAD VATANDOOST
128 SHEPPARD AVENUE WEST, TORONTO, ON, M2N 1M5	2098 AVENUE ROAD, TORONTO, ON, M5M 4A8	685 SHEPPARD AVENUE EAST, TORONTO, ON, M2K 1B6	128 SHEPPARD AVENUE WEST, TORONTO, ON, M2N 1M5

EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	RD (f18.0; a690)	Heritage Designation:
Height Limit (m):	13	Site Plan Control Area: N

PROJECT INFORMATION

Site Area (sq m): 1,332 Frontage (m): 33 Depth (m): 44

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			467	467
Residential GFA (sq m):	313		1,235	1,235
Non-Residential GFA (sq m):				
Total GFA (sq m):	313		1,235	1,235
Height - Storeys:	2		3	3
Height - Metres:			11	11

Lot Coverage Ratio (%)	39.99	Floor Space Index:	0.9
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	1,235	261

Retail GFA:
 Office GFA:
 Industrial GFA:
 Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:	1		6	6
Condominium:				
Other:				
Total Units:	1		6	6

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:					6
Total Units:					6

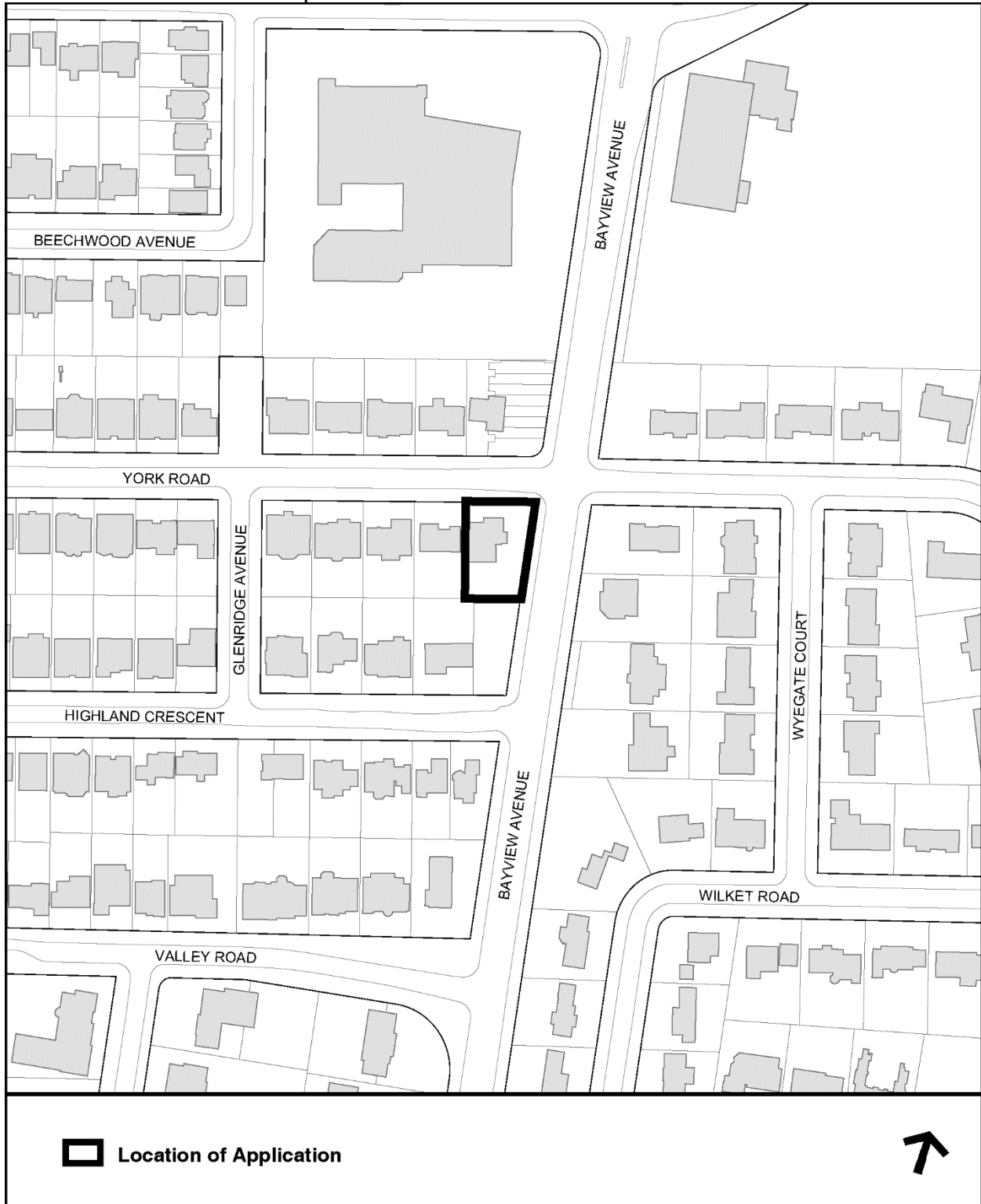
Parking and Loading

Parking Spaces:	7	Bicycle Parking Spaces:	Loading Docks:
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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

