

**144 and 150 Berry Road - Zoning By-law Amendment  
Application - Preliminary Report**

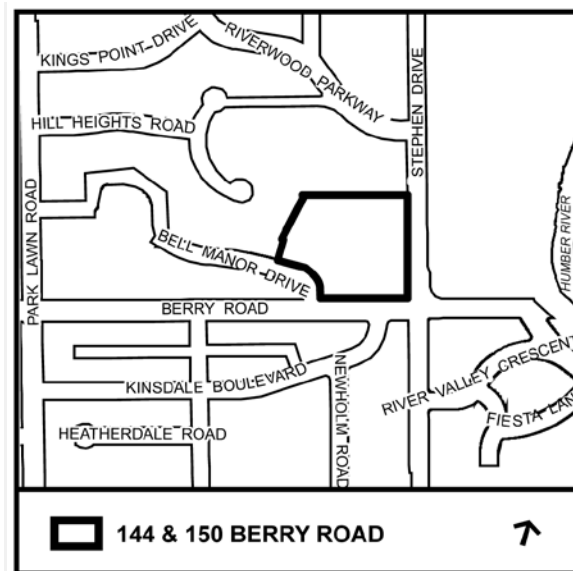
<b>Date:</b>	December 16, 2014
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 5 – Etobicoke-Lakeshore
<b>Reference Number:</b>	14 193159 WET 05 OZ

**SUMMARY**

This application proposes to amend the new City of Toronto Zoning By-law No. 569-2013 and the former City of Etobicoke Zoning Code to permit a phased mixed use development at 144 and 150 Berry Road. Phase 1 of the development would consist of a 2-storey commercial building containing a grocery store and health centre located at the southwest corner of the site fronting Berry Road. Phase 2 would include a new public road, publicly accessible open space, three mid-rise residential buildings (one 10-storey and two 6-storey buildings) and a 3-storey, 16-unit townhouse block near the centre of the site. The proposed development would contain a total of 496 residential units and 36,487 m<sup>2</sup> of gross floor area, of which 3,327 m<sup>2</sup> would be comprised of non-residential uses. A total of 670 parking spaces are proposed.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

A community consultation meeting scheduled by staff in consultation with the Ward Councillor is targeted to be held in the first quarter of 2015.



Separate Final Reports may be prepared for each phase of the proposal to facilitate a staged development and allow for the construction of the commercial block and the continuous operation of the existing health care use. A Final Report and statutory public meeting under the *Planning Act* is targeted for the second quarter of 2015 for Phase 1 and the fourth quarter of 2015 for Phase 2. These targets assume the applicant will provide all required information in a timely manner.

## **RECOMMENDATIONS**

### **The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting for the lands at 144 and 150 Berry Road together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 m of the site.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Pre-Application Consultation**

A number of pre-application consultation meetings and discussions were held with the applicant to discuss complete application submission requirements, as well as various issues related to the proposal. Identified issues included: built form; building type; density; site organization and layout; parking and public road requirements; servicing and location of landscaped open spaces; and pedestrian and vehicular circulation.

A pre-application community information meeting was held on October 7, 2013. The meeting was held and hosted by the owners of the site, VanDyk Development Group, to introduce themselves to the community and present their preliminary plans for the subject site. At the meeting, residents requested that the Stonegate Community Health Centre, grocery store and other retail uses be included in the redevelopment plans for the site. The meeting was attended by the Ward Councillor, but City staff were not in attendance.

Following the owners information meeting, the Ward Councillor established the "Stonegate Plaza Stakeholders Working Group". This group is comprised of local residents, ratepayer representatives, tenants of the plaza, City Planning staff and VanDyk Development Group. A total of 3 meetings have been held to discuss the applicant's vision for the site, the community's interests, the application process and the phasing of demolition and redevelopment. These meetings were held on December 11, 2013, March 3, 2014 and September 30, 2014.

## ISSUE BACKGROUND

### Proposal

The applicant is proposing a mixed use development at 144 and 150 Berry Road consisting of one new commercial building, three new mid-rise residential buildings and a townhouse block containing a total of 496 residential units (413 one-bedroom, 67 two-bedroom and 16 three-bedroom). The total gross floor area of the proposal would be 36,478 m<sup>2</sup> which would result in a density of 1.7 times the area of the lot.

