

144 and 150 Berry Road – Zoning By-law Amendment Application – Final Report

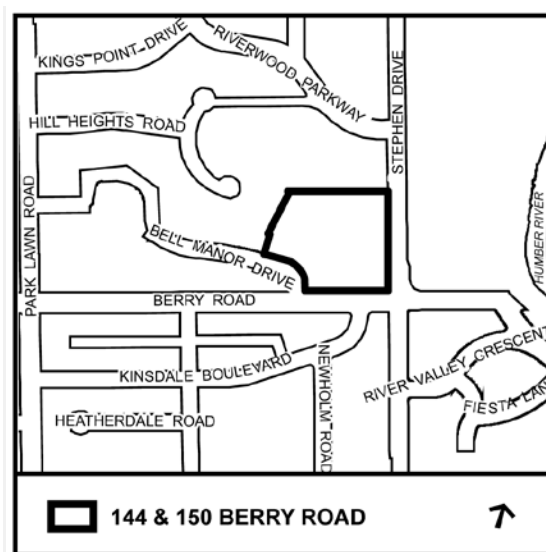
Date:	February 2, 2016
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 5 – Etobicoke-Lakeshore
Reference Number:	14 193159 WET 05 OZ

SUMMARY

The purpose of this report is to advise that a staff report entitled "144 and 150 Berry Road – Zoning By-law Amendment Application – Final Report" will be finalized and made available for consideration in advance of the February 23, 2016 Etobicoke York Community Council meeting.

The application proposes to amend the former City of Etobicoke Zoning Code and City of Toronto Zoning By-law 569-2013 to permit a phased mixed use development at 144 and 150 Berry Road. Phase 1 of the development would include a portion of a new private road and publicly accessible open space, and a 2-storey commercial building containing a grocery store, multiple retail units and health centre, located at the southwest corner of the site fronting Berry Road. Phase 2 would include three residential buildings (one 7-storey, one 6 to 8-storeys, and one 10-storey building) and the continuation of the new private road and publicly accessible open space.

The proposed development would contain a total of 505 residential units and 36,106 m² of gross floor area, of which 3,006 m² would be comprised of non-residential uses. A total of 609 parking spaces are proposed. Vehicular access is proposed via



a private road and private driveways designed in a 'woonerf' or 'living street' style with specialized paving materials. A 'woonerf' is a street or group of streets that functions as shared public space between pedestrians, cyclists and vehicles.

COMMENTS

Currently, Planning staff are finalizing the Draft Zoning By-laws and recommendations for the Section 37 Agreement for consideration by Etobicoke York Community Council at its meeting of February 23, 2016.

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SIGNATURE

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