

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

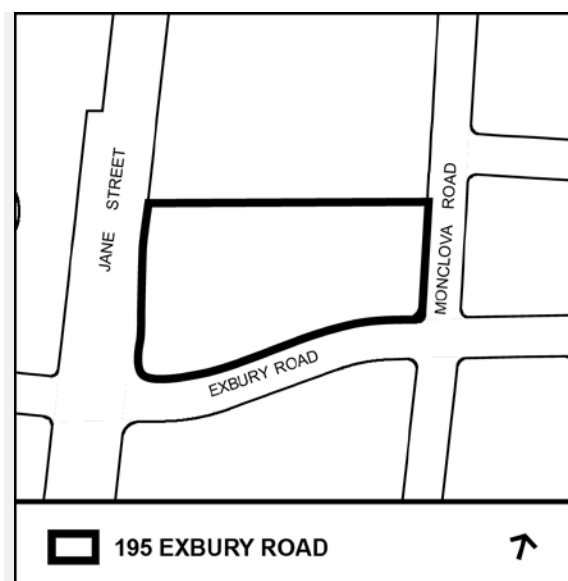
Date:	August 28, 2015
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 9 – York Centre
Reference Number:	14 163592 NNY 09 OZ

SUMMARY

The application, submitted on May 28, 2014, proposed to amend the former City of North York Zoning By-law No. 7625 and the new City of Toronto Zoning By-law 569-2013 to permit the development of ten 3-storey townhouses with integral at-grade garages. The proposed townhouse development would front onto and be accessed from Monclova Road, and the townhouse site would be severed from the apartment building lands located at 195 Exbury Road.

The site currently consists of a 20-storey rental apartment building containing 158 rental dwelling units. All existing rental dwelling units will be retained. The applicant appealed its zoning By-law Amendment application on March 16, 2015 to the Ontario Municipal Board (OMB) due to Council's lack of decision within the time prescribed by the *Planning Act*. A full hearing has been scheduled for October 14, 15 and 16, 2015.

This report recommends that Council direct the City Solicitor, together with the appropriate City staff, to oppose the proposal in its current form at the Ontario



Municipal Board, and to continue discussions with the applicant on the issues outlined in this report. This report also authorizes the City Solicitor to secure a settlement at the Board, should the outstanding issues be addressed to the satisfaction of the City Solicitor in consultation with the Director of Community Planning, North York District.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council direct the City Solicitor, together with appropriate staff to attend the Ontario Municipal Board hearing for the lands at 195 Exbury Road as necessary to oppose the proposal in its current form.
2. City Council authorize the City Solicitor and City staff to continue discussions with the applicant in order to address the issues set out in this report, and to secure a settlement of the appeal should the issues be addressed and secured to the satisfaction of the City Solicitor in consultation with the Director of Community Planning, North York District.
3. In the event that the Ontario Municipal Board allows the appeal in whole or in-part, City Council direct the City Solicitor to request that the Board withhold any order to approve a Zoning By-law Amendment for the subject lands until such time as a site plan application has been made and a site plan agreement entered into between the City and the owner of the lands and any preconditions of site plan approval are fulfilled.
4. City Council direct the City Solicitor to request the Ontario Municipal Board to withhold any order to approve a Zoning By-law Amendment until a revised Functional Servicing Report, Basement Flooding Study and Stormwater Management Report has been submitted to the satisfaction of the Director, Engineering and Construction Services.
5. City Council direct the City Solicitor to request the Ontario Municipal Board to, before introducing any order to approve a Zoning By-law, require the Owner to:
 - a. Retain a consultant archaeologist, licensed by the Ministry of Culture, Tourism and Sport under the provisions of the Ontario Heritage Act (R.S.O. 1990 as amended) to carry out a Stage 2 archaeological resource assessment of the subject property and follow through on recommendations to mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found; to the satisfaction of the Director of Heritage Preservation Services;

