

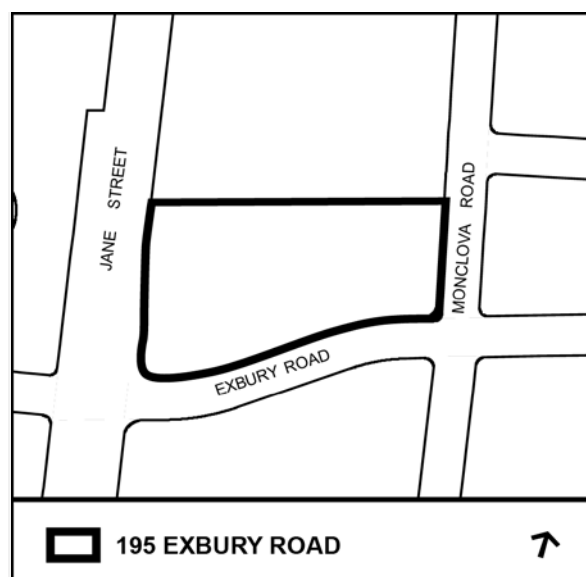
## 195 Exbury Road Zoning By-law Amendment – Request for Direction Report

<b>Date:</b>	August 18, 2015
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 9 – York Centre
<b>Reference Number:</b>	14 163592 NNY 15 OZ

### **SUMMARY**

This application proposes to amend the former City of North York Zoning By-law No. 7625 and the new City of Toronto Zoning By-law No. 569-2013 to permit the development of 10 street townhouse units with integral at-grade garages at 195 Exbury Road on the site of an existing "tower in the park" 20-storey apartment building.

The proposal is for 10 street townhouse units located in two blocks on a portion of the property that is to be severed to create freehold townhouses. The site and portion of lands to be retained, contains outdoor amenity area for the existing apartment building, including an outdoor swimming pool. An application to sever the lands has not yet been submitted. The proposed townhouses are three-storeys and 8.87 metres in height. Each townhouse unit is proposed to be 159 square metres in size with 3 bedrooms and have a two car, integral at grade garage. The townhouses would both front on and gain access to the individual units from Moncolva Road, which is perpendicular to Exbury Road. The proposed width of the townhouse units ranges between 5.6 metres and 5.76 metres with front and rear yard setbacks of 7



metres.

This application has been appealed to the Ontario Municipal Board. A hearing has been scheduled for October 14 and 16, 2015.

A directions report may be submitted to North York Community Council for its consideration at its meeting on September 8, 2015 or City Council for consideration at its meeting on September 30, 2015.

## **CONTACT**

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## **SIGNATURE**

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Joe Nanos, Director  
Community Planning, North York District