

**102-134 Hucknall Road - Zoning By-law Amendment and Site Plan Control Applications - Request for Direction Report**

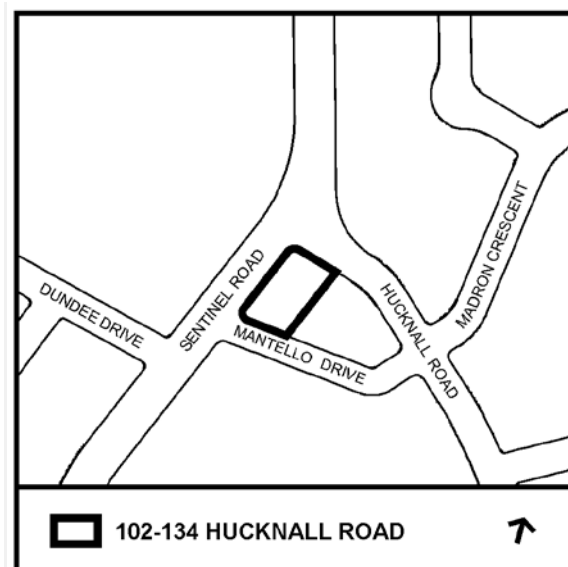
<b>Date:</b>	January 29, 2015
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 8 – York West
<b>Reference Number:</b>	13 279110 NNY 08 OZ & 13279117 NNY 08 SA

**SUMMARY**

The applicant has appealed the Zoning By-law Amendment and Site Plan Control applications to the Ontario Municipal Board due to Council's failure to make a decision on the applications within the time prescribed by the *Planning Act*. A hearing has been scheduled for March 18, 2015.

This application at 108-134 Hucknall Road proposes to amend the former City of North York Zoning By-law No. 7625 to permit a four storey building with 994m<sup>2</sup> of commercial space at grade and 3000m<sup>2</sup> of residential space located in the 3 floors above. A total of 42 residential units are proposed and 6 commercial units. The height of the proposed building would be 14.8 metres. Underground parking is proposed to be accessed off Mantello Drive and would contain 58 vehicle parking spaces and 42 bicycle parking spaces.

The purpose of this report is to seek Council's direction for staff representation at the Ontario Municipal Board.



## **RECOMMENDATIONS**

---

### **The City Planning Division recommends that:**

1. City Council instruct the City Solicitor, City Planning staff and any other City staff to attend the OMB hearing generally in support of the revised application, provided that the outstanding matters identified in this report are secured through the Zoning By-law Amendment and Site Plan Application to the satisfaction of the Director, Community Planning, North York District.
2. City Council authorize the City Solicitor to request the OMB to withhold its Order(s) approving the Zoning By-law amendment until such time as:
  - a) The Board has been advised by the City Solicitor that the proposed Zoning By-law Amendment is in a form satisfactory to the City;
  - b) The outstanding Site Plan matters have been addressed to the satisfaction of the Director, Community Planning, North York District.
3. City Council authorize the City Solicitor, Director, Community Planning, North York District and other City staff to take any necessary steps to implement the foregoing.

### **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 190m<sup>2</sup> commercial building (file no. 03 201751 NNY 08 OZ). At its meeting of April 14, 2005 on the recommendation of North York Community Council, City Council refused the applications. The applicant appealed City Council's refusal to the Ontario Municipal Board. 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 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 560m<sup>2</sup>. These revisions were presented to the Board and 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.

An application to amend the 2006 approval was submitted in April 2009. It proposed 51 townhouse units and 1,022m<sup>2</sup> 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*. In April 2010, staff wrote a Directions Report to Council to authorize the City Solicitor to appear before the Board in support of the applicant's request to revise the Draft Plan of Subdivision Approval previously issued by the Board for the subject lands. The resulting decision allowed for 47 townhouse units, the one storey, 1,022m<sup>2</sup> commercial building and a public road (now known as Mantello Road).