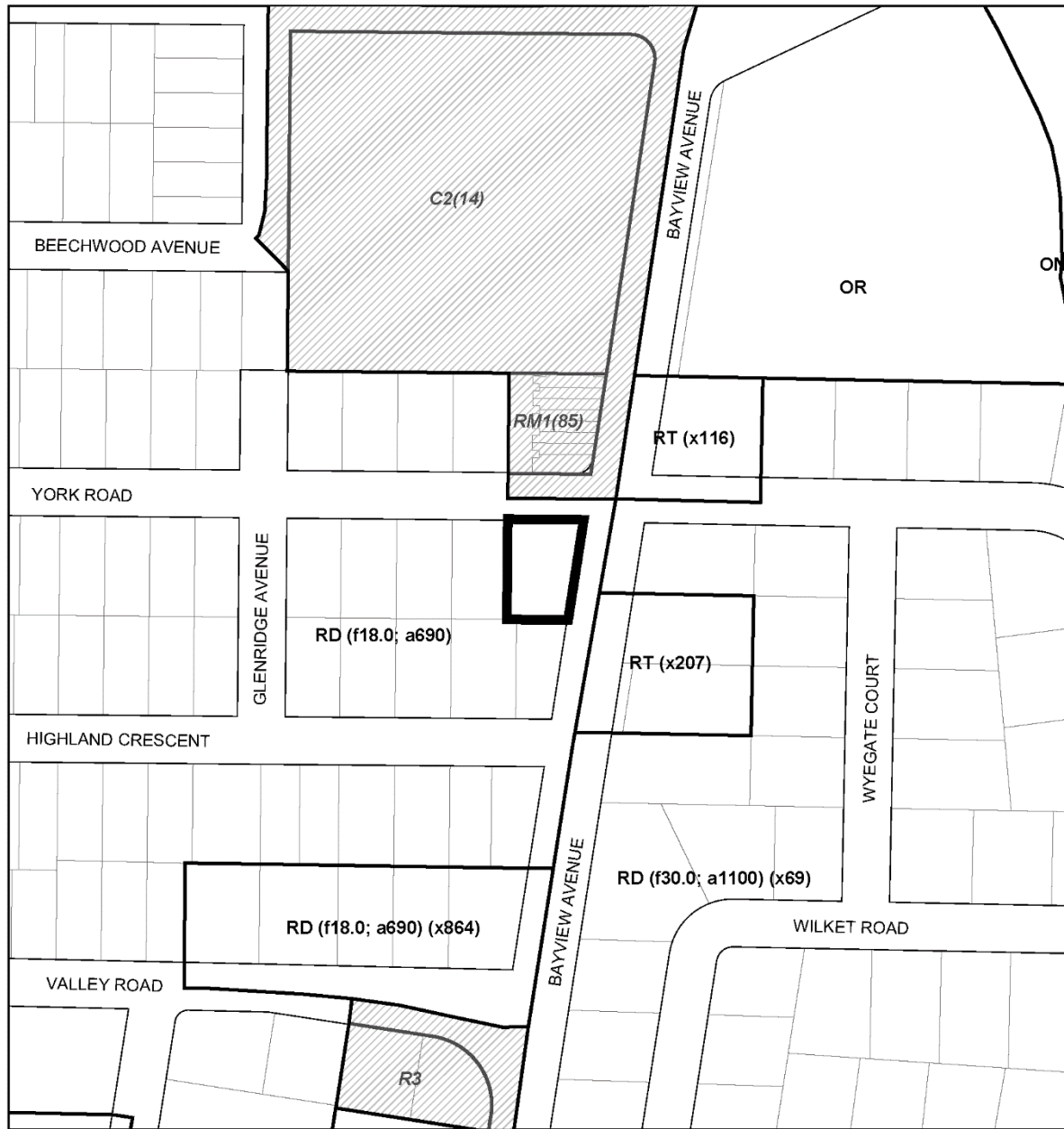
93 York Road

File # 21 188402 NNY 15 0Z

-  Location of Application
-  Neighbourhoods
-  Mixed Use Areas
-  Natural Areas
-  Parks


Not to Scale
Extracted: 07/26/2021

Attachment 4: Existing Zoning By-law Map





Zoning By-law 569-2013

93 York Road

File # 21 188402 NNY 15 0Z

-  Location of Application
- RD** Residential Detached
- RT** Residential Townhouse
- CR** Commercial Residential
- ON** Open Space Natural
- OR** Open Space Recreation

-  See Former City of North York By-law No. 7625
- R3** One-Family Detached Dwelling Third Density Zone
- RM1** Multiple-Family Dwellings First Density Zone
- C1** General Commercial Zone
- C2** Local Shopping Centre Zone


Not to Scale
Extracted: 07/26/2021

Attachment 5: Draft Zoning By-law Amendment
To be submitted separately.

