

Public Meeting
408 Horner Avenue, City of Toronto
Cecil Munkoh

Application for Zoning By-law Amendment
(File 21 146018 WET 03 OZ)

Etobicoke York Community Council
Monday, June 19, 2023
9:30 a.m.

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LAND USE & DEVELOPMENT PLANNING

Subject Lands & Context



Air Photo of Subject Lands

- Large: 1,277.4 sq m (13,750 sq ft) area; 16.76 (55 ft.) m frontage; 76.2 (250 ft.) m depth.
- Currently 2 storey Triplex & double garage.
- North Side Horner Ave. – mix of single & semi-detached/ townhouses/low-rise apartments/commercial & institutional.
- Single-detached to north and east/light industrial south/2.5 storey 6 unit apartment building to west.
- Transit on Horner Ave./30th St.

Current Planning Status & Zoning Application

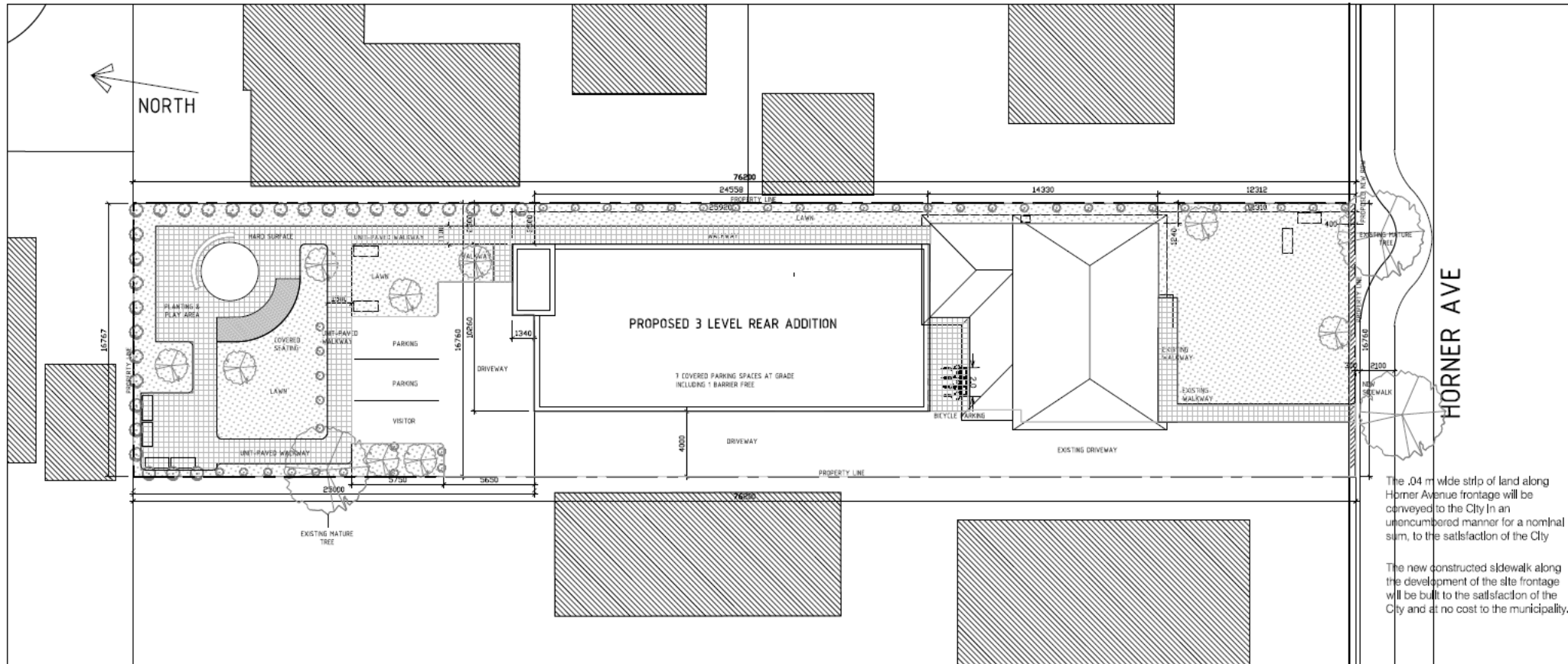
Current Planning Status:

- Provincial Growth Plan: Built-up Area.
- Toronto Official Plan: Neighbourhoods (maximum 4 storeys)
- Toronto Zoning By-law 569-2013: Residential Multiple RM (u3)(x18) Zone.

