



**BUILDING DIVISION - ZONING SECTION
SITE PLAN REVIEW FORM**

DATE: March 27, 2025
TO: Samantha Yeung, Planner II
FROM: Karen Cree, Senior Zoning Examiner
RE: **Comments for Application No.:** **D02-20009 (ZBLA) Sub #1**
Related File: D06-22047 (Site Plan)
Applicant: GOLDBERG GROUP
Location: 13572 AND 13586 Bayview Avenue
Pt. Lot 1, Plan 200

The subject lands are proposed to be rezoned to "Multiple Residential One (RM1)" with exceptions and "Environmental Protection Area Two (EPA2)" under By-law 313-96 as amended, to facilitate the construction of an 10 storey residential building. I have reviewed the draft by-law submitted with this circulation against the submitted drawings and offer the following comments:

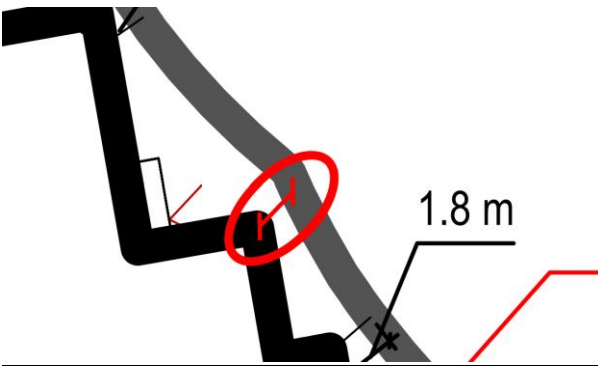
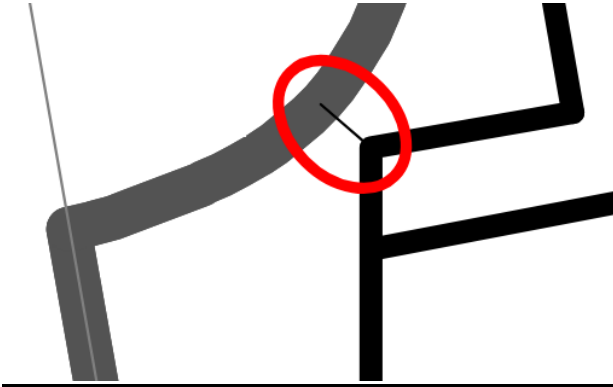
ZONING STANDARDS	REQUIRED	PROPOSED	COMPLIES YES / NO / ISSUE
MINIMUM LOT FRONTAGE	105.0m	109.83m	Yes
MAXIMUM NUMBER OF DWELLING UNITS	229	229	Yes
MAXIMUM LOT COVERAGE	75%	66.5%	Yes
MAXIMUM GROSS FLOOR AREA	19,000m ²	18,315m ²	Yes
MAXIMUM FLOOR AREA RATIO (FAR)	4.01	3.87	Yes
MINIMUM SETBACKS	As per Schedule "B" of Draft By-law	Generally in compliance with Schedule "B" of Draft By-law	Issue (1)(2)(3)(4)
MAX. ARCH. PROJECTIONS AND FAÇADE TREATMENT ENCROACHMENTS	0.5m	0.5m	Yes
MAXIMUM BALCONY ENCROACHMENT	2.0m	1.5m	Yes
MIN. FRONT YD. SETBACK TO CANOPY	0.0m	>0.0m	Yes
MAXIMUM HEIGHT	10 storeys/36.0m	10 storeys/34.1m	Yes
MAX. HEIGHT OF MECHANICAL PENTHOUSE	7.0m	5.0m	Yes
MAX. ROOF COVERAGE OF MECHANICAL PENTHOUSE/STRUCTURES	60%	41.2%	Yes
MIN. LANDSCAPE STRIP ABUTTING BAYVIEW AVENUE	1.0m	??	Issue (5)
MIN. OUTDOOR AMENITY SPACE - 229 units @ 2.0m ² /unit	458m ²	550m ²	Yes
MINIMUM PARKING Min. No. Required Spaces Residential - 229 Units @ 1.25 sp/unit Visitor – 229 units @ 0.25 sp/unit Min. Size Parking Space Min. Size Barrier-Free Parking Space	286 spaces 57 spaces 2.75m x 5.8m 3.9m x 5.8m	265 spaces 46 spaces 2.7m x 5.7m 3.9m x 5.7m	No (6) No (6) No (7) No (8)
MINIMUM BICYCLE PARKING Residential - 229 units @ 0.6 sp./unit Visitor – 229 units @ 0.05 sp./unit	137 spaces 11 spaces	180 spaces 8 spaces	Yes No (9)
MIN. STACKED BICYCLE PKG. SP. SIZE (WxLxVC)	0.4m x 1.8m x 1.2m	0.6m x 1.8m x 2.5m	Yes
MINIMUM No. LOADING SPACES	1 space	1 space	Yes
MINIMUM LOADING SPACE SIZE (W x L x H)	3.5m x 12.0m x 4.25m	4.0m x 13.0m x 4.5m	Yes
MINIMUM AISLE WIDTH	6.0m	6.0m	Yes
MIN./MAX. DRIVEWAY WIDTH	6.0m/9.0m	6.0m	Yes



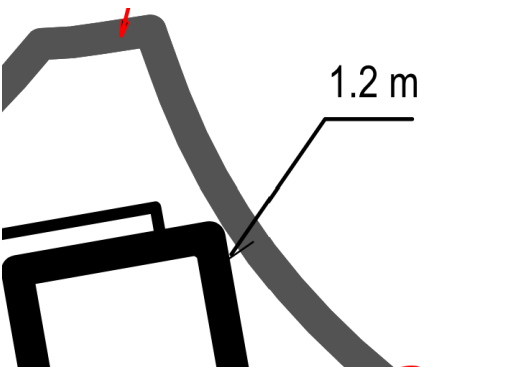
**BUILDING DIVISION - ZONING SECTION
SITE PLAN REVIEW FORM**

Issues:

1. *The dimension lines are difficult to interpret due to the thickness of the linework on Schedule "B". In addition, there are several internal building lines shown on the drawing without any setback requirements. I suggest that the line thickness be reduced and any unnecessary lines be removed to simplify the Schedule.*
2. *There appear to be some required setbacks missing on Schedule "B" (please see below):*



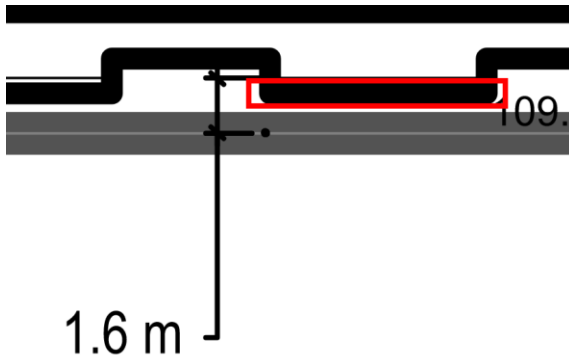
3. *Please confirm where the setback dimensions are for the required setback shown on Schedule "B" below:*



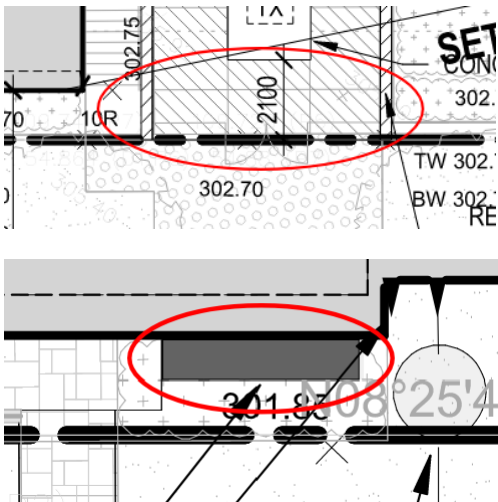


**BUILDING DIVISION - ZONING SECTION
SITE PLAN REVIEW FORM**

4. *The architectural projections and façade treatment encroachments should not be shown on Schedule "B" as it appears to be a building setback (see below):*



5. *Applicant to confirm if the areas shown below are "landscaping" as per the definition in By-law 313-96, to confirm the 1.0 metre landscape strip along Bayview Avenue:*



6. *The parking provided for both residents and visitors does not comply with the minimum number of parking spaces required as per the draft By-law parking requirements.*
7. *The proposed parking spaces do not comply with the minimum parking space size of 2.75m x 5.8m for a standard parking space.*
8. *The length of the proposed barrier-free parking spaces does not comply with the minimum length requirement of 5.8 metres. Please refer to comments from Transportation Engineering for any additional comments related to accessible parking.*
9. *The number of proposed visitor parking spaces does not comply with the minimum number required in the draft By-law.*



**BUILDING DIVISION - ZONING SECTION
SITE PLAN REVIEW FORM**

General Draft ZBL Comments:

- *It would be preferred to have the minimum setback provisions in the text of the By-law as opposed to in a schedule, as the setback locations and setback angles can be difficult to determine.*

"Karen Cree"

Karen Cree, Senior Zoning Examiner