## **ISSUE BACKGROUND**

### **Proposal**

The original proposal was for a 14.8m, 4-storey mixed used building with 994m<sup>2</sup> of at-grade commercial space and 3,133m<sup>2</sup> of residential space above with 52 parking spaces located in one level of underground parking and 23 occupant bicycle parking spaces. The proposed access was to be from Mantello Road. Also proposed were 4 parking spaces located in a lay-by on Sentinel Road. Pedestrian access for the commercial portion of the building was proposed to be taken from Sentinel Road for the individual commercial units and from the corner of Sentinel Road and Hucknall Road for the residential portion of the building.

The applicant submitted a revised proposal to the City on December 5, 2014. The revised proposal is the same footprint of the original proposal and has the same commercial GFA of 994m<sup>2</sup> and residential GFA of 3000m<sup>2</sup>. The number of residential units has been increased from 29 two-storey units to 42 one-storey units within the same floor area. The unit mix is now:

Type	Units	Percent
1 bedroom	26	62%
1bedroom + den	5	12%
2 bedroom	11	26%

The number of commercial units has been revised from 8 to 6. The proposed height of 14.8 metres and number of storeys, four, remains the same. A fourth floor stepback of 1.5 metres has been included and balconies on the west side have gone from being protected to inset. The proposed parking has been revised from 52 parking spaces on one level of underground parking to 58 spaces on two levels of underground parking. Bicycle parking has increased from 23 spaces to 42 spaces. Access to the site continues to be taken from Mantello Road. The pedestrian access for the commercial units remains the same but the access for the residential portion has been moved to Hucknall Road. The 4 lay-by parking spaces are still proposed.

### **Site and Surrounding Area**

The subject site is bounded by Hucknall Road, Sentinel Road and Mantello Road, with an area of approximately 2,133m<sup>2</sup>.

Land uses surrounding the subject site include:

North: To the north is C.W. Jeffreys Collegiate Institute on the west side of Sentinel Road and a 10-storey apartment building on the east side of Hucknall Road.

East: To the east are a mix of single, semi-detached and townhouse dwelling units with a height ranging from 1-storey to 3-storeys. Bratty Park is also located to the east of the site.

South: To the south are 3-storey townhouses (as part of the previous application related to the subject site) as well as Sentinel Park.

West: To the west are one storey single detached dwellings.

### **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 PPS also requires municipalities to provide for a range and mix of housing types, and to address affordable housing needs.

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 subject site as *Mixed Use Areas*. *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses in single use or mixed use buildings. The objective of this designation is to allow residents to live, work and shop in the same area and to reduce dependency on private automobiles. The Official Plan includes development criteria in *Mixed Use Areas*. Generally, it is the intent that development will:

- create a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;

- provide for new jobs and homes for Toronto's growing population on underutilized lands;
- locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of the Plan, through means such as providing appropriate setbacks;
- locate and mass buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- provide an attractive, comfortable and safe pedestrian environment;
- provide good site access and circulation and an adequate supply of parking for residents and visitors;
- locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

## **Zoning**

The site is subject to the former City of North York Zoning By-law No. 7625, as amended, and Site Specific Zoning By-law No. 1186-2010, which was approved at the Ontario Municipal Board. This site specific zoning by-law rezoned the site as C1(131). This permits a range of commercial uses including: art gallery, clinic, financial institution, personal service shop and retail store, among others. The maximum coverage permitted is 50% and the maximum commercial floor area permitted is 1,025m<sup>2</sup>. The by-law also sets out a maximum height of 8m and limits the number of storeys to one.

## **Site Plan Control**

An application for Site Plan Control under Section 41 of the *Planning Act* was filed on December 17, 2013 in conjunction with the application for rezoning. The Site Plan Control Application has also been appealed to the Ontario Municipal Board.

## **Reasons for the Application**

The site specific by-law permits a one storey commercial building. The applicant now proposes a 4 storey mixed use building with commercial at grade and residential above. The proposed number of storeys, height, commercial floor area and coverage are not permitted under the site specific zoning by-law. The application is to amend the required performance standards to permit the mixed use building.

The Site Plan application is required to secure the details of the proposed development, including matters such as: landscaping, stormwater management, parking and building elevations, through plans and drawings registered on title.

