

2673-2675 Bayview Ave– Part Lot Control Exemption Application – Decision Report – Approval

Date: May 7, 2026

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 15 - Don Valley West

Planning Application Number: 25 260672 NNY 15 PL

Related Planning Application Numbers: 20 168593 NNY 15 SA and 24 116427 NNY 15 CD

SUMMARY

This Report recommends approval of the application to exempt the lands from the Part Lot Control provisions of the *Planning Act* for the lands municipally known as 2673-2675 Bayview Avenue to permit the creation of conveyable lots for ten townhouse units.

This application will facilitate the creation of ten Parcels of Tied Land (POTLs) consisting of eight proposed townhouse units (Parts 1-8), two single detached dwellings (Parts 9 and 10), Part 11 for a common element private driveway, Part 12 for Canada Post Community Mail Box, Part 13 for water main connection, Part 14 for stormwater quality unit, and Parts 15 and 16 for private water main as shown on Attachment # 3.

A related Common Elements Condominium application (File No. 25 115684 NNY 15 CD) has been submitted to create a common element condominium corporation for the private shared driveway referenced as Part 11, Part 12 for Canada Post Community Mail Box, Part 13 for water main connection, and Part 14 for stormwater quality unit, and Parts 15 and 16 for private water main as shown on Attachment # 3.

The proposed development is consistent with the Provincial Planning Statement (2024) and conforms to the Official Plan. The lifting of Part Lot Control is appropriate for the orderly development of these lands.

RECOMMENDATIONS

The Director, Community Planning North York District recommends that:

1. City Council enact a Part Lot Control Exemption By-law for the lands municipally known as 2673-2675 Bayview Avenue substantially in accordance with the draft Part Lot Control Exemption By-law included as Attachment # 5, and as generally illustrated on the Part Lot Control Plan on Attachment # 3, to be prepared to the satisfaction of the City Solicitor and to expire two (2) years following enactment by City Council.
2. Prior to the introduction of the Part Lot Control Exemption By-law, City Council require the owner to:
 - a. provide proof of payment of all current property taxes for the subject lands to the satisfaction of the City Solicitor; and
 - b. register, to the satisfaction of the City Solicitor, a Section 118 Restriction under *the Land Titles Act* agreeing not to transfer or charge any part of the subject lands described in Schedule “A” to this Report, without prior written consent of the Executive Director, Development Review or their designate to the satisfaction of the City Solicitor.
3. City Council authorize the City Solicitor to take the necessary steps to release the Section 118 Restriction from all or any portion of the lands in the City Solicitor's sole discretion after consulting with the Executive Director, Development Review at such time as confirmation is received that a plan of condominium has been registered or upon expiry or repeal of the Part Lot Control Exemption By-law.
4. City Council authorize and direct the City Solicitor to register the Part Lot Control Exemption By-law on title.
5. City Council authorize the City Solicitor to repeal or amend the Part Lot Control Exemption By-law to delete part of the lands described in the by-law, if the City Solicitor determines, in their sole discretion after consulting with the Executive Director, Development Review, that it is necessary prior to releasing or partially releasing the 118 Restriction from title.
6. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Part Lot Control Exemption By-law as may be required.

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

The application to amend the City of Toronto Zoning By-law No. 569-2013 and City of North York Zoning By-law No. 7625 for the subject site (File No. 18 266038 NNY 15 OZ) was considered by City Council at its meeting on February 26, 2020. City Council approved the site for 10 dwelling units maximum, of which 8 dwelling units must be in a townhouse residential building and 2 dwelling units must be in a detached house residential building ([Agenda Item History - 2020.NY13.2](#)).

The related Site Plan Control application was approved by the City on December 20, 2021(20 168593 NNY 15 SA).

THE SITE AND SURROUNDING LANDS

Description

The subject site is located southeast of Bayview Avenue and Highway 401, and to the north of Old Colony Road. See Attachment # 1 for the Location Map.

Surrounding Uses

North: Detached low-rise residential dwellings

South: Detached low-rise residential dwellings.

South East of Bayview Avenue and Old Colony Road (2655 and 2659 Bayview Avenue, 15 Old Colony Road (13 282215 NNY 25 OZ))- A previous Ontario Municipal Board (OMB) approval (March 15, 2016) for ten three-storey townhouses in two blocks fronting onto Bayview.