Attachment 7: Elevations (East and West)

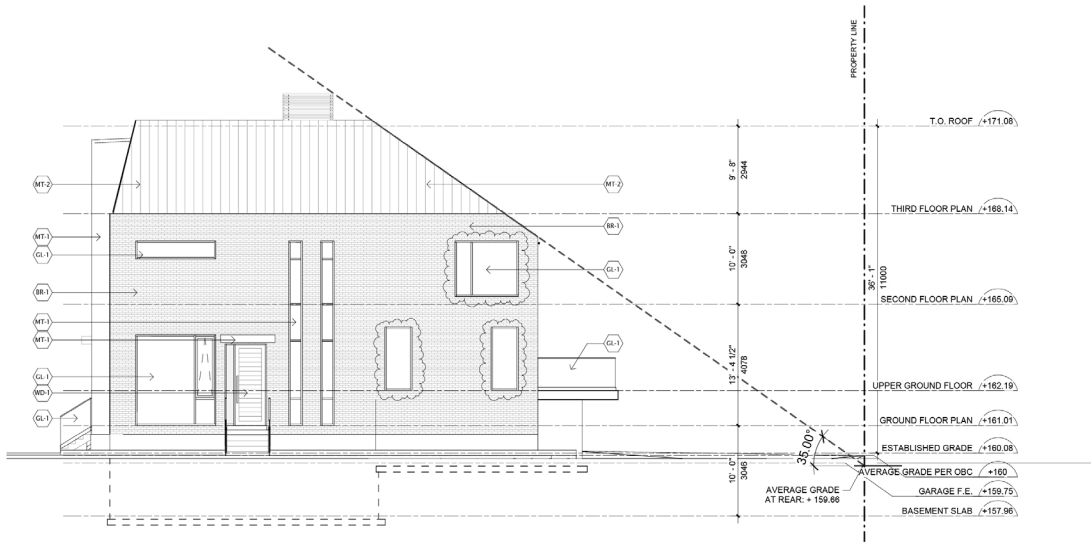


East Elevation

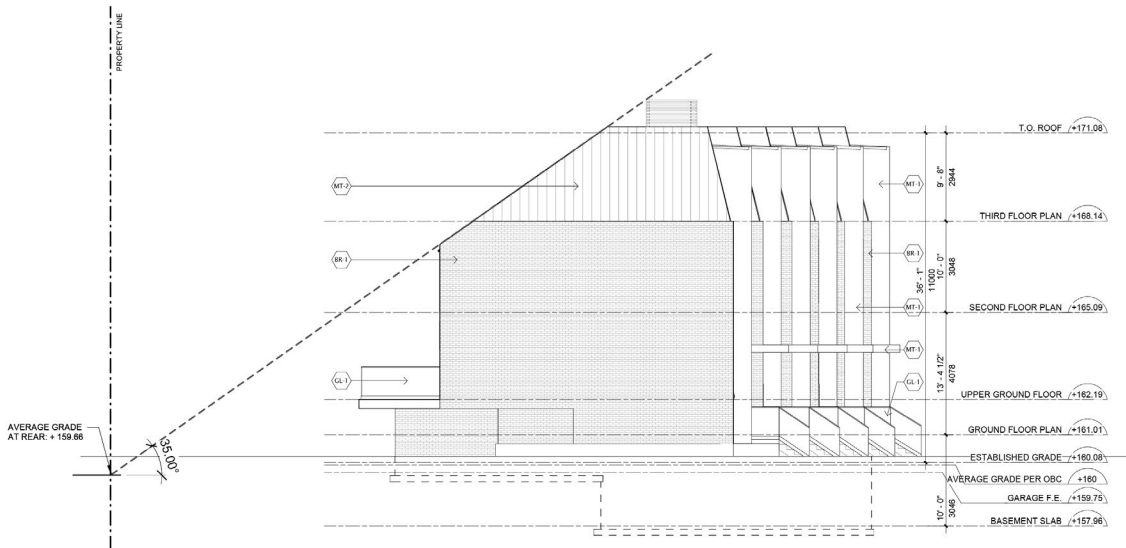


West Elevation

Attachment 8: Elevations (North and South)



North Elevation



South Elevation