## **Community Consultation**

Staff held a community consultation meeting on July 10, 2013. Approximately 80 members of the public attended along with the local ward councillor, City staff and the applicant. At the meeting residents raised concern with:

- the proposal of residential uses on site;
- type of uses and businesses in the commercial portion;
- height and number of storeys
- privacy and overlook issues into the abutting townhouses at the rear of the site;
- potential traffic impact;
- parking for the commercial component and spillover on the side streets; and
- location of the garbage room and garbage pickup on the street and associated safety and desirability.

As a result of the community concern regarding the proposal, a Working Group Meeting was set up and held on August 26, 2014. Approximately 10 members of the public attended the meeting. At the Working Group Meeting, issues were raised related to:

- parking, specifically the safety of the combined parking underground
- traffic and the congestion on Mantello Drive;
- the type of uses permitted in the commercial space and the viability of it;
- the amount and location of landscaped areas, specifically to screen the building from the existing residential neighbours;
- appropriately landscaped amenity space with trees, flowering bushes/shrubs, seating areas and distinct paving design;
- location of the building entrance and its proximity to an open space;
- pedestrian connections, specifically at the rear of the site with clear sight lines through the site for safety;
- site lighting, specifically downward facing lighting to illuminate the pedestrian connection and provide a safe environment;
- garbage, specifically the location of the garbage room and that it should be moved to the rear of the building away from Hucknall Road and that garbage and loading should be provided on site and be integrated into the building
- loading, specifically the location of the loading space and that it should be fully enclosed within the building and integrated into the building massing;
- overall size and massing of the building with the preference to the fourth floor of the building stepping back;
- building design and material, specifically that it should be of a high quality and the building materials should complement the neighbourhood characteristics and the corners of the building should be emphasized architecturally, especially at the Hucknall Road and Sentinel Road intersection;
- weather protection along Sentinel Road, above the commercial units; and
- lack of outdoor amenity space provided for future residents, specifically that it was important to create a sense of place which would foster a sense of pride of ownership and keep the site in good condition.

## **COMMENTS**

### **Provincial Policy Statement and Provincial Plans**

The key objectives of the PPS include: building strong communities; wise use and management of resources; and, protecting public health and safety. The PPS requires that

that Official Plans comply with the policies of the PPS. The proposal complies with the City's Official Plan and therefore is 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. The proposal is for a mixed use building and conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

## **Land Use**

The Sentinel Road and Hucknall Road area contains a mix of residential uses in a variety of built forms. Low scale residential uses in built forms such as 3-storey townhouses and 1 and 2-storey detached houses are adjacent to the site. To the west of the site is a school and directly the north of the site, on the north side of Hucknall Road is a 10-storey apartment building. The *Mixed Use Areas* Policies speak to creating a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community. The application proposes a mix of residential and commercial uses in one building. The proposed land uses are consistent with the Official Plan policies for *Mixed Use Areas* and the proposed mix of uses is contemplated and encouraged in the Official Plan.

## **Height, Massing and Built Form**

The Official Plan provides that development in *Mixed Use Areas* will locate and mass new buildings to frame the edges of streets, provide transition between areas of different development intensity and scale to adjacent *Neighbourhoods*. New development in *Mixed Use Areas* will also provide ground floor uses that have views and access to adjacent streets and locate main building entrances so they are clearly visible and directly accessible from the public sidewalk.

As a result of the community consultation meeting and working group, the proposal was revised. Improvements to the massing include:

- increase the setback from 1.5 metres to 3.0 metres on Sentinel Road;
- increase the setback from 2.3 metres to a minimum of 3.0 metres on Mantello Drive;
- increase the setback from 2.7 metres to a minimum of 3.0 metres on Hucknall Road;
- increase building articulation to reduce its mass and scale;
- step the fourth storey of the building in by 1.5 metres to reduce the visual impact and privacy and overlook concerns and to provide transition to lower scale residential;
- reduce the density from 1.94 to 1.87 to accommodate the setback at the fourth floor; and

- inset the balconies at the rear of the building to reduce privacy and overlook concerns.