- b. Submit a copy of the relevant assessment report(s) to the Heritage Preservation Services Unit in both hard copy format and as an Acrobat PDF file on compact disk;
 - c. Incorporate significant archaeological resources and findings into the proposed development through either in situ preservation and interpretation where feasible, or commemorate and interpret the resources through exhibition development on site including, but not limited to, a commemorative plaque, and
 - d. Ensure no demolition, construction, grading or other soil disturbances shall take place on the subject property prior to the City's Planning Division (Heritage Preservation Services Unit) and the Ministry of Culture and Tourism (Heritage Operations Unit) confirming in writing that all archaeological licensing and technical review requirements have been satisfied.
- 6. City Council direct the City Solicitor to request the Ontario Municipal Board, before introducing any order to approve a Zoning By-law, require the Owner to enter into an Agreement pursuant to Section 37 of the *Planning Act* as follows:
 - a. The following matters are recommended to be secured in the Section 37 Agreement as a legal convenience to support development:
 - i. The securing of the rental tenure of the existing 158 unit building municipally known as 195 Exbury Road for a minimum of 20 years, commencing from the date that the Zoning By-law Amendment comes into full force and effect, as a 158 unit building, with no applications for demolition, or conversion from residential rental use to the satisfaction of the Chief Planner, Executive Director of City Planning and the City Solicitor;
 - ii. That the owner provide for a new laundry payment system in the existing laundry room and the conversion of all existing laundry machines from coin to card operation for the use and enjoyment of current and future tenants of the existing residential tower, to the satisfaction of the Chief Planner, Executive Director City Planning;
 - iii. That the owner improve and expand the existing walkways throughout the site, connecting outdoor amenity areas and other site features to all existing entrances of the residential tower building;
 - iv. That the owner upgrade landscaping throughout the residential tower site with the provision of new sodding, shrubbery and trees;

- v. That the owner install outdoor seating at key locations throughout the residential tower site;
- vi. That the owner provide an attractive recreation area primarily for the use of young children on the residential tower site;
- vii. That the owner provide a new garbage and recycling enclosure for use by the tenants of the residential tower;
- viii. That the owner provide for upgraded outdoor lighting throughout the site, along the proposed walking path and at all entrances;
- ix. The design and materials of all improvements listed in ii. to viii above will be to the satisfaction of the Chief Planner and Executive Director, City Planning, and also secured via the site plan approval process and the costs of any such improvements as well as the costs of the development shall not be passed on in any form, including increases to the rents, to tenants of the existing rental building, such site plan approval being obtained prior to the applicant making application to sever the subject site;
- x. Prior to the issuance of the first building permit for the development, the owner shall provide, at its expense and to the satisfaction of the Chief Planner, Executive Director City Planning a construction mitigation plan and tenant communication strategy for the development, and agrees to implement same;
- xi. The Owner shall construct and maintain the development in accordance with Tier 1 performance measures of the Toronto Green Standard, as adopted by Toronto City Council at its meeting of October 26 and 27, 2009.

Financial Impact

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

DECISION HISTORY

On May 28, 2014, the owner submitted an application for ten 3-storey residential townhouses with integral at-grade garages on the site known as 195 Exbury Road. The subject site contains a 20-storey rental apartment building designed by architect Uno Prii. In 2001, the Toronto Preservation Board passed a motion to compile a list of buildings in the city designed by Uno Prii which were deemed to be of heritage value. The building located on the subject site was one of those compiled and it was subsequently listed in the City's Inventory of Heritage Properties in 2004.

This current application represents an intensification of a portion of the property fronting onto Monclova Road through the creation of ten townhouse units. Community Council adopted the Preliminary Report recommendations for this application at its meeting on August 12, 2014. The Preliminary Report can be found at the following link:

<http://www.toronto.ca/legdocs/mmis/2014/ny/bgrd/backgroundfile-71951.pdf>, and Community Council's decision at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.NY34.64>.

ISSUE BACKGROUND

Proposal

The proposed 10 street townhouse units would be divided into two blocks and located on the most easterly portion of the property. Although the applicant has indicated the townhouse site would be severed to create freehold townhouse units, to-date, an application to sever has not been submitted.

The proposed townhouses would be three-storeys and approximately 9 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 from Monclova Road, which is perpendicular to Exbury Road. The proposed width of the townhouse units ranges between approximately 5.6 metres and 5.8 metres with front and rear yard setbacks of 7 metres.

Table 1 – Site Statistics

Gross Floor Area	Entire site – 20,428 m ² Townhouse site – 1,589 m ²
Floor Space Index	Entire site – 1.73
Lot Coverage	Entire Site – 13.39% Townhouse site – 41.7%
Townhouse Units	Three Bedroom – 10
Townhouse Parking	Garage and driveway – 30
Landscaped Open Space	41%
Setbacks	North – 1.25 m East (front yard) – 7 m South (flanking Exbury Rd) – 2.68 m West (back yard) – 7 m

Site and Surrounding Area

The subject site is located on the north-east corner of Jane Street and Exbury Road. The actual proposed location of the development is located at the east end of the site, on the north-west corner of Exbury Road and Monclova Road. The nearest major intersection is Jane Street and Sheppard Avenue West. The site has an area of 1.1 hectares with a frontage of approximately 92 metres on Jane Street, 214 metres on Exbury Road and 59 metres on Moncolva Road.

