

3358, 3360, 3362 and 3364 Bayview Avenue - Zoning By-law Amendment Application - Preliminary Report

Date:	December 19, 2012
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 24 – Willowdale
Reference Number:	12 278198 NNY 24 OZ

SUMMARY

This application proposes to amend the former City of North York Zoning By-law No. 7625 to permit two blocks of eight 4-storey townhouses (for a total of 16 units) with one level of underground parking at 3358, 3360, 3362 and 3364 Bayview Avenue.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

It is intended that a community consultation meeting be scheduled in consultation with the Ward Councillor. A Final Report and Public Meeting under the *Planning Act* to consider these applications is targeted for the third quarter of 2013 provided any required information is submitted by the applicant in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 3358, 3360, 3362 and 3364 Bayview Avenue together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on June 19, 2012 to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

The applicant is proposing a 16-unit, 4-storey townhouse project fronting onto Bayview Avenue. The project will consist of two blocks of eight units. The units are proposed to be 12.55m high at the south end of the site and 13.85m high at the north. A gross floor area of 4,036m² is proposed, resulting in a floor space index of 1.5 times the area of the lands. One level of underground parking is proposed to be accessed from Glenelia Avenue that would contain 35 parking spaces. The underground parking garage creates space for patios for most units that provide amenity space in the rear yards. A landscape strip along the entire western edge of the site would be provided adjacent to the existing single detached dwellings. Individual, screened garbage enclosures would be incorporated in the front facades to conceal waste bins.

Additional project information and details are contained on the attached Site Plan (Attachment 1) and Application Data Sheet (Attachment 4).

Site and Surrounding Area

The subject property is composed of four individual properties, each with an existing single detached dwelling. The development parcel is approximately 0.268 hectares (0.66 acres) in size and is located between Ruth Avenue and Glenelia Avenue, on the west side of Bayview Avenue. The property has frontage of approximately 88 metres on Bayview Avenue, 31 metres on Ruth Avenue and 31 metres on Glenelia Avenue. There is a

downward slope from south to north and from west to east with the intersection of Bayview Avenue and Glenelia Avenue being the low point.

Land uses surrounding the site are as follows:

North: Single detached dwellings on Bayview Avenue.

South: Townhouses on Bayview Avenue.

East: Single detached dwellings on Bowan Court and Argonne Crescent.

West: Single detached dwellings on Glenelia Avenue and Ruth Avenue.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The subject lands are designated *Neighbourhoods* in the Official Plan (Map 16). According to Policy, 4.1.1 *Neighbourhoods* are considered physically stable areas made of broad 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.

The Official Plan establishes development criteria which, among other matters, require development to: provide an attractive, comfortable and safe pedestrian environment; have access to schools, parks, community centres, libraries and childcare; take advantage of nearby transit services; and provide good site access and circulation and an adequate supply of parking for residents and visitors.

Other relevant policies of the Official Plan include Policy 4.1.5 which states:

Development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood, including in particular:

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

Policy 4.1.7 is also relevant. It states:

Proposals for intensification of land on major streets in *Neighbourhoods* are not encouraged by the policies of this Plan. Where a more intense form of residential development than that permitted by existing zoning on a major street in a *Neighbourhood* is proposed, the application will be reviewed in accordance with Policy 5, having regard to both the form of development along the street and its relationship to adjacent development in the *Neighbourhood*.

Zoning

Former City of North York Zoning By-law No. 7625 zones the property One-Family Detached Dwelling Fourth Density Zone (R4). This zoning permits single detached dwellings.

Site Plan Control

The proposal is subject to site plan control and an application in this regard has been submitted.

Tree Preservation

This application is subject to the City of Toronto Private Tree By-law and an arborist report has been submitted.

Reasons for the Application

An amendment to the Zoning By-law is required as the current zoning does not permit townhouse dwellings. A rezoning application is required to permit the proposed use and to develop the appropriate development standards for the proposal.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale
- Traffic Operations Assessment
- Parking Study
- Toronto Green Standard Checklist

A Notification of Incomplete Application issued on December 11, 2012 identified the outstanding material required for a complete application submission:

- Stormwater Management Report
- Servicing Report

Issues to be Resolved

On a preliminary basis, the following issues have been identified:

- Compliance with the *Neighbourhoods* polices in the Official Plan;
- Development standards, landscaping, building siting, building height and massing will be reviewed to ensure conformity with the Official Plan;
- The appropriateness of the proposed change of use;
- Compliance with the Infill Townhouse Design Guidelines to ensure the proposed development is well designed and compatible with the surrounding neighbourhood;
- Issues relating to transition, overlook, privacy and minimizing impacts on adjacent residential areas;
- Assessment of the proposed vehicular access, circulation, parking and site servicing; and
- The Toronto Green Standard Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

Doug Stiles, Planner
Tel. No. 416-395-7145
Fax No. 416-395-7155
E-mail: dstiles@toronto.ca

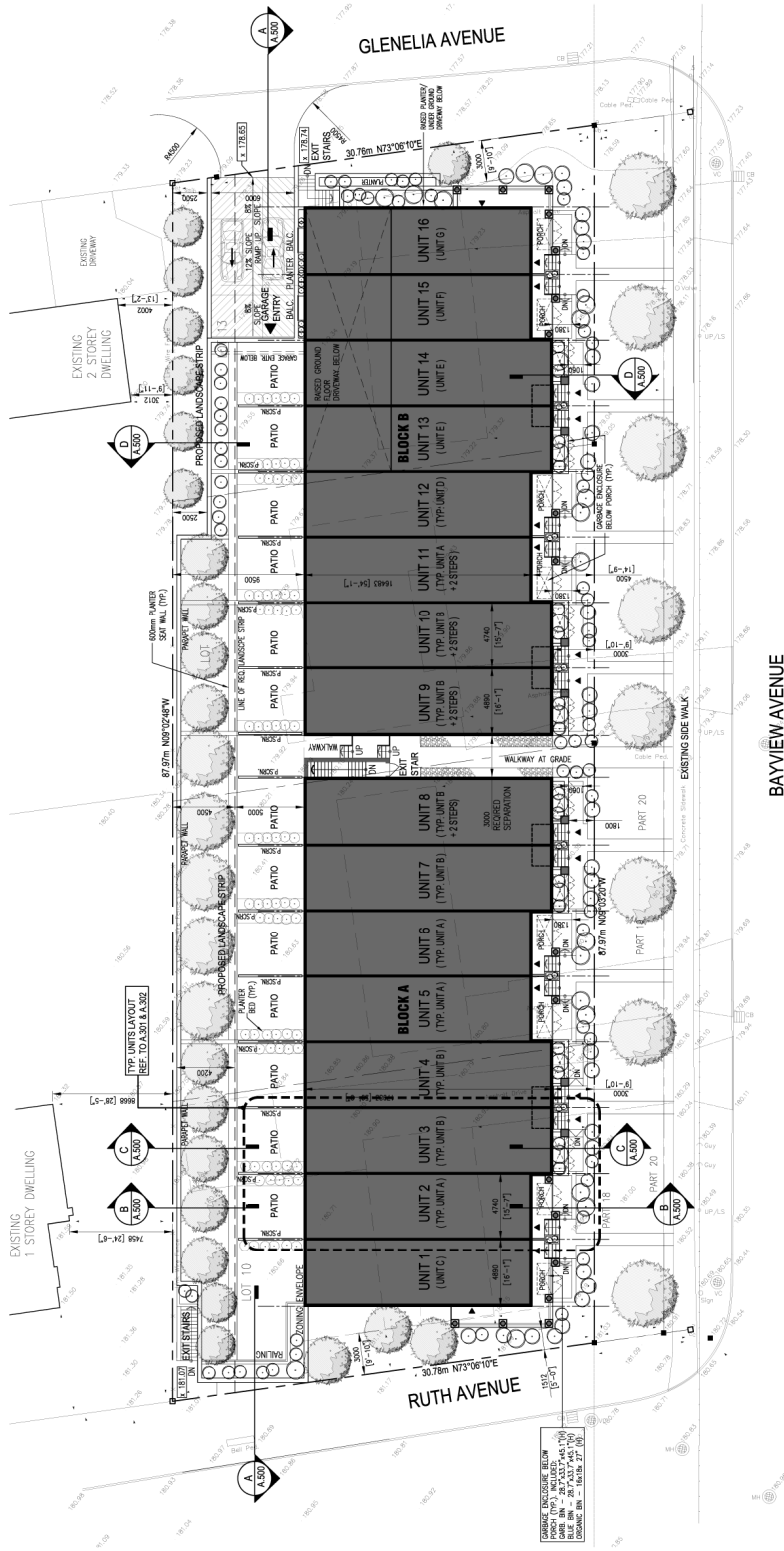
SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Zoning
Attachment 4: Application Data Sheet

Attachment 1: Site Plan



3358 - 3364 Bayview Avenue

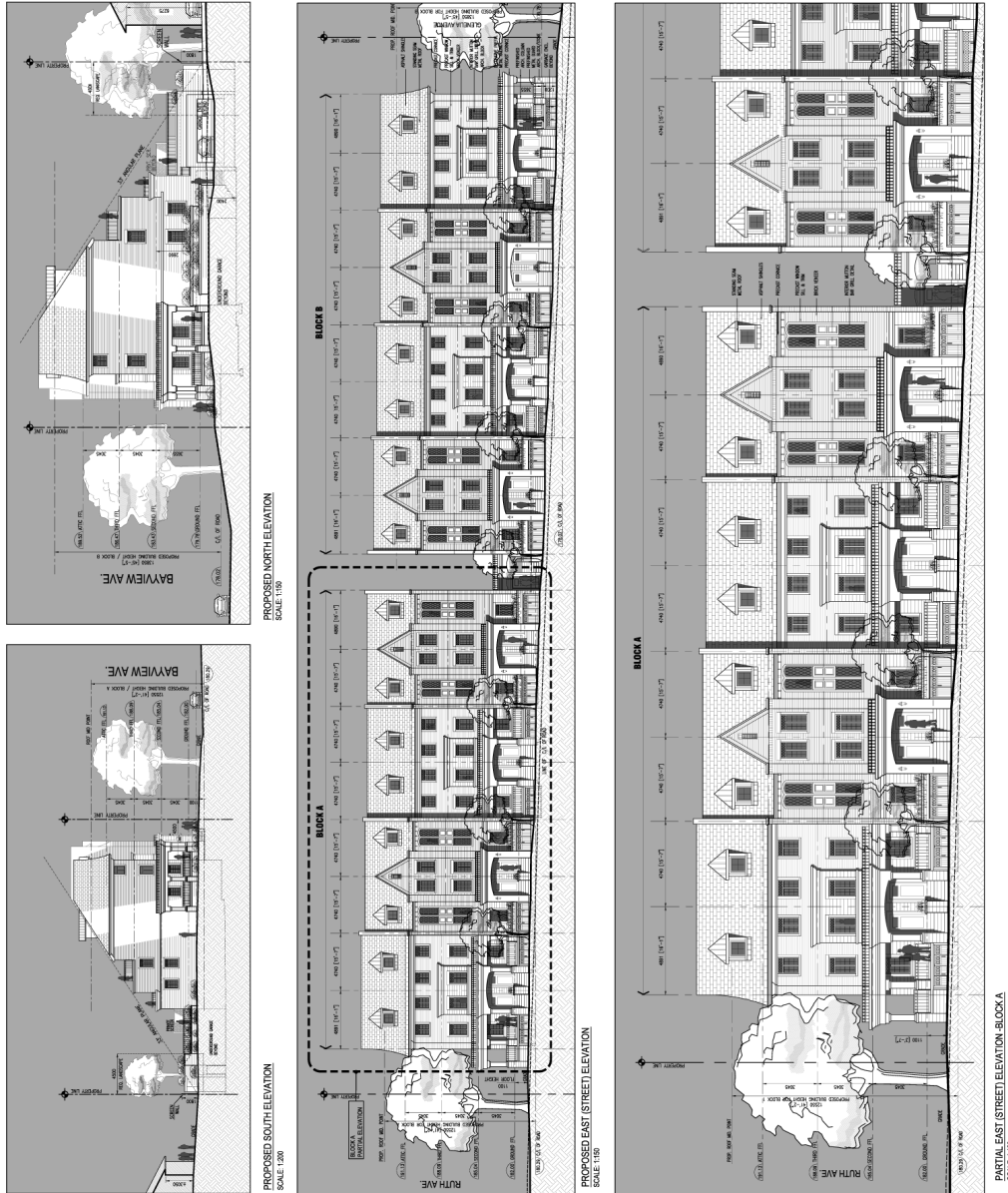
Site Plan

Applicant's Submitted Drawing

File # 12 278198 NNY 24 0Z

Not to Scale
11/26/2012

Attachment 2: Elevations



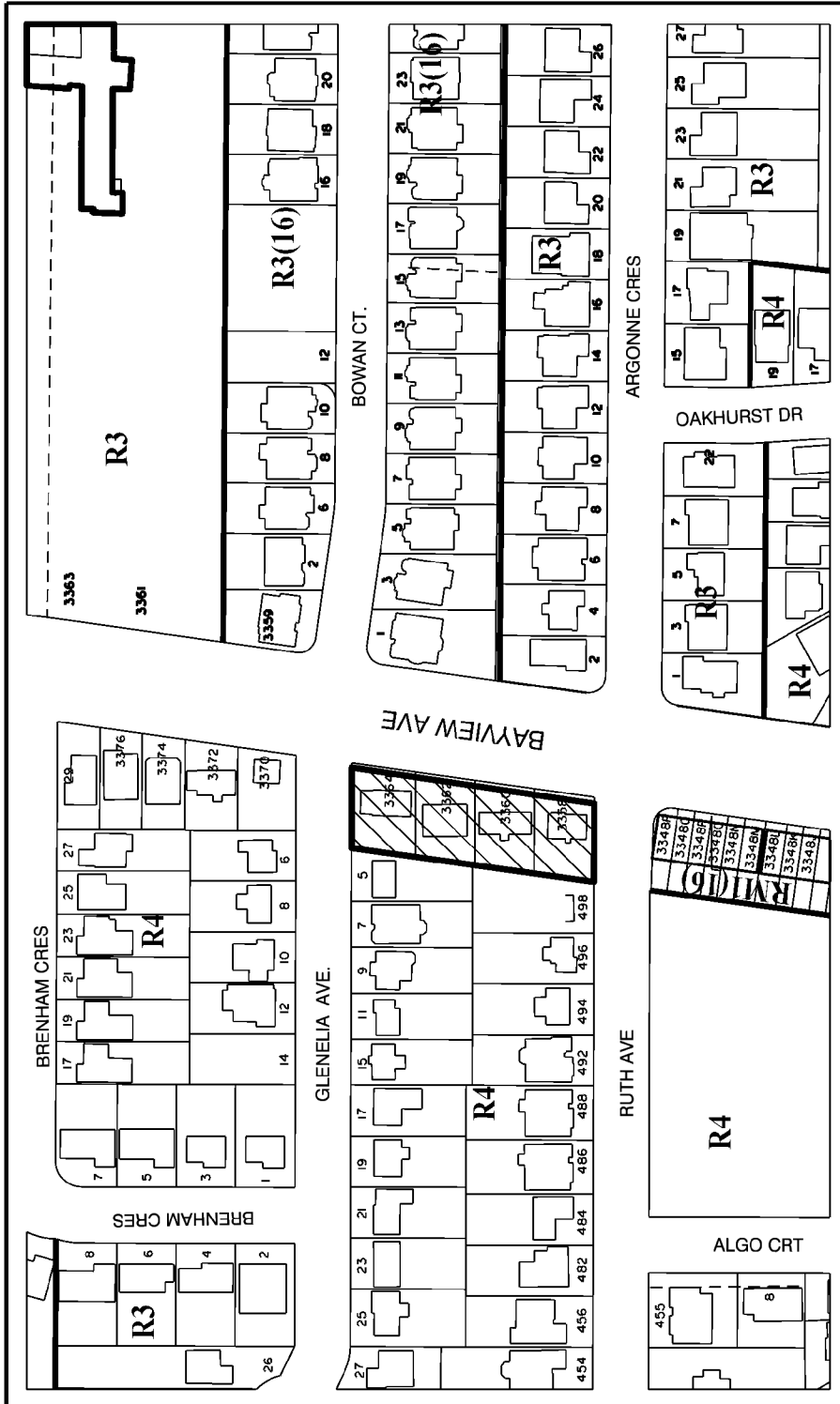
3358 - 3364 Bayview Avenue

Elevations 1
 Applicant's Submitted Drawing

File # 12 278198 NNY 24 0Z

Not to Scale
 11/26/2012

Attachment 3: Zoning



Toronto City Planning
Zoning
3358 - 3364 Bayview Avenue
 File # 12.278198 NNY 24.0Z

R3 One-Family Detached Dwelling Third Density Zone
 R4 One-Family Detached Dwelling Fourth Density Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

Not to Scale
 Zoning Bylaw 7625
 Extracted 12/3/2012



Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	12 278198 NNY 24 OZ
Details	Rezoning, Standard	Application Date:	November 13, 2012

Municipal Address: 3358, 3360, 3362 AND 3364 BAYVIEW AVENUE

Location Description: PLAN 4180 L 10 **GRID N2401

Project Description: The proposal is for two blocks of 8 townhouses containing a total of 16 dwelling units above one level of underground parking.

Applicant:	Agent:	Architect:	Owner:
FAIRPARK HOMES INC	JOSEPH CAMPITELLI	JOSEPH CAMPITELLI	783470 ONTARIO LTD

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	R4	Historical Status:
Height Limit (m):	8.8	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	2681.4	Height:	Storeys:	4
Frontage (m):	87.97		Metres:	13.85
Depth (m):	30.78			
Total Ground Floor Area (sq. m):	1318			Total
Total Residential GFA (sq. m):	4036		Parking Spaces:	35
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	4036			
Lot Coverage Ratio (%):	49.15			
Floor Space Index:	1.5			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	4036	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	16	Institutional/Other GFA (sq. m):	0	0
Total Units:	16			

CONTACT:	PLANNER NAME:	Doug Stiles, Planner
	TELEPHONE:	416-395-7145