

26-38 Hounslow Avenue

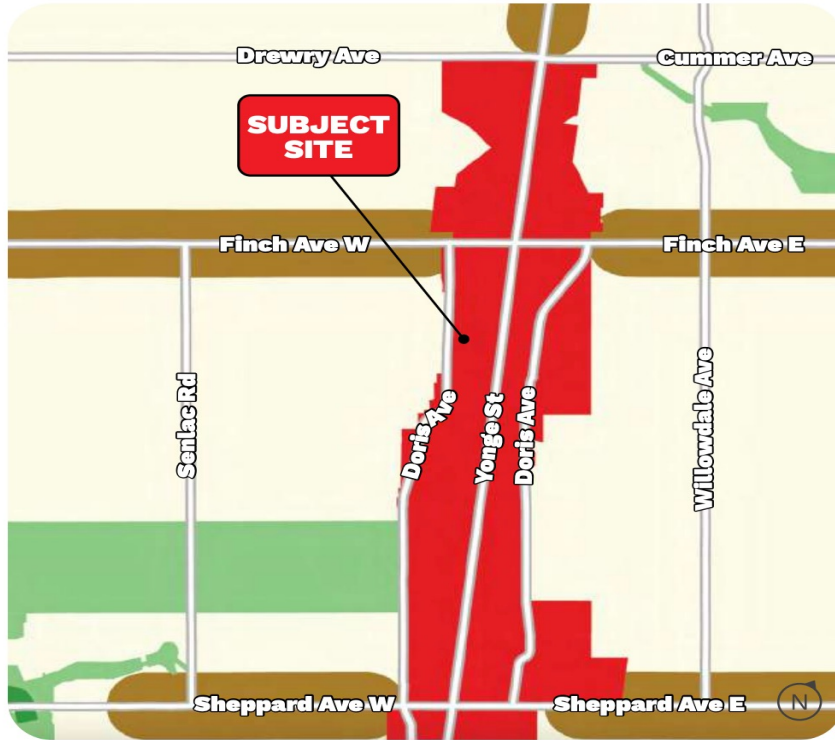
North York Community Council Meeting

April 2, 2024



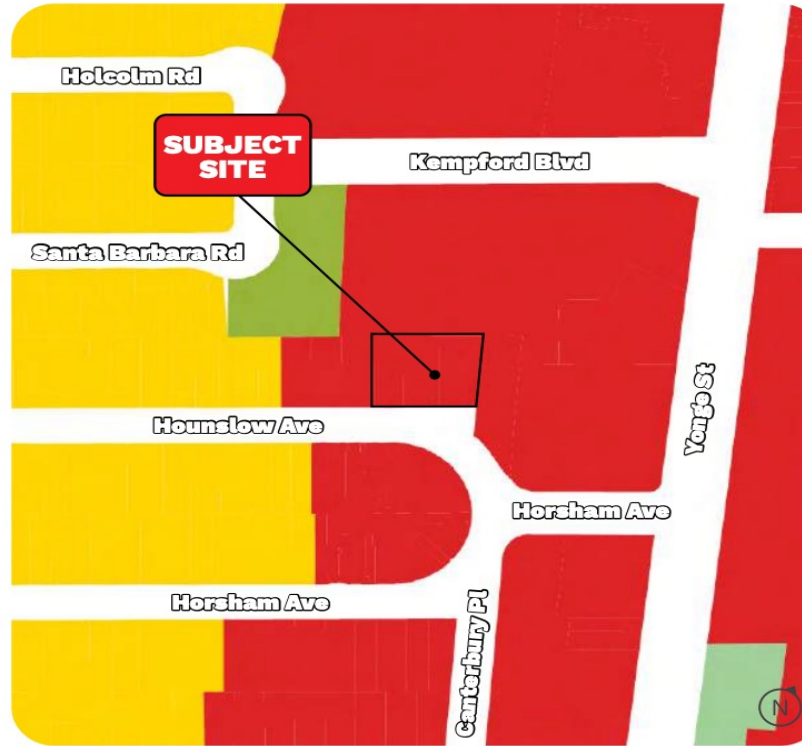


Policy Considerations



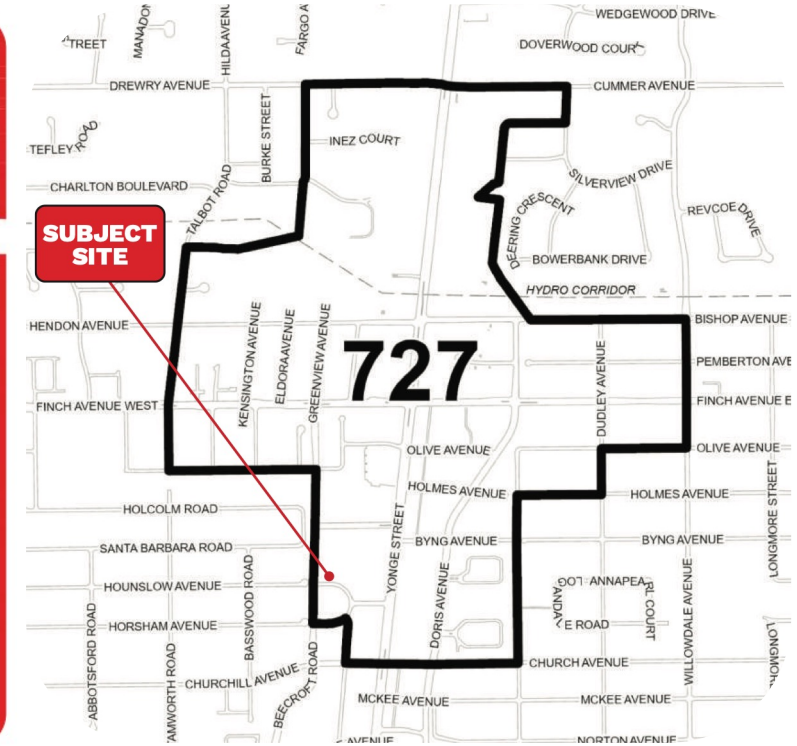
Legend

- Avenues
- Centres
- Employment Areas
- Downtown and Central Waterfront
- Green Space System

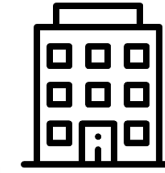


Legend

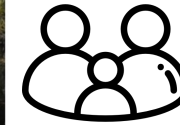
- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Natural Areas
- Parks



Proposed Development



Building Height – 26 storeys



Unit Count – 305 units



Amenity – 1,310 m²



Parking Spaces – 78 (59 residential, 16 visitor, 2 car-share)