The revised proposal is four storeys and 14.8 metres in height, however, it now steps back 1.5 metres at the fourth floor in order to reduce the visual impact and massing from the street. The proposed building is massed to frame Sentinel Road, Hucknall Road and Mantello Drive by locating the main walls of the development parallel to the street edge. The revised proposal now articulates the flanking walls along Hucknall Road and Mantello Road to create greater setbacks, allow for more landscaping and break up the mass of the building. The north-west corner of the building has been designed and massed to give prominence to the corner of Hucknall Road and Sentinel Road. The revised overall massing and design would provide vertical features which helps to break up the wall along Sentinel Road to reduce the visual impact and to provide architectural interest.

The ground floor commercial uses provide animation to the Sentinel Road street frontage. The residential access has been moved from to Hucknall Road and is located in close proximity to the shared outdoor amenity area which will help to animate that portion of Hucknall Road. Both the commercial uses and residential lobby would be weather protected and directly accessible to the Sentinel Road and Hucknall Road sidewalks.

To create an appropriate built form transition to abutting lower scale *Neighbourhoods*, the Official Plan speaks to buildings in *Mixed Use Areas* providing appropriate step-backs and setbacks. The setback from the *Neighbourhood* to the proposed building is 11 metres to the main wall of the building. At the fourth floor, the building is stepped back 1.5 metres, providing a 12.5 metre setback to the fourth floor. This step-back reduces the visual impact of the building and creates an appropriate transition to the three-storey townhouses to the east.

The *Mixed Use Areas* policies of the Official Plan speak to providing a broad range of uses and to providing the majority of growth within these areas, but not all *Mixed Use Areas* will experience the same intensity and scale of development. The proposal for a four-storey building, 14.8 metres in height provides a lower scale level of development appropriate for the context of 3-storey townhouses and a 10-storey apartment building.

## **Privacy and Overlook**

Privacy and overlook were concerns heard at both the community consultation meeting and the working group meeting. As a result, the applicant has revised the proposed building layout and stepped the fourth floor back by 1.5 metres in order to reduce the massing and mitigate privacy concerns and reduce potential overlook. The balconies at the rear of the building have also been inset and do not encroach into the 11 metre setback to the *Neighbourhood*. This minimizes the potential of overlook and decreases the bulk of the building as well as the overall density number. Additionally, a minimum landscape buffer of 2.3 metres is proposed at the rear of the building in order to accommodate the planting of large, tall-growing trees which are to provide privacy and screening.



The proposed location and massing of the building minimizes privacy and overlook impacts and provides an appropriate transition to the abutting lands designated *Neighbourhoods*.

## **Commercial Space**

At the working group meeting concern was expressed about the type and uses permitted in the commercial space and the viability of this space. The commercial space proposed has a gross floor area of 994m<sup>2</sup> and would be divided into 6 units. The commercial space would likely serve a limited neighbourhood service area as it is not on a major arterial road. Staff would like to ensure that the commercial space get occupied and that the zoning is not overly prescriptive with restricted uses and minimum retail area.

## **Amenity Space**

The original proposal did not include any shared amenity space, indoor or outdoor. Planning staff commentary and community feedback was consistent in messaging that amenity space was a key component to a new development. Private outdoor amenity space is still proposed in the form of individual balconies. Indoor amenity space is now being proposed on the ground floor, adjacent to the residential lobby. This 31.6m<sup>2</sup> space will have a glazed frontage on Hucknall Road, and will have access to the newly proposed shared outdoor amenity space, approximately 100 m<sup>2</sup> in size and located at the north-eastern portion of the site, off Hucknall Road. The design of the shared outdoor amenity space should be further refined through the Site Plan Application process.

## **Access, Traffic Impact and Parking**

The application proposes to take vehicular access off of Mantello Drive. There are 58 proposed parking spaces, of those, 8 are proposed for visitors and 16 for commercial. Transportation Services staff are satisfied with the proposed access and overall parking supply.

The applicant is proposing a layby with four parking spaces in front of the commercial units along Sentinel Road. There is a high volume of pedestrians on Sentinel Road and there is a bus stop on Sentinel Road just south Hucknall Road. The proposed layby would be in close proximity to the bus stop and would also involve the removal of a street tree. Sentinel Road also has bicycle lanes. The layby would require a road alteration permit. A layby would serve the retail units along Sentinel Road. Staff will continue to review the layby proposal to ensure that the layby will not negatively impact safety in the area and will maintain landscaped open space in the public boulevard.