The proposed development would be organized into 4 blocks and would be constructed in two phases beginning with the 2-storey commercial building as the first block in Phase 1, followed by the remaining blocks including the residential buildings, the new public road and open space in Phase 2. Each of the blocks would contain one building with the exception of the northeast parcel which would include a mid-rise building and a townhouse block.

Detailed development statistics are set out in the table below (see Attachment 1: Site Plan).

	<b>Building A</b>	<b>Building B</b>	<b>Townhouse Block</b>	<b>Building C</b>	<b>Building D (Commercial)</b>
Height	6-storeys (20.2 m)	6-storeys (20.2 m)	3-storeys (9.6 m)	10-storeys (33 m)	2-storeys (14.45 m)
Residential Units	130	180	16	170	n/a
One Bedroom	117 units	165 units	0	131 units	
Two Bedroom	13 units	15 units	0	39 units	
Three Bedroom	0	0	16 units	0	
Gross Floor Area	8,618 m <sup>2</sup>	11,485 m <sup>2</sup>	1,536 m <sup>2</sup>	11,512 m <sup>2</sup>	3,327 m <sup>2</sup>
Indoor Amenity Area	260 m <sup>2</sup>	360 m <sup>2</sup>	32 m <sup>2</sup>	360 m <sup>2</sup>	n/a
Phase	2	2	2	2	1
Parcel	southeast	northeast	northeast	northwest	southwest

The proposed commercial building (Building D) would contain a ground level grocery store approximately 1,829 m<sup>2</sup> in size. On the second level, the existing Stonegate Community Health Centre would be relocated to a space approximately 1,498 m<sup>2</sup> in size. This building would be set back from Berry Road to accommodate an existing sewer easement. The main entrance to the building would be located on the west side of the site, facing a surface parking area from Bell Manor Drive, with at-grade pedestrian access to the grocery store and access to the second level via elevators and a staircase. A secondary pedestrian access is proposed from the future north-south public street and as a result of building design and site grading, this secondary access would be elevated up to approximately 2 m above the public sidewalk, resulting in partial blank walls along the south and east elevation of the building and the need for escalators and elevators. The

building entrance from the southeast corner adjacent to Berry Road would only allow for access to the ground level via a staircase.

Each of the proposed mid-rise residential buildings (Buildings A, B and C), to be constructed as part of Phase 2, would be designed in an "L" shaped configuration. Building A would front along Berry Road and Stephen Drive, Building B would front only along Stephen Drive, and Building C would be located internal to the site and front onto a private lane forecourt (Laneway B). Building A, 6-storeys in height, would be setback from the corner of Berry Road and Stephen Drive to accommodate an existing sewer easement. Buildings B and C would be 14 m apart, separated to accommodate an outdoor amenity area and a new 9 m wide below grade service easement which would connect to the east west public road. Private outdoor amenity space for each residential unit in Buildings A, B and C would be provided in the form of at-grade patios for ground level units and balconies for upper units.

The proposed 3-storey, 16-unit back-to-back townhouse block, centrally located in the site, would front the new public road and Laneway B. Private outdoor amenity space would be provided in balconies located on the third floor.

Vehicular access to the site would be provided from Bell Manor Drive, Berry Road, Stephen Drive and a new public street. During Phase 1, access to Building D would be provided by a private driveway from Bell Manor Drive that would connect to the public road from Berry Road. This would create a loop road system to access 17 surface parking spaces and the entrance to the proposed underground parking garage and loading spaces to the west of the building. As part of Phase 2, a new 16.5 m wide public road, would connect Stephen Drive to Berry Road and provide access to the private driveway from Bell Manor Drive. The new public road would provide for on street parking and would also provide access to two vehicular forecourts (Laneway A and B) accommodating passenger pick-up and drop-off functions and accessing entrances to the proposed underground parking garages and loading spaces for the residential buildings. Laneway A would service Building A and Laneway B would service Buildings B and C and the townhouse block. The main pedestrian entrances to the lobbies of Buildings A, B and C would be located off these forecourts with the exception of Building A proposing a through lobby area centrally located at the southeast corner of the building, with direct access from both the intersection and the interior of the block.