The entire site contains the existing 20-storey apartment building as well as the site that is proposed for the street townhouses. The proposed townhouse site fronts onto the west side of Monclova Road. An in-ground pool that existed on a portion of the proposed townhouse site has since been demolished such that the entire site consists of sod. The proposed townhouse site would have an area of 1,645 square metres.

North: A 20-storey apartment building and a series of 8, two-storey semi-detached dwellings that front onto Monclova Road.

East: Monclova Road and beyond are one-storey detached dwellings.

South: Exbury Road and two 20-storey apartment buildings and a proposal, presently under review, for 21, 2-storey residential townhouses that would front onto the west side of Monclova Road (application # 15 111838 NNY 09 OZ).

West: The on-site 20-storey apartment building and Jane Street. Farther west are one and two storey detached dwellings.

Provincial Policy Statement and Provincial Plans

Section 2 of the *Planning Act* sets out matters of Provincial interest, which include the adequate provisions of a full range of housing, including affordable housing, and the orderly development of safe and healthy communities.

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 *Apartment Neighbourhoods*. *Apartment Neighbourhoods* are made up of apartment buildings and parks, local institutions, cultural and recreational facilities and small-scale retail, service and office uses that serve the needs of area residents. All land uses provided for in the Neighbourhoods designation are also permitted in *Apartment Neighbourhoods*.

The proposed townhouse development was reviewed in accordance with the *Apartment Neighbourhoods* Official Plan policies in chapter 4.2, including policy 4.2.3. Significant growth is generally not intended within developed *Apartment Neighbourhoods*. However, compatible infill development may be permitted on a site containing an existing apartment that has sufficient underutilized space to accommodate one or more new buildings while providing good quality of life for both new and existing residents. Infill development that may be permitted on a site containing an existing apartment building will:

- a) meet the development criteria set out in Section 4.2.2 for apartments;
- b) maintain an appropriate level of residential amenity on the site;
- c) provide existing residents with access to the community benefits where additional height and/or density is permitted and community benefits are provided pursuant to Section 5.1.1 of the Official Plan;
- d) maintain adequate sunlight, privacy and areas of landscaped open space for both new and existing residents;
- e) organize development on site to frame streets, parks and open spaces in good proportion, provide adequate sky views from the public realm, and create safe and comfortable open spaces;
- f) front onto and provide pedestrian entrances from an adjacent public street wherever possible;
- g) provide adequate on-site, below grade, shared vehicular parking for both new and existing development, with any surface parking appropriately screened;
- h) preserve and/or replace important landscape features and walkways and create such features where they did not previously exist;
- i) consolidate loading, servicing and delivery facilities; and
- j) preserve or provide adequate alternative on-site recreational space for residents.

Official Plan Policy 4.2.2, Development criteria in Apartment Neighbourhoods requires that developments will contribute to the quality of life by: locating and massing 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 setbacks from, and/or stepping down of heights towards, lower-scale *Neighbourhoods*; locating and massing new

buildings so as to adequately limit shadow impacts on properties in adjacent lower-scale *Neighbourhoods*, particularly during the spring and fall equinoxes; locating and massing new buildings to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces; including sufficient off-street motor vehicle and bicycle parking for residents and visitors; locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and providing ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces.

Official Plan Housing Policy 3.2.1.5 provides that significant new development on sites containing six or more rental units, where existing rental units will be kept in the new development: will secure as rental housing, the existing rental housing units which have affordable rents and mid-range rents; and may secure any needed improvements and renovations to the existing rental housing, in accordance with and subject to the height and density incentives of Section 5.1.1 of the Plan, without pass-through of such costs in rents to tenants.

Zoning

The site is currently zoned Residential Apartment (RA) under the new City of Toronto Zoning By-law No. 569-2013. This zoning permits dwelling units within an apartment building to a height of 24 metres and a maximum density of 1.5.