East: Detached low-rise residential dwellings

West: Detached low-rise residential dwellings

THE APPLICATION

Description

This application will facilitate the creation of ten Parcels of Tied Land (POTLs) consisting of eight proposed townhouse units (Parts1-8), two single detached dwellings (Parts 9 and 10), Part 11 for a common element private driveway, Part 12 for Canada

Post Community Mail Box, Part 13 for water main connection, Part 14 for stormwater quality unit, and Parts 15 and 16 for private water main as shown on Attachment # 3.

Additional Information

See Attachments # 1 and 4 of this Report for the Location Map and Application Data Sheet. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre ([Application Information Centre - 2673-2765 BAYVIEW AVE](#)).

Agency Circulation Outcomes

The application together with the applicable documentation submitted, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and drafting the Part Lot Control Exemption By-law.

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) (the “PPS”), and shall conform to provincial plans.

Official Plan

The subject site is designated as *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 interspersed walk-up apartments that are no higher than four storeys, except along major streets where apartments may be no higher than six storeys. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also permitted in *Neighbourhoods*.

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 Townhouse (RT) (209) under the City of Toronto Zoning By-law No. 569-2013 as amended, and Multiple-Family Dwellings First Density Zone (RM1) (119) under City of North York Zoning By-law No. 7625, as amended. The site-specific zoning designations permit eight townhouses and two detached dwelling units on the site subject with specific performance standards.

Site Plan Control

A Site Plan Control Application (20 168593 NNY 15 SA) for the site was submitted on July 16, 2020. The Notice of Approval Conditions was issued on August 17, 2021. The Site Plan Agreement between the City of Toronto and the Owner was registered on October 21, 2021, and final Site Plan approval has been granted on December 20, 2021. Approval of the proposed infrastructure and lot layout was established through that process.

COMMENTS

Provincial Planning Statement and Provincial Plans

The PPS encourages intensification and redevelopment in urban areas. The proposed development promotes intensification through a compact urban form and allows for the orderly development of the lands that conforms to the Official Plan. Staff find the proposal consistent with the PPS.

Land Division

This application will facilitate the creation of ten Parcels of Tied Land (POTLs) consisting of eight proposed townhouse units (Parts 1-8), two single detached dwellings (Parts 9 and 10), Part 11 for a common element private driveway, Part 12 for Canada Post Community Mail Box, Part 13 for water main connection, Part 14 for stormwater quality unit, and Parts 15 and 16 for private water main as shown on Attachment # 3.

Section 50(7) of the *Planning Act*, R.S.O. 1990, as amended, authorizes City Council to adopt a by-law exempting lands within a registered Plan of Subdivision from Part Lot Control. The lifting of Part Lot Control on the subject lands is considered appropriate for the orderly development of the lands and will facilitate the development as per the site specific zoning by-law.

Prior to enactment of the Part Lot Control Exemption By-law, staff recommends the owner register a Section 118 Restriction under the *Land Titles Act*. The restriction requires the owner to agree not to convey or mortgage any part of the lands without the prior written consent of the Executive Director, Development Review. This enables the City to ensure that the Part Lot Control exemption is not unlimited and that appropriate mechanisms are secured to support the development as described in this Report. The Section 118 Restriction is also used to prevent the conveyance of the future POTLs, and the parcels intended for the residential dwellings until the common elements condominium is registered.

CONCLUSION

The proposal has been reviewed against the policies of the PPS (2024) and the Toronto Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2024), and conforms with the Official Plan. Staff recommend that Council approve the Application and enact a Part Lot Control Exemption By-law with respect to the subject lands.

CONTACT

Sina Zekria, Assistant Planner
Tel. No. 416-396-5840,
E-mail: sina.zekria@toronto.ca