Transportation Services staff have reviewed the submitted Traffic Impact Study and are satisfied that the proposal will not have any adverse traffic impacts.

The proposal also includes 42 bicycle parking spaces. The applicant is required to identify where these spaces are to be located on the site plan. This will be resolved

through the site plan process and therefore staff are recommending this be secured prior to the OMB issuing its final order.

### **Residential Unit Mix**

The applicant is proposing 42 residential units with the following mix:

Type	Units	Percent
1 bedroom	26	62%
1 bedroom + den	5	12%
2 bedroom	11	26%

The site is in close proximity to York University. Staff promote a mix of housing units sizes within a building. A minimum of 10% 3-bedroom or larger units is promoted to ensure family sized units. Staff will continue to discuss the unit mix through the site plan process.

### **Servicing and Stormwater Management**

The applicant has submitted a Functional Servicing and Stormwater Management Report, Servicing and Grading and Erosion drawings in support of the application. There are some outstanding issues as they relate to grading, servicing and stormwater management that will be resolved through the site plan process and therefore staff are recommending this be secured prior to the OMB issuing its final order.

### **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 0.80-1.56 hectares of parkland per 1,000 people. The site is in the middle quintile of current provision of parkland. The site is designated a *Mixed Use Area* in the Official Plan and is subject to the alternative parkland dedication rate through the City Wide Parkland Dedication By-law 1020-2010.

The application proposes 42 residential units and 994m<sup>2</sup> of non-residential uses on a site with a net site area of 0.2133 ha/2,133 m<sup>2</sup>. At the alternative rate of 0.4 hectares per 300 units, the parkland dedication requirement is 0.0653 ha/653 m<sup>2</sup> or 40.35% of the net site area. However for sites less than 1hectare in size, a cap of 10% is applied to the residential portion while the commercial use is subject to 2% parkland dedication. The resulting parkland dedication is 0.0172 ha/172 m<sup>2</sup>.

Parks, Forestry and Recreation Division (PFR) staff has requested the parkland dedication be satisfied by cash-in-lieu. PFR has advised that this is appropriate as the required dedication would not generate a substantial park area and the site is in close proximity to Sentinel Park and Bratty Park. The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit. This parkland payment

is required under Section 42 of the *Planning Act*, and is required as a condition of the building permit application process.

## Site Plan

As a result of feedback from community consultation, the proposal was revised to:

- increase the landscape buffer at the rear of the site from 1.4 metres to 2.3 metres to accommodate the planting of large growing trees;
- move the garbage room and connect it to an enclosed loading area to minimize the visual impact on the public sidewalk; and
- add a walkway at the rear of the site for connectivity and to ensure a visual connection between Mantello Road and Hucknall Road.

This revised proposal provides for appropriate canopy widths, sidewalks, landscaping and bicycle parking. Building materials have also been further refined to include brick and stone masonry and appropriate glazing has been added for animation on the street frontages.

Staff have identified a number of issues with the current proposal, throughout this report and as identified below, that require further revisions to plans and reports before site plan approval shall be approved. Outstanding site plan matters include, but are not limited to, the following:

- Revise the site plan to show minimum sidewalk widths and the sidewalk continuing across the driveway;
- Details respecting the location, size and design of the shared outdoor amenity space;
- Type and location of building materials appropriate to its prominent location;
- Type, location and amount of landscaping and planting materials;
- Streetscape design, including tree planting on Sentinel Road, Hucknall Road and Mantello Road and the requested layby;
- Provide further details with respect to: site lighting, which should be coordinated with internal tree planting, landscaping, utilities and public walkways; seating, planters, screening fences; other landscaping features proposed on the site;
- Provide continuous weather protection along Sentinel Road;
- Screening treatment for the ramp to the underground garage;
- The driveway entrance should be designed as per City Standards;
- Location and treatment of bicycle parking;
- Ramp slope needs to be revised and driveway needs to be shown as heated;
- Revise Site Servicing Plan, Grading Plan and Stormwater Management Report as detailed in Engineering and Construction Services memo dated February 7, 2014; and
- Provide a construction management plan.