All roads, driveways and laneways are proposed to be designed as a woonerf-style street that would integrate pedestrian and vehicular traffic on the same pavement surface by separating these uses with bollards and varying paving materials. The intent of incorporating this street design into the development is to enhance traffic calming; animate the public realm; allow for street closures for community events; and provide safe pedestrian circulation.

A total of 669 parking spaces are proposed on site. Building A, located at the southeast portion of the site, would have a total of 144 parking spaces (118 resident spaces and 26

visitor spaces) within a two-level underground parking garage. Buildings B and C, as well as the townhouse block would share a total of 407 parking spaces (371 resident spaces and 36 visitor spaces) within a consolidated two-level underground parking garage. The commercial building (Building D), would provide a total of 118 parking spaces comprised of 17 surface parking spaces located to the west of the building and 101 parking spaces located within a single level underground parking garage. A total of 387 bicycle parking spaces are also proposed for site.

Two outdoor open spaces are proposed in centrally located areas of the site. A publicly accessible, private green space and/or square would be located at the southeast corner of the new public roads adjacent to Building A. This proposed space would be located over a portion of the underground parking garage. A smaller outdoor open space would be located to the west side of the townhouse block.

### **Site and Surrounding Area**

The subject site is located at the northwest corner of Berry Road and Stephen Drive, north of the Queensway and south of Bloor Street West. Along its southwest limit, the site is bounded by Bell Manor Drive. This site is irregular in shape and is approximately 2.15 ha in area with an approximate frontage of 121.3 m on Berry Road and 89.5 m on Bell Manor Drive. It has a lot depth of 143.1 m along Stephen Drive. The site slopes downward from northwest to southeast and is encumbered by two servicing easements that cross the site diagonally at the northwest corner of Berry Road and Stephen Drive and at the northeast corner of Berry Road and Bell Manor Drive. In addition, a sanitary sewer, storm sewer and watermain run beneath the northeast portion of the site from the northwest to the southeast that are to be relocated as part of the development.

This site was formerly occupied by two buildings. A one-storey "L" shaped commercial plaza (Stonegate Plaza) was located along the northern and western property lines, and municipally known as 150 Berry Road. The plaza housed a grocery store (Valu Mart), health centre and various small scale retail shops and services. At the immediate northwest corner of Berry Road and Stephen Drive, municipally known as 144 Berry Road, was an automotive repair building and gas station. The automotive repair building along with the west wing of the plaza, have been demolished. The north wing has been vacated, with the exception of the Stonegate Community Health Centre (CHC). It is intended that the remaining building will be demolished in anticipation of the phased redevelopment of the site.

Surrounding uses include:

North: Three residential buildings ranging in height and municipally known as 10 Riverwood Parkway (4-storeys), 16 Riverwood Parkway (5-storeys) and 22 Riverwood Parkway (5-storeys).

South: Immediately to the south are two 4-storey residential buildings municipally known as 169 Berry Road and 2 Kinsdale Boulevard. Further south are a number of 4-storey residential buildings and seven 2-storey residential (double duplex) buildings.

East: Immediately to the east are four 4-storey residential buildings municipally known as 140 Berry Road and 135, 143 and 159 Stephen Drive. Further east are a number of 4-storey residential buildings and the Humber River Valley.

West: Along Bell Manor Drive is a block of eight freehold townhouse units, 3-storeys in height. North of this block are two 4-storey residential buildings municipally known as 5 and 6 Crown Hill Place.

### **Provincial Policy Statement and Provincial Plans**

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 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 by the *Planning Act*, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

### **Official Plan**

The lands are designated *Apartment Neighbourhoods* on Map 15 – Land Use Map of the Official Plan (see Attachment 5). *Apartment Neighbourhoods* are made up of apartment buildings and parks, local institutions, cultural and recreational facilities and small-scale retail, service and other uses that serve the needs of area residents. All land uses provided for in the *Neighbourhoods* designation are also provided for in *Apartment Neighbourhoods*.