The former City of North York Zoning By-law No. 7625 is still applicable to this site and is zoned Residential Apartment Sixth Density (RM6). This zoning permits various building types including multiple attached dwellings that have a minimum of 220 square metres per dwelling unit; a maximum lot coverage for all buildings of 25%; a minimum street frontage per building of 30 metres; front and rear yard setbacks of 7.5 metres; side yard setbacks of 6 metres or 1/5 of the length of the building, whichever is the greater, a minimum of 74 square metres per dwelling unit and a maximum height of 9.2 metres or three stories above grade, whichever is the lesser. A minimum distance between buildings equal to the average height of the two (adjacent) buildings also applies.

Heritage

The subject site contains one 20-storey rental apartment building designed by architect Uno Prii. The property was subsequently listed in the City's Inventory of Heritage Properties in 2004.

Heritage staff have reviewed the proposal and potential impacts on the heritage value of the existing buildings, and have listed a number of requirements that remain outstanding, including a Stage 2 archaeological assessment, the incorporation of any significant archaeological resources into the development where feasible or with commemorative plaquing, and that no demolition, construction or soil disturbances take place before confirmation that all technical review requirements have been satisfied.

Infill Townhouse Guidelines

The Infill Townhouse Guidelines were approved by City Council in 2003 to address the development impacts of infill townhouses with a focus on “protecting streetscapes and seamlessly integrating new development with existing housing patterns”. It is a major consideration that new infill townhouses “fit” within the existing context, and minimize impacts on the surrounding neighbourhood.

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. The Guidelines provide standards for matters such as building setbacks, unit widths, entrance grades and landscaping. Staff have used the Guidelines to assist in the review of the proposed development and will further ensure compliance with the guidelines once a site plan application is submitted for the proposed townhouses.

Site Plan Control

An application for Site Plan Control is required for the proposed townhouse development, however to date the applicant has not filed an application.

Reasons for the Application

The proposed 10 in-fill townhouse units do not meet a number of performance standards in either the new City of Toronto Zoning By-law No. 569-2013 or the former City of North York Zoning By-law No. 7625, including proposed building type, density, lot coverage, setbacks and landscaped area.

Community Consultation

Staff held a community consultation meeting on December 10, 2014 to present the planning framework and to allow the applicant an opportunity to present their proposed development. The purpose of the meeting was to receive community feedback on the proposal. The meeting was attended by the Ward Councillor and approximately 12 members of the community. Attendees raised the following issues and concerns:

- compatibility of the proposed townhouse development with the existing single family detached homes located to the east of the site;
- quality of design and materials to be used in construction and the number of units proposed;
- traffic along Monclova Road, and
- the provision of outdoor amenity areas.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal is required to be consistent with the (PPS), 2014. The proposal promotes efficient land use, reduces land consumption related to residential development, utilizes existing services and infrastructure and should protect and improve the existing rental housing.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe to direct growth to built-up areas of the community.

Official Plan Housing Policies and Existing Rental Housing

The proposal is required to conform to Policy 3.2.1.5 by securing the rental tenure of the existing rental buildings as well as improvements to indoor and outdoor amenities which will help to ensure its on-going viability as rental housing. Tenants of the existing rental building will receive the benefit of the improvements and should not absorb the cost of these improvements in the form of rent increases.

The existing apartment building will be retained and the owner has agreed in principle to secure the rental tenure of this building, with no application for demolition or conversion to condominium, for a period of twenty years.

The site contains a minimum of outdoor amenities for the existing tenants of the apartment building. A pedestrian pathway runs easterly from the north side of the apartment building and once served an outdoor swimming pool that has recently been demolished by the owner. The proposed townhouse units would be located on a portion of the lands upon which was previously located the swimming pool. The applicant has indicated that the proposed townhouse development is being considered as an opportunity to fund improvements to the site and provide an improved residential amenity for existing and future tenants.

Discussion with the applicant has focused on improvements to the existing tower site such as enhanced landscape and tree plantings, seating areas, site lighting, bicycle storage and pedestrian pathway access and connections to Exbury Road. Improvements are also desirable to waste and loading areas. The proposed townhouse units would each have individual private rear yard amenity areas.

The applicant has indicated to City staff his agreement in principle to the above noted improvements to the existing rental building and property including improvements to the laundry facilities and outdoor amenity space, including benches, walkway connections to Exbury Road, and additional lighting of the outdoor amenity space for the benefit of all tenants. However, the applicant has not made an application for site plan approval, in the absence of which there is no opportunity to secure the commitments to the desired improvements. As such, planning staff are recommending that these matters be secured through a Section 37 agreement under the *Planning Act* to be registered on title.