Given the number and extent of the site plan issues to be resolved, it is recommended the City Solicitor be directed to request the Ontario Municipal Board to withhold the final

order pending finalization of the site plan application to the satisfaction of the Director of Community Planning, North York District.

## **Conclusions**

The 4-storey mixed use development, as recently revised, would be compatible with surrounding neighbourhood with respect to matters such as transition, scale and massing. The proposal represents appropriate development of a site located in a *Mixed Use Area* and adjacent to a *Neighbourhood* and is an acceptable development.

It is recommended that City Council support the recently revised proposal for the reasons set out in this report and authorize the City Solicitor and appropriate staff to attend the Ontario Municipal Board hearing in support of the revised submission. It is also recommended that the City Solicitor be directed to request the Ontario Municipal Board withhold the final order pending finalization of the Site Plan Control application to the satisfaction of the Director of Community Planning, North York District.

## **CONTACT**

Emily Rossini, Planner  
Tel. No. 416-395-7172  
Fax No. 416-395-7155  
E-mail: erossin@toronto.ca

## **SIGNATURE**

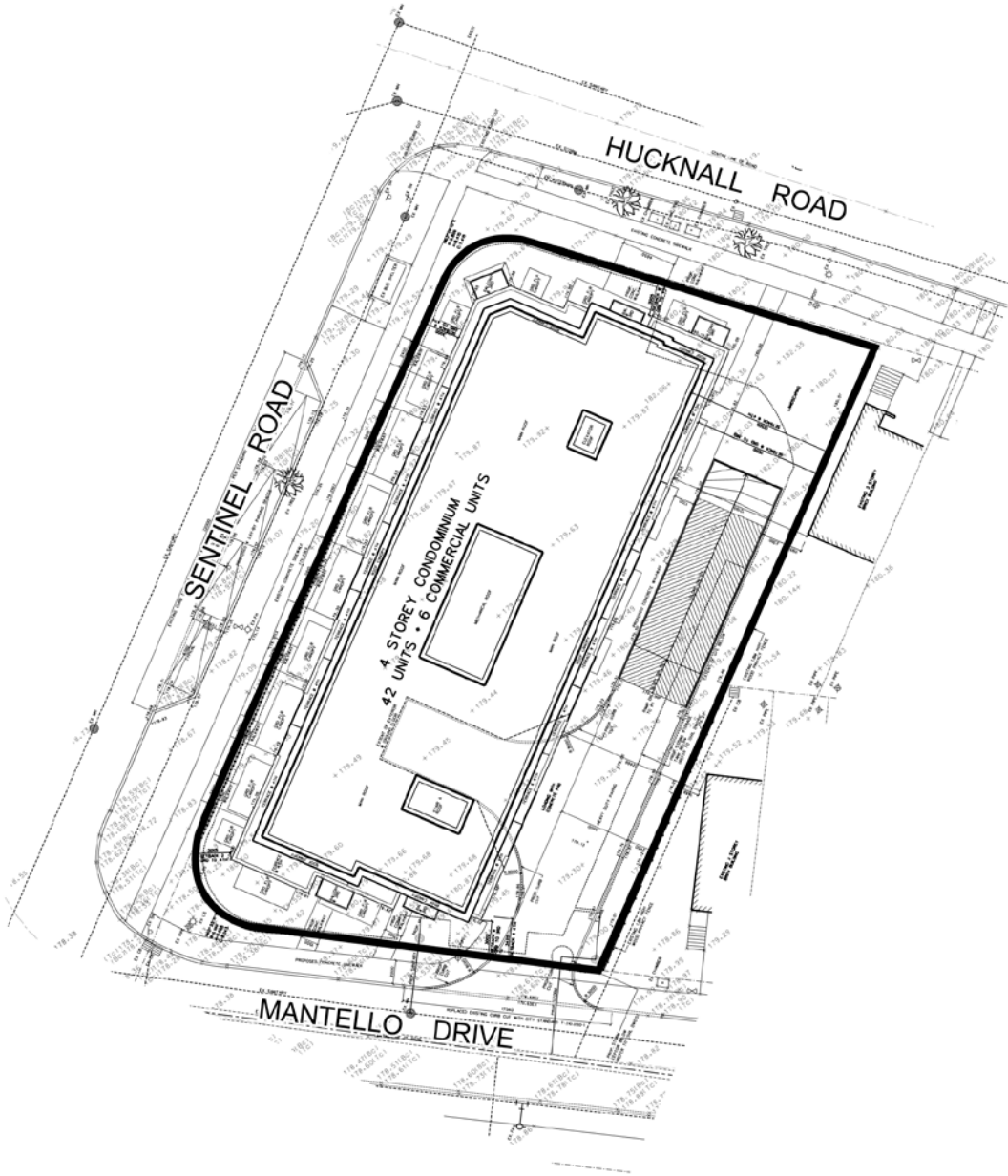
---

Allen Appleby, Director  
Community Planning, North York District