SIGNATURE

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

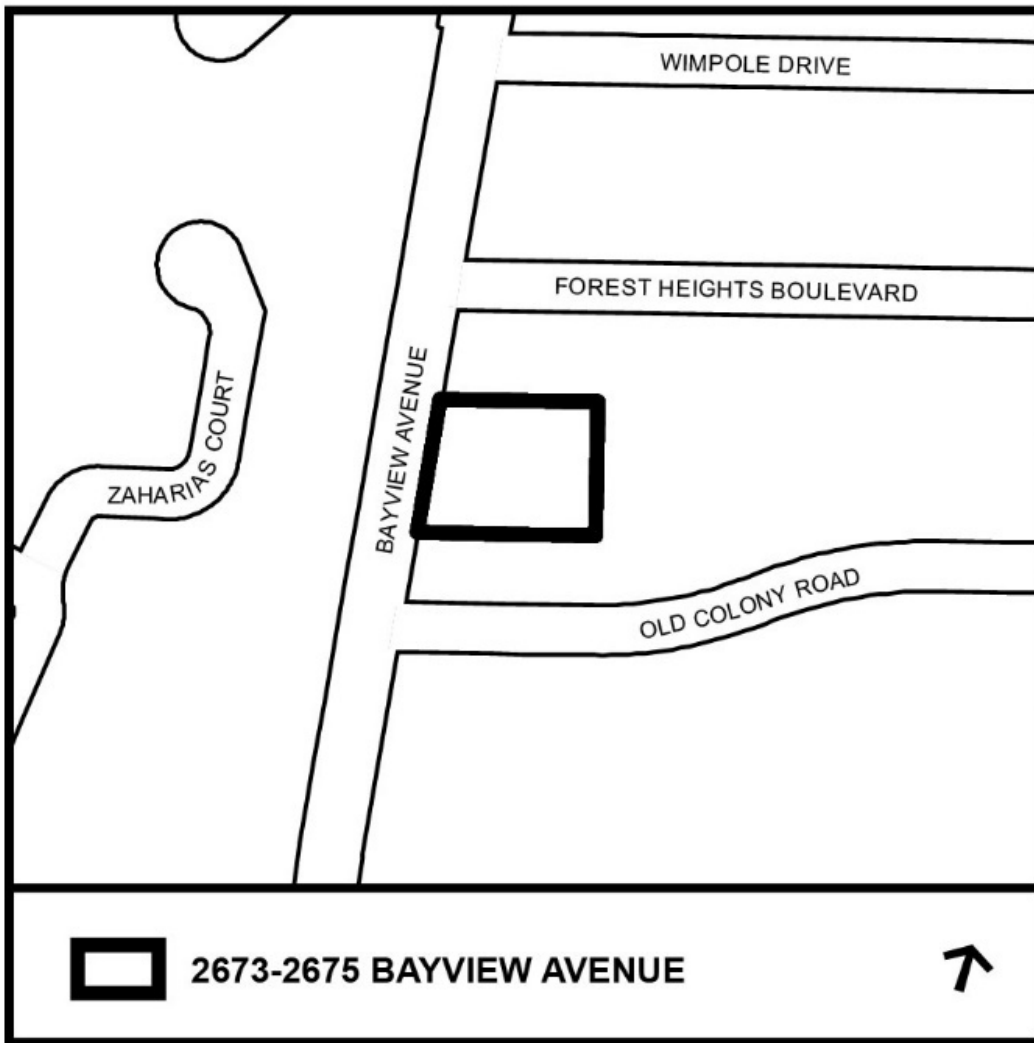
ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Key Map
Attachment 3: Draft Part Lot Control Exemption Plan
Attachment 4: Application Data Sheet
Attachment 5: Draft Part Lot Control Exemption By-law