Land Use, Massing

The Healthy Neighbourhoods policies of the Official Plan speak to development in Apartment Neighbourhoods that are adjacent or close to Neighbourhoods being compatible with those Neighbourhoods, providing a gradual transition of scale and density of buildings and setbacks towards Neighbourhoods and maintaining adequate light and privacy for residents in those Neighbourhoods.

The Built Form policies state that new development will be massed and its exterior facades will be designed to fit harmoniously into its existing and/or planned context, and will limit its impact on neighbouring street, parks, open spaces and properties by massing new buildings to frame adjacent streets and open spaces in a way that respects the existing and/or planned context, creating appropriate transitions in scale to existing neighbouring buildings, providing for adequate light and privacy and limiting any resulting shadow on neighbouring streets and parks.

The proposed 3-storey townhouses will front onto Monclova Road and provide an appropriate stepping down transition to the one-storey residential detached dwellings easterly across the street. The proposal also creates a natural extension along Monclova Road of the two-storey semi-detached dwellings located immediately to the north of the site. The proposed townhouses, will help frame and urbanize the street, providing for front yard landscaping and a pleasant pedestrian context along Monclova Road while also creating a physical buffer to the 20-storey residential tower to the west.

Infill Townhouse Guidelines

The Infill Townhouse Guidelines were approved by City Council in 2003 to address the development impacts of infill townhouses with a focus on “protecting streetscapes and seamlessly 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.

The Guidelines also provide standards for matters such as building setback, unit widths and landscaping. Staff have used the Guidelines to assist the review of the proposed development as submitted by the applicant. However, final review to ensure compliance with the guidelines can be achieved once a site plan application has been submitted for the ten townhouse units.

Traffic Impact, Access and Parking

The applicant has provided Transportation Services with traffic and parking studies reviewing the availability of indoor and surface parking spaces for the existing apartment building as well as for the proposed infill townhouse development.

The proposal would allow for a total of 20 parking spaces for the 10 townhouse units, accessed via Monclova Road. Transportation staff have not expressed any concerns with the traffic and parking analysis the applicant has supplied in support of the proposal.

Servicing and Stormwater Management

The applicant submitted a site servicing plan, servicing report and stormwater management report with the proposal. Development Engineering staff have identified a number of issues and outstanding information that are required to assess the proposed development. Additional information regarding grading and stormwater and sewer capacity has been requested from the applicant.

Parkland Dedication

The applicant will be required to satisfy the parkland dedication requirement through a cash-in-lieu contribution. This is appropriate as an on-site parkland dedication requirement of 0.0082 hectares (82m²) would not be of useable size. The actual amount of cash-in-lieu contribution required from the applicant will be determined at the time of issuance of the building permit for the proposal.

Site Plan

Staff are generally in support of the built form proposal but have identified a number of issues that will require further clarification and revisions to plans and reports together with the submission of a site plan application, before a site plan could be approved. Outstanding site plan matters include, but are not limited to the following:

- Design of the proposed townhouse units, including the appropriate design of the most southerly townhouse unit for this important view corner;
- Materiality and treatment of building facades;
- Type of landscaping and planting materials;
- Confirmation and securities for the removal and planting of new private and City trees;
- Provide further details with respect to: site lighting, pedestrian walkways; seating, planters, and screening fences proposed on the site;
- Provide outdoor amenity area for children;
- Site grading;
- Location and enclosure of refuse collection and loading areas, and
- Revisions to Site Servicing Plan, Servicing and Stormwater Management Report as may be required by Engineering and Construction Services.

As there are a number of site plan issues to be resolved, this report recommends that the City Solicitor be directed to request the Ontario Municipal Board to withhold the final order pending the submission of a site plan application and finalization of the site plan agreement process to the satisfaction of the Director of Community Planning, North York District.

To ensure the applicant submits the required site plan application for the proposed townhouse units, and to secure site improvements and other matters in support of the proposed development, City staff recommend that a Section 37 agreement be secured, as outlined in the Recommendation section of this report.

Conclusion

In principal, City staff do not oppose the proposed townhouse built form. However in the absence of a site plan application, there is no mechanism to secure the building design, building materials, amenity features or landscaping improvements for either the existing residential tower or proposed townhouse units.

This report recommends that staff attend the Ontario Municipal Board hearing to oppose the proposal in its current form. This report also recommends the City Solicitor and City staff continue discussions with the applicant to address the issues outlined in this report in an effort to reach a settlement at the Ontario Municipal Board.