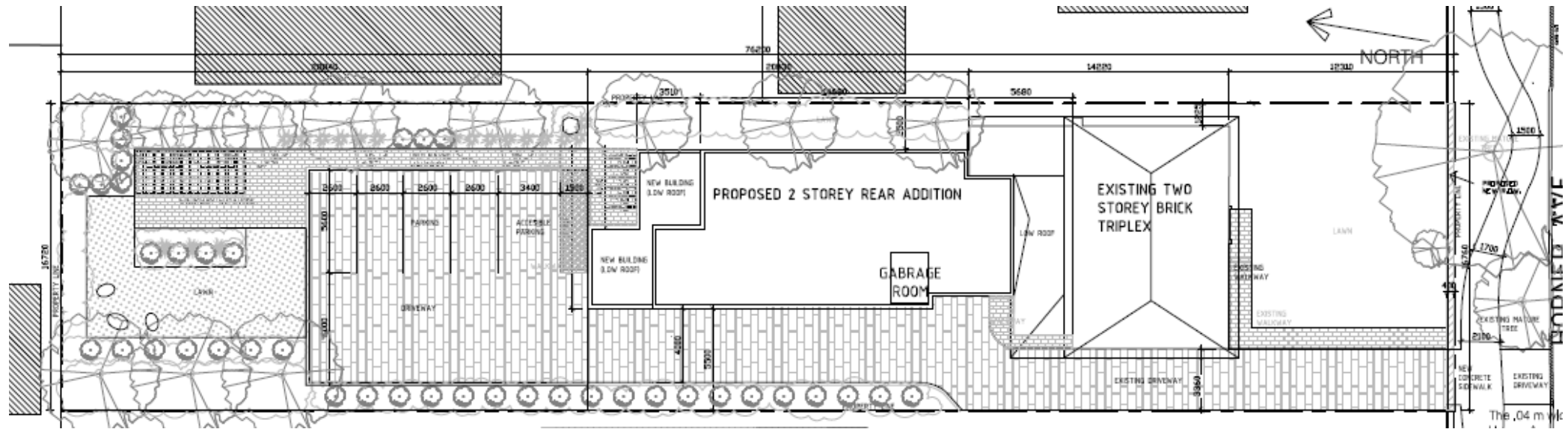
Proposed Zoning By-law Amendment:

- Rezone to Residential Multiple RM (u3)(x393) Zone:
 - Maximum 9 Dwelling Units [**3 existing rental (1 to be reconstructed) + 6 new rental**; 2-1B, 6-2B, 1-3B]
 - Maximum Gross Floor Area 825 sq. m. (Existing 343.4 sq. m.)
 - Maximum Lot Coverage 27%
 - Minimum 45% of Lot Landscaping, of which 80% Soft Landscaping including 50% of Rear Yard as Soft Landscaping
 - Maximum Height of 2 storey Addition 6.7 m (Existing 2-storey Triplex 9.1 m)
 - Minimum Yards as per Site Plan
 - Maximum 5 Parking Spaces
 - Minimum 11 long & short-term outside bicycle spaces

April 2022 Site Plan (George Friedman Architect)



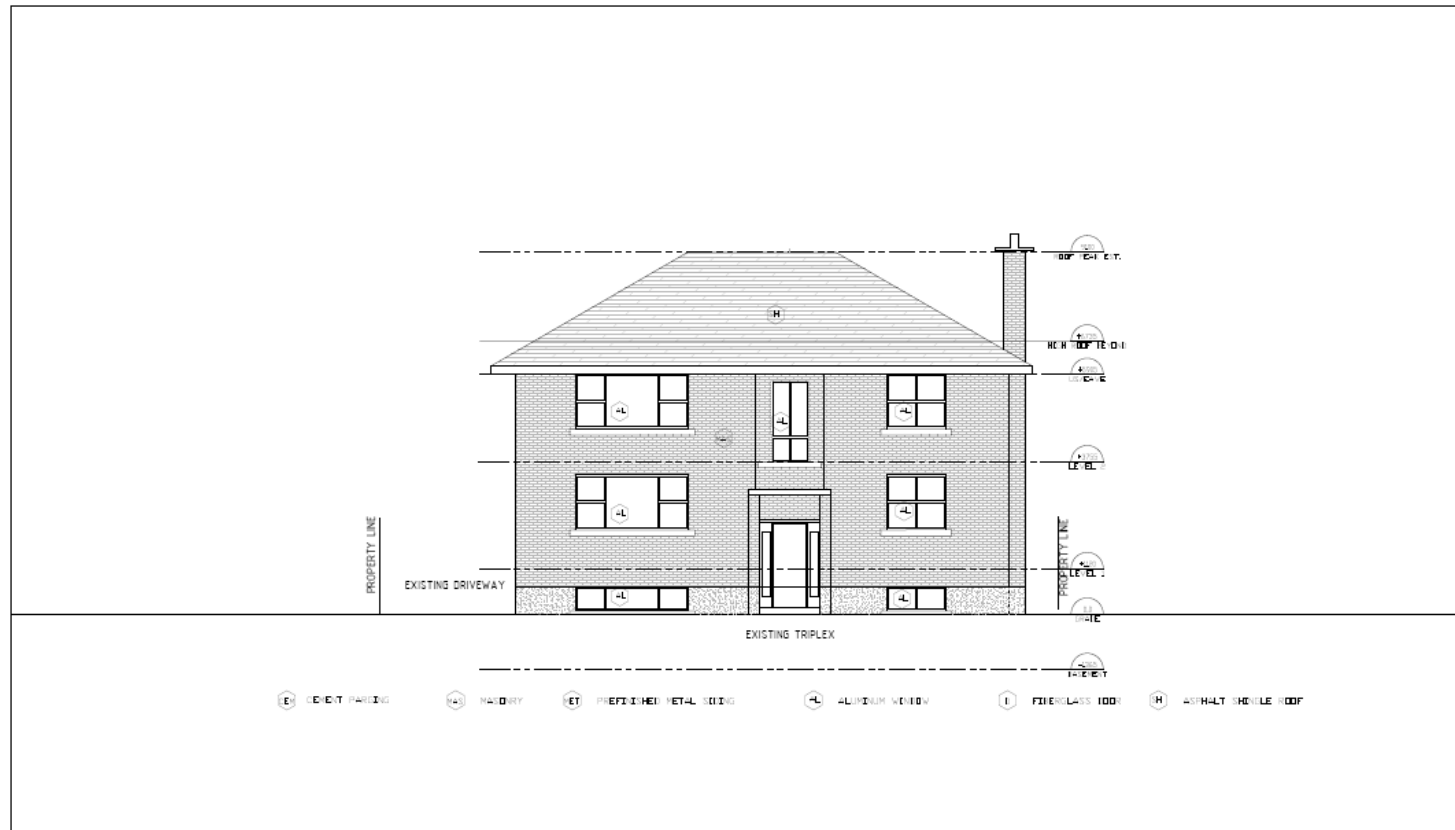
Current Site Plan (George Friedman Architect)