## **ATTACHMENTS**

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


**Attachment 1: Site Plan**



**Site Plan**

**102-134 Hucknall Road**

Applicant's Submitted Drawing

Not to Scale   
1/22/2015

File # 13 279110 NNY 08 02

## Attachment 2: Elevations

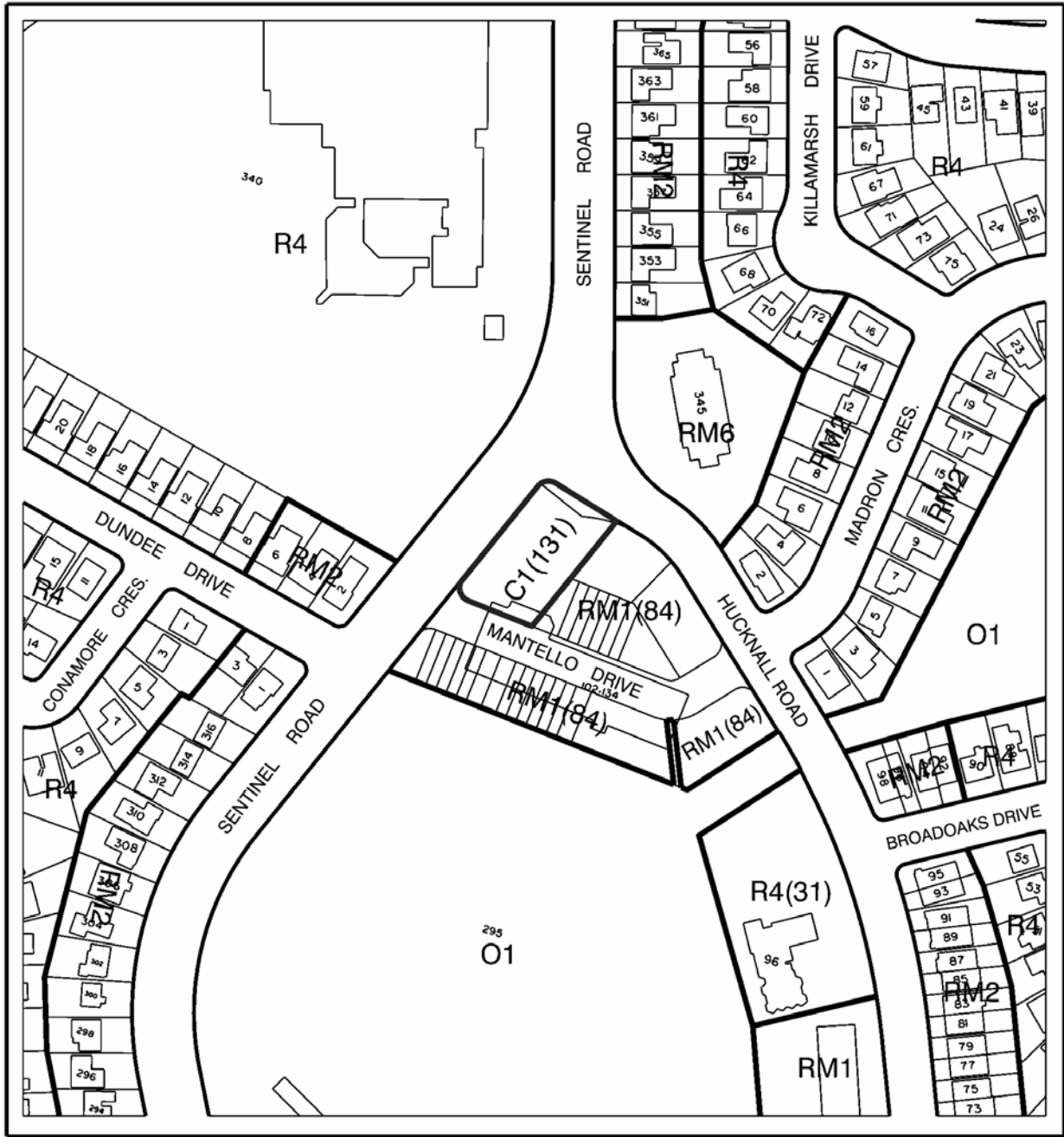


102-134 Hucknall Road

Elevations  
Applicant's Submitted Drawing  
Not to Scale  
1/22/2015

File # 13 279110 NNY 08 0Z

**Attachment 3: Zoning**



- 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
  - C1 General Commercial Zone
  - O1 Open Space Zone
- NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

↑  
 Not to Scale  
 Zoning By-law 7625  
 Extracted 1/30/2014

**Attachment 4: Application Data Sheet**

Application Type      Rezoning      Application Number:      13 279110 NNY 08 OZ



Details Rezoning, Standard Application Date: December 17, 2013

Municipal Address: 102-134 HUCKNALL RD  
 Location Description: PLAN M1033 BLK B PT SENTINEL RD RP 66R24778 PARTS 1 TO 4 \*\*GRID N0806  
 Project Description: The proposed development consists of a four-storey residential mixed use building with street related retail at grade. The proposed building will consist of residential units over floors 2 to 4 above a total of 994 square metres of commercial space on the ground floor. The commercial space is to be divided into approximately 6 retail units fronting onto Sentinel Road. The second, third and fourth floor of the building will accommodate a total of 3000 square metres residential gross floor area, and will consist of 42 dwelling units.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