CONTACT

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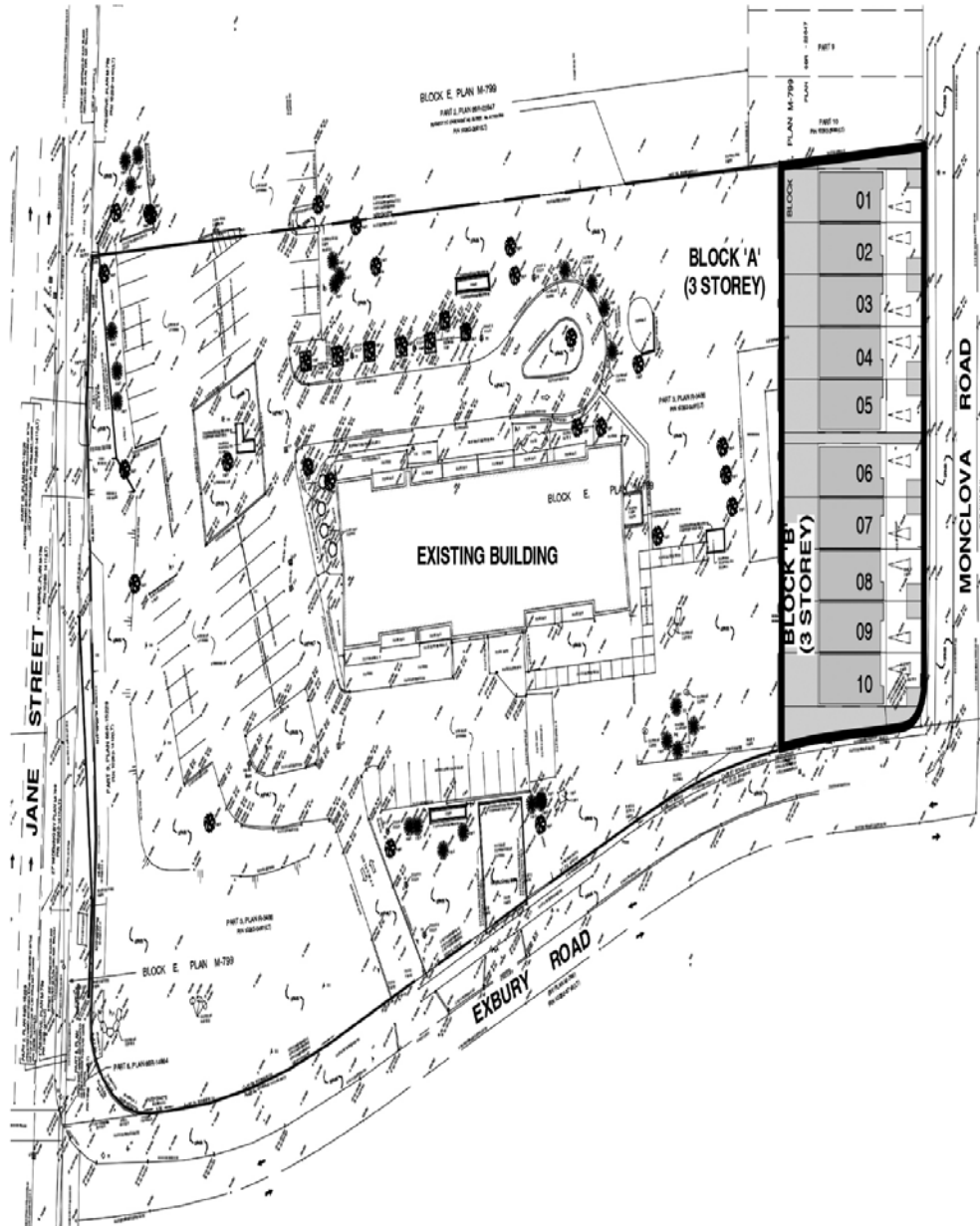
SIGNATURE

Joe Nanos, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Context Plan
Attachment 2: Site Plan
Attachment 3: Block A – Elevations
Attachment 4: Block B - Elevations
Attachment 5a: Former City of North York Zoning By-law No. 7625
Attachment 5b: City of Toronto Zoning By-law No. 569-2013
Attachment 6: Application Data Sheet

Attachment 1: Context Plan



Context Plan

195 Exbury Road

Applicant's Submitted Drawing

Not to Scale
07/29/2015

File # 14 163592 NNY 09 02

[illegible]