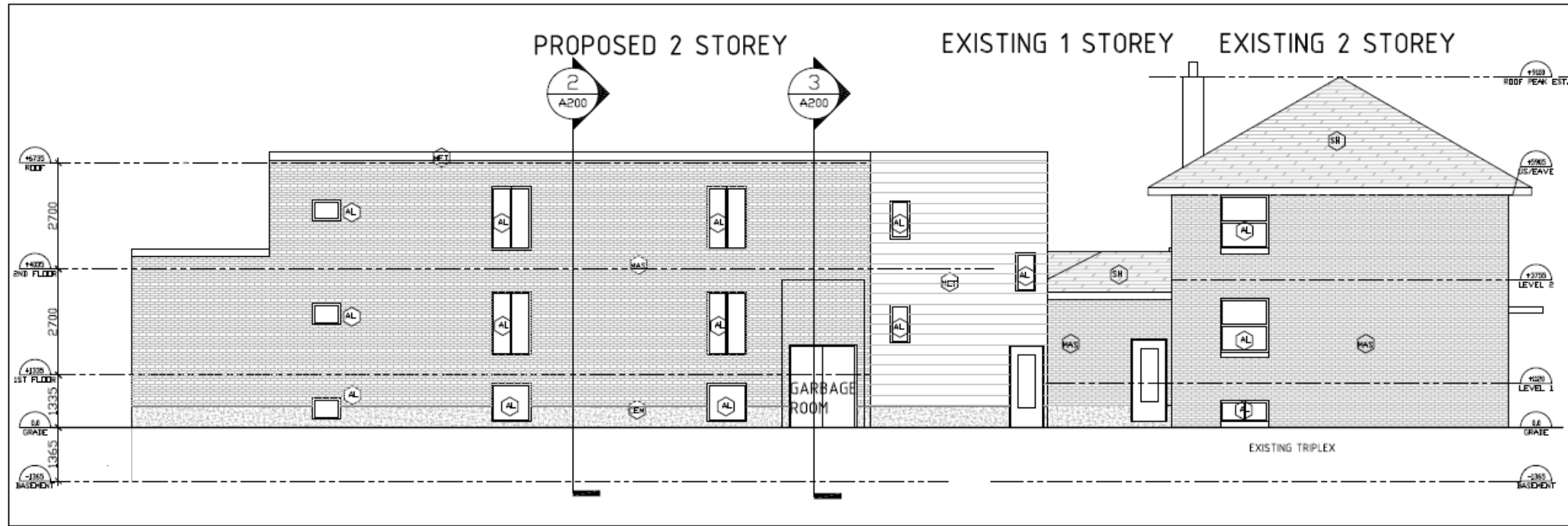
Site Plan Changes

- Feedback from City Planning Staff/Addressing Community Comments:
 - Reduced height of addition by 1.06 m and 3 to 2 storeys (added basement)
 - Reduced maximum depth of addition by 5.2 m and of 2nd floor by additional 3.5 m (rear yard increased from 23.6 m to 28.8 m)
 - Removed parking at-grade under addition and reduced total parking from 10 to 5 spaces.
 - Increased west side yard from 4.0 m to 5.5 m with 1.5 m wide Landscape Strip
 - Removed internal corridor and outside walkway along east lot line.
 - Windows on east and west elevations reduced.
 - Increased soft landscaping in rear yard (minimum 50%).
 - Bike parking increased.

