

2450 and 2452 Bayview Avenue – Official Plan Amendment and Zoning By-law Amendment Application – Decision Report – Approval

Date: June 17, 2026

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 15 - Don Valley West

Planning Application Number: 26 112878 NNY 15 OZ

SUMMARY

Official Plan and Zoning By-law amendment application to permit a 7-storey (22.81 metres plus 4 metres to mechanical penthouse and rooftop amenities) seniors residence building providing independent living, assisted living and memory care suites at 2450 and 2452 Bayview Avenue. The proposed building would have a total gross floor area of 14,857 square metres, 141 residential units and 54 vehicular parking spaces.

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law application. The Official Plan and Zoning By-law application is consistent with the Provincial Planning Statement (2024) and meets the intent of 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 2450 and 2452 Bayview Avenue 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 2450 and 2452 Bayview Avenue 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 Amendment and 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

On May 22 and 23, 2024, City Council adopted [Agenda Item History - 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 City Council decision was later appealed to the Ontario Land Tribunal on July 25, 2024. On September 11, 2025, the Ontario Land Tribunal issued a decision resolving the appeal of the Official Plan Amendment ([OPA 727](#)) By-law 1061-2025 and Zoning By-law Amendment [1062-2025 \(OLT\)](#), bringing both into force and effect.

THE SITE AND SURROUNDING LANDS

Description

The site is located on the west side of Bayview Avenue, between York Mills Road to the north and Lawrence Avenue East to the south. It is generally rectangular in shape and has a total site area of approximately 5,502.4 square metres, with a frontage of 78 metres along Bayview Avenue, and a depth of 67 metres. The grade of the site is generally flat, with some gentle sloping to the south. The site consists of two lots. Currently, there is a 2-storey single detached dwelling at 2452 Bayview Avenue and a one-storey single detached dwelling at 2450 Bayview Avenue. Both dwellings are currently vacant and are proposed to be demolished as part of this development. See attachment 2 for the Location Map.

Surrounding Uses

North: To the immediate north of the site is a private school (Junior Academy). Further north are two blocks of 3-storey townhouses and single detached dwellings.

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

East: To the immediate east of the site is the Windfields Estate property, a designated heritage property consisting of the Canadian Film Centre and Windfields Park.

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

THE APPLICATION

Description

The application proposes to amend the Official Plan and Zoning By-law to permit the development of a 7-storey (22.81 metre plus 4.0 metres to mechanical penthouse and rooftop amenity space) seniors residence building providing independent living, assisted living and memory care suites. The seventh storey is a partial storey limited to a gross floor area of 425 square metres, which includes 405 square metres of mechanical penthouse and 20 square metres of indoor amenity space. There are also 304 square metres of outdoor amenity space on the roof top. The seventh storey does not include any living accommodations.

Density

The proposal has a total gross floor area (GFA) of 14,857 square metres with a floor space index (FSI) of 2.69.

Residential Component

The proposal includes 141 seniors residential units, including 20 studio (14.2%), 75 one-bedroom (53.2%), and 46 two-bedroom (32.6%).

Access, Parking and Loading

Vehicle access to the site is proposed via a 6.0-metre-wide private driveway from Bayview Avenue located at the southeast corner of the site. The driveway provides access to the covered porte-cochere which provides pick/drop-off and to the underground parking garage.

The proposal includes a total of 54 vehicular parking spaces located within one level of underground parking, including 40 resident parking spaces and 14 visitor and staff parking space. A total of 13 bicycle parking spaces are proposed, including 9 long-term bicycle parking and 4 short-term bicycle parking spaces. One Type “B” loading space would be provided.

Amenity Space

The proposal includes 1,515.6 square metres (10.8 square metres/unit) of indoor amenity space and 1,063.6 square metres (7.5 square metres/unit) of outdoor amenity space, located at the basement level, ground floor, 2nd floor and 7th floor of the building along with the mechanical penthouse. The amenity space on the roof is located on the south wing of the building, setback from Bayview Avenue and the west and south property line.

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/2450BayviewAve.

Reasons for Application

An Official Plan Amendment is required to amend the Official Plan to allow for the proposed seventh storey. A Zoning By-law Amendment is needed in order to establish site-specific provisions for height, density, setbacks, stepbacks and other development standards.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on October 23, 2025 to provide initial feedback and provide the applicant with a complete application checklist.

The current application was submitted on February 4, 2026 and deemed complete on March 30, 2026. The reports and studies submitted in support of this application can be found on the City's Application Information Centre: www.toronto.ca/2450BayviewAve.

On March 30, 2026, staff conducted a Community Consultation Meeting for the application and community feedback is summarized in the Comments section of this report.

Agency Circulation Outcomes

The application has 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 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 designates the site a Neighbourhoods on Land Use Map 17. 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.

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. This stretch of Bayview Avenue is identified as a major street. Amongst other matters contemplated by these EHON 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;
 - Not requiring any loading space, visitor parking or pick-up/drop-off spaces on site; and
- Adding development criteria policies to address built form of Neighbourhoods designated lands on Major Streets.

The OPA 727 can be found here: [By-law 1061-2025\(OLT\)](#), and the Zoning By-law 608-2024 can be found here: [By-law 1062-2025\(OLT\)](#).

Protected/Major Transit Station Area

The site is not within a delineated Protected Major Transit Station Area/Major Transit Station Area.