195 Exbury Road

Not to Scale
06/13/2014

File # 14 163592 NNY 09 0Z

Attachment 3: Block A - Elevations



BLOCK A-EAST ELEVATION

BLOCK A-NORTH ELEVATION



BLOCK A-WEST ELEVATION

BLOCK A-SOUTH ELEVATION

Block A Elevations

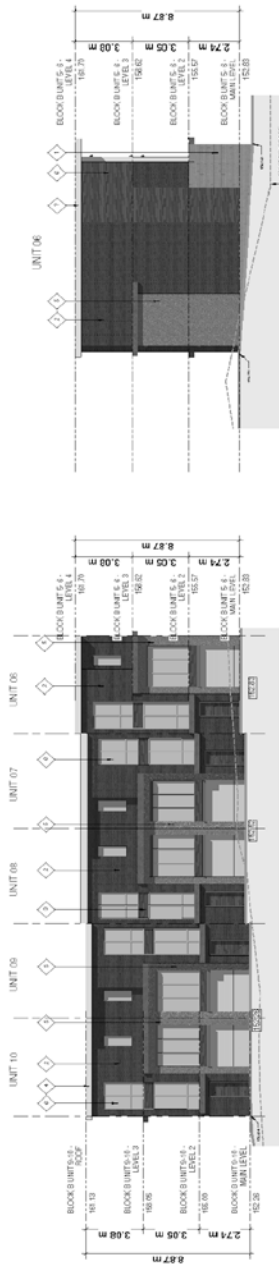
195 Exbury Road

Applicant's Submitted Drawing

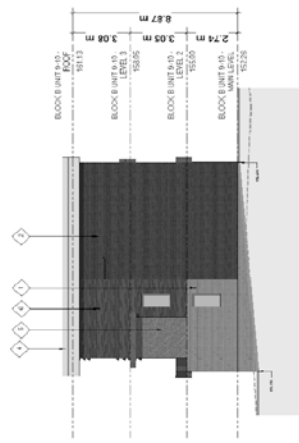
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File # 14 163592 NNY 09 0Z