South/Front Elevation (George Friedman Architect)



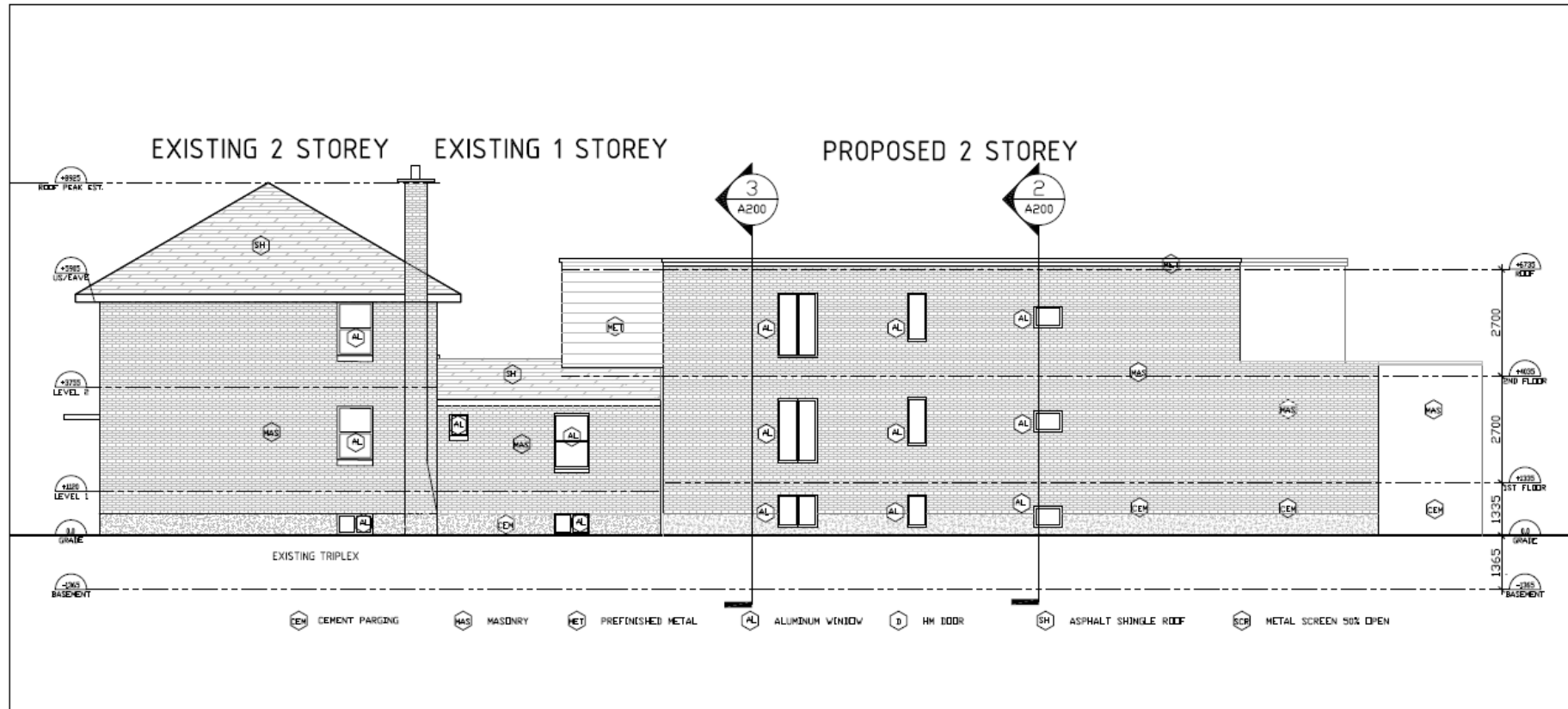
West/Side Elevation (George Friedman Architect)



North/Rear Elevation (George Friedman Architect)



East/Side Elevation (George Friedman Architect)