Zoning

The subject site is zoned Residential Detached Zone RD (f18.0; a690) under Zoning By-law 569-2013. The RD zone generally permits residential building types such as detached house, duplex, triplex and fourplex, a municipal shelter and a park. Various residential and non-residential uses are conditionally permitted.

By-law 608-2024 – the EHON Major Streets initiative – resulted in zoning permission amendments to the RT and the RD zones to permit increased height permissions and apartment buildings along Major Streets. For an apartment building, a maximum height of 6-storeys and 19 metres is permitted. 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
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings
- Toronto Accessibility Design Guidelines

Toronto Green Standard

The Toronto Green Standard is a set of performance measures for green development. In place since 2010, the Toronto Green Standard has contributed to building resilient communities and advanced matters related to public health, safety, sustainability and energy efficiency. Development proposals address the updated Toronto Green Standard Tier 1 as part of application materials. Development achieving higher levels of performance (Tier 2 and above) are eligible for a partial refund of development charges. Information on the Toronto Green Standard may be found at <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>

PUBLIC ENGAGEMENT

Community Consultation

On March 30, 2026, a virtual community consultation meeting took place and was attended by approximately 27 members of the public, staff from the Ward Councillor's office, Community Planning Staff, the applicant and the applicant's consultants. Comments and questions raised at the consultation were related to the following matters:

- Negative impact from increased traffic along Bayview Avenue and surrounding local roads;
- Lack of parking spaces available within the development and potential overflow and on-street parking on Arjay Crescent;
- Appropriateness and fit of the proposed height and density with surrounding area;
- Questions regarding how the proposal aligns with EHON policies;
- Concerns regarding stormwater management and the site's location within a flood-prone area;
- Support for increased density as a means of providing downsizing opportunities for seniors and enabling aging in place within the neighbourhood; and,
- Support for the proposed rooftop amenity space as a positive feature of the development.

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) and find the proposal consistent with the PPS (2024).

PPS (2024) supports the creation of complete communities by accommodating an appropriate range and mix of housing options to meet long-term needs. The policy further states that complete communities should be supported by improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society and improving overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups. The proposed development providing for seniors housing along Bayview Avenue, which is a major street in the Council-adopted EHON Major Street Study Area, represents appropriate intensification.

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 Neighbourhoods in the City of Toronto Official Plan. Low scale local institutions play an important role in the rhythm of daily life in Neighbourhoods and include such uses as: schools, places of worship, community centres, libraries, day nurseries and private home daycare, seniors and nursing homes and long-term care facilities, public transit facilities, utility and telecommunications installations, and public services and facilities provided by the local, provincial and federal governments.

The proposed seniors residence building is a permitted use within the Official Plan and the proposed unit breakdown is well-suited to the current needs of retirement living that can accommodate varying levels of care needs, including 120 independent living suites (85%), 13 assisted living suites (9%) and 8 memory care suites (5%). The retirement home would help contribute to providing a diversity in housing options in the neighbourhood and also contribute towards a complete community along this stretch of Bayview Avenue.

Built Form

The proposal is for a 7-storey seniors residence building. The site fronts onto Bayview Avenue, a designated major street on Map 3 of the Official Plan and is supported by transit. OPA 727 (EHON Major Streets) permits a more intense form of development such as residential buildings up to a maximum of 6-storeys in height along major streets.

While the proposed building is in excess of the six storeys permitted in the Official Plan, the seventh storey is a partial storey and only contains amenity and mechanical space, along with the outdoor amenity space on the south wing of the building. The seventh amenity floor would be setback approximately 33, 14, 18 and 35 metres from the north, east, south and west lots lines, minimizing any privacy and overlook concerns with respect to the stable residential area to the west and south. Additionally, the gross floor area of the seventh storey is limited to a maximum of 425 square metres and there are no living units permitted on the seventh floor in the Draft Zoning By-law (Attachment 6).

Staff are of the opinion that the proposed 7-storey seniors residence building with partial 7th storey amenity space is an acceptable form of modest intensification in a location that is appropriate for midrise development and aligns with the intent of the Official Plan policy direction for major streets.

Density, Height, Massing

This application proposes 14,857 square metres of gross floor area, resulting in a floor space index of 2.69. OPA 727 (EHON Major Streets study) permits a maximum of 60 dwelling units for an apartment building located on a Major Street. While the proposed number of residential units of 141 exceeds the permitted maximum number, only up to 30 of the 141 seniors units will have individual food preparation facilities (kitchens) and will therefore be classified as dwelling units under By-law 569-2013, as amended. The rest of the proposed units will be classified as bed-sitting rooms in the draft zoning by-law amendment.

OPA 727 permits apartment buildings 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 properties designated Neighbourhoods along Bayview Avenue to be developed at a similar scale to the subject proposal. The proposed seniors residence building proposes a maximum height of 22.8 metres plus mechanical penthouse and a partial 7th storey for amenity space. Although the Zoning By-law permits a maximum height of 19 metres, the additional height is a minor increase brought on by the larger floor-to-ceiling dimensions required to accommodate seniors residence amenity spaces, accessibility requirements, servicing functions, and the covered drop-off area. The building is categorized as a mid-rise building in the Official Plan as it is below the 27-metre planned right-of-way width of Bayview Avenue. Given the scale of development relative to the zoning permissions and the width of Bayview Avenue, staff find the additional height appropriate.