Attachment 4: Block B - Elevations



BLOCK B-NORTH ELEVATION



BLOCK B-SOUTH ELEVATION



BLOCK B-EAST ELEVATION



BLOCK B-WEST ELEVATION

195 Exbury Road

Block B Elevations
Applicant's Submitted Drawing

Not to Scale
06/13/2014

File # 14 163592 NNY 09 02

Attachment 5a: Former City of North York Zoning By-law No. 7625



Toronto City Planning
Zoning

195 Exbury Road
File # 14 163592 NNY 09 02

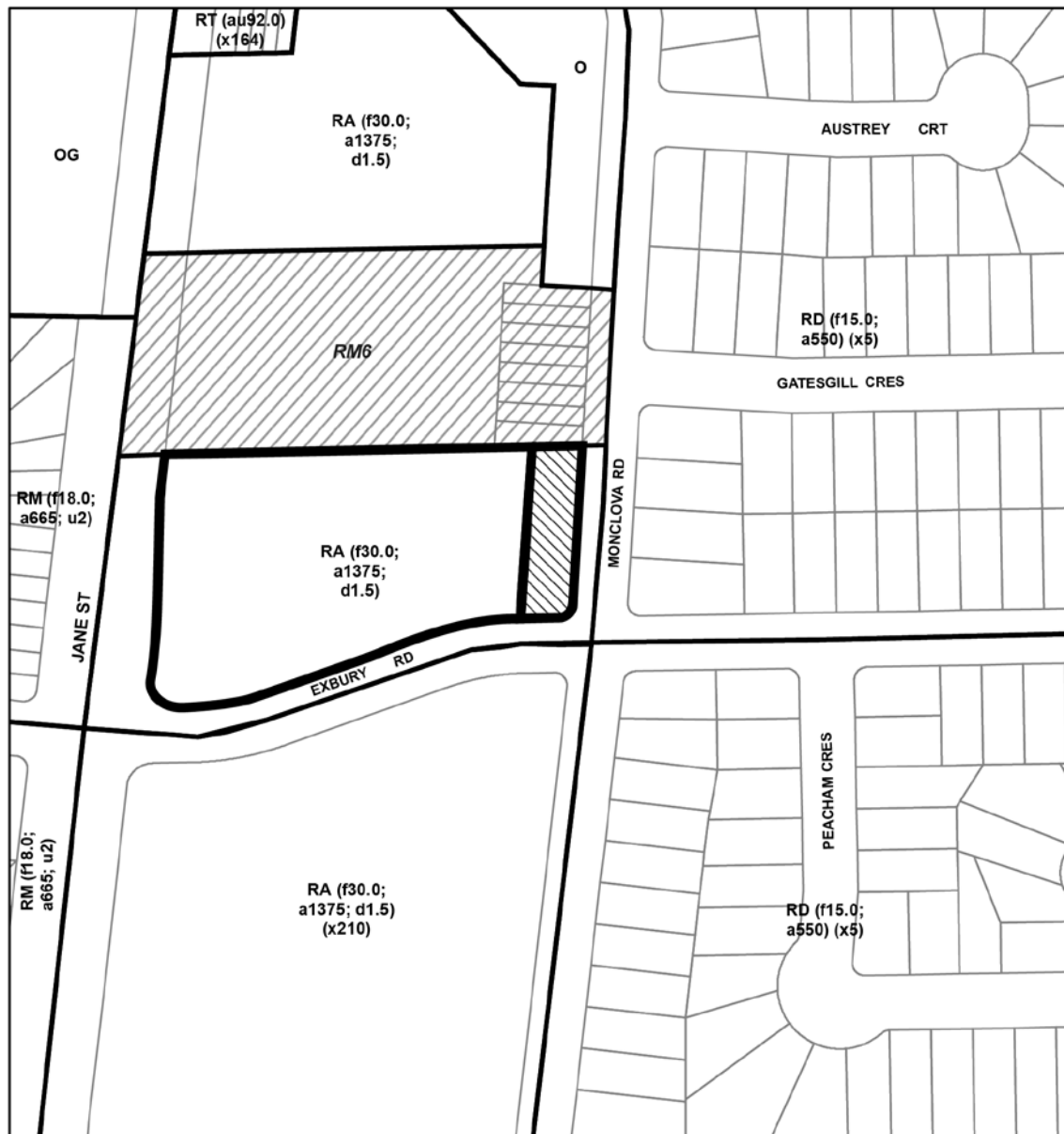
R5 One-Family Detached Dwelling Fifth Density Zone
RM1 Multiple-Family Dwellings First Density Zone
RM6 Multiple-Family Dwellings Sixth Density Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category



Not to Scale
Zoning By-law 7625
Extracted 06/13/2014

Attachment 5b: City of Toronto Zoning By-law No. 569-2013



Zoning By-law 569-2013

195 Exbury Road

File # 14 163592 NNY 09 02



Location of Application

RD Residential Detached
RT Residential Townhouse
RM Residential Multiple

RA Residential Apartment
O Open Space
OG Open Space Golf Course



See Former City of North York Bylaw No. 7625

RM6 Multiple-Family Dwellings Sixth Density Zone



Not to Scale
 Extracted: 07/17/2014

Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	14 163592 NNY 09 OZ
Details	Rezoning, Standard	Application Date:	May 28, 2014

Municipal Address:	195 Exbury Road
Location Description:	PLAN M799 PT BLK E RP R3486 PT OF PART 3 **GRID N0903
Project Description:	Proposing to construct 10 street townhouse units with integral, at grade parking.

Applicant:	Agent:	Architect:	Owner:
Lakeshore Group 250 Wellington St W., Suite 130, Toronto, ON, M5V 3P6	Lakeshore Group 250 Wellington St W., Suite 130, Toronto, ON, M5V 3P6	Turner Fleischer Architects Inc. 67 Lesmill Road, Toronto, ON, M3B 2T8	Finca Buildings Establishment. 284 King St E., Suite 100, Toronto, ON, M5A 1K4

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods	Site Specific Provision: N
Zoning:	RA and RM6	Historical Status: Y
Height Limit (m):	24	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	11000	Height:	Storeys:	3
Frontage (m):	58.57		Metres:	8.87
Depth (m):	213.46			
Total Ground Floor Area (sq. m):	743			Total
Total Residential GFA (sq. m):	1586 (Townhouse Units)		Parking Spaces:	30
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	1586			
Lot Coverage Ratio (%):	41.7			
Floor Space Index:	1.73			

DWELLING UNITS

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

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	1586		0
Retail GFA (sq. m):	0		0
Office GFA (sq. m):	0		0
Industrial GFA (sq. m):	0		0
Institutional/Other GFA (sq. m):	0		0

CONTACT:	PLANNER NAME:	Ben DiRaimo, Planner	TELEPHONE: 416-395-7119
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