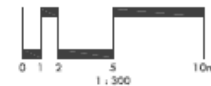




Shadow Study
 408 HORNER AVE
 Toronto

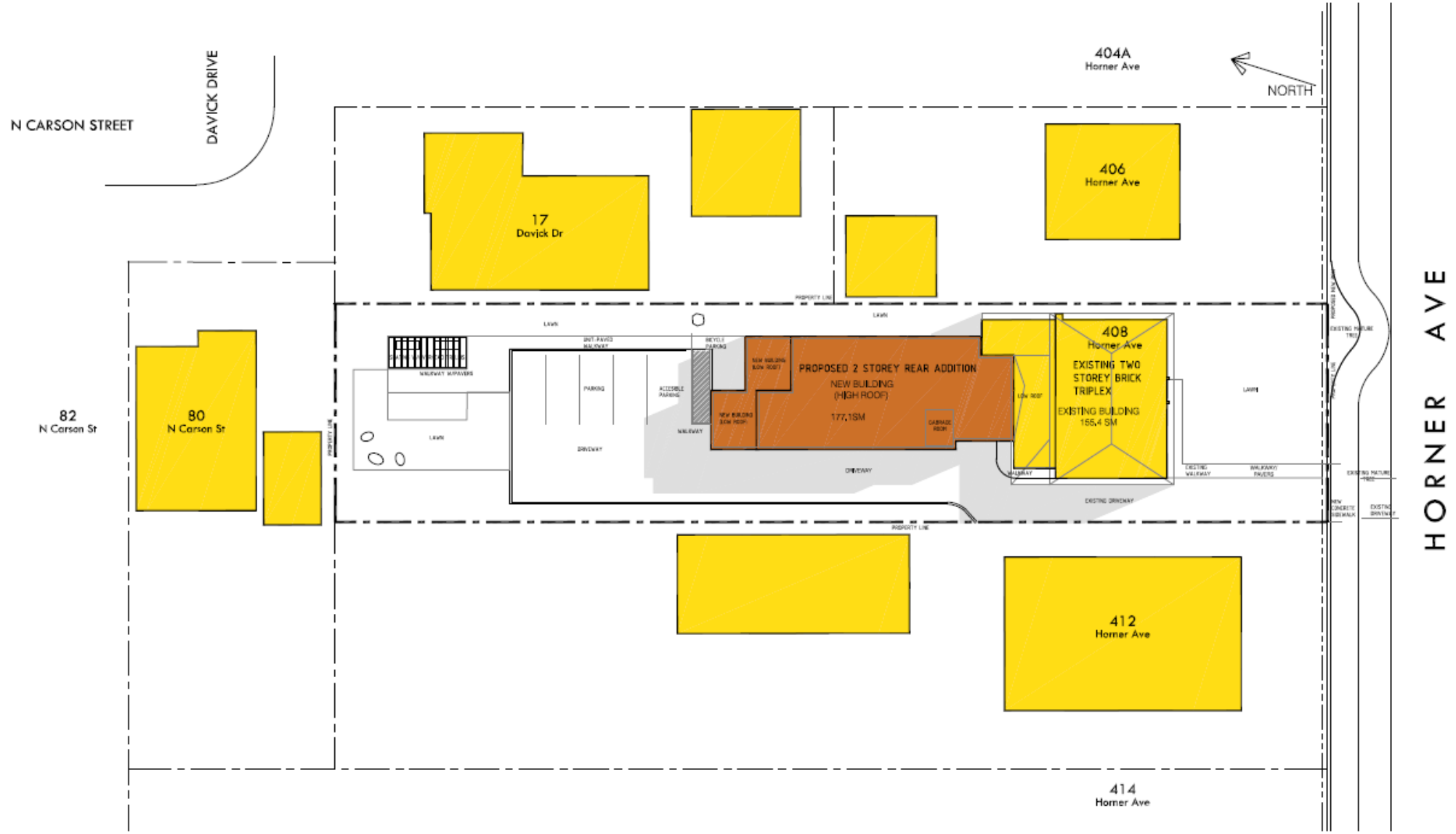


9:18 am
MARCH/SEPTEMBER 21



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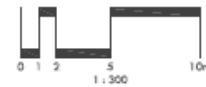




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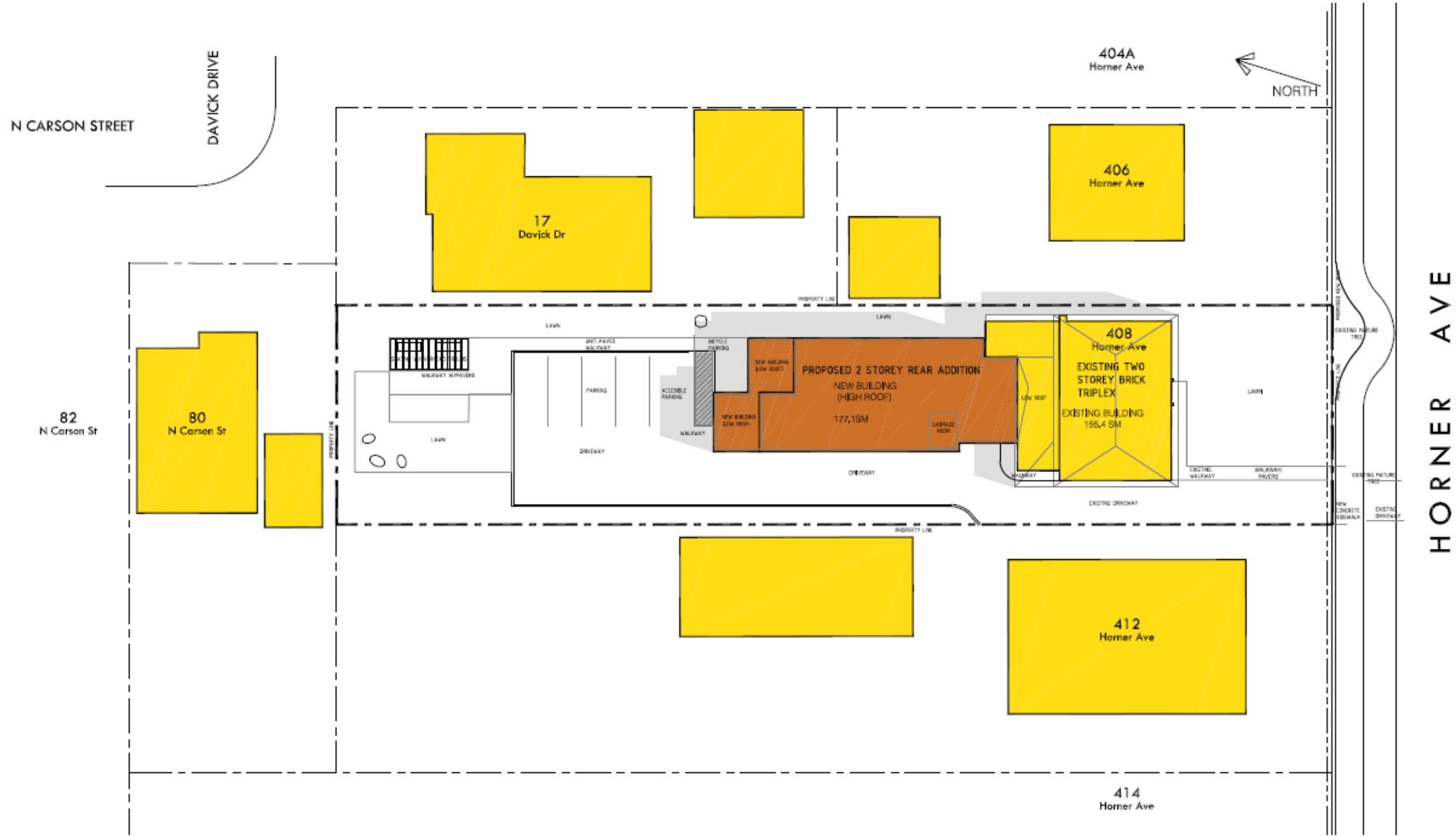
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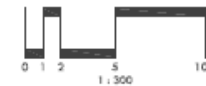
mCAD Inc.