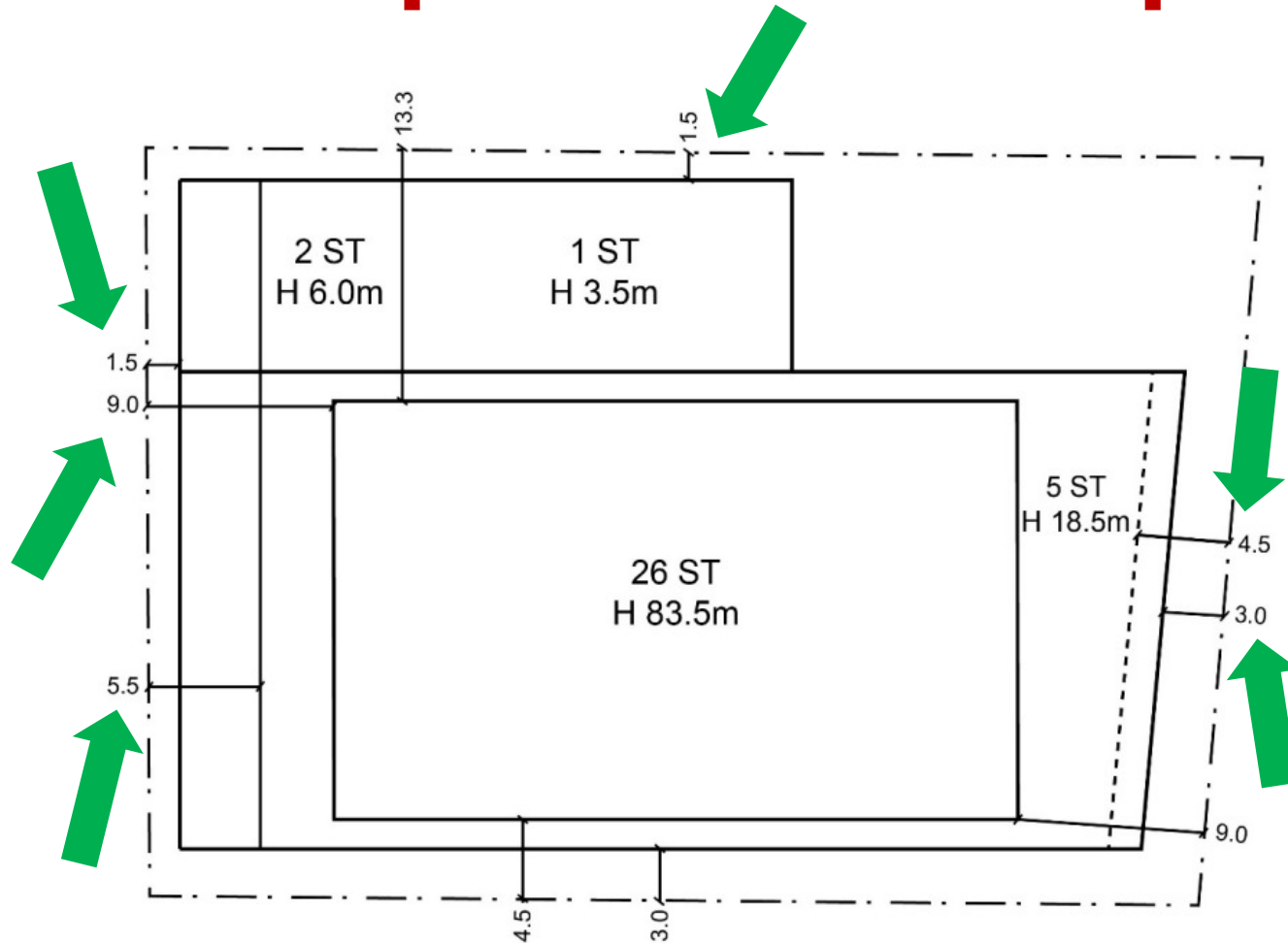


Bicycle Parking – 264 spaces



Proposed Development – Built Form

KEY REVISIONS

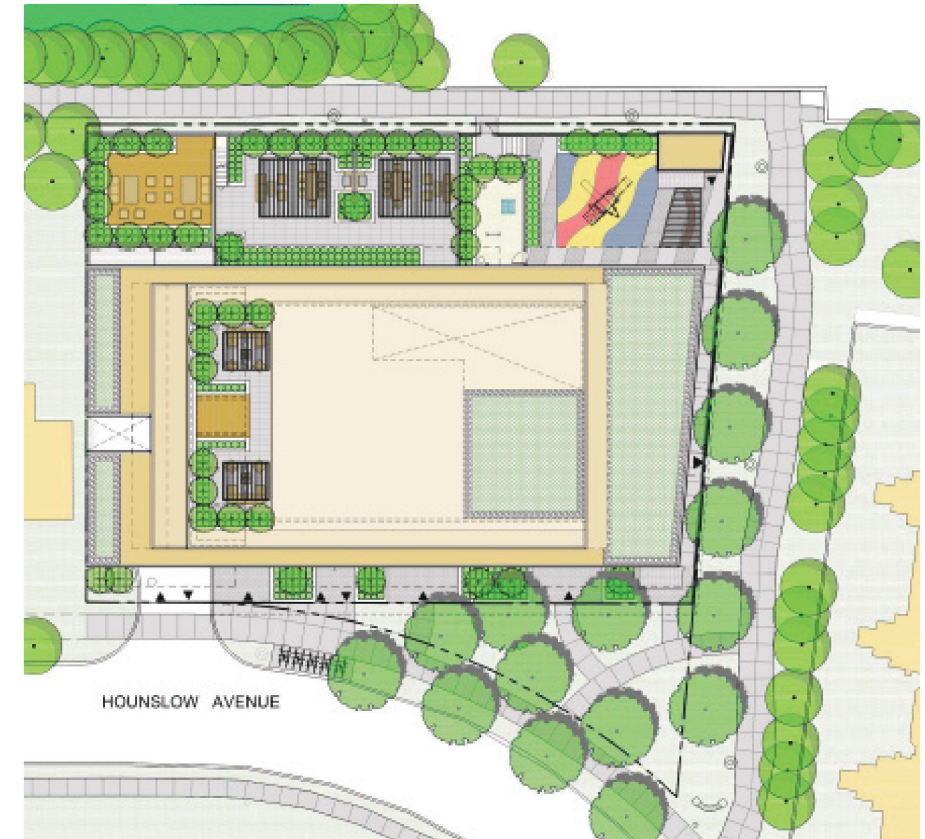


- **Tower Floorplate:** Reduced from 812 square meters to 750 square metres (Levels 7 to 12);
- **Tower Setback:** Increased from 5.5 metres to 9.0 metres (West)
- **Ground Floor Setback:** Increased from 1.5 to 4.5 metres (East) and from 0 to 1.5 metres (West)
- **Podium Setback:** Increased from 0.7 to 5.5 metres from Levels 3 to 6 (West), from 3 to 3.0 metres for Levels 2 to 6 (East) and from 0 metres to 1.5 metres for Levels 1 to 2 (north)
- **Affordable Housing Provisions:** Delivery of affordable housing units as part of the Community Benefits Charge (“CBC”) contribution.



HOUNSLOW AVENUE

Proposed Development – Public Realm



Thank You!



Vehicle Parking

Proposed Parking Supply

Floor	Resident Parking (spaces)	Visitor Parking (spaces)	Car Share Parking (spaces)	Parking Space for Short-Term Small Deliveries	Total (spaces)
P1	16	16	2	1	35
P2	43	0	0	0	43
Total	59	16	2	1	78

Resident Parking Requirement - By-Law 569-2013 (Parking Zone A)

Land Use / Unit Type		No. of Units	By-Law 569-2013 (Parking Zone A) ¹			
			Min. Parking Rate	Max. Parking Rate	Min. Parking Required ²	Max. Parking Permitted ²
Apartment Resident	1 BD	214	None	0.50 spaces per unit	0	107
	2 BD	61	None	0.80 spaces per unit	0	48
	3 BD	30	None	1.00 space per unit	0	30
Sub Total					0	185
Apartment Visitor		305	2 + 0.01 spaces per unit	1.0 space per unit for the first five units, 0.1 spaces per unit for subsequent units	5	35
Total					5	220

¹ Parking rate requirements per City of Toronto Zoning By-law 569-2013 Table 200.5.10.1.

² Parking space requirements have been rounded down to the nearest whole number as per the Zoning By-law 569-2013 Section 200.5.1.10(9).