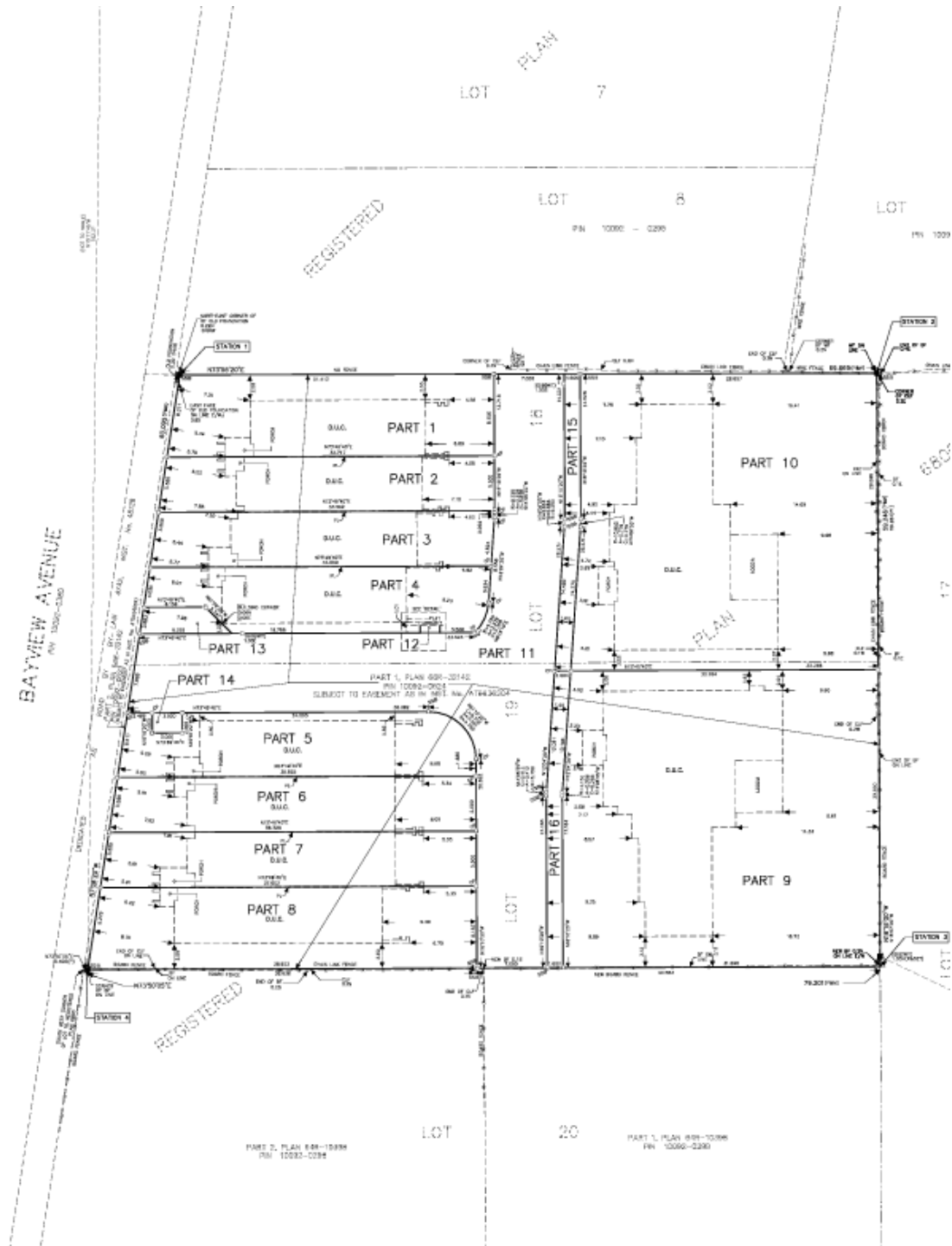
Attachment 1: Location Map



Attachment 2: Key Map



Attachment 3: Draft Part Lot Control Exemption Plan



Part Lot Control Exemption Plan



Attachment 4: Application Data Sheet

Municipal Address: 2673-2675 BAYVIEW AVE **Date Received:** December 1, 2025
Application Number: 25 260672 NNY 15 PL
Application Type: Part Lot Control Exemption
Project Description: Part Lot Control Application for 10 lots.

Applicant	Agent	Architect	Owner
WND ASSOCIATES			KINGSMEN (OLD COLONY) INC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	RD (f30.0; a1100) (x69)	Heritage Designation:
Height Limit (m):	11 metres	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 4,438 Frontage (m): 60 Depth (m): 71

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	274		1,637	1,637
Residential GFA (sq m):	345		3,289	3,289
Non-Residential GFA (sq m):				
Total GFA (sq m):	345		3,289	3,289
Height - Storeys:	2		3	3
Height - Metres:			11	11

Lot Coverage Ratio (%):	36.89	Floor Space Index: 0.74
-------------------------	-------	-------------------------

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
-----------------------------	---------------------------	---------------------------

Residential GFA: 3,289
 Retail GFA:
 Office GFA:
 Industrial GFA:
 Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:	2			
Condominium:			10	10
Other:				
Total Units:	2		10	10

Total Residential Units by Size

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

Parking and Loading

Parking Spaces: 26 Bicycle Parking Spaces: Loading Docks:

CONTACT:

Sina Zekria, Assistant Planner
 416-396-5840
 sina.zekria@toronto.ca

Attachment 5: Draft Part Lot Control Exemption By-Law (and Schedule A)

Authority: North York Community Council Item NY_____, as adopted by City of Toronto Council on _____, 2026

CITY OF TORONTO
Bill No. _____
BY-LAW _____-2026

To exempt lands municipally known as 2673-2675 Bayview Avenue, from part lot control.

WHEREAS authority is given to Council by subsection 50(7) of the Planning Act, R.S.O. 1990, C. P.13, as amended, to pass this By-law;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Subsection 50(5) of the Planning Act, R.S.O. 1990, C. P.13, as amended, does not apply to the lands described in the attached Schedule "A".
2. This By-law expires two years from the date of its enactment by Council.

Enacted and passed on, _____, 2026.

Frances Nunziata, John Elvidge
Speaker City Clerk

(Seal of the City)

Schedule “A”

Municipal Address:

2673-2675 Bayview Avenue

Legal Description:

PLAN 6800 LOT 18 LOT 19