Shadow Study
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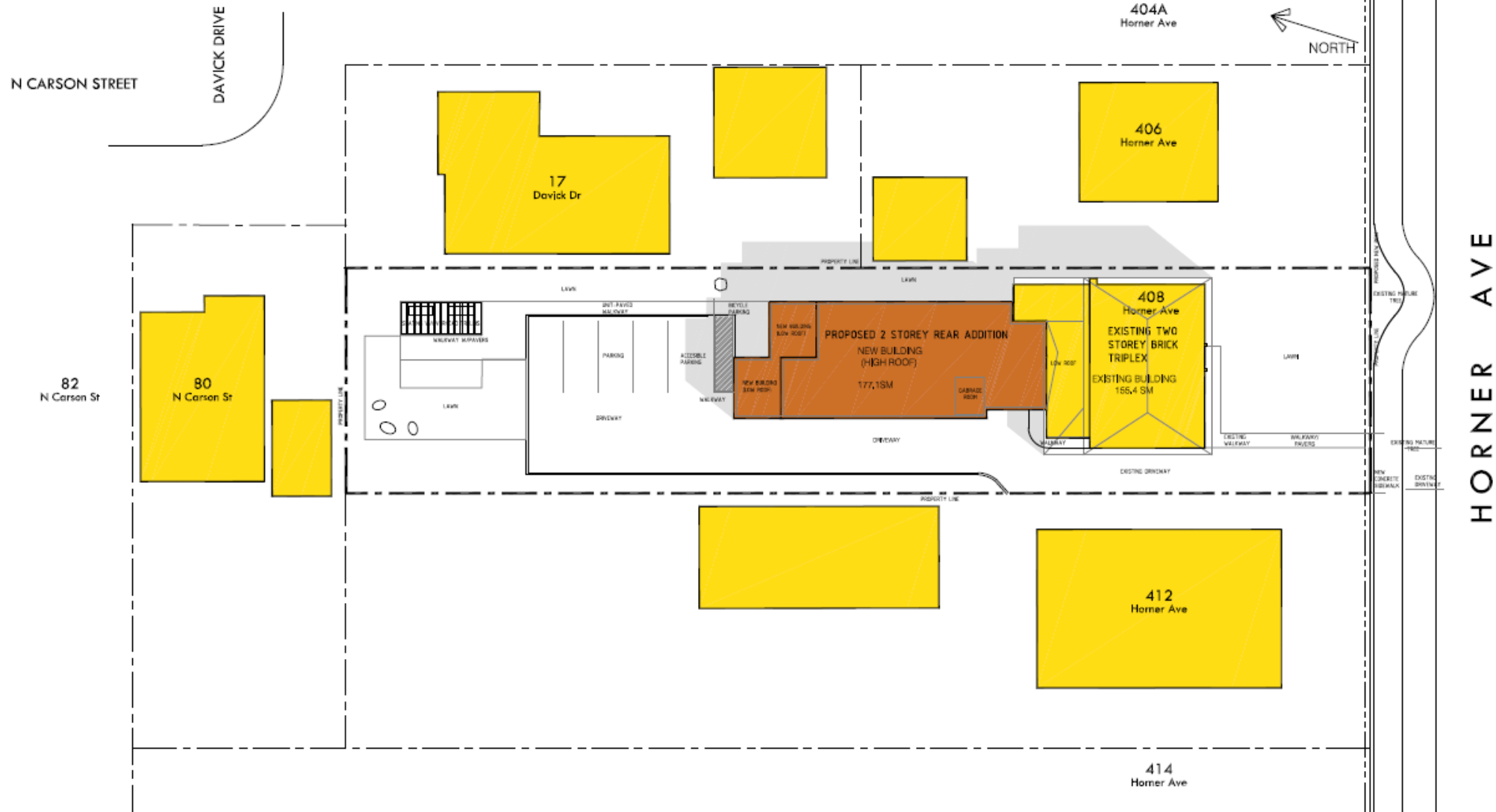
1:18 pm [solar noon]
 MARCH/SEPTEMBER 21