Vehicle Parking

- The vehicle parking supply is within the minimum and maximum requirements in ZBL 569-2013
- The By-law eliminates the minimum required parking rates except for visitor parking and defines the maximum required parking rates
- Revisions to the parking standards were enacted in 2022 based on the City's findings and will encourage residents of the City to use other modes of transportation
- The City staff report that was prepared in support of the new zoning by-law noted the following:
 - Transportation Tomorrow Survey data is showing that the importance of automobiles is declining
 - A shrinking share of work and school trips completed using cars
 - An increasing number of car-free apartment households
 - Removing minimum and implementing maximum parking standards supports the City's policies that prioritize walking, cycling, and transit over other forms of passenger transportation, like automobiles
 - Parking reductions are an effective TDM measure since lack of parking is a deterrent to car ownership and use and supports investments in transit and cycling infrastructure

TDM Measures

- ☐ Reduce vehicular parking supply (relative to By-law maximum requirements)
- ☐ Unbundle the sales of residential units from parking space sales and charging market rates
- ☐ 2 car-share spaces
- ☐ Provide on-site bicycle repair/maintenance station
- ☐ Provide long-term and short-term bicycle parking that meets/exceeds the minimum TGS/By-law requirements
- ☐ \$50 PRESTO card per unit to the first set of move in tenants
- ☐ TDM display screen in the lobby
- ☐ Additional bike repair station near the site (Kempford Parkette)
- ☐ First year of car share membership, subsidizing the membership for all units that do not purchase a parking space
- ☐ Bicycle parking supply that exceeds the ZBL requirements