In accordance with Policy 12(b) of OPA 727, the proposal consolidates two parcels along a major street to create a larger lot that can accommodate a more intense built form. The proposed massing incorporates several measures intended to reduce visual impacts and provide an appropriate transition to surrounding properties. Along Bayview Avenue, the building is setback 6.0 metres from the planned right-of-way and includes a 4-storey streetwall with a 1.5-metre stepback above the fourth floor. The south façade of the building incorporates a 4-storey building element with port-cochere at the base with a setback to the south property line of 4 metres (the closest point) to 6.7-metres, as well as a generous step back above the fourth floor with 11.5-metres to 14.3-metres from the south property line. Adjacent to the north property line, the ground floor provides a 2.4-

metre setback for the first 25-metres of building length, and a 5.5-metre setback for the remainder of the length of the building that exceeds 25 metres. Above the ground floor, the proposed building is setback 5.5 metres for the first 25-metres of building length, as primary windows are proposed, and 7.5 metres for the remainder. Along the west, the north and south wings are setback 7.5 metres from the rear property line and no balconies are proposed on this façade. These measures align with policy 12(c) and 12(d) of OPA 727 to have setbacks that generally meet those permitted by zoning for adjacent residential properties along the major street, as well as to break up façades through massing, setbacks and architectural articulation. Overall, the building design utilizes inset balconies, horizontal architectural elements, and upper-storey setbacks to reduce perceived massing and reinforce a pedestrian-scaled streetscape.

Additional setbacks and stepbacks are provided along the south, west, and north property lines to mitigate overlook and privacy impacts on adjacent properties. The building incorporates increased upper-storey setbacks, limited balcony projections of up to 2 metres, clerestory windows along portions of the west façade, and landscape buffering, including the preservation of existing mature trees. These design measures provide an appropriate transition to neighbouring residential uses and the private school to the north while maintaining consistency with the emerging built form character of the Bayview Avenue corridor.

The proposed density, height, and massing are considered to be appropriate for the site and compatible with both the existing and planned context of the surrounding area.

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 22.8 metres plus an additional 4 metres for mechanical penthouse. The mechanical penthouse and rooftop amenities occupy the southernly portion of the roof and are stepped back from the edges of the building.

The study demonstrates that the proposal would have limited shadow on any adjacent Neighbourhood designated lands. During the spring and fall equinoxes (March 21 and September 21), limited morning shadow would be cast on three Neighbourhood-designated properties on Bayview Ridge, west of the subject site, for approximately one to two hours. There would be no incremental shadow impacts on the Junior Academy playground to the north, except for a brief and minimal shadow at approximately 12:18 p.m. on September 21. From a public realm perspective, no additional shadow impacts are anticipated on the west sidewalk of Bayview Avenue, while the east sidewalk would experience only a brief incremental shadow impact at 4:18 p.m. 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. The study concludes that there are no anticipated uncomfortable wind conditions at grade level in the public sidewalks, main entrance, porte cochere and courtyard amenity area. The study identifies periods of uncomfortable wind conditions at the rooftop outdoor communal garden during winter and spring, and suggests certain mitigation measures to avoid these uncomfortable conditions. 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.

Private waste collection is proposed for the site and accommodated within a dedicated garbage pick up zone located at the southwest corner of the development. The garbage pick up zone will be properly screened to minimize the visual impact and further details will be reviewed at the site plan stage. These measures align with policy 12(f) of OPA 727 to locate, screen and enclose garbage storage to minimize impact on adjacent properties. 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 841, 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. The road widening has also been illustrated on Diagram 3 of the attached Draft Zoning By-law Amendment (Attachment 6) and will be conveyed at the site plan stage.

Traffic Impact

A Traffic Impact Study (TIS) was prepared by BA Group in support of the proposal. The report estimates that the project will generate approximately 15 and 20 two-way vehicle trips during the morning and afternoon peak hours, respectively. The consultant concludes that the proposed development is expected to have a negligible increase on the road network operations in the surrounding area with no transportation improvement measures required. 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 6-metre wide private driveway from Bayview Avenue. Four existing access points on Bayview Avenue will be consolidated into a single driveway. The proposal includes one level of underground parking with a total of 54 vehicle vehicular parking spaces (including 40 resident parking spaces and 14 visitor and staff parking spaces). A total of 3 accessible parking spaces are provided in accordance with By-law 223-2025. 2 pick/drop-off spaces are proposed on site to facilitate TTC Wheel-Trans service.

The Transportation Impact Study submitted confirms that the proposed parking supply will not negatively affect traffic operations in the area. The proposal also includes 9 long-term bicycle parking spaces and 4 short-term bicycle parking spaces. While By-law 569-2013, as amended, requires a total 25 bicycle parking spaces for the proposed development, the remaining spaces are proposed as payment-in-lieu at the Site Plan Control application stage.

In accordance with Zoning By-law 569-2013, as amended, a Type "G" loading space is not required as the proposed dwelling units are less than 30. Private waste collection is proposed for the site and accommodated within a dedicated waste collection area on-site. One Type "B" loading space is proposed on site to service the needs of the development. Staff find the access, parking and loading proposed as part of this development acceptable.

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.

Archaeological Assessment

The City of Toronto's Terms of Reference requires an Archaeological Assessment for lands containing archaeological potential. The applicant submitted a Stage 1 and 2 Archaeological Assessment in support of the development. The report concludes that there are no further archaeological concerns regarding the subject property and Heritage Planning staff concurs with this determination.

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 a total of 42 trees to be planted to compensate for the loss of 14 trees located on and surrounding the property. 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.

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 Northeast
- Attachment 11: 3D Massing Model - Looking Southwest

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 2450 and 2452 Bayview Avenue Date Received: February 4, 2026

Application Number: 26 112878 NNY 15 OZ

Application Type: OPA & Rezoning

Project Description: OPA and Zoning By-law Amendment application proposes the development of a 7-storey retirement residence. The building would provide a total of 141 residential units, being a mix of independent living, assisted living, and memory care units. A private driveway access from Bayview Ave along the southern property line would be provided, leading to 1 level of below-grade parking, providing a total of 54 parking spaces; as well as 13 bicycle parking spaces. The proposed development provides a total GFA of 14,857.04 square metres and a FSI of 2.69. Additionally, the proposed development provides 1,515.65 square metres of indoor amenity space and 1,063.68 square metres of outdoor amenity space.

Applicant
BAYVIEW
RETIREMENT LP

Agent

Architect

Owner
RIDGEGATE
HOLDINGS LTD

EXISTING PLANNING CONTROLS

Official Plan Designation: Neighbourhoods Site Specific Provision:

Zoning: RD (18.0; a690) Heritage Designation:

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

PROJECT INFORMATION

Site Area (sq m): 5,502 Frontage (m): 78 Depth (m): 67

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	397		2,481	2,481
Residential GFA (sq m):	482		14,857	14,857
Non-Residential GFA (sq m):				
Total GFA (sq m):	482		14,857	14,857
Height - Storeys:	2		7	7

Height - Metres: 228 228

Lot Coverage Ratio 53.84 Floor Space Index: 2.69
(%):

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

Residential GFA: 14,450 407

Retail GFA:

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
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Rental:

Freehold:	2			
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Condominium:

Other: Retirement Home Rental			141	141
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Total Units:	2		141	141
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Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		20	75	46	
Total Units:		20	75	46	

Parking and Loading

Parking Spaces:	54	Bicycle Parking Spaces:	13	Loading Docks:	1
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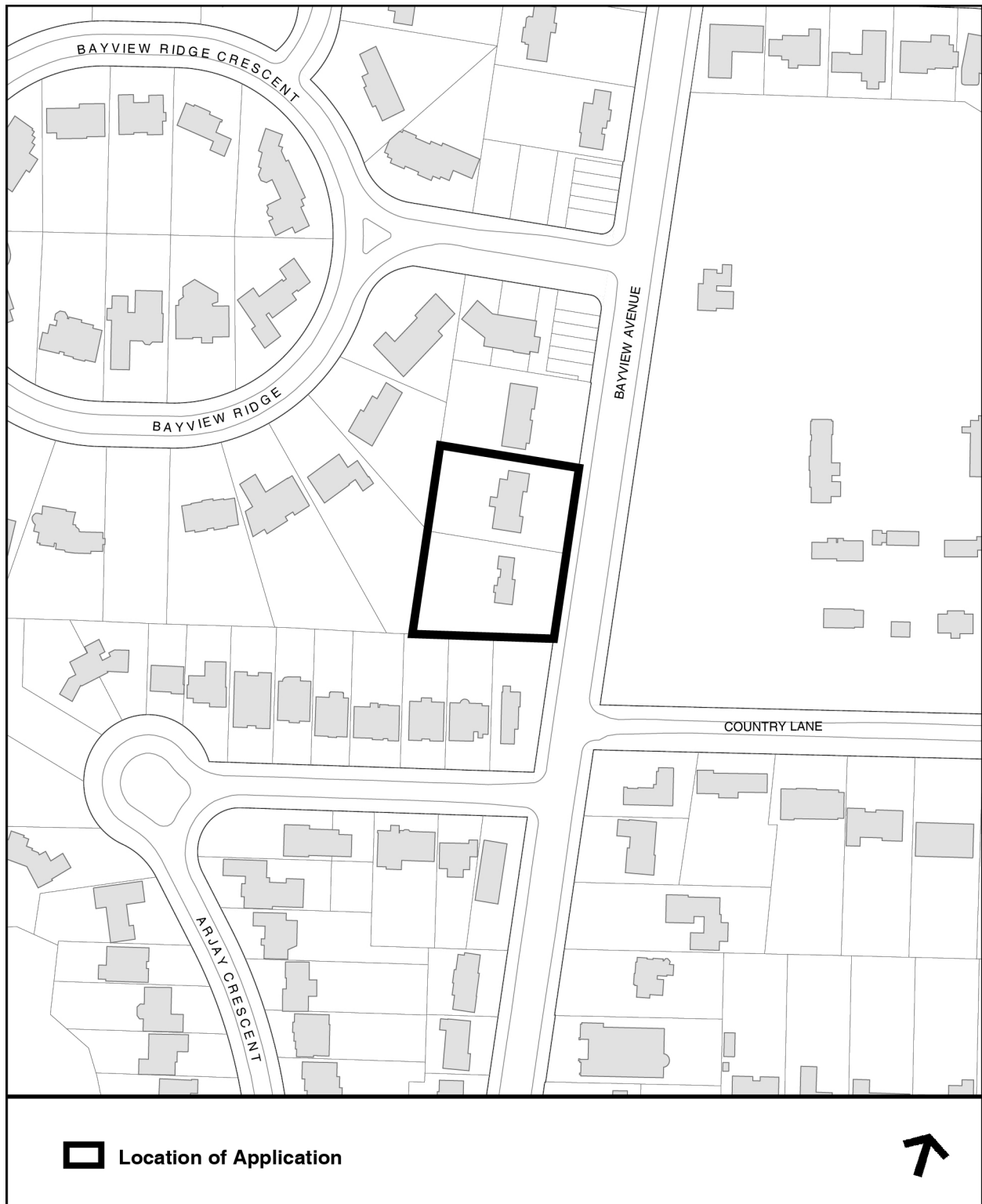
CONTACT:

Diane Pi, Planner, Community Planning

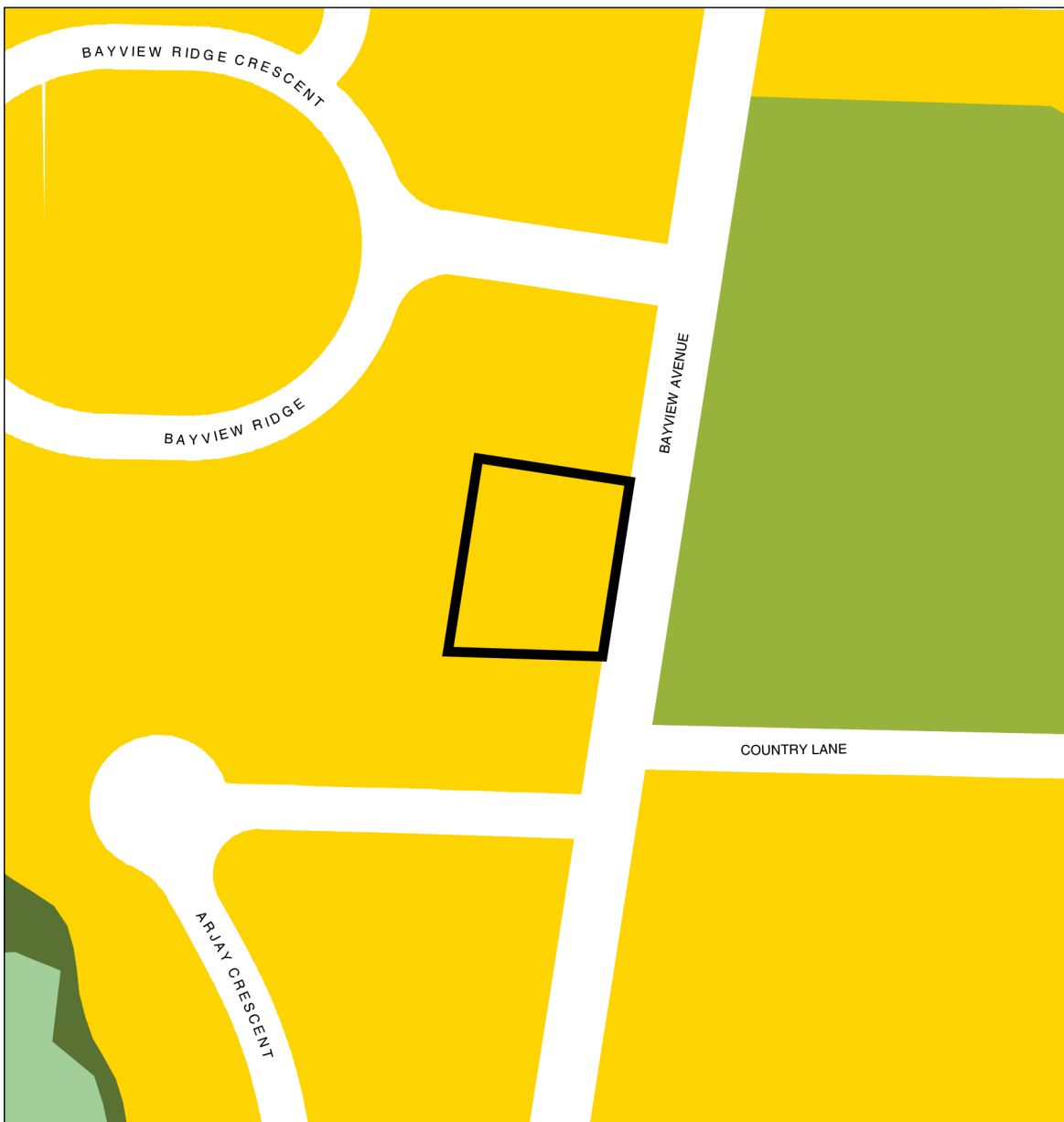
416-396-8254

diane.pi@toronto.ca

Attachment 2: Location Map



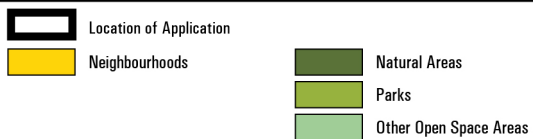
Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #16

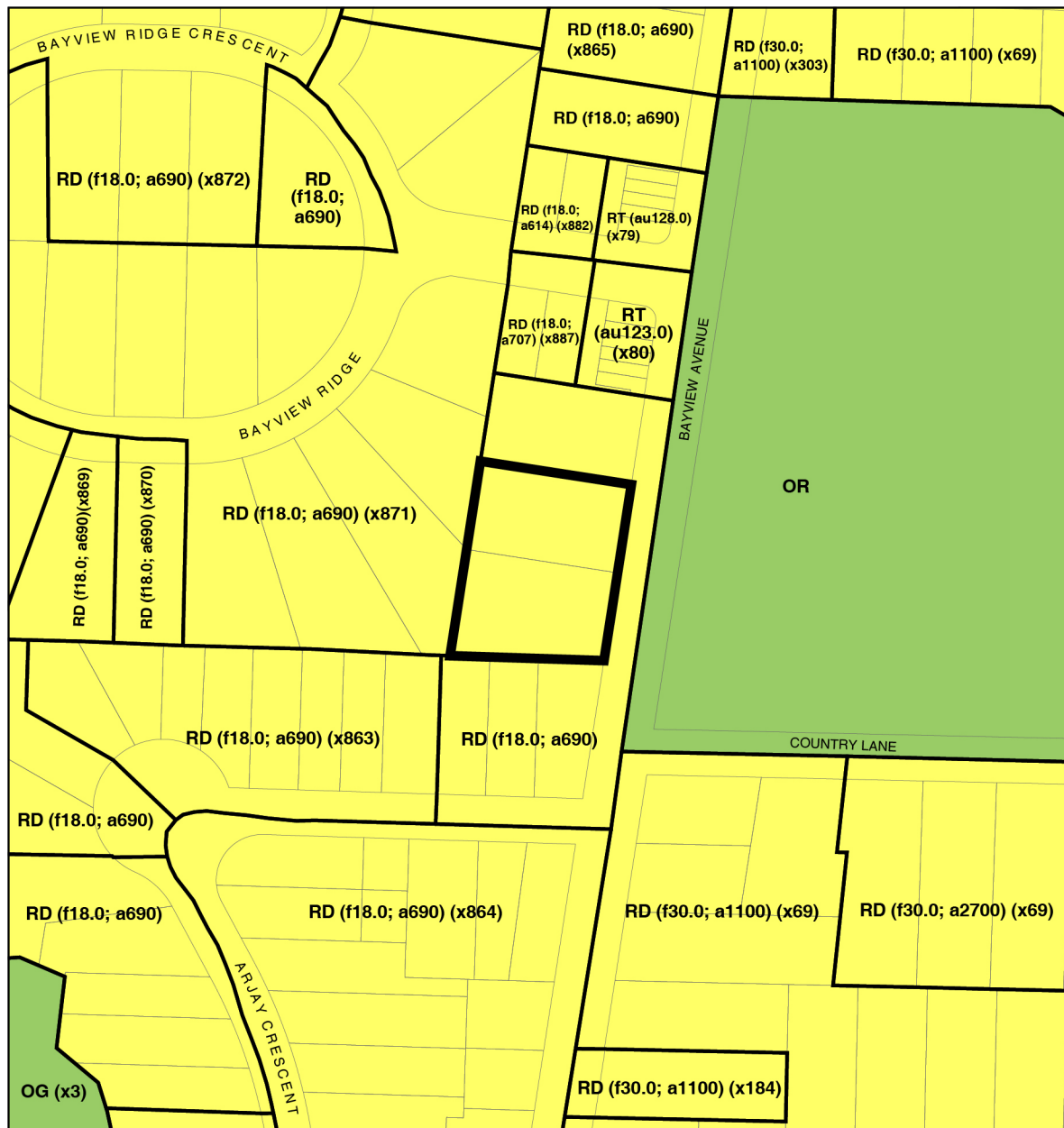
2450 & 2452 Bayview Avenue

File # 26 112878 NNY 15 0Z



Not to Scale
Extracted: 02/09/2026

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

2450 & 2452 Bayview Avenue

File # 26 112878 NNY 15 0Z

-  Location of Application
-  RD Residential Detached
-  RT Residential Townhouse
-  OR Open Space Recreation
-  OG Open Space Golf Course

↑
Not to Scale
Extracted: 02/09/2026

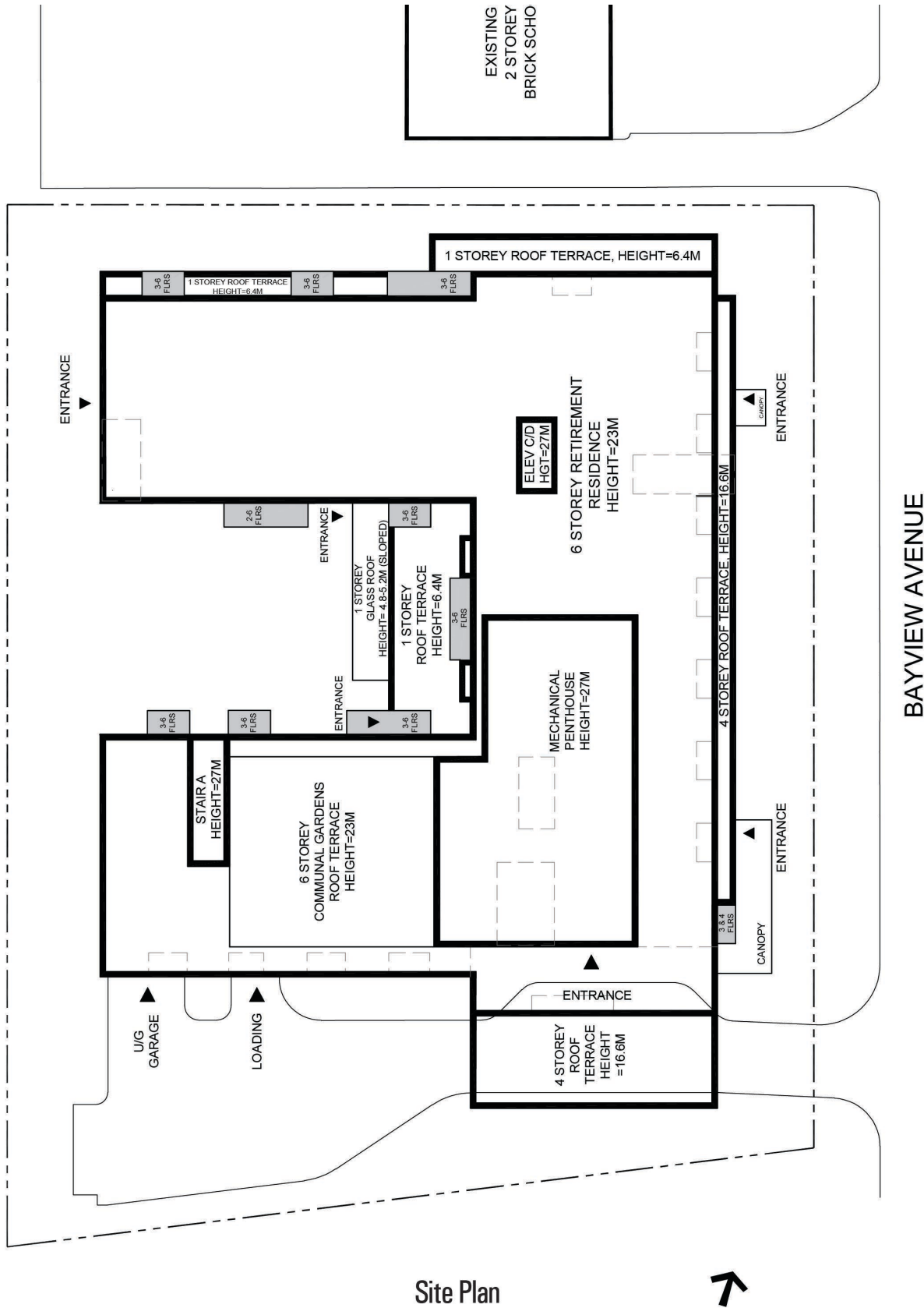
Attachment 5: Draft Official Plan Amendment

The Draft Official Plan Amendment will be made available prior to July 7, 2026.

Attachment 6: Draft Zoning By-law Amendment

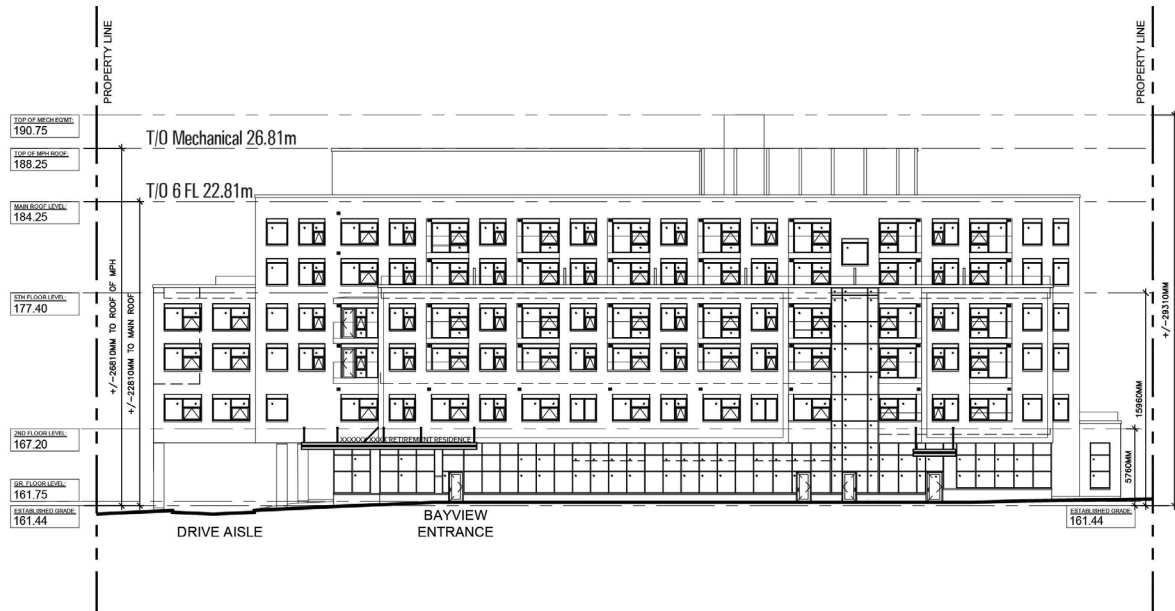
The Draft Zoning By-law Amendment will be made available prior to July 7, 2026.

Attachment 7: Site Plan

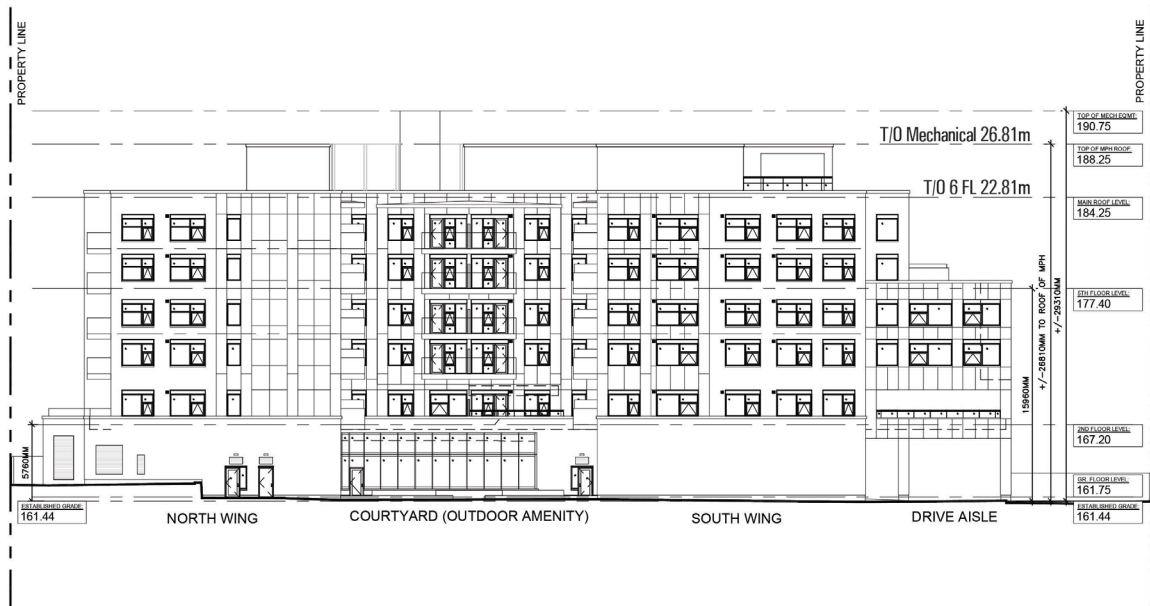


Site Plan

Attachment 8: East & West Elevations



East Elevation



West Elevation

Attachment 9: North & South Elevations

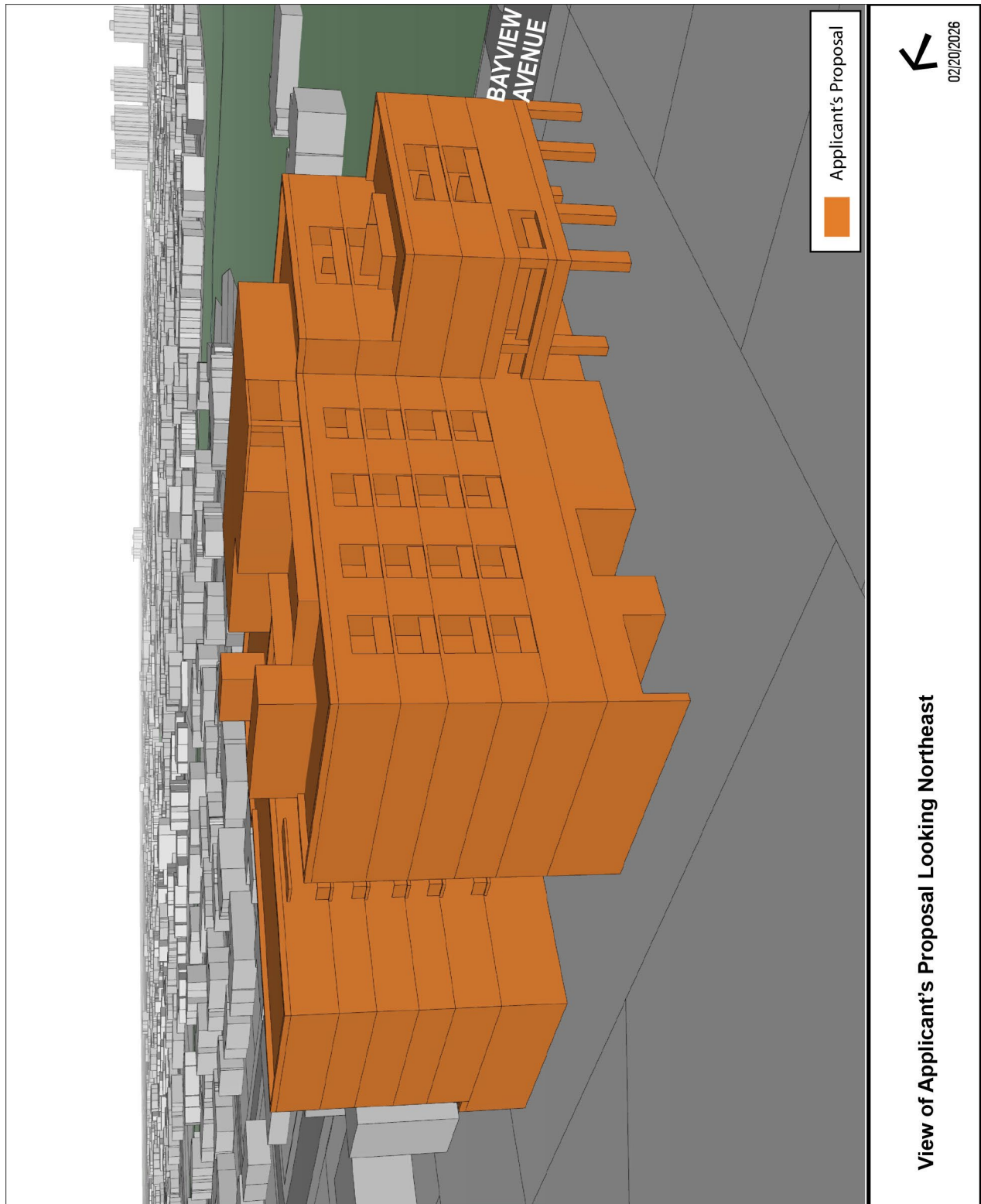


North Elevation



South Elevation

Attachment 10: 3D Massing Model - Looking Northeast



Attachment 11: 3D Massing Model - Looking Southwest