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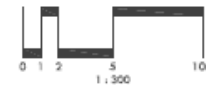
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Shadow Study
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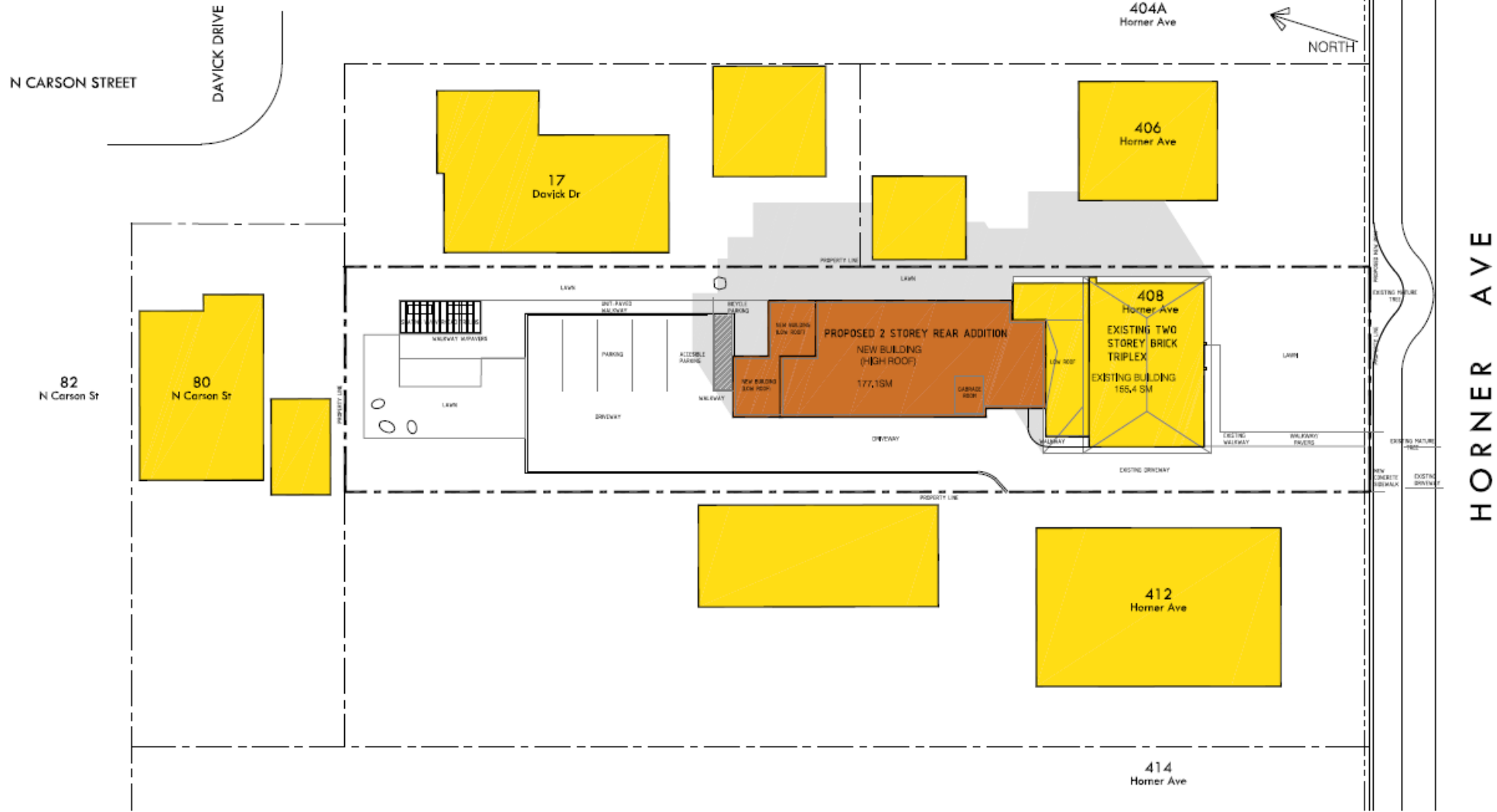
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 MARCH/SEPTEMBER 21



