

**396 – 404 Hopewell Avenue – Official Plan and Zoning
By-law Amendment Applications – Final Report**

Date:	July 22, 2014
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 15 – Eglinton-Lawrence
Reference Number:	11 259843 NNY 15 OZ

SUMMARY

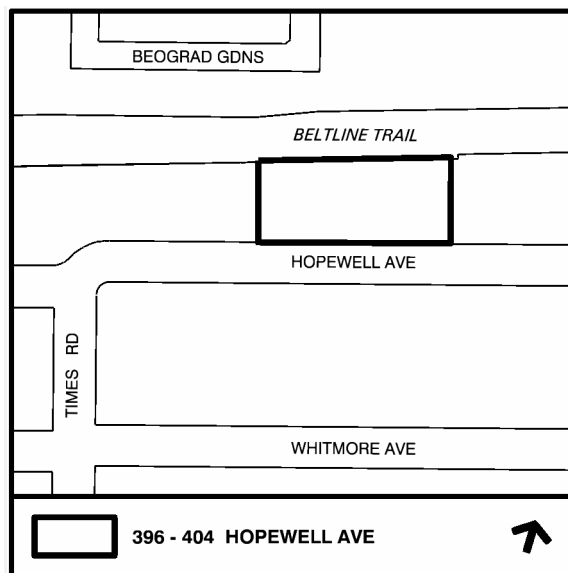
These applications propose to amend the City of Toronto Official Plan and former City of York Zoning By-law No. 1-83 to permit the construction of a three storey stacked townhouse development arranged in four blocks on the site with a total of 81 dwelling at 396-404 Hopewell Avenue.

This report reviews and recommends approval of the applications to amend the Official Plan and Zoning By-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan, for the lands at 396-404 Hopewell Avenue substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 6 to report dated July 22, 2014.
2. City Council amend former City of York Zoning By-law No. 1-83, for the lands at 396-404 Hopewell Avenue substantially in accordance with the



draft Zoning By-law Amendment attached as Attachment No. 7 to report dated July 22, 2014.

3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required.
4. Before introducing the necessary Bills to City Council for enactment, require the Owner to conduct and secure the following facilities, services and matters:
 - a. Replace existing watermain on Hopewell Avenue with a new 200mm watermain from Times Road to Marlee Avenue in accordance with the accepted Functional Servicing Report and provide financial security in the amount of \$600,000.00 and pay \$33,900.00 for the engineering review fee.
5. Before introducing the necessary Bills to City Council for enactment, require the Owner to enter into a voluntary Agreement pursuant to Section 37 of the *Planning Act* to the satisfaction of the City Solicitor, and the Chief Planner and Executive Director, City Planning, such agreement(s) to be registered against the title of the lands for the development to secure the following facilities, services, and matters:
 - a. the owner shall provide and maintain the construction of a non-exclusive public pedestrian walkway to the City on terms and conditions satisfactory to the City Solicitor in a location generally described as a north/south access over the central portion of the site, with details of the design to be determined in the context of site plan approval for the development and such walkway lands to be maintained by the owner at its sole cost;
 - b. Parkland improvements by the owner to the Beltline park, adjacent to the development site, as illustrated in the concept plan submitted by the applicant as part of the development application, as revised to reflect details and comments from City Planning and Parks, Forestry & Recreation, and such improvements to be financially secured to the satisfaction of the City.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

A Preliminary Report for this application was considered by North York Community Council at its meeting of October 4, 2011. A copy of the report can be found at:

<http://www.toronto.ca/legdocs/mmis/2013/ny/bgrd/backgroundfile-62117.pdf>

ISSUE BACKGROUND

Proposal

The proposal is for a three-storey, 13.7 metre high, stacked townhouse development arranged in four blocks (Blocks A to D) above an underground parking garage. The proposed townhouse

development fronts Hopewell Avenue and backs on to the York Beltline trail. A total of 81 dwelling units are proposed for the site, consisting of 18 one bedroom units and 63 two bedroom units. The 4 blocks would be arranged running parallel to Hopewell Avenue. Blocks A and B would front Hopewell Avenue and Blocks C and D would front the York Beltline trail. Private outdoor amenity space is provided in the form of rooftop or rear decks. The proposed development would have a gross floor area of 7,058.43 square metres, which represents a Floor Space Index, or density, of 1.94.

A private 6 metre wide driveway is proposed off Hopewell Avenue which would provide access to the below grade parking level, garbage and loading area and fire route. The driveway is designed like a street with a 1.5 metre walkway on the west side and a 1.7 metre walkway on the east side, which would provide public access through the site to the York Beltline trail.

Pedestrian access to the units is provided from Hopewell Avenue for Blocks A and B and by a series of linear walkways running between the blocks. These linear walkways are provided in an east-west direction at the centre and rear of the site (abutting the York Beltline trail). Entrances for individual units would be provided from these linear walkways. Additional walkways are located adjacent to the east and west property lines for convenient and direct pedestrian circulation. The single level underground garage would contain a total of 97 parking spaces, 81 of which would be for residents and the remaining 16 would be for visitor parking. A total of 86 bicycle parking spaces would be provided, 74 of which would be located in the underground garage for residents and the remaining 12 would be provided at grade for visitors.

Table 1 – Site Statistics

396-404 Hopewell Avenue	1st Submission (August 18, 2011)	Final Submission (April 22, 2014)
GFA	7,625 sq. m	7,058.43 sq. m
FSI	2.1	1.94
Unit Count	One bedroom – 67 Two bedroom – 35 Total - 102	One bedroom – 18 Two bedroom - 63 Total - 81
Parking Spaces	Resident – 100 Visitor – 15 Total - 115	Resident – 81 Visitor – 16 Total - 97
North Yard Setback (York Beltline trail)	4 m	2.5 m – 4.7 m
East Yard Setback	2 m	2 m
West Yard Setback	2 m	2 m – 2.6 m
South Yard Setback (Hopewell Ave)	2 m – 4 m	1.5 m – 3.7 m
Separation Distance Between Blocks	A-C/B-D (north-south) – 11m A-B/C-D (east west) – 7.5m	A-C/B-D (north-south) – 11m - 12.5 m A-B/C-D (east west) – 11 m

Site and Surrounding Area

The site is located on the north side of Hopewell Avenue, between Dufferin Street and Marlee Avenue and north of Eglinton Avenue West. The site has an area of 3,631m², a 91 metre frontage on Hopewell Avenue and an irregular depth ranging between 38.5 metres to 41 meters. The subject site is comprised of four lots which contain one and two storey industrial buildings. The site has been used for light industrial and employment uses.

Land uses surrounding the subject site include:

North: Directly to the north of the site is the York Beltline trail. Farther north are one and two-storey industrial buildings and 3-storey townhouses on Roselawn Avenue.

East: To the east along Hopewell Avenue are two-storey semi-detached dwellings, triplexes and 6-storey and 7-storey apartment buildings.

South: Hopewell Avenue and beyond are one and two-storey detached and semi-detached dwellings are located south of the subject site (on Hopewell Avenue) and on the streets farther south.

West: Directly to the west, on the north side of Hopewell Avenue, are two-storey semi-detached dwellings and a single detached dwelling. Farther to the west is Walter Saunders Memorial Park.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. 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.

Official Plan

The Official Plan designates the site as *Employment Areas*. *Employment Areas* are places of business and economic activity and include uses such as office, manufacturing, warehousing, distribution, utilities, media facilities, hotels, retail outlets ancillary to the preceding uses and restaurants. The site is subject to Site Specific Policy No. 154 which permits a mix of residential and employment uses on this site.

