

**102-134 Hucknall Road
Rezoning Application
Request for Direction Report**

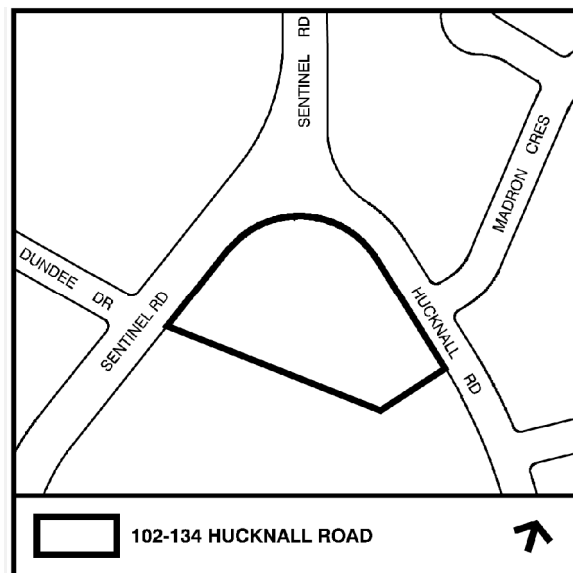
Date:	April 15, 2010
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 8 – York West
Reference Number:	09 131219 NNY 08 OZ

SUMMARY

This application was made on April 29, 2009 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

The application proposes to amend an existing site-specific Zoning By-law for 102-134 Hucknall Road to permit the construction of 47 townhouse units and a single storey commercial building with a floor area of 1,022m². The application has been appealed to the Ontario Municipal Board as a decision was not rendered by City Council within the timelines established by the *Planning Act*. The purpose of this report is to provide information on the application and seek City Council’s position on the matter for the upcoming Ontario Municipal Board hearing.

The current proposal increases the amount of commercial space from 560m² to 1,022m² and reconfigures the space in a single storey building to allow for larger retail units. The residential density of the proposal has been reduced by one unit from the approved 48 units. The residential units are designed with front yard driveways and garages which allow for the provision of



rear yards and additional landscaping on site. Staff are recommending City Council support the application in its current form and direct the City Solicitor to appear before the Ontario Municipal Board accordingly. Staff also recommend that City Council direct the City Solicitor to support the applicant's request to have the Municipal Board revise a previously issued Draft Plan of Subdivision approval to reflect the changes required to implement the proposal.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council authorize the City Solicitor to appear before the Ontario Municipal Board in support of the rezoning application in its current form.
2. City Council authorize the City Solicitor to appear before the Ontario Municipal Board and support the applicant's request to revise the Draft Plan of Subdivision Approval previously issued by the Board for the subject lands. The revised Draft Plan of Subdivision is illustrated in Attachment 1 and is required to implement the following:
 - a. The relocation of the commercial block to the intersection of Hucknall Road and Sentinel Road (Block 8);
 - b. The provision of 47 residential townhouse units;
 - c. The provision and conveyance of a public road (Street 'A') through the property from Sentinel Road to Hucknall Road to align with Madron Crescent to the satisfaction of the Executive Director, Technical Services Division;
 - d. The provision and conveyance of a pedestrian walkway (Block 9) connecting the new public road to Sentinel Park; and
 - e. Any reserves or easements that may be required.
3. City Council endorse the Conditions of Draft Plan of Subdivision Approval presented in Attachment 8 and authorize the City Solicitor to present them to the Ontario Municipal Board and request the Board include them as conditions to its revised Draft Plan of Subdivision Approval.
4. City Council authorize the City Solicitor to request the Ontario Municipal Board to return the authority for the Final Approval of the Plan of Subdivision back to the City of Toronto.
5. City Council request the owner to submit an application for Site Plan Control Approval to implement the Zoning By-law Amendment that includes the following:
 - a. The deletion of the proposed access to the commercial block from Hucknall Road and its replacement with a continuous sidewalk and boulevard treatment.

- b. The provision of a loading space of adequate size for the commercial building.
- c. The submission of elevation and site plan drawings for the commercial block which develop the northwest elevation of the proposed commercial building as a significant view terminus at the corner of Hucknall Road and Sentinel Road.
- d. The submission of elevation drawings for the proposed townhouse units south of Street 'A' that provide appropriate built form relationships with Sentinel Park.
- e. The submission of landscape drawings and details which augment landscaping on the residential lots adjacent to the proposed pedestrian pathway connection to Sentinel Park.
- f. The submission of landscape drawings which will replace the currently proposed Linden trees and ginko trees with more appropriate tree species for planting within municipal boulevards to the satisfaction of Urban Forestry Services.

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

An application to amend the former City of North York Official Plan and Zoning By-law 7625 was made by the previous owner on December 13, 2003 to permit the redevelopment of the subject lands with 67 residential units (59 townhouses and 8 semi-detached dwellings) and a 190m² commercial building. Applications for Draft Plan of Subdivision and Site Plan Control approval required to implement the proposed Official Plan Amendment and rezoning were also submitted. At its meeting of April 14, 2005 on the recommendation of North York Community Council, City Council refused the applications and directed the City Solicitor to retain outside planning consultants to continue to work with a working group of residents known as the Hucknall/Sentinel Working Group. The Community Council Recommendation, as adopted by City Council without amendment, can be found at the following link:

<http://www.toronto.ca/legdocs/2005/minutes/committees/ny/ny050330.pdf>

The applicant appealed City Council's refusal to the Ontario Municipal Board and referred to the Board for determination and settlement, details of the implementing Site Plan Control application. In Order 2557, issued on September 28, 2005, the Board found the proposal did not conform to the intent of the former City of North York Official Plan and dismissed the appeals. The appellant subsequently filed a Section 43 request with the Board to review and possibly change the Board's decision. The Board ruled that the request for a Section 43 review could be argued by the parties in a motion to be heard by the Board.

The previous owner continued to work with the Hucknall/Sentinel Working Group and the consultations resulted in substantial revisions to the original proposal. The Draft Plan

of Subdivision, Official Plan Amendment and rezoning applications were revised resulting in a subdivision of 48 units (24 semi-detached and 24 townhouses) and a commercial component of approximately 560m².

At its meeting of February 7, 2006, North York Community Council passed a motion requesting the previous owner to submit revised plans for review by the City Planning Division to allow the Director of Community Planning to establish appropriate conditions for draft Subdivision and Site Plan Agreements. The motion also requested that City Council endorse the revised proposal and advise the Municipal Board. City Council's Decision can be found at the following link:

<http://www.toronto.ca/legdocs/2006/agendas/council/cc060214/cofa.pdf>

The matter returned to the Municipal Board on the Section 43 Motion, but the Board converted the motion hearing to a settlement hearing and was presented planning evidence from the appellant and members of the Working Group on the appropriateness of the revised proposal. Based on this evidence, the Board issued Order 2438 on August 29, 2006 which allowed the appeals of the Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision and Site Plan pending the submission of final documents by the applicant and the City.

On November 24, 2006, the Board issued Order 3313 which gave approval or endorsement to the necessary instruments to permit the redevelopment of the site as described above, including conditions to the Draft Plan of Subdivision. The status of these planning instruments is as follows:

- The Official Plan Amendment is approved and in place.
- The Zoning for 48 residential units and 560m² of retail use is approved and in place.
- The Plan of Subdivision has draft approval, subject to a number of conditions outlined by the Board in Order 3313.
- The Site Plan Control application has not been approved.

Technical Services staff and the owner's consultants were unable to resolve engineering concerns related to the implementation of the approved Draft Plan of Subdivision and endorsed Site Plan. As such, final approval of these instruments has not been granted by the Municipal Board and the proposal was never constructed.

ISSUE BACKGROUND

The original application to amend the 2006 approval, submitted in April, 2009, proposed 51 townhouse units and 1,022m² of commercial uses in a 1 storey building fronting onto Sentinel Road. In November 2009, the application was appealed to the Ontario Municipal Board on the basis that no decision had been made by City Council within the timelines established by the *Planning Act*. Since that time, the applicant has engaged in numerous productive discussions with City staff, and the application has been revised to address comments raised.

Proposal

The application now proposes to amend the previous approval to permit the construction of 47 three-storey townhouse units and a single storey commercial building with a gross floor area of 1,022m².

The proposed commercial building would front onto Sentinel Road. The commercial block where the building would be located extends onto lands that currently form part of the public right-of-way at the intersection of Hucknall Road and Sentinel Road. The construction of this building as proposed would require the applicant to purchase the land from the City while maintaining the appropriate geometry for the intersection of these two right-of-ways. The applicant has initiated the road closure process with City staff which will take a minimum of six months to complete.

A new public road is proposed through the site connecting Sentinel Road and Hucknall Road at its intersection with Madron Crescent and provides access to 37 of the townhouse units. The remaining ten townhouse units are proposed to front onto Hucknall Road. A pedestrian connection from the public road to Sentinel Park is proposed between two townhouse blocks.

The townhouse units are proposed to be three storeys in height and developed on fairly uniform blocks. The central block along the internal public road has a single atypical unit oriented perpendicular to the remainder of the block. The units fronting onto Hucknall Road are wider (6.0m width) than those fronting onto the internal street (4.6m width).

Each townhouse unit would provide two parking spaces accessed by a driveway directly from the public right of way. The commercial building would provide 17 parking spaces and one loading space located behind the building and proposed to be accessed from Hucknall Road and the internal public street.

Please refer to Attachment 2 for a site plan of the proposal, and Attachment 7 for the Application Data Sheet.

Site and Surrounding Area

The site is located at the corner of Hucknall Road and Sentinel Road and has an irregular triangular shape with an area of approximately 1.1 hectares. The applicant is proposing to purchase a large corner rounding from the City to square off the northern corner of the development site which would increase the site's area by 463m². The site was previously occupied by a two storey 2,630m² plaza, since demolished, and a large surface parking lot. It is currently occupied by a sales office for the previous development proposal which has been closed. The owner has fenced off the property for safety reasons.

Land uses in the surrounding area are as follows:

North: C.W. Jeffreys Secondary School on the west side of Sentinel Road and a 10-storey apartment building on the east side of Hucknall Road.

East: Semi-detached residential dwellings on the east side of Hucknall Road.

South: Sentinel Park.

West: Single-detached residential dwellings on the west side of Sentinel Road.

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 by the *Planning Act*, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The Official Plan designates the subject lands *Mixed Use Areas*, which provides for a broad range of commercial, residential and institutional uses. Surrounding lands to the east and west are designated *Neighbourhoods*, while Sentinel Park to the immediate south of the subject lands is designated *Parks*. Policy 2.3.1.2 requires development in *Mixed Use Areas* to be compatible with *Neighbourhoods* and to attenuate traffic and parking impacts on adjacent neighbourhood streets.

Mixed Use Areas is one of four land use designations that the Official Plan's growth strategy anticipates will accommodate most of the City's projected increase in jobs and population. Development in *Mixed Use Areas* is to be located and massed to frame the edges of streets and parks with good proportion and provide a comfortable and safe pedestrian environment to take advantage of nearby transit service. The Plan also provides for new streets to be public streets to divide larger sites into smaller blocks and provide connection with adjacent neighbourhoods by extending the street pattern.

Zoning

The zoning for the subject lands was amended by Ontario Municipal Board Order 3313 to permit the construction of 48 residential dwelling units, a commercial block and a small parkette in the middle of the block.

For the residential units, the minimum lot area is 92m² for semi-detached dwelling units and 87m² for townhouses. The maximum lot coverage for semi-detached dwellings is 73% and 85% for townhouses, exclusive of porches, decks and canopies. The site specific By-law also spells out minimum landscaping requirements, exclusive of common elements, of 26% for semi-detached dwellings and 15% for townhouses and includes a requirement that a 1.5m walkway be provided along the entire property line abutting Sentinel Park.

The commercial portion of the By-law permits selected retail and service uses including retail stores, personal service shops, business and professional offices, dry-cleaning and laundry collecting establishments and professional medical offices. These commercial uses are required to provide parking at a rate of 1 space per 60m² of floor area.

Community Consultation

A community consultation meeting was held on April 7, 2010 at C.W. Jeffreys Secondary School. Approximately 3,300 notices were mailed to the surrounding community and the meeting was attended by the local Councillor, representatives of the applicant, City staff and approximately 65 residents.

A number of issues were raised which centered around the density of the current proposal as it relates to the existing approval, as well as the differences in built form proposed. Residents believed that the proposed townhouses result in too much density on the property although the unit count has been decreased from the existing approval. Many residents preferred the semi-detached units in the existing approval rather than a residential development consisting entirely of townhouse units. Concerns were also raised with respect to visitor parking for the residential units. Residents cited the need for a quality product and expressed the desire for the residential units to be owner-occupied as the possibility of the units being converted into rooming houses was a concern. Questions were also asked on the issue of possible traffic impacts and the capacity of existing infrastructure to support the proposed development.

The proposed increase in commercial space was believed to be an improvement, but the overall opinion was that the site should include additional commercial floor area to replace the previously existing strip plaza. The preferred commercial use was a variety store or food store, but the parking impacts of any commercial uses should be carefully examined. The access to the commercial parking from Hucknall Road was raised as a concern given the proximity of the access driveway to the intersection of Hucknall Road and Sentinel Road. A single vehicle access off the proposed public street or Sentinel Road was preferred.

Agency Comments

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application, formulate appropriate Draft Plan of Subdivision Approval Conditions and will assist in the review of the proposed Zoning By-law Amendment submitted by the applicant.

Plan of Subdivision

The previous approval was granted Draft Approval by the Ontario Municipal Board subject to a number of conditions which were never fulfilled. The Draft Plan of Subdivision application remains open before the Board. The applicant is requesting the Board revise this Draft Approval to reflect the redesign and reorientation of the blocks in the proposed Zoning By-law Amendment.

Site Plan Control

An application for Site Plan Control is required but has not been submitted.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the PPS. It provides an appropriate mix of uses that intensifies an underutilised property, taking advantage of nearby transit infrastructure and community amenities.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

Land Use and Density

The proposed mix of residential and commercial uses is provided for by the *Mixed Use Areas* designation. *Mixed Use Areas* are lands within the Official Plan's growth management strategy that are anticipated to accommodate the majority of the projected increase in jobs and population. This designation and the site's location next to a TTC bus stop on Sentinel Road provides an opportunity for an appropriate level of intensification.

A total of 47 townhouse units are proposed, representing one less unit than the existing approval on the property. The total floor area of the residential units is also lower than that permitted by the existing approval. The proposed increase in commercial gross floor area and the orientation of this space within a single storey is considered a significant element of the proposal. The site previously contained a well-used retail plaza and the introduction of additional, better oriented retail space within the proposed redevelopment is an important issue within the community.

Site Layout, Built Form and Landscaping

The single storey commercial building would be appropriately located parallel to Sentinel Road and Hucknall Road. The revised location of the commercial building to the intersection and reorientation of the floor area to a single storey allows for a more significant retail presence on the site than that approved by the OMB in 2006.

The proposed layout of the commercial building would screen all servicing and parking areas from the public right of way and the uses would be directly accessible from the pedestrian sidewalk and bus stop, as provided for in the built form policies of the Official Plan. The provision of a 3m landscape strip along the commercial drive aisle would allow for the planting of significant vegetation to serve as a landscape buffer to the proposed residential uses. Through the site plan control process, staff will be seeking upgraded elevations for the northwest corner of the proposed commercial building as it sits at an important southbound view terminus at the corner of Hucknall Road and Sentinel Road.

Infill Townhouse Guidelines

The residential component of the proposal was evaluated in accordance with the City's Infill Townhouse Guidelines. The proposal would provide a public street as directed by the Guidelines which gives an address to the new residential units. A pedestrian walkway would be provided connecting the new public street and Sentinel Park to the south as articulated by the Infill Townhouse Guidelines. The width of the proposed walkway and sidewalk within the walkway meet the provisions of the Guidelines and the proposed walkway would connect an existing path system in the park to the internal public road. There would be sufficient space within adjacent residential yards to provide additional landscape amenity to the walkway while maintaining clear sightlines. These landscape details will be resolved through the site plan process.

The Infill Townhouse Guidelines speak to new development fronting a public road or any open spaces adjacent to the development. The blocks to the south of Street 'A' would front this street although they also have the ability to front the abutting park. The principal access to these units would be taken from the internal public street, the elevations and fenestration of the south wall of these units can be treated to define and overlook the open space to the south in a manner consistent with the intent of the Guidelines.

Ten proposed units would front Hucknall Road and the three storey blocks are uniformly setback and oriented to frame the public realm by providing a continuous street wall. End units located at the intersection of the new street with Hucknall Road or Sentinel Road would be articulated to provide a street presence and positive relationship to the public realm.

The Infill Townhouse Guidelines speak of the need to preserve the character of Toronto's neighbourhood streetscapes, balancing the need to improve the pedestrian environment with the demand for parking. The preferred parking layout is a lane based system to access rear yard parking spaces or underground garages as a way of minimizing pedestrian conflicts and providing appropriate streetscapes.

The proposed townhouse units would have front yard parking. The Guidelines indicate front yard parking can be considered where townhouse units are wider than 6.0m or when rear lanes cannot fit on a site for technical reasons.

The previously approved development utilized a lane-based system accessing rear yard parking as preferred by the Infill Townhouse Guidelines. The previously proposed site plan included a large amount of hard surface area and small lots with, in some cases, maximum building coverage of 85%. There was also a significant change in grade required between the public road and the laneways. The combination of hard surface and built form resulting from the provision of laneways on small lots presented a barrier to achieving the stormwater management measures required by the City's Wet Weather Flow Master Plan.

The deletion of laneways in favour of landscaped rear yards in the current proposal would decrease the amount of hard surfaces on the site and reduce the lot coverage for the townhouses. The units which are less than 6m wide would provide over 30% front yard soft landscaping, the minimum established by the Infill Townhouse Guidelines for units with front yard parking. In addition, street trees would be provided 6-10m apart along the internal street as required by the Guidelines.

The proposed front-yard parking arrangement is not preferred by the Infill Townhouse Guidelines for units narrower than 6m. However, for the reasons outlined above, this arrangement is acceptable provided appropriate landscape treatments are secured through the site plan process.

Proposed Zoning By-law Amendment

The applicant has submitted a draft Zoning By-law Amendment which it intends to present to the Ontario Municipal Board. Staff have conducted a preliminary review of the draft By-law, which amends the existing performance standards to reflect the current proposal including an increase in commercial floor space, a reduction in the number of dwelling units from 48 to 47, a reduction in maximum coverage for the dwelling units and an increase in required landscaping. Staff are confident that the completion of the technical review of the proposed draft By-law will conclude that it accurately implements the current proposal before the Municipal Board.

Traffic Impact, Parking and Loading

The applicant submitted a Transportation Impact Study that demonstrated the adjacent street network can accommodate the traffic volumes this development is anticipated to generate. The analysis also included future area background traffic and concluded the development and future growth can be accommodated without significant impact on adjacent roadways level of service. Transportation Services staff have reviewed this report and accepted these conclusions.

The parking standards in the site specific zoning for the site require 1 space per 60m² of commercial gross floor area and two parking spaces per residential unit. Transportation Services staff have reviewed the proposal and determined these remain appropriate parking standards.

Proposed Public Road

The Official Plan provides for new streets to be public streets to break up larger sites into suitable development blocks, and provide addresses to new development. The proposal includes the provision of a public road connecting Sentinel Road and Hucknall Road to provide access to the commercial block and the internal townhouse units. The proposed public road connects with Hucknall Road near Madron Crescent, but the centerlines of the two streets are 1.3m apart. Transportation Services staff have reviewed the design and determined this offset is acceptable.

Staff recommend that Council authorize the City Solicitor to support the applicant's request for the Ontario Municipal Board to issue a revised Draft Plan of Subdivision

approval for the property. Conditions for the approval of the Draft Plan of Subdivision are presented in Attachment 8, including the detailed design and engineering of the proposed public street to be conveyed to the City.

Servicing and Stormwater Management

A servicing report was submitted by the applicant in support of this rezoning application. The report indicates the existing approval can be supported by available infrastructure, and with the new proposal including one less residential unit, this will continue to be the case. Technical Services staff have reviewed the conclusions of the report and have requested certain revisions to the design of the infrastructure within the Street 'A' right of way to comply with the City's Development Infrastructure Policy and Standards (DIPS). Technical Services is also requiring the applicant to comply with the City's Wet Weather Flow Master Plan, and provide the appropriate private easements for rear yard catch basins. These measures are secured via the City's Standard Subdivision and Site Plan Control Agreements.

Parkland Dedication

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. The lands which are the subject of this application are in an area with 0.80 to 1.56 hectares of local parkland per 1,000 people, which is in the third quintile of local parkland provision levels, as per Map 8B/C of the Official Plan. The site is not in a parkland priority area, but is designated *Mixed Use Areas* in the Official Plan (Map 16) where the Alternative Parkland Dedication Rate By-law 1420-2007 is applicable.

For the residential component of the proposal, if the alternative rate of 0.4 hectares per 300 units specified in By-law 1420-2007 is applied, the parkland dedication requirement would be 0.063 hectares (630m²) or 5.75% of the net site area. The commercial component of the site would be subject to a 2% parkland dedication under By-law 30152.

Parks, Forestry & Recreation staff have required the applicant to satisfy the parkland dedication requirement through a cash-in-lieu contribution. The development site abuts Sentinel Park and is near a public secondary school with open space. The residents of the proposed development will have sufficient access to parkland. The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit.

Tree Planting and Protection

The proposal would require the removal of seven small City-owned trees along Hucknall Road with one City-owned tree along Sentinel Road to be retained. Urban Forestry staff are requiring the applicant to file completed tree removal permit applications as part of the site plan process and provide a tree protection security deposit for the retained tree. There are no privately owned trees on the site.

The redevelopment proposal includes the planting of 32 new trees within the right of ways of Hucknall Road, Sentinel Road and the proposed Street 'A'. Urban Forestry staff will require the applicant to file a financial guarantee to secure the planting of these trees

within the municipal boulevards. The species proposed for planting will be reviewed through the site plan process.

Toronto Green Standard

The Toronto Green Development Standard came into force and effect on January 31, 2010. Townhouse projects up to three storeys in height and containing more than 5 units are subject to the Toronto Green Standard. Design elements required to meet the Tier 1 Green Standard for low-rise residential development include the planting of native species, minimum soil volume for trees planted in soft landscaping and stormwater retention in terms of quality and quantity. These elements are secured via the site plan process.

Development Charges

It is estimated the development charges for this project will be \$537,460. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

CONTACT

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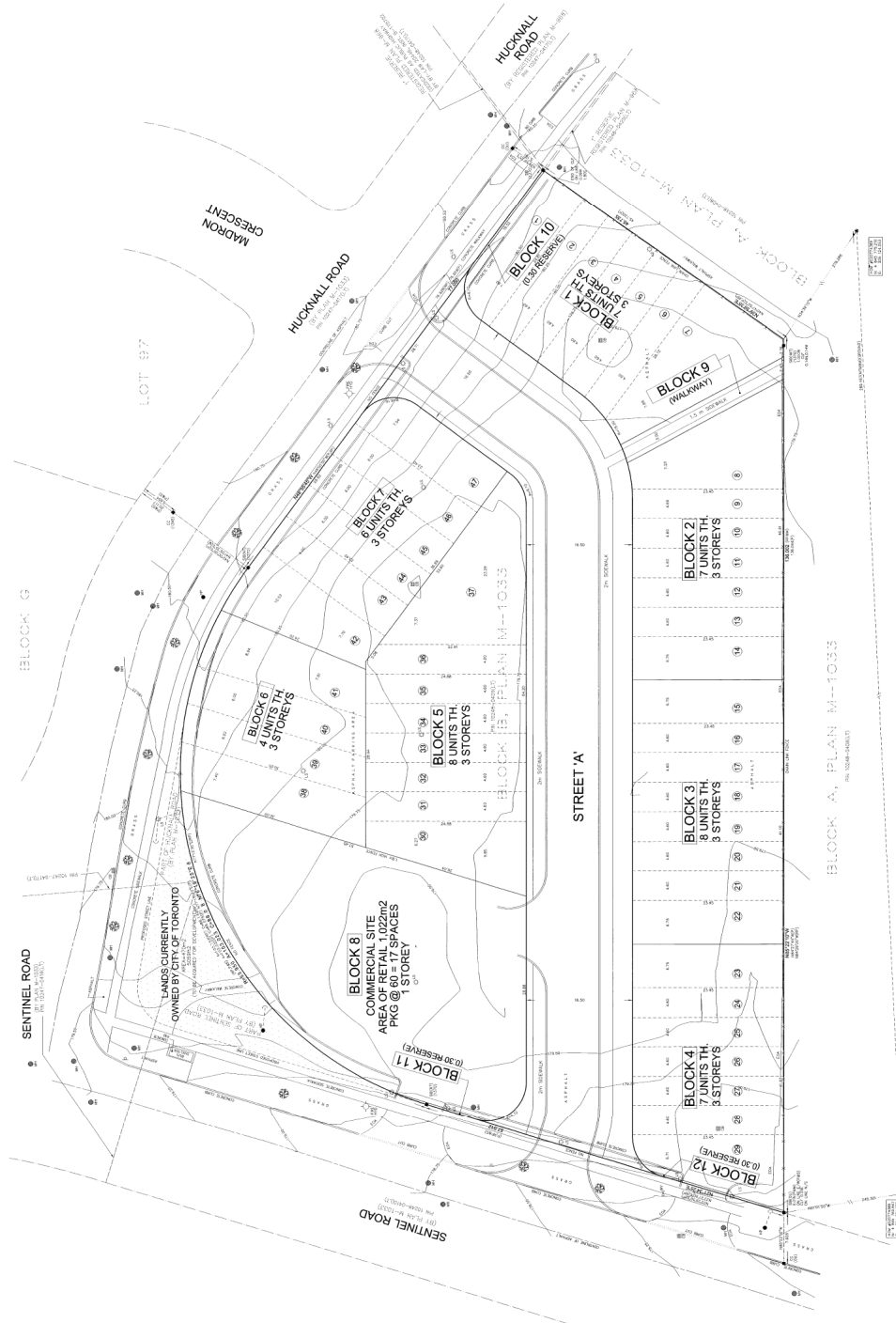
SIGNATURE

Thomas C. Keefe, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Proposed Draft Plan of Subdivision
Attachment 2: Site Plan
Attachment 3: Typical Residential Elevations
Attachment 4: Commercial Building Elevations
Attachment 5: Official Plan
Attachment 6: Zoning
Attachment 7: Application Data Sheet
Attachment 8: Conditions of Draft Plan of Subdivision Approval

Attachment 1: Proposed Draft Plan of Subdivision



102-134 Hucknall Road

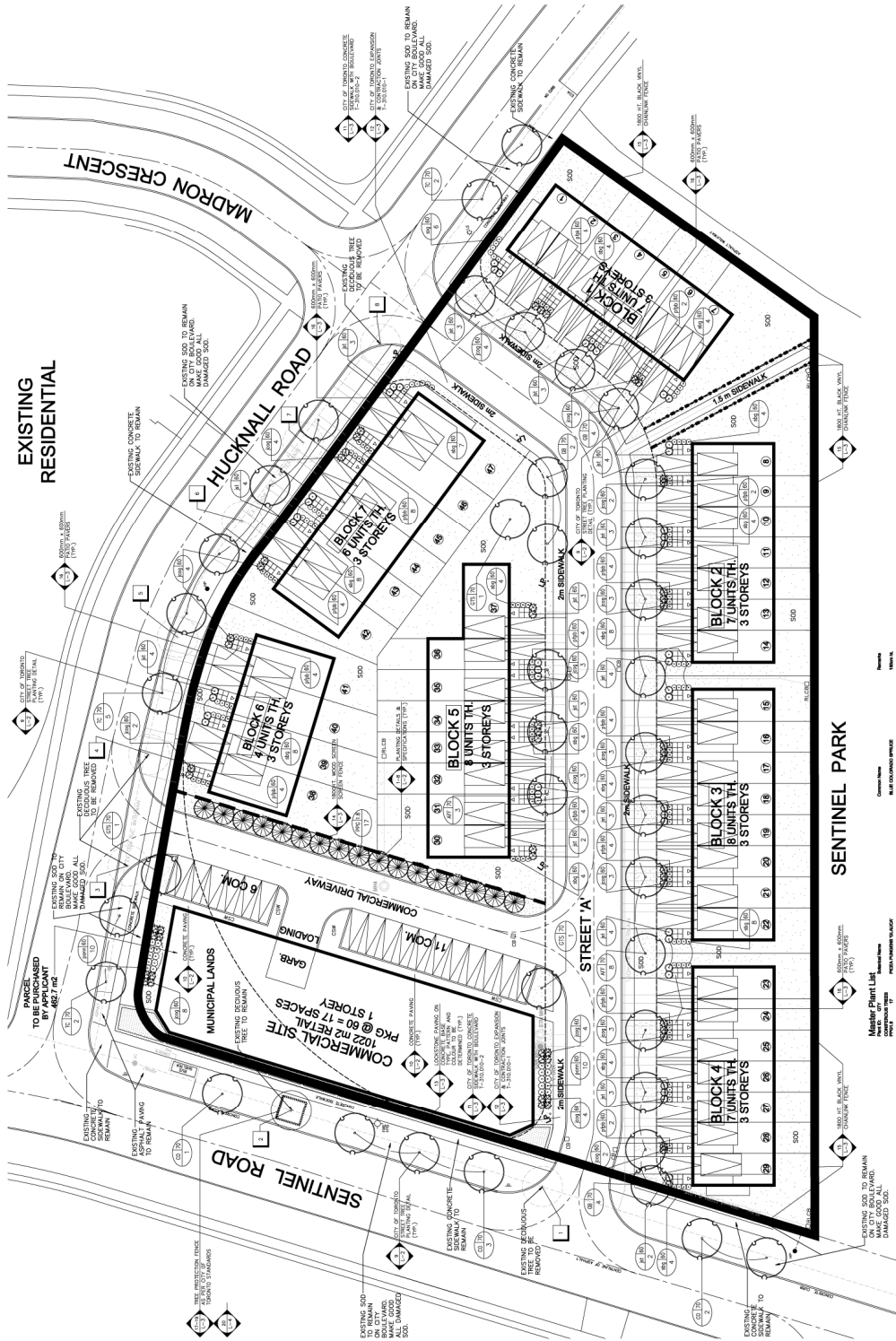
Proposed Draft Plan of Subdivision

Applicant's Submitted Drawing

Not to Scale
04/13/2010

File # 09-131219

Attachment 2: Site Plan



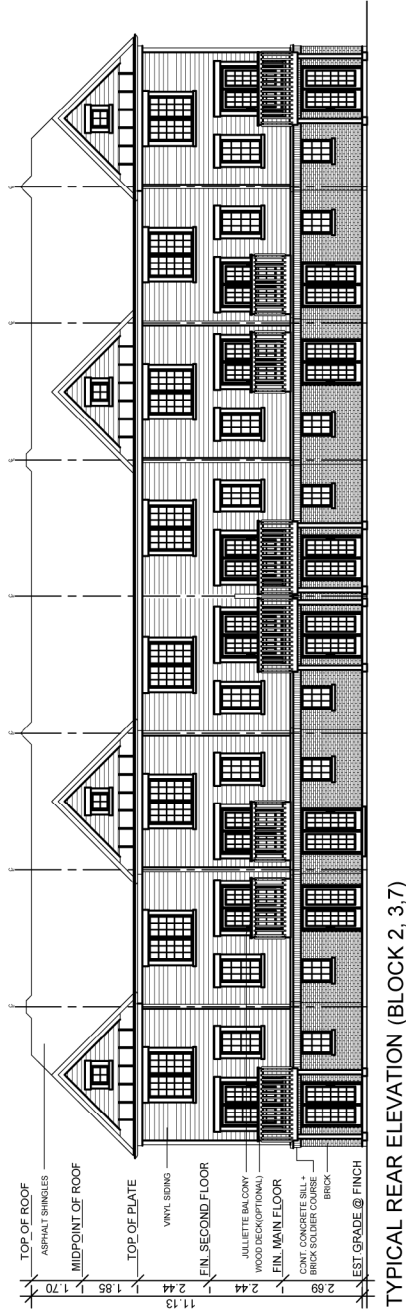
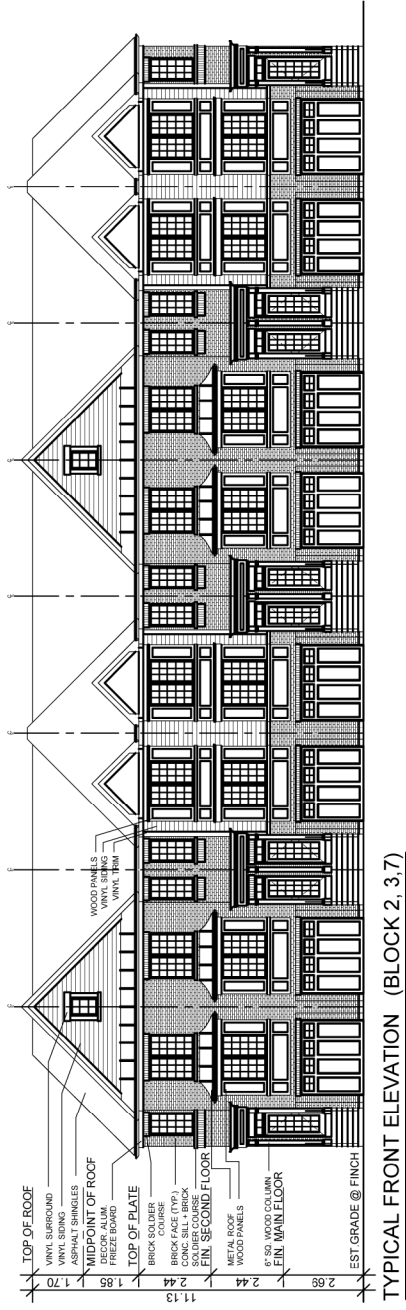
102-134 Hucknall Road

Site Plan
 Applicant's Submitted Drawing

File # 09-131219

Not to Scale
 04/13/2010

Attachment 3 – Typical Residential Elevations



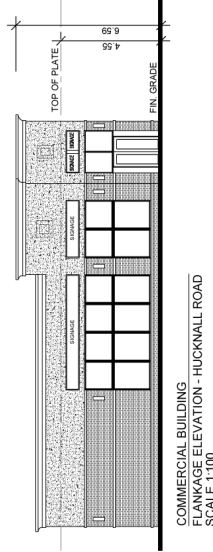
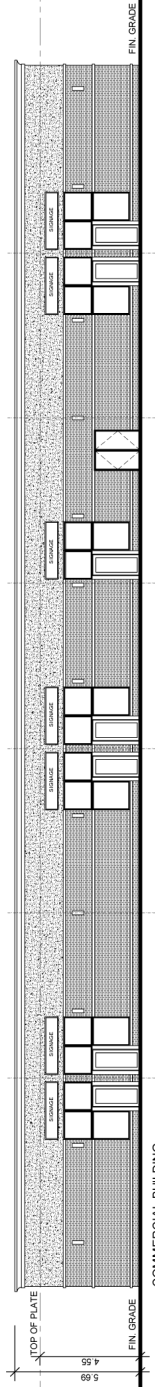
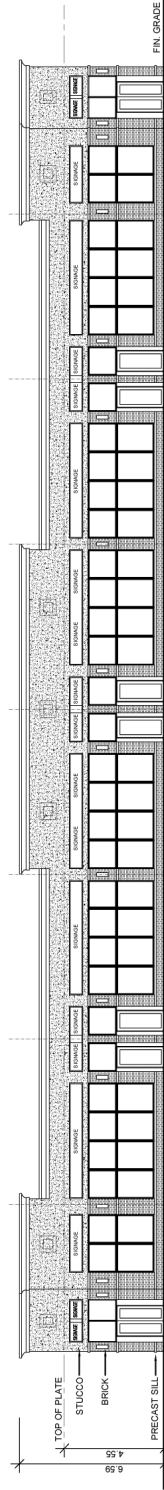
102-134 Hucknall Road

Elevations
Applicant's Submitted Drawing

Not to Scale
04/13/2010

File # 09-131219

Attachment 4 – Commercial Building Elevations



Elevations

Applicant's Submitted Drawing

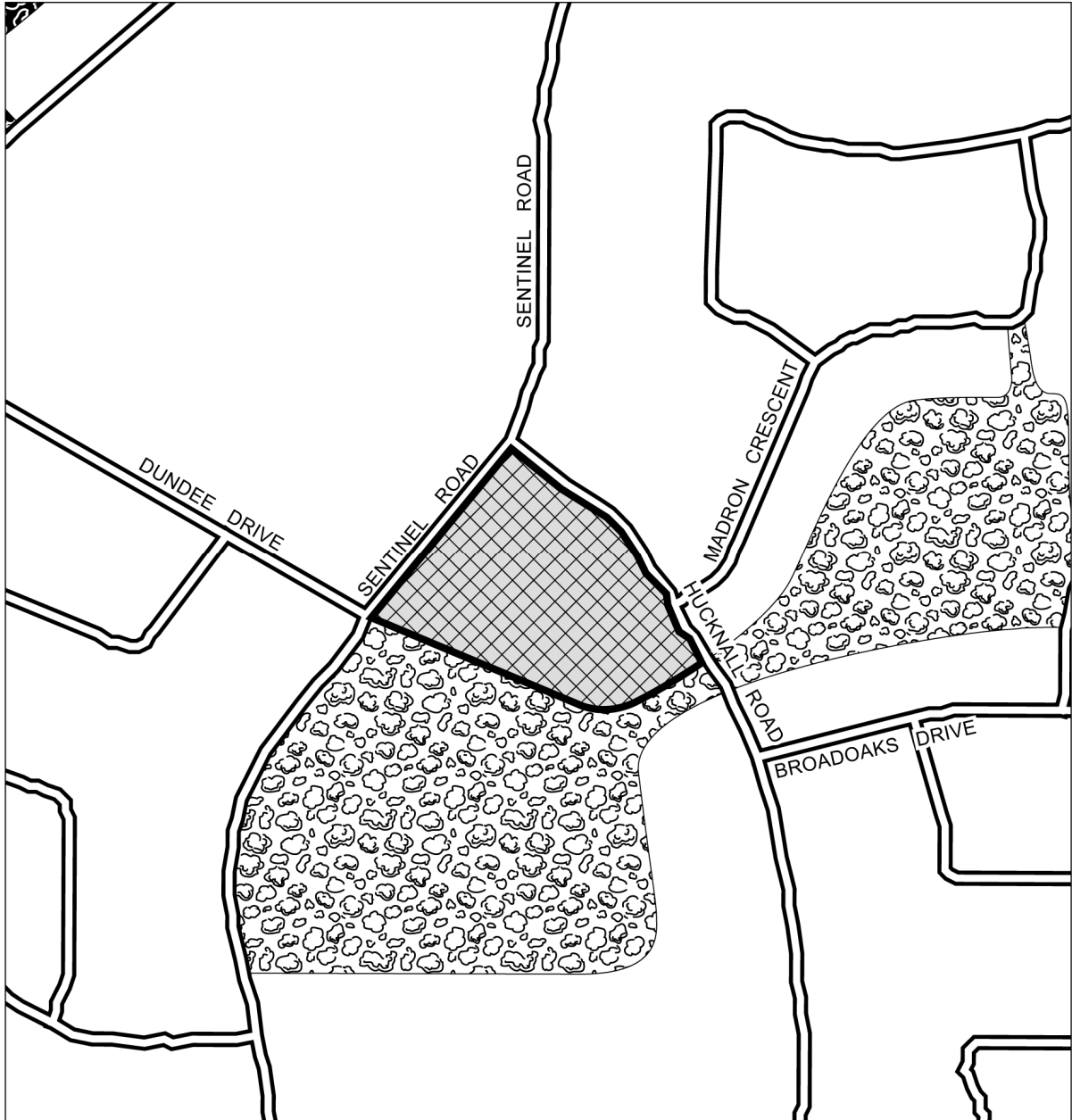
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102-134 Hucknall Road

File # 09-131219

Attachment 5 – Official Plan



TORONTO City Planning
Official Plan

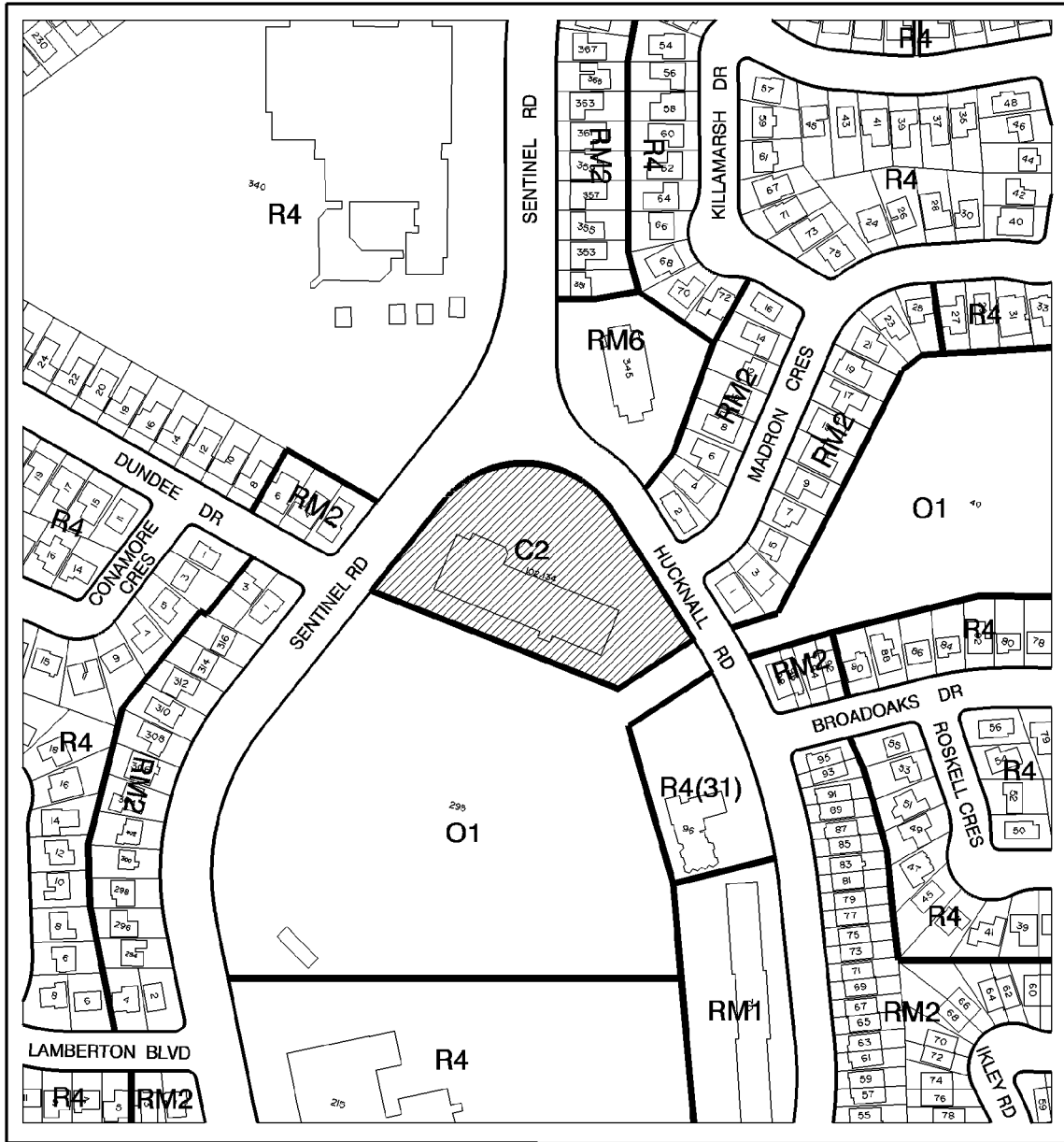
102-134 Hucknall Road

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Attachment 6 – Zoning



TORONTO City Planning
Zoning

102-134 Hucknall Road

File # 09_131219

R4 One-Family Detached Dwelling Fourth Density Zone
 RM1 Multiple-Family Dwellings First Density Zone
 RM2 Multiple-Family Dwellings Second Density Zone
 RM6 Multiple-Family Dwellings Sixth Density Zone

C2 Local Shopping Centre Zone
 O1 Open Space Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category



Not to Scale
 Zoning By-law 7625
 Extracted 04/07/2010

Attachment 7 – Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	09 131219 NNY 08 OZ
Details	OPA & Rezoning, Standard	Application Date:	April 29, 2009

Municipal Address: 102-134 HUCKNALL RD
 Location Description: PLAN M1033 BLK B **GRID N0806
 Project Description: Proposal for 47 three-storey townhouses with a 1,022m² commercial plaza (17 parking spaces).

Applicant:	Agent:	Architect:	Owner:
UNIVERSITY SQUARE (HUCKNALL) LTD			UNIVERSITY SQUARE (HUCKNALL) LTD

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	C2	Historical Status:
Height Limit (m):		Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	11361.7	Height:	Storeys:	3
Frontage (m):	0		Metres:	12
Depth (m):	0			
Total Ground Floor Area (sq. m):	3929			Total
Total Residential GFA (sq. m):	6,600		Parking Spaces:	111
Total Non-Residential GFA (sq. m):	1022		Loading Docks	1
Total GFA (sq. m):	7602			
Lot Coverage Ratio (%):	34.6			
Floor Space Index:	0.85			

DWELLING UNITS

Tenure Type:	Freehold
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	10
3 + Bedroom:	0
Total Units:	37

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	6600	0
Retail GFA (sq. m):	1022	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT:	PLANNER NAME:	Christian Ventresca, Planner
	TELEPHONE:	(416) 395-7129

Attachment 8: Conditions of Draft Plan of Subdivision Approval

1. Enter into the City's standard subdivision agreement and satisfy all pre-registration conditions.
2. Provide the City with a tax certificate, dated within 30 days of final approval, indicating that all taxes have been paid in full.
3. The Official Plan land use designations and zoning implementing the Official Plan are in full force and effect.
4. The approval of this plan of subdivision will lapse if the subdivision is not registered within 5 years of the date of draft plan approval.
5. Dedicate all roads, corner roundings and pedestrian pathways shown on the plan to the City.
6. Convey to the City all 0.3 metre (one foot) reserves shown on the plan.
7. Convey all necessary easements to the City.
8. Prepare all documents to convey lands in fee simple and easement interests to the City for nominal consideration, such lands to be free and clear of all physical and title encumbrances to the satisfaction of the Technical Services Division in consultation with the City Solicitor.
9. Submit for review and approval by the Executive Director of Technical Services a draft Reference Plan of Survey, in metric units and integrated with the Ontario Co-ordinate System, showing as separate PARTS thereof the lands to be conveyed to the City prior to depositing it in the Land Registry Office.
10. Pay all costs for the preparation and registration of reference plan(s).
11. Apply stormwater management techniques in the development of this subdivision to the satisfaction of the Technical Services Division as advised in its memorandum dated April 5, 2010.
12. Provide engineering drawings to the satisfaction of the Technical Services Division of the proposed public road, including municipal services, to be designed and constructed to Municipal Standards and conveyed free and clear of all encumbrances.
13. Submit to the satisfaction of the Technical Services Division as part of the engineer design drawings, a co-ordinated utilities plan which shows all utilities (Bell, Hydro, Consumers Gas and Rogers Cable) in accordance with TPUCC Dwg No. S-1 and approved by all utility companies.

14. Retain the services of a Qualified Person to conduct an environmental site assessment for lands within the subdivision, including the lands to be conveyed to the City, in accordance with the terms and conditions of the standard subdivision agreement, including providing payment for a peer reviewer and the submission of a Record of Site Condition (RSC).
15. Pay engineering and inspection fees in accordance with the terms and conditions of the standard subdivision agreement.
16. Submit financial security in accordance with the terms of the standard subdivision agreement and the prevailing City of Toronto policy.
17. Street lighting approval and security requirements must be obtained from Toronto Hydro.
18. Submit the required tree permit removal applications as advised in the memorandum dated April 15, 2010 from Urban Forestry Services.