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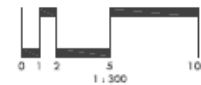
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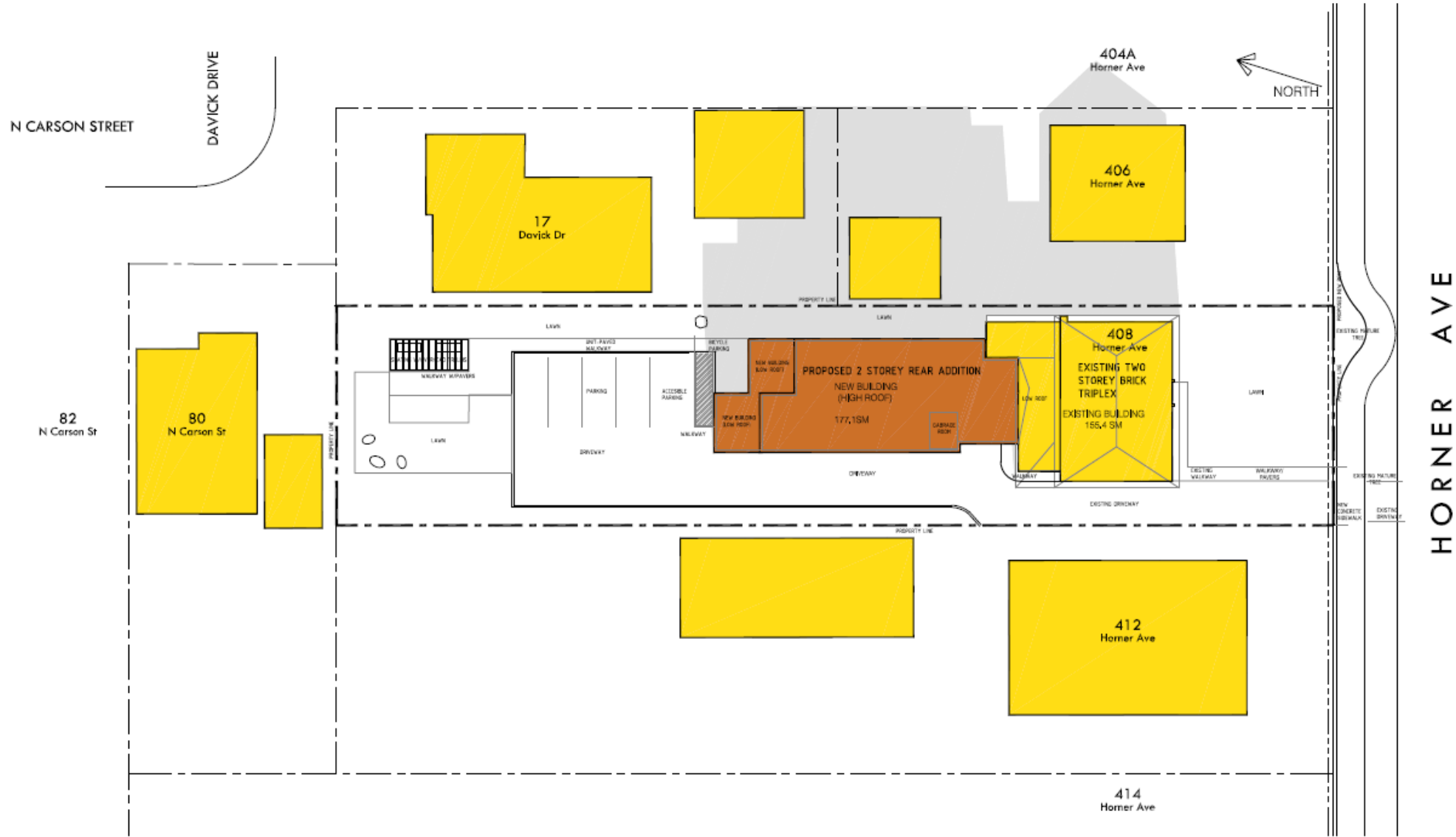
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 MARCH/SEPTEMBER 21



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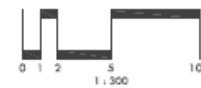
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5:18 pm
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Impact Assessment

Character of Area

- No impact to public realm/Horner Ave. streetscape & addition hidden
- Addition only 2 storeys with flat roof, less than conventional 2 storey single detached dwellings.
- Addition side yards greater than existing triplex.
- Rear yard minimum 28.8 m (95 ft) - depth of a single-detached lot.
- Substantial buffering/vegetative screening.

Shadow Impact March & September Equinoxes

- No shadow impact to east in morning.
- Late afternoon partial impact to east.

Privacy/Overlook to East

- East windows on south portion of addition/face garage.
- 2nd storey terraces 2.5 m from lot line & only lateral exposure to east & screened by planting strip with large deciduous trees.
- Privacy fence along property limit with planting strip.

Impact Assessment (Con't)

Traffic & Pedestrian Safety

- Parking Brief to support reduced parking (new City By-law allows maximum 12 spaces and 5 spaces provided for 9 units).
- 11 bicycle spaces.
- Supports transit and active transportation and emerging ride share services.
- City's Guidelines for Preparation of Traffic Impact Studies (proposal does not add more than 100 peak-hour, peak-direction vehicle trips to the transportation system or trigger other criteria for a Traffic Impact Study).

Noise Assessment

- Environmental Noise Assessment: no issues excepts supports investigation of mechanical equipment when details known prior to building permit.

Landscaping & Amenity Area

- 243.5 sq m rear yard soft landscaping with 122.6 sq m outdoor amenity area + 2 terraces
- 46.4 % of lot landscaped & 50.4% of rear yard soft landscaped.

Supporting Studies

- As outlined in City Staff Report.

Thank you!