The proposed Official Plan Amendment would redesignate the site to *Neighbourhoods*. The site is adjacent to lands designated *Neighbourhoods* in the Official Plan. *Neighbourhoods* are considered physically stable areas made up of 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. Parks, low scale institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*.

Through the Municipal Comprehensive Review, the City has reviewed *Employment Areas* policies and have drafted Official Plan Policy 231 which speaks to conversion of *Employment Areas* to a different Official Plan designation. All sites covered under Site and Area Specific Policy 154 are addressed in Policy 231. With specific respect to the subject site, Policy 231 allows for residential uses within a single use or mixed use building, provided the height, density and massing of new development respects and reinforces the existing and planned physical character of the adjacent area.

Zoning

The subject site is zoned Prestige Employment Zone (PE), in the former City of York Zoning By-law 1-83, and is subject to two site specific exceptions. The PE zone generally permits industrial, office, retail/showroom, design centre, restaurant and banquet hall uses and day nurseries. There is no height or density limit in the PE zone.

Exception 202 limits the permitted employment uses on the site to warehousing, cold storage, commercial greenhouse, light industry, administrative offices ancillary to industrial uses, manufacturing of electrical, photographic equipment and supplies, any municipal use and any use accessory to the foregoing uses.

Exception 299 permits any residential uses permissible in the R3 Residential Zone (R3), provided the entirety of the site is used for that purpose. The R3 zone permits a variety of low density residential uses but does not permit stacked townhouses.

The new city-wide Zoning By-law No. 569-2013, does not apply to this site.

Site Plan Control

A Site Plan Control application has been submitted (file no. 11 529822 NNY 15 SA) and is be reviewed in conjunction with the Official Plan and Zoning By-law Amendment applications.

Infill Townhouse Guidelines

The Infill Townhouse Guidelines were approved by City Council in 2003 to address the development impacts of infill townhouses. The guidelines focus on protecting streetscapes and integrating new development with existing housing patterns. The Guidelines consider matters such as open spaces, building location, built form and location of parking. They also consider the interaction between the infill development and the pedestrian environment. Where townhouses are considered appropriate, these guidelines provide a framework for reviewing a proposal.

Reasons for Application

The proposal requires an Official Plan Amendment to redesignate the site from *Employment Areas* to *Neighbourhoods*. While Site Specific Policy 154 provides for a mix of employment and residential uses, the applicant is proposing only residential uses. The proposed stacked townhouse development is not permitted under former City of York Zoning By-law No. 1-83, specifically with respect to density and setbacks. As such, a rezoning application is required to accommodate the proposed development.

Community Consultation

A Community Consultation Meeting was held on February 21, 2012 at Fairbank Middle School. The meeting was attended by the Ward Councillor, City Planning staff, the property owner, the applicant and approximately 20 members of the public.

The issues raised by area residents, which have been considered in the review of the application are as follows:

- Resulting traffic and parking on the street;
- Too many units/too dense;
- Site servicing – this is a basement flooding area;
- Height of the building; and
- Quality of building materials.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate By-law standards.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the 2014 Provincial Policy Statement (PPS) and conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe. Both the PPS and the Growth Plan encourage intensification and redevelopment in urban areas which provide a healthy, liveable and safe community.

Official Plan Amendment and Land Use

The Official Plan contains a Site and Area Specific Policy 154 that applies to a small number of sites that are generally small pockets with few remnant employment uses on local streets near rail corridors that are often in the midst of low-scale residential neighbourhoods. The policy permits a mix of employment and residential uses provided that if the property is designated as an Employment Area, the building will provide for a satisfactory living environment compatible with employment uses in the building and adjacent area.

Through the Municipal Comprehensive Review, the City has reviewed *Employment Areas* policies and have drafted Official Plan Policy 231 which speaks to conversion of *Employment Areas* to a different Official Plan designation. All sites covered under Site and Area Specific

Policy 154 are addressed in Policy 231. With specific respect to the subject site, Policy 231 allows for residential uses within a single use or mixed use building, provided the height, density and massing of new development respects and reinforces the existing and planned physical character of the adjacent area. The City has received the Ministry Decision which outlines approval of the majority of OPA 231, with minor modifications. The decision is subject to appeal and the last date of appeal is July 29, 2013. As appeals on OPA 231 are possible, and the appeal deadline is after the required Statutory Notice deadline for this report, it is prudent to address the subject site through a site specific Official Plan Amendment.

The draft OPA redesignates the site from *Employment Areas* to *Neighbourhoods*. As the surrounding land uses are residential and either designated as *Neighbourhoods* or *Apartment Neighbourhoods*, allowing *Neighbourhoods* uses on the subject site would be appropriate.

Building Type

With the intent to redesignate in mind, it is appropriate to look at the policies of the *Neighbourhoods* designation when reviewing the application. The Official Plan, in Section 4.1, requires new development to “respect and reinforce the existing physical character of the neighbourhood” and in order to support the development staff must be satisfied that the proposal meets this requirement. The Official Plan recognises that some areas may have more than one prevailing building type. The neighbourhood, and Hopewell Avenue in particular, is made up of a diverse mix of housing, ranging from 6-storey apartment buildings, to 3-storey triplexes, to one and two-storey detached dwellings. Additionally, there are townhouse developments already constructed along the north side of the York Beltline trail. The proposed stacked townhouses are appropriate for this site.

Built Form, Height and Density

The site is currently designated *Employment Areas* and zoned for employment uses. The existing one and two storey industrial buildings are built to the front lot line. There are no sidewalks in the fronts of these properties. There is parking in the front yards of the buildings. The proposed development provides an opportunity to complete a residential streetscape on Hopewell Avenue with individual unit entrances, front yards with landscaping and a sidewalk.

To address Official Plan policies of compatibility, scale and fit, the applicant has proposed a design which reflects a lower scale development that has a pedestrian friendly street relationship. The proposed townhouses are massed to frame Hopewell Avenue by locating the main walls of the development parallel to the street edge. The massing and materials would provide a dynamic element to the townhouses and a wrap-around corner and roof treatment (to the interior driveway and pedestrian walkway) and fenestration along the Hopewell Avenue frontage helps to break up the street wall. The setbacks, separation distances, heights and footprint of the proposal address the applicable policies and principles found in the Official Plan and the Infill Townhouse Guidelines.

The Infill Townhouse Guidelines speak to buildings facing parks and open spaces and extend open space networks through the block to encourage the safe use of these spaces by the public. The Guidelines also suggest that publicly accessible pedestrian walkways should be provided.

The two rear blocks of the townhouses (Blocks C and D) have building fronts with front entrances facing the York Beltline trail. The driveway which is designed as a street provides service to the site and a 1.7 metre wide pedestrian mid-block connection for both residents and the public, from Hopewell Avenue to the beltline park. This mid-block connection also provides clear sight lines and direct links to the sidewalk on Hopewell Avenue promoting safe, direct access to this important recreational facility and park. The mid-block connection will act as a publicly accessible, privately owned open space and will be secured through a voluntary Section 37 Agreement. The intent is for the surrounding community to have the option of using this space to gain access to the beltline which promotes the use of the beltline and enhances its prominence as a key open space and feature in the city. The details of the design are to be determined in the context of site plan approval.

The Infill Townhouse Guidelines suggest that setbacks from the street should be similar to the setbacks for existing buildings. The setbacks along Hopewell Avenue are varied and the townhouses propose to step back as they approach the adjacent properties in order to have similar setbacks and to provide a transition to the lower scale development.

The Guidelines speak to ensuring adequate light, view and privacy between blocks. One such method is to have a separation distance between facing walls of 15 metres. The subject site has a greater depth (41 metres) on the east side than on the west (38.5 metres). As such, the distance between the rear of Blocks A and C is 11 metres and 12.5 metres between Blocks B and D. The distance between Blocks A and B, where the driveway and sidewalk are located, is 11 metres and the distance between Blocks C and D is 10 metres.

The density of the proposed development is a result of the massing and built form. The proposal has a density of 1.94. There have been other industrial sites that have been converted to townhouses and apartment in the surrounding neighbourhood which have similar densities. A density of 1.94 is supportable given the locational attributes of the property near the Eglinton West subway station, bus service on Eglinton Avenue West and Marlee Avenue, abutting beltline park and proximity to Walter Saunders Memorial Park and local commercial services on Marlee Avenue and Eglinton Avenue West.

Streetscape

The development supports the public realm objectives of the Official Plan to achieve an aesthetically pleasing and functional streetscape with ground floor heights limited to six steps up to the front doors, which are directly accessible from the public sidewalk.

The Infill Townhouse Guidelines encourage maximizing the amount of soft landscaping on both the public right-of-way and front setback and other open areas on a lot. The applicants have proposed soft landscaping, including sod, shrubbery and trees, on both the public right-of-way and the site itself. A total of 8 street trees will be planted along Hopewell Avenue and located between the curb and the sidewalk. Details of landscape materials and other materials such as permeable pavers, will be secured through the Site Plan Application.

The applicant is also proposing landscaping and improvements to the York Beltline trail. A pedestrian and cycling thoroughfare and the buildings that front onto it should still respect the same organization and high quality of architecture. The façade design and materials as well as

the landscape features along this portion of the site will also be secured through the Site Plan Application. The improvements to the York Beltline trail are important and these improvements will continue to be refined through the Site Plan Application process.

Access and Parking

A total of 97 parking spaces (81 for residents and 16 for visitors) are proposed to be located in a one level underground garage, with access taken from Hopewell Avenue. Some residents expressed concern regarding the amount of additional traffic created as part of the development. Transportation Services have reviewed the submitted Traffic Study and are satisfied that there will be no significant impacts as a result of this development. Another concern of the residents was the possibility of visitor parking on the street. The applicants are providing 16 visitor spaces and Transportation Services staff have indicated that is satisfactory. The applicants are also proposing 74 resident bicycle parking spaces to be located underground and 12 visitor bicycle parking spaces to be located at grade on the site. The proposed bicycle parking is satisfactory.

Servicing

A Functional Servicing Report and Stormwater Management Report have been submitted to Development Engineering. Development Engineering staff are satisfied with the results of Functional Servicing report and have determined the applicant is to replace the existing watermain on Hopewell Avenue from Times Road to Marlee Avenue and they are required to submit a financial security for this work of \$600,000.00. The applicant is also to submit an engineering review fee of \$33,900.00. Remaining stormwater management matters will be addressed and secured through the Site Plan Control application process.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0-0.42 hectares of parkland per 1,000 people. The site is in the lowest quintile of current provision of parkland. The site is in a parkland priority area, as per the Harmonized Parkland Dedication By-law 1020-2010.

The application proposes 81 residential units on a net site area of 3631 m². At the alternative rate of 0.4 hectares per 300 units specified in By-law 1020-2010, the parkland dedication requirement is 0.136 hectares or 37.45% of the net site area. For sites that are less than 1 hectare in size, a cap of 10% is applied to the residential portion. The resulting parkland dedication is 0.0363 ha (363 m²).

The applicant proposes to satisfy the parkland dedication requirement by cash-in-lieu and this is appropriate as the parkland dedication would not create a substantial park. Furthermore, the development fronts onto the Kay Gardner Beltline Park and Walter Saunders Memorial Park is nearby.

Site Plan

A site plan application was submitted with the Official Plan Amendment and Zoning By-law Amendment applications. It is being reviewed concurrently and has not yet been finalized. Some outstanding matters such as the use of quality materials and articulation on all building facades and the detailed design of the publicly accessible mid-block connection will be reviewed and secured through the Site Plan Approval process.

Beltline Improvements

The applicants have proposed a voluntary contribution to planting and design improvements along the portion of the York Beltline trail that abuts the site. These improvements include an extension of the trail system and a variety of planting. This voluntary contribution will be secured through a Section 37 agreement to be entered into prior to Bills being introduced.

Toronto Green Standard

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The applicant is required to meet Tier 1 of the TGS.

Other applicable TGS performance measures will be secured through the Site Plan Approval process, including: Cycling Infrastructure and Storage and Collection of Recycling and Organic Waste.

CONTACT

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SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2a: Block A Elevations

Attachment 2b: Block B Elevations

Attachment 2c: Block C Elevations

Attachment 2d: Block D Elevations

Attachment 3: Zoning

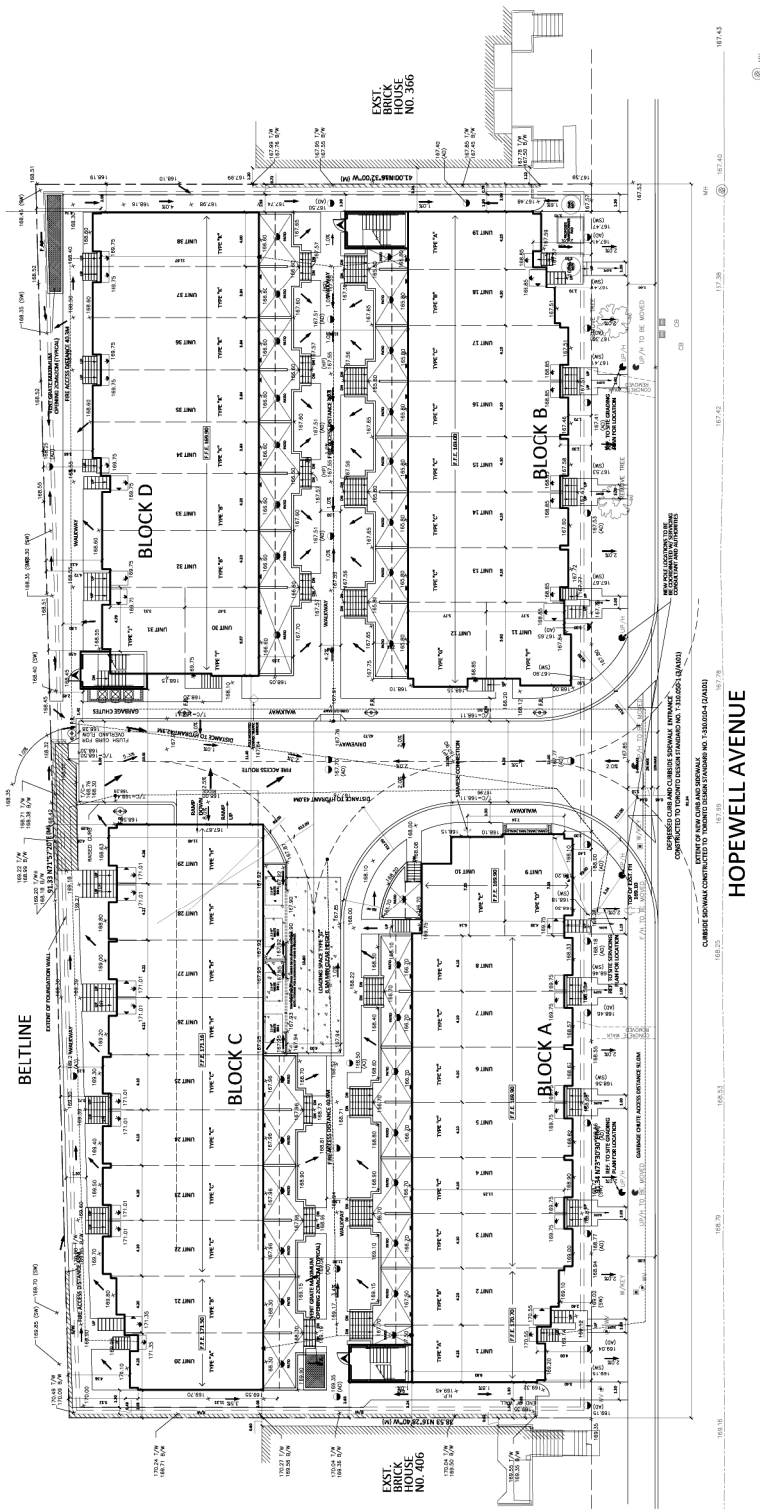
Attachment 4: Official Plan

Attachment 5: Application Data Sheet

Attachment 6: Draft Official Plan Amendment

Attachment 7: Draft Zoning By-law Amendment

Attachment 1: Site Plan



396-404 Hopewell Ave

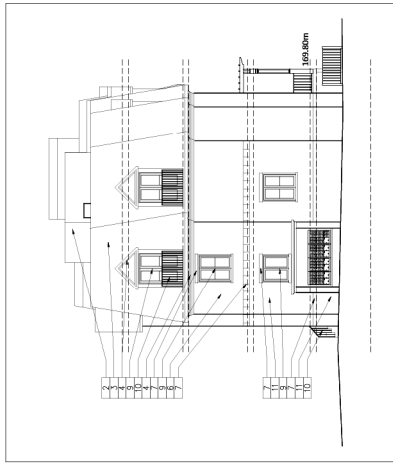
Site Plan

Applicant's Submitted Drawing

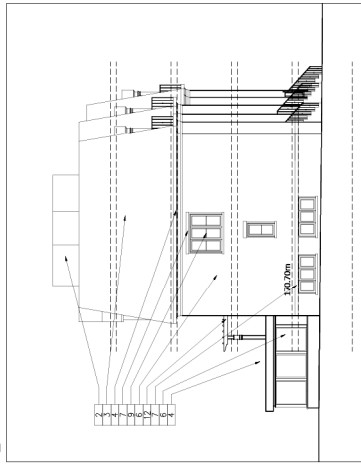
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File # 11 259843 NNY 15 0Z

Attachment 2a: Block A Elevations



2. BLOCK A - EAST ELEVATION
AS07 SCALE 1:75



1. BLOCK A - WEST ELEVATION
AS07 SCALE 1:75



4. BLOCK A - SOUTH ELEVATION
AS07 SCALE 1:75



3. BLOCK A - NORTH ELEVATION
AS07 SCALE 1:75

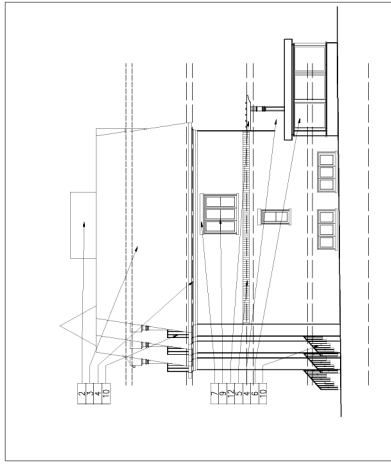
396-404 Hopewell Ave

File # 11 259843 NNY 15 0Z

Elevations
Applicant's Submitted Drawing

Not to Scale
07/08/2014

Attachment 2b: Block B Elevations



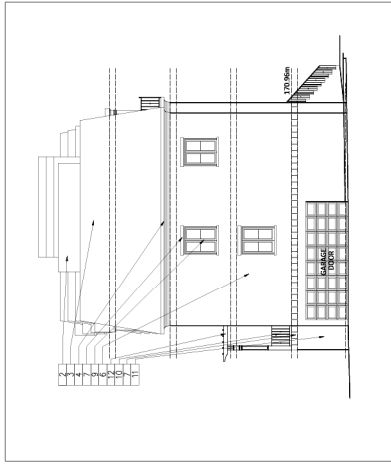
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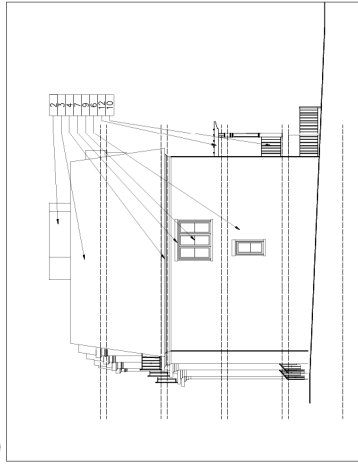
Elevations
Applicant's Submitted Drawing

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07/08/2014

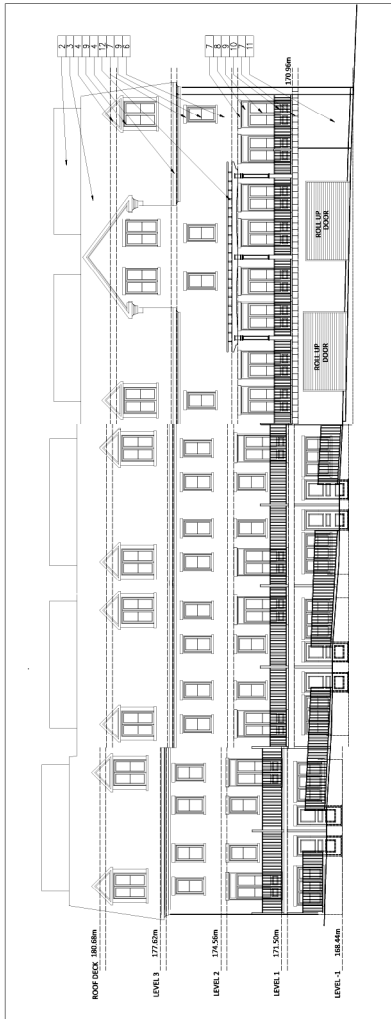
Attachment 2c: Block C Elevations



2. BLOCK C - EAST ELEVATION
ASD / SCALE 1:75



1. BLOCK C - WEST ELEVATION
ASD / SCALE 1:75



4. BLOCK C - SOUTH ELEVATION
ASD / SCALE 1:75



3. BLOCK C - NORTH ELEVATION
ASD / SCALE 1:75

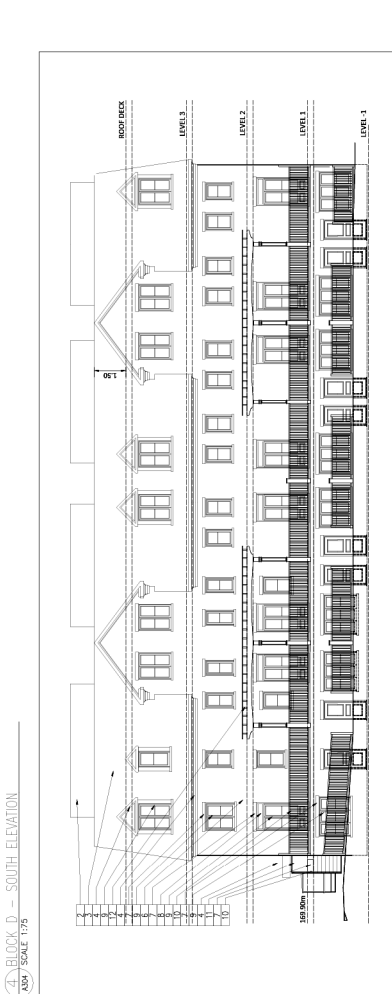
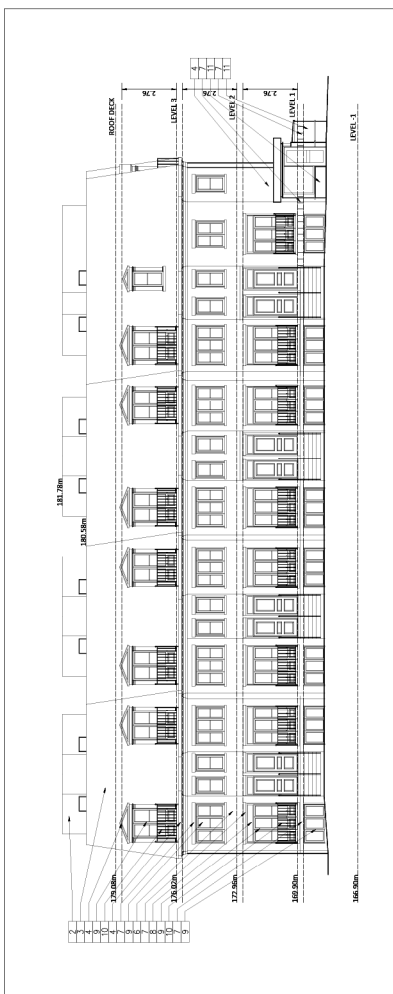
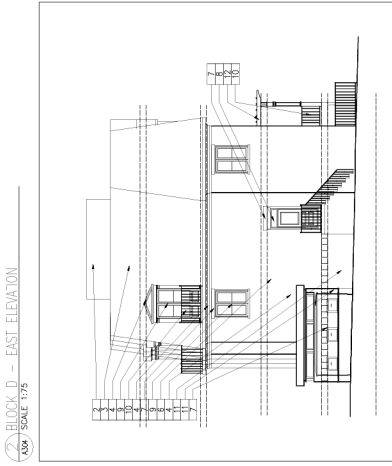
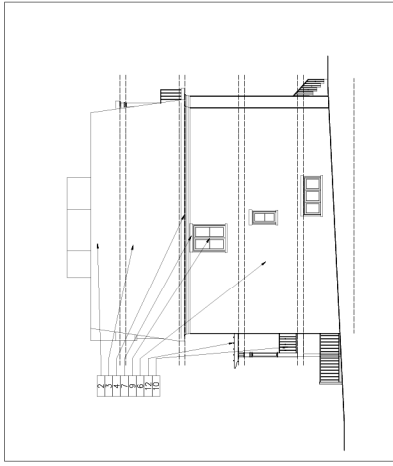
396-404 Hopewell Ave

File # 11 259843 NNY 15 0Z

Elevations
Applicant's Submitted Drawing

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07/08/2014

Attachment 2d: Block D Elevations



396-404 Hopewell Ave

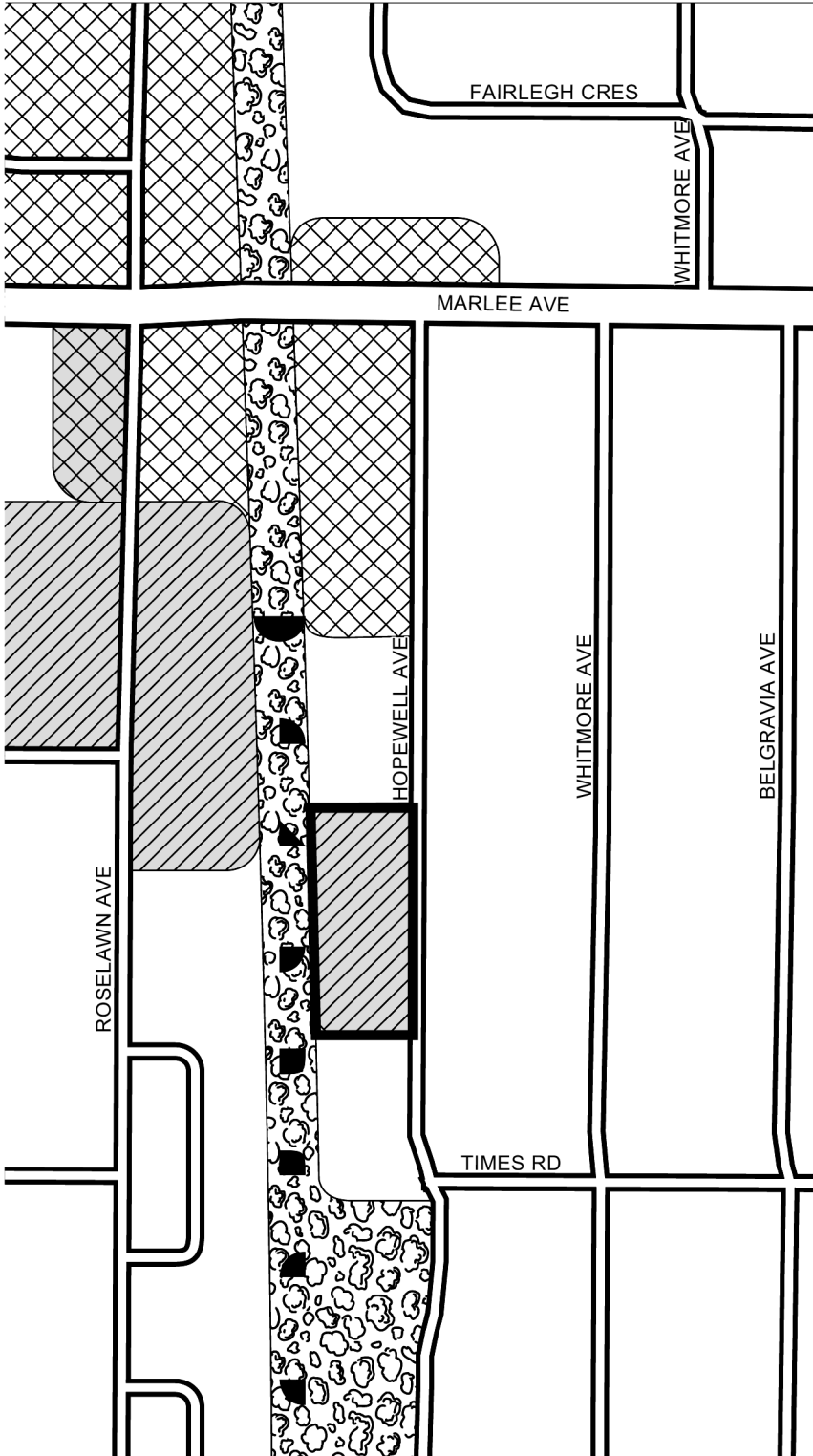
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Elevations

Applicant's Submitted Drawing

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Attachment 3: Official Plan



396 - 404 Hopewell Avenue

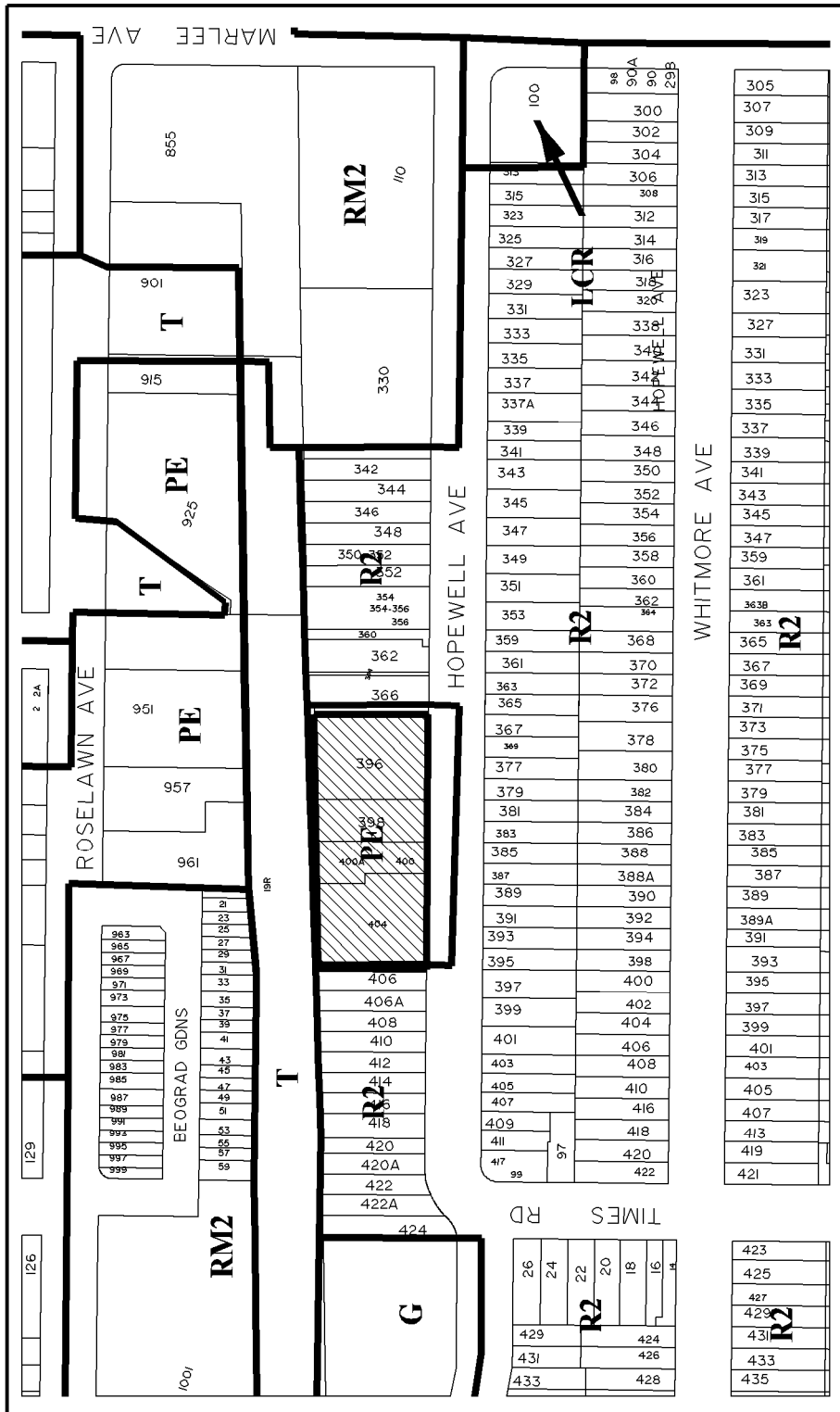


File # 11 259843 NNY 15

- Site Location
- Neighbourhoods
- Apartment Neighbourhoods
- Parks & Open Space Areas
- Parks
- Employment Areas
- Utility Corridors
- Utility Corridors



Attachment 4: Zoning



396 - 404 Hopewell Avenue
 File # 11 259843 NMY 15

↑
 Not to Scale
 Zoning Bylaw 1-83
 Extracted 09/01/2011

T Transportation & Utility Zone
 PE Prestige Employment Zone
 LCR Local Commercial Zone

R2 Residential Zone
 RM2 Residential Multiple Zone
 G Green Open Space Zone



Attachment 5: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	11 259843 NNY 15 OZ
Details	OPA & Rezoning, Standard	Application Date:	August 18, 2011

Municipal Address: 396-404 HOPEWELL AVE

Location Description: PLAN 1499 LOTS 161 & 162 **GRID N1506

Project Description: The proposed development is comprised of a combination of stack townhouse buildings, arranged in four blocks. A total of 81 dwelling units are proposed for the site. A private driveway is proposed off Hopewell Avenue which will allow access to the below grade parking level. A total of 97 parking spaces are provided for residents and visitors.

Applicant:	Agent:	Architect:	Owner:
ROYALPARK HOMES 65 Royalpark Way, Woodbridge, ON, L4H 1J5	ROYALPARK HOMES 65 Royalpark Way, Woodbridge, ON, L4H 1J5	Global Architect 6 Leswyn Rd, Toronto, ON, M6A 1K2	ROYALPARK HOMES 65 Royalpark Way, Woodbridge, ON, L4H 1J5

PLANNING CONTROLS

Official Plan Designation:	Employment Areas	Site Specific Provision:	OPA 154
Zoning:	PE	Historical Status:	N
Height Limit (m):	0	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	3631.3	Height:	Storeys:	3
Frontage (m):	91.3		Metres:	13.7
Depth (m):	41			
Total Ground Floor Area (sq. m):	1749.82			Total
Total Residential GFA (sq. m):	7058.43		Parking Spaces:	97
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	7058.43			
Lot Coverage Ratio (%):	48.19			
Floor Space Index:	1.94			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	7058.43	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	18	Office GFA (sq. m):	0	0
2 Bedroom:	63	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	81			

CONTACT:	PLANNER NAME:	Emily Rossini, Planner
	TELEPHONE:	416-395-7172 EMAIL: erossin@toronto.ca

Attachment 6: Draft Official Plan Amendment

Authority: North York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

To adopt an amendment to the Official Plan
for the City of Toronto
respecting the lands known municipally in the year 2014, as
396-404 Hopewell Avenue

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The attached Amendment No. 275 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.
2. Site and Area Specific Policy 154 is amended by deleting the property at 396 to 404 Hopewell Avenue.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROB FORD,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

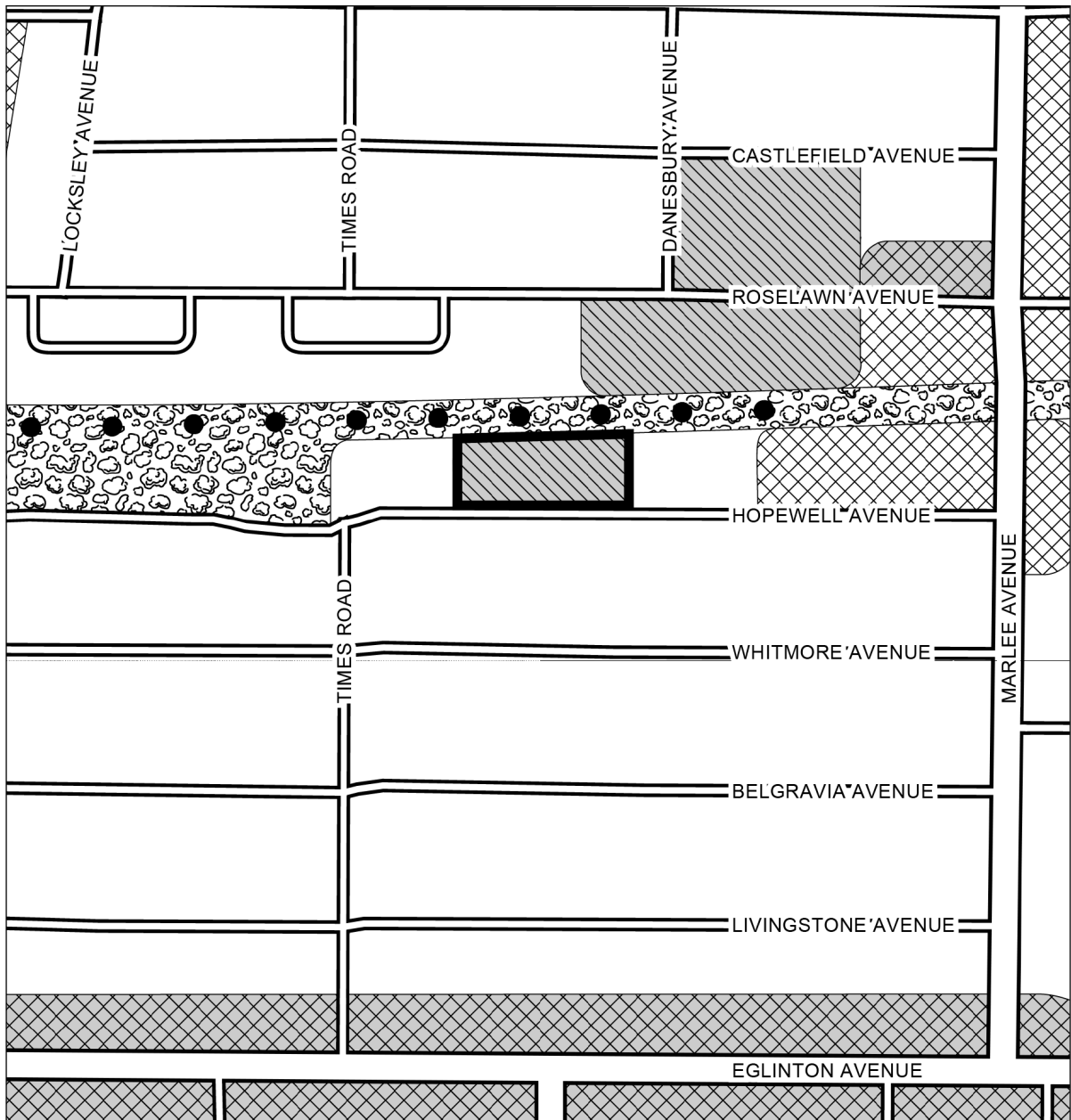
AMENDMENT NO. 275 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2014 AS

396-404 HOPEWELL AVENUE

The Official Plan of the City of Toronto is amended as follows:

1. Map 17, Land Use Plan, is amended by re-designating the lands known municipally as 396-404 Hopewell Avenue from *Employment Areas* to *Neighbourhoods*, as shown on the attached map OPA 275.
 - a. Hereby removing these properties, identified on Map 5 of Site and Area Specific Policy 154.



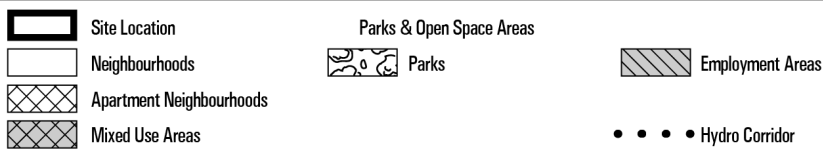
TORONTO City Planning

396-404 Hopewell Avenue

Official Plan Amendment #275

Revisions to Land Use Map 17 to Redesignate lands from Employment Areas to Neighbourhoods

File # 11 259843 NNY 15 0Z



Not to Scale
07/09/2014

Attachment 7: Draft Zoning By-law Amendment

Authority
Enacted by Council

CITY OF TORONTO BY-LAW No. ~ 2014

To amend the former City of York Zoning By-law No. 1-83, as amended, with respect to lands municipally known as 396-404 Hopewell Avenue .

WHEREAS authority is given to Council by Section 34 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto HEREBY ENACTS as follows:

Lands-Number 396-404 Hopewell Avenue

1. Map 25e – "6 (91) Lands – Number 396-404 Hopewell Avenue

By changing the area shown within the former City of York on District Map Number 25e, which area is more particularly described in the attached Schedule "A", from a PE District to an RM1 District and by changing District Map 25e accordingly."

2. That Section 16 of Zoning By-law No. 1-83, as amended, is hereby further amended by adding the following as a new subsection 16 (451):

“(451) Lands – 396-404 Hopewell Avenue

(a) Notwithstanding the requirements of Sections 10.3(a), the following chart applies

Dwelling Type/Use	Minimum Lot Frontage	Maximum Height of Building	Minimum/Maximum Yard Setbacks	Maximum Number of Dwelling Units	Maximum Floor Space Index
Stacked Townhouse	90 metres	14 metres with not more than 3 storeys	See Schedule 16(451)	81	1.94

- (b) Notwithstanding the requirements of Sections 10.3 (b) the minimum permitted setbacks shall be as shown on the attached Schedule 16 (451);
- (c) Notwithstanding the requirements of Section 10.3(e), residential amenity space shall not be provided;
- (d) Notwithstanding the requirements of Section 3.2.1, parking requirements shall be as follows:

81 *parking spaces* for the use of residents;
16 *parking spaces* for the use of visitors
- (e) Notwithstanding the requirements of Section 3.2.1, parking spaces shall have a minimum width of 2.4 metres and minimum length of 5.6 metres; and driveways shall have a minimum width of 3.5 metres for one-way operation and a minimum of 6.0 metres for two-way operation.

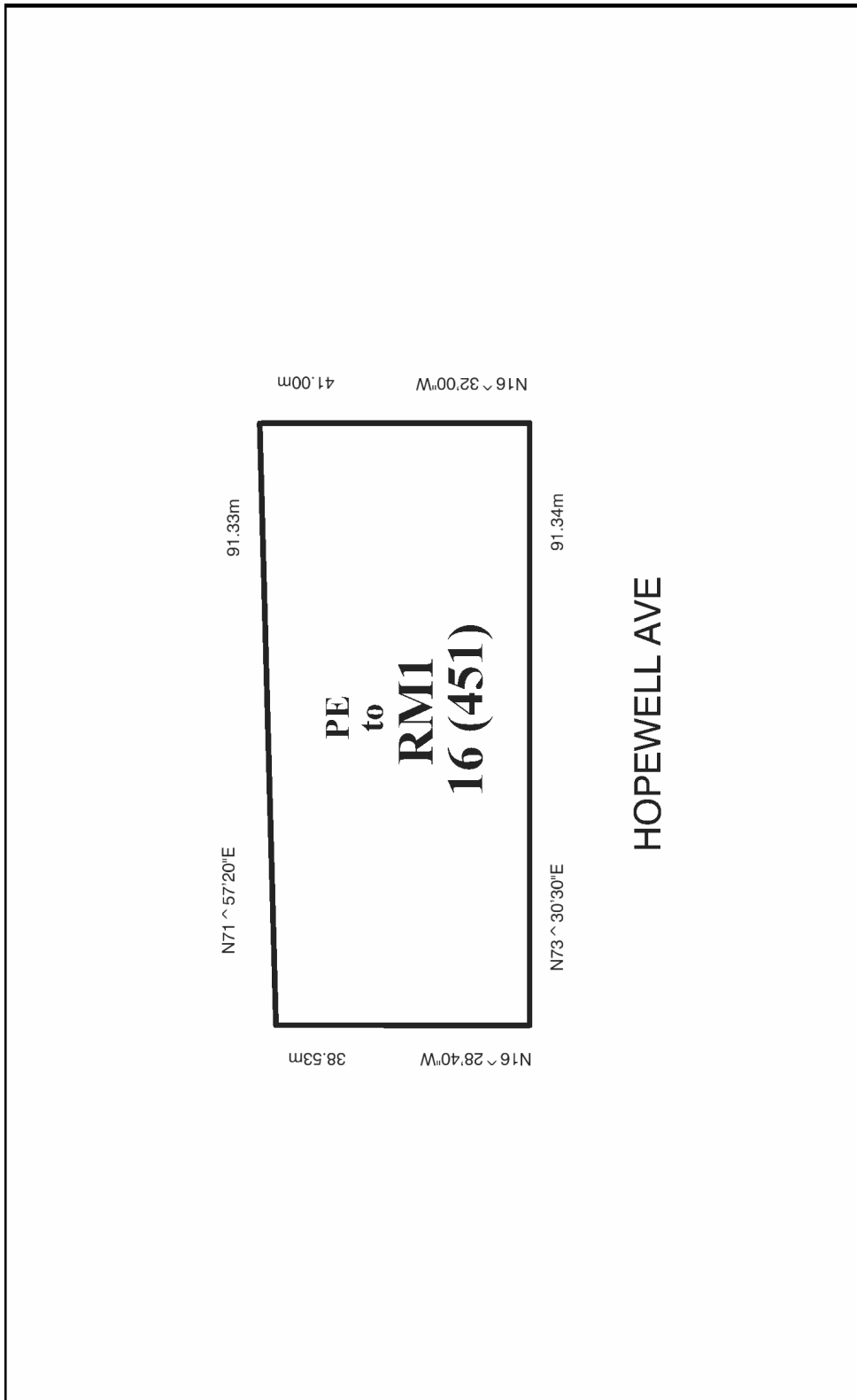
- 3. Within the lands shown on Schedule “A” attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
 - (a) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.
- 4. All other provisions of this By-law shall continue to apply except in the case where provisions of this Subsection are in conflict, in which case the provisions of this Subsection shall prevail.

ENACTED AND PASSED this ____ day of ____ A.D. 2014.

ROB FORD,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

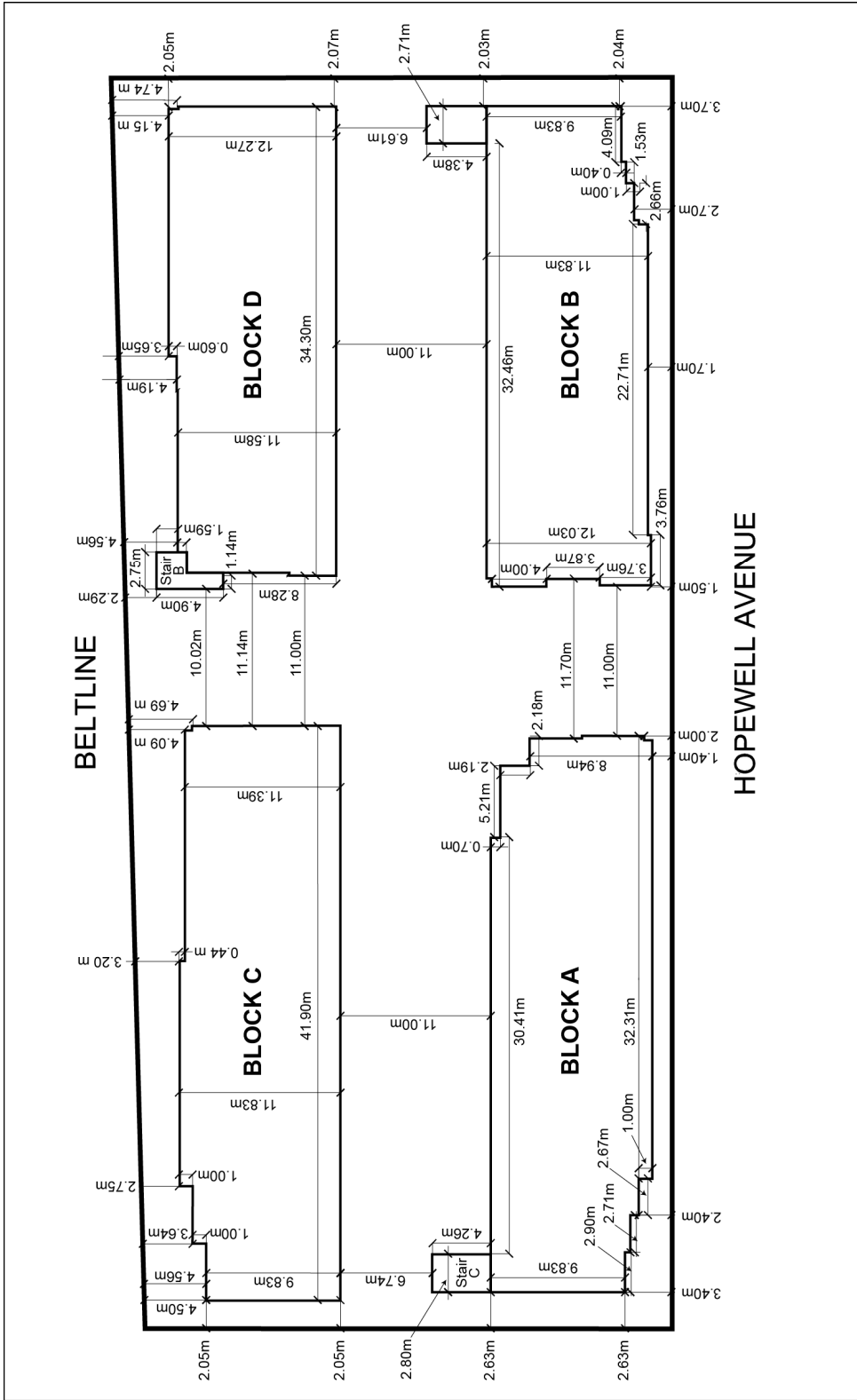


Schedule 1

Lots 161 to 166, Both Inclusive. R.P. 1499 City of Toronto
 Schaeffer Dzalov Bennett Ltd. Ontario Land Surveyors
 Date: 07/21/2014
 Approved by: E.R.

File # 11 259843 NMY 15 0Z





RM1 16 (451)

File # 11 259843 NNY 15 0Z

Applicant's Supplied Drawing

Date: 07/21/2014
Approved by: E.R.



Not to Scale