VINCENT BAFFA - 161 Pennsylvania Ave., Vaughan, ON, L4K 1C3	VINCENT BAFFA – 161 Pennsylvania Ave., Vaughan, ON, L4K 1C3	SRN Architects Inc. 8395 Jane St., Vaughan, ON, L4K 1C3	UNIVERSITY SQUARE (HUCKNALL) LTD - 161 Pennsylvania Ave., Vaughan, ON, L4K 1C3

**PLANNING CONTROLS**

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	C1 (131) and RM6 (84)	Historical Status:	N
Height Limit (m):	8.0 metres	Site Plan Control Area:	Y

**PROJECT INFORMATION**

Site Area (sq. m):	2132.9	Height:	Storeys:	4
Frontage (m):	62.69		Metres:	14.8
Depth (m):	35.83			
Total Ground Floor Area (sq. m):	1097			<b>Total</b>
Total Residential GFA (sq. m):	3000		Parking Spaces:	58
Total Non-Residential GFA (sq. m):	994		Loading Docks	1
Total GFA (sq. m):	3994			
Lot Coverage Ratio (%):	51.43			
Floor Space Index:	1.87			

**DWELLING UNITS**

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	26 - 62%
1 + den Bedroom:	5 - 12%
2 Bedroom:	11 – 26%
Total Units:	42

**FLOOR AREA BREAKDOWN** (upon project completion)

		<b>Above Grade</b>	<b>Below Grade</b>
Residential GFA (sq. m):	3000		0
Retail GFA (sq. m):	994		0
Office GFA (sq. m):	0		0
Industrial GFA (sq. m):	0		0
Institutional/Other GFA (sq. m):	0		0

**CONTACT: PLANNER NAME: Emily Rossini, Planner**  
**TELEPHONE: 416-397-4648 Email: erossin@toronto.ca**