The Official Plan contains criteria to evaluate development in *Apartment Neighbourhoods*. Policy 4.2.2 requires that "Development in *Apartment Neighbourhoods* will contribute to the quality of life by:

- a) locating and massing new buildings to provide a transition between areas of different development intensity and scale ... through means such as providing setbacks from, and/or a stepping down of heights towards, lower-scale *Neighbourhoods*;
- b) 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;
- c) 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;
- d) including sufficient off-street motor vehicle and bicycle parking for residents and visitors;
- e) locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences;
- f) providing indoor and outdoor recreation space for building residents in every significant multi-unit residential development;
- g) providing ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces; and
- h) providing buildings that conform to the principles of universal design, and wherever possible contain units that are accessible or adaptable for persons with physical disabilities."

Chapter 3 contains a number of policies related to building a successful city that improves quality of life. Policy 3.1.1.14, The Public Realm, states "new streets will be designed to divide larger sites into smaller development blocks" and "provide access and addresses for new development". Additionally, Policy 3.1.1.15 encourages "new streets should be public streets" while Policy 3.1.1.16.b) "promotes street oriented development with buildings fronting onto street ... edges".

The Built Form policies contained in Section 3.1.2 of the Official Plan provide direction on matters related to the site design and layout of buildings and on the location and organization of vehicle parking, vehicle access, service areas and utilities to minimize their impact on the property and on surrounding properties. Specifically, these policies emphasize the importance of ensuring that new development fits within its existing and/or planned context, while limiting impacts on neighbouring streets, parks and open spaces. New development will provide appropriate massing and transition in scale that will respect the character of the surrounding area and:

- be located and organized to fit with its existing and/or planned context;
- frame and support adjacent streets, parks and open spaces;
- locate and organize vehicular and service areas in such a way to minimize their impact and to improve the safety and attractiveness of adjacent streets, parks and open spaces;

- be massed and its exterior façade be designed to fit harmoniously into its existing and/or planned context and to limit its impact on neighbouring streets, parks, open spaces and properties by:
  - a) massing new buildings to frame adjacent streets and open spaces in a manner that respects the existing and/or planned street proportion; and
  - b) incorporating exterior design elements, their form, scale, proportion, pattern and materials, and their sustainable design, to influence the character, scale and appearance of the development; and
  - c) creating appropriate transitions in scale to neighbouring existing and/or planned buildings for the purpose of achieving the objectives of this Plan.
- be massed to define edges of streets, parks and open spaces;
- provide amenity for adjacent streets and open spaces for pedestrians; and
- provide indoor and outdoor amenity space for residents.

The Official Plan also contains a number of policies related to Healthy Neighbourhoods (Policy 2.3.1), Housing (Section 3.2.1), Community Services and Facilities (Section 3.2.2) and Toronto Economic Health (Section 3.5) that will be considered in the review of this application. The policies in these sections require development to respect the character of the area, encourage the provision of a full range of housing in terms of form, tenure and affordability and provide direction for a strong and diverse retail sector by promoting a broad range of shopping opportunities for local residents and employees in a variety of settings.

### **Official Plan and Municipal Comprehensive Review**

At its meeting of December 16 and 17, 2013, City Council adopted OPA 231 which was approved with minor modifications by the Minister of Municipal Affairs and Housing on July 9, 2014. Official Plan Amendment 231 contains new economic policies and new policies and designations for *Employment Areas* as part of the Official Plan and Municipal Comprehensive Reviews. OPA 231 amends Section 3.5.3 of the Official Plan by introducing Policy 3.5.3.6 which states "When retail commercial uses in *Mixed Use Areas* and commercial plazas in *Neighbourhoods* and *Apartment Neighbourhoods* are redeveloped...considerations will be used either to determine the amount of retail commercial space that must be provided in the new development in order to alleviate the potential impact of the loss of retail commercial space on the local community, particularly access to food stores and other stores that meet its convenience needs, or to justify not retaining or replacing any of the existing space". These considerations include assessing: the availability of alternative means to meet the convenience needs of the local community; the desirability of retaining options for accessing convenience shopping; and providing, where feasible and appropriate, continuous ground floor retail commercial space.



Policy 3.5.3.6 also notes that in order to allow for flexibility in future occupancy of the redeveloped site, the zoning should permit ground floor space to be occupied by retail commercial uses and where feasible grade-related space should be designed so that it can be occupied by either residential or retail commercial uses.

## **Zoning**

In accordance with the established protocol, the lands are subject to the City-wide Toronto Zoning By-law No. 569-2013, as the application was submitted and deemed to be complete after the passing of the Zoning By-law. Currently, Zoning By-law No. 569-2013 is under appeal to the Ontario Municipal Board. Under the new Zoning By-law, this site is zoned Commercial Local (CL 0.5), permitting commercial and office uses and allowing for a density of 0.5 times the area of the lot (see Attachment 4a: Zoning).

This site is also subject to the former City of Etobicoke Zoning Code. The property is zoned CPL (Planned Commercial Local Zone) (see Attachment 4b: Zoning). Permitted uses include a range of commercial and office uses and all buildings are to abut each other or shall be joined to each other by a common wall, a covered mall or other structure having a full roof. The proposed residential uses are not permitted in the CPL zone and although the proposed commercial use is permitted, this commercial development does not meet the existing CPL zoning requirements as it relates to "Type of Buildings".

## **Site Plan Control**

The property is subject to Site Plan Control.

A Site Plan Control application for Phase 1 of the development to permit the proposed commercial use/building type (Building D), containing the grocery store and health centre, has been submitted and is being reviewed concurrently with this Zoning By-law Amendment application.

A Site Plan Control application for Phase 2 of the development for the proposed residential uses (Buildings A, B and C) and the remainder of the site has not yet been submitted.

## **Urban Design Guidelines for Infill Townhouses**

The Urban Design Guidelines for Infill Townhouses articulate and clarify the City's interest in addressing townhouse development impacts, with a focus on protecting streetscapes and seamlessly integrating new development into the existing context. They provide a framework for site design and built form to achieve good urban design and an appropriate scale and form of development for applications proposing low-rise, grade related residential units constructed in rows or blocks. The Guidelines can be viewed at: [http://www1.toronto.ca/city\\_of\\_toronto/city\\_planning/urban\\_design/files/pdf/](http://www1.toronto.ca/city_of_toronto/city_planning/urban_design/files/pdf/)

## **Mid-Rise Buildings Performance Standards**

City Council on July 6, 7 and 8, 2010, adopted the recommendations of the Avenues and Mid-Rise Buildings Study and Action Plan. The study developed performance standards for the evaluation of mid-rise buildings on Avenues to encourage the development of more well designed buildings. Although the subject site is not located along an Avenue, the Guidelines will be used to inform the review of the application and in determining appropriate building heights and setbacks that relate well to the public realm and adjacent properties. The standards can be viewed at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2010.PG39.9>.

## **Tree Preservation**

City of Toronto By-laws provide for the protection of trees situated on both private and City property. An Arborist Report was submitted with the application and is currently under review by City staff. The owner will be required to address any outstanding tree protection and injury mitigation issues identified through the review of the application.

## **Plan of Subdivision**

New public roads are being proposed as part of the redevelopment of the site. An application for Draft Plan of Subdivision would be required for a development which includes a public road. The plan of subdivision would secure matters such as: public roads; required public infrastructure; and phasing requirements.

As proposed, the new public roads would be part of the Phase 2 residential portion of the application. Once the Zoning By-law Amendment application has advanced with respect to the determination of block sizes, road locations and general road alignments, an application for Draft Plan of Subdivision would be submitted.

## **Reasons for the Application**

Amendments to the City of Toronto Zoning By-law No. 569-2013 and the former City of Etobicoke Zoning Code are required to permit the proposed mixed use development as it relates to building type and the proposed residential uses. Amendments to the applicable performance standards will also be required to facilitate the proposed development such as height, density and setbacks. Other areas of non-compliance may be identified through the review of the application.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Planning and Urban Design Rationale Report
- Community Services and Facilities Inventory
- Arborist Report
- Phase 1 Environmental Site Assessment

- Functional Servicing Report and Stage 1 Stormwater Management Report
- Transportation Study
- Sun/Shadow Study
- Toronto Green Standard (TGS) Checklist

A Notification of Complete Application was issued on September 2, 2014.

### **Issues to be Resolved**

The application has been circulated to City divisions and public agencies for comment. Planning staff will review and discuss with the applicant the issues below that have been identified on a preliminary basis:

- conformity with Official Plan policies and applicable provincial legislation;
- submission and review of appropriate information to facilitate a phased development;
- compatibility and fit with the existing and the planned physical character of the area;
- consