

## Bayview Avenue Area Study – Final Report

<b>Date:</b>	October 15, 2007
<b>To:</b>	City Council
<b>From:</b>	Chief Planner and Executive Director, City Planning
<b>Wards:</b>	Ward No. 23 – Willowdale
<b>Reference Number:</b>	File No. 05 18990 TM

### SUMMARY

This report presents and recommends that City Council approve the amended Bayview Area Study Design Guidelines (Attachment 1).

### RECOMMENDATION

**The City Planning Division recommends that:**

1. City Council adopt the urban design guidelines presented in Attachment 1 for use in reviewing development applications for the west side of Bayview Avenue from Finch Avenue to Hollywood Avenue.

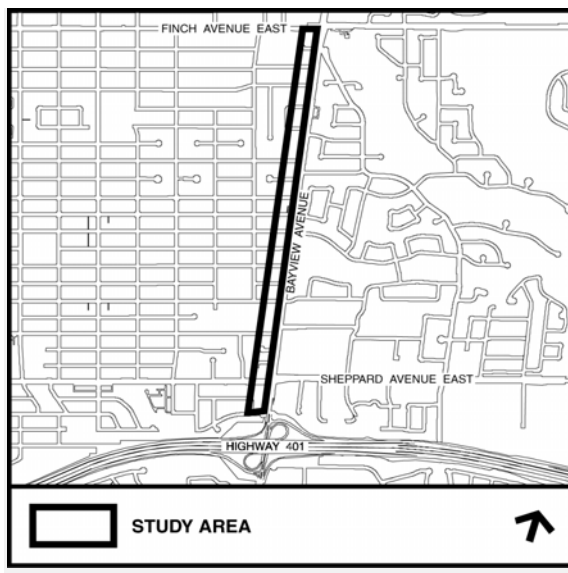
#### Financial Impact

The recommendations in this report have no financial impact.

#### DECISION HISTORY

At its meeting of October 2, 2007, North York Community Council recommended that City Council adopt the urban design guidelines presented in the Bayview Avenue Area Study Final Report, subject to specific modifications. In addition, North York Community Council directed City Staff to meet with interested Councillors with respect to provisions respecting building heights, setbacks and lot depths and report directly to City Council, if necessary, on any modifications required to strengthen the intent of the proposed guidelines.

Staff report for action – Final Report – Bayview Avenue Area Study



## **COMMENTS**

City Staff have met with the concerned local Councillors and the Guidelines have been amended as follows:

1. The guidelines have been amended with respect to Transition ‘Scenario A’ (page 2) to read as follows:
  - No part of any building shall exceed 70 percent of the horizontal distance separating that part of the building from the nearest residential property line;
  - A rear yard setback not less than 9.5 metres shall be provided;
  - There will be a suitable opaque barrier 1.8 metres in height, as well as a minimum 4.5 metre landscape strip to buffer the adjacent low density residential neighbourhood from the potential impacts of redevelopment.
2. In order to further clarify the height and setback requirements for ‘Scenario A’, a 33 degree angular plane has been illustrated on Figure 3. The 33 degree angular plane is similar to the 70 percent of the horizontal distance requirement outlined in the Guidelines. Figure 3 has also been reconfigured to better illustrate the height limits of both the transitional dwellings and the townhouse dwellings.
3. Figure 5 ‘Scenario B’, has been reconfigured to better illustrate the height limits of both the transitional dwellings and the townhouse dwellings.

The revised guidelines are satisfactory to the interested Councillors and are attached.

## **CONTACT**

Kelly Jones, Planner  
Tel. No. 416-395-7127  
Fax No. 416-395-7155  
E-mail: [kjones2@toronto.ca](mailto:kjones2@toronto.ca)

## **SIGNATURE**

---

Ted Tyndorf, Chief Planner and Executive Director  
City Planning Division

## **ATTACHMENTS**

Attachment 1: Bayview Area Study Guidelines

Townhouse development within the Bayview Area (on the west side of Finch Avenue to Hollywood Avenue) will be consistent with the following urban design guidelines. These guidelines provide a framework for the development of appropriate lots and are to be read in conjunction with the relevant policies contained within the Official Plan and the Council approved Infill Townhouse Guidelines.

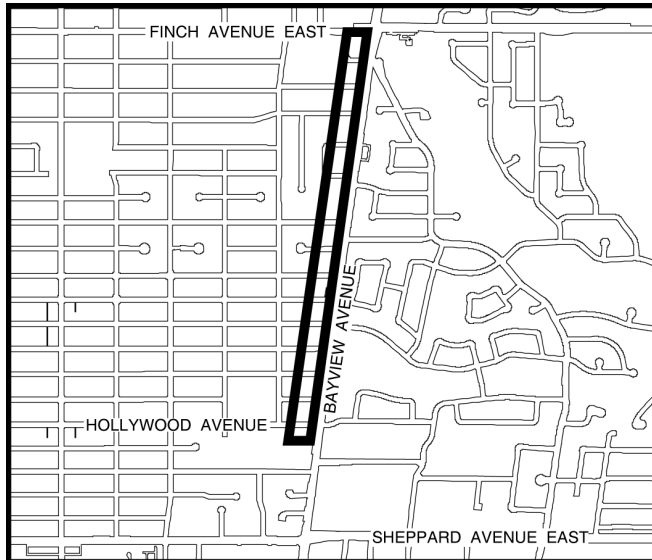


Figure 1

### LOCATION:

A detailed planning analysis has determined that these guidelines will only apply when residential redevelopment is contemplated on appropriate lots. These parcels are designated as “Neighbourhoods” in the Official Plan, front onto Bayview Avenue and have sufficient lot depth to comply with the transition standards.

### GENERAL GUIDELINES

The general objectives of the Bayview Avenue Area Study guidelines are to permit and encourage development for appropriate lots fronting Bayview Avenue while minimizing the potential for adverse impact on the land use characteristics of the adjacent low density residential lands.

The guidelines strongly encourage the consolidation of lots to provide for complete and comprehensive development along the block frontage. The guidelines do not encourage the consolidation of lots facing side streets.

The following general guidelines apply to all sites where townhouse development is appropriate, within the study area from Finch Avenue to Hollywood Avenue.

### LAND USE:

Only residential uses are to be permitted.

### DESIGN AND LAYOUT:

#### Vehicular Access and Parking

Vehicular Access and Parking should be designed so that:

- The number of driveways providing access from Bayview Avenue is reduced. Existing driveways should be consolidated to provide the minimum number of driveways necessary for efficient vehicular access while reducing pedestrian-vehicular conflict.

- Parking is located at the rear of the development via a common shared driveway.
- A minimum driveway width of 6 metres is provided.

### Built Form and Streetscape

Redevelopment along Bayview Avenue will contribute to the definition of the street edge and will promote an attractive pedestrian environment. Redevelopment should ensure the following:

- The height of any part of a residential building fronting Bayview Avenue will not exceed 3 storeys or 11 metres to the midpoint of the roof, whichever is the lesser.
- Buildings will be setback a minimum 3 metres from the Bayview Avenue property line and provide space for an entry and landscaping between the public sidewalk and the building.
- Buildings will be setback a minimum of 3 metres from side streets.
- Primary pedestrian access to the units should be at grade, facing the street.
- To provide for better integration with the Willowdale neighbourhood, units are to be treated as pairs and appropriately massed and articulated to more closely resemble the texture of Willowdale Street frontages. This can be achieved through articulation of the front façade or a change in rooflines or by using a different material every two units.
- Building elevations that are exposed to the public view should be articulated by windows that are appropriate in scale and proportion to support an eyes-on-the-street approach to the design of the development.
- Exterior illumination will be located so as to direct light onto the site and away from adjacent neighbourhoods.

## DEVELOPMENT SCENARIOS

To ensure that redevelopment fits within the existing context of the Willowdale neighbourhood, there is to be a transition from development along Bayview Avenue to the adjacent low density neighbourhood. This can be accomplished in two different ways.

### Transition Scenario 'A'

Scenario 'A' provides for an appropriate transition and buffering by requiring a minimum 4.5 metre landscape strip at the rear of the property so that the adjacent neighbourhood is appropriately buffered from redevelopment along Bayview Avenue. In addition, Scenario 'A' applies a height and setback plane to be adhered to ensure that an acceptable built-form relationship between the low scale residential neighbourhoods and any proposed multiple residential buildings fronting Bayview Avenue. Specific guidelines for Scenario 'A' are as follows:

- No part of any building shall exceed 70 percent of the horizontal distance separating that part of the building from the nearest residential property line.
- A rear yard setback not less than 9.5 metres shall be provided;
- There will be a suitable opaque barrier 1.8 metres in height, as well as a minimum 4.5 metre landscape strip to buffer the adjacent low density residential neighbourhood from the potential impacts of redevelopment.

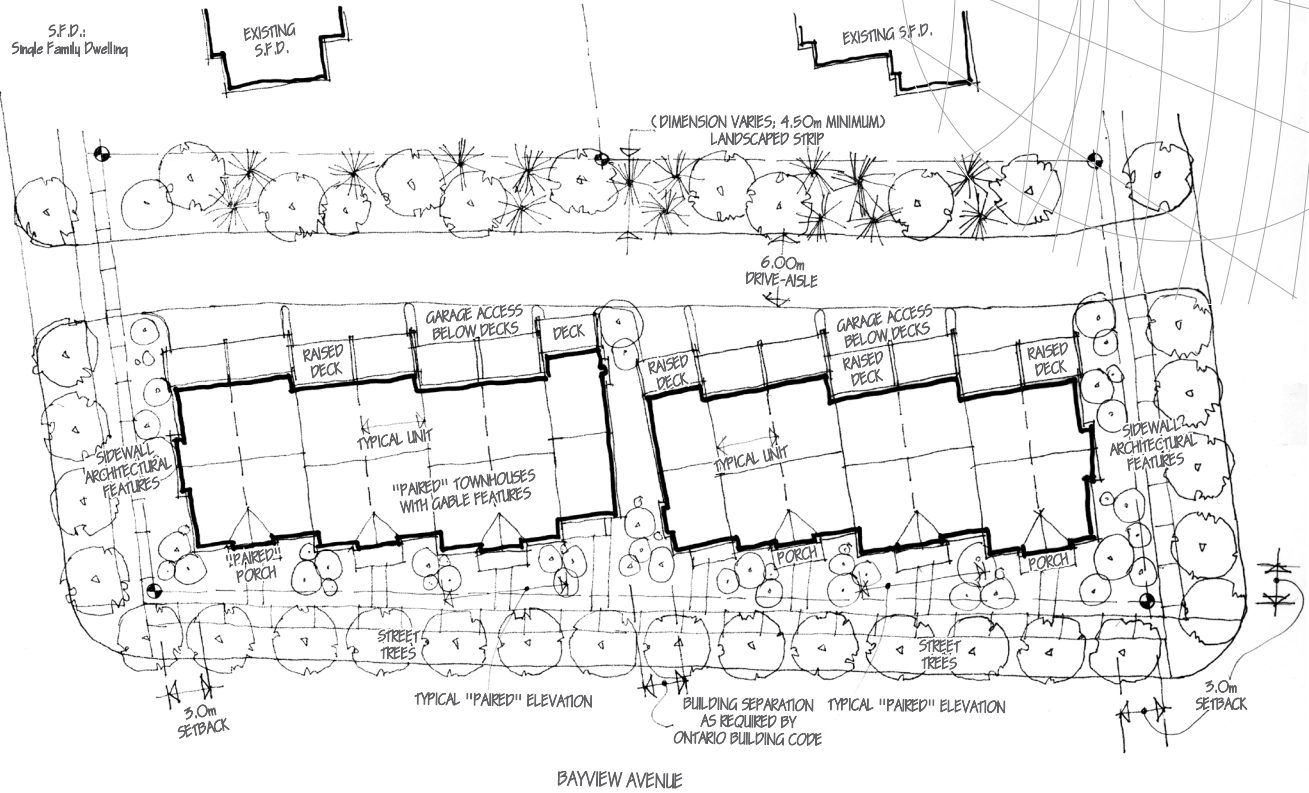


FIGURE 2

SCENARIO 'A' - PLAN

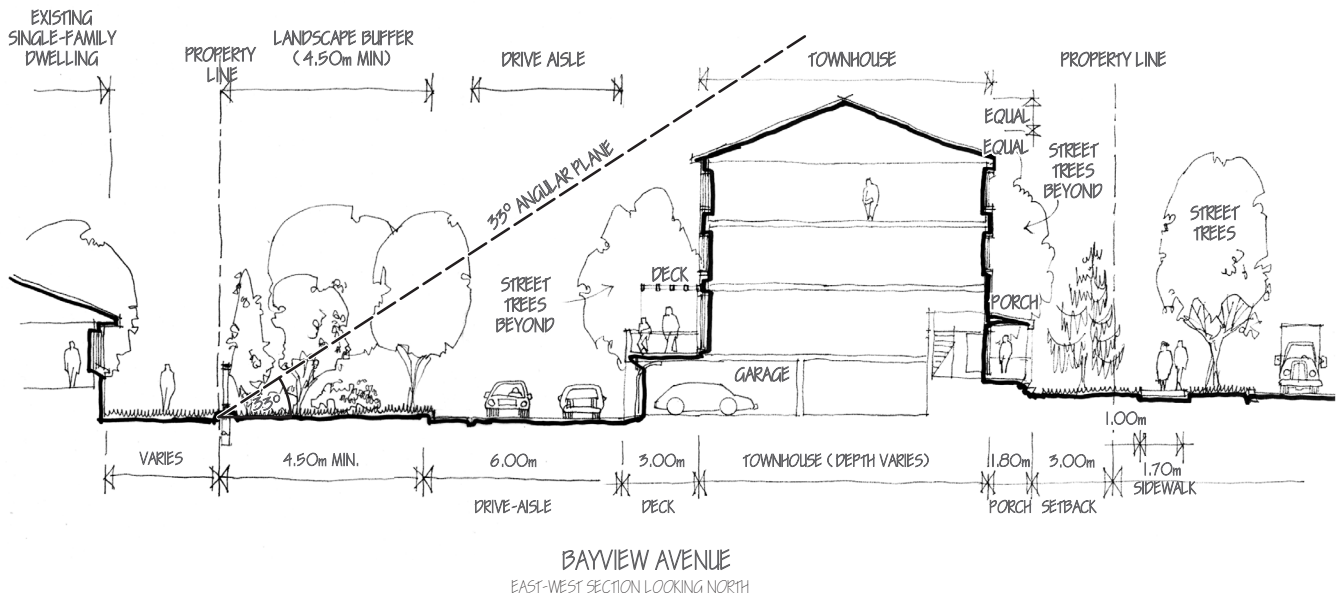


FIGURE 3

SCENARIO 'A' - SECTION

### Transition Scenario 'B'

Scenario 'B' introduces single family dwellings on separate lots, to provide as a physical transition between the townhouse development on Bayview Avenue and the adjacent stable residential neighbourhood. The transitional houses will help to screen the adjacent low density dwellings from redevelopment, and reinforce the existing setback patterns within the neighbourhood.

- The single detached units abutting the townhouse units will have a minimum lot frontage of 12 metres.
- The front yard setback for the transition houses will be aligned to provide a transition between the houses so that the back of townhouses along Bayview Avenue are appropriately screened from the adjacent neighbourhood.
- There will be a minimum 1.5 metre side yard setback from the adjacent single detached lot.
- The transition units will have a single at grade integral garage to maximize the amount of soft landscaping, providing for better integration with adjacent neighbourhoods.



Garage Example 1



Garage Example 1

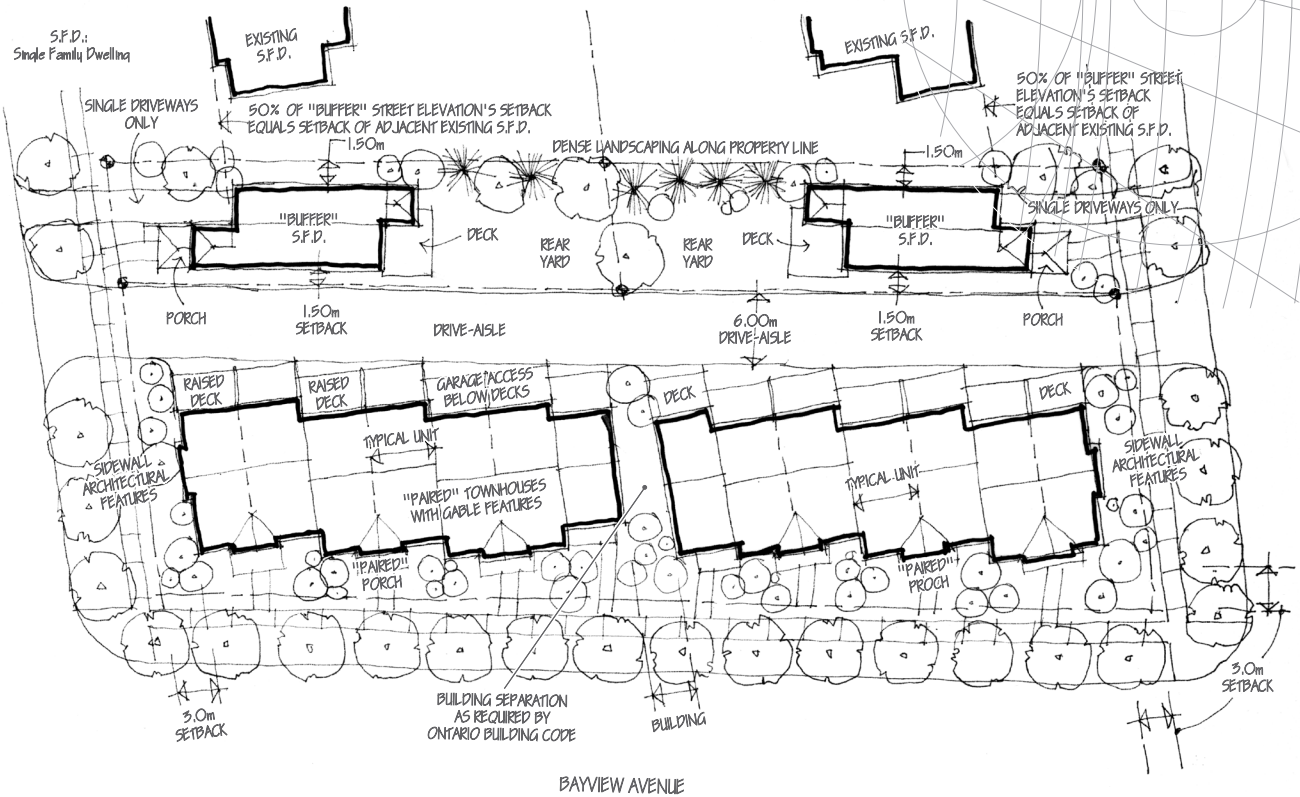


FIGURE 4

SCENARIO 'B' - PLAN

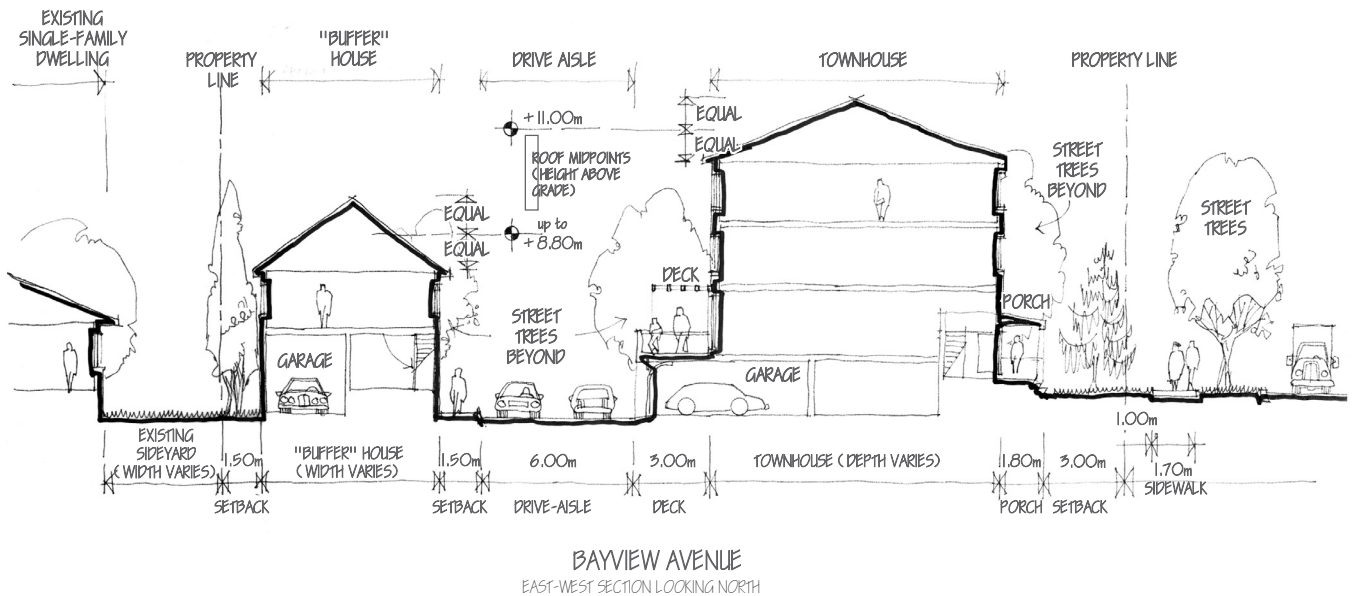


FIGURE 5

SCENARIO 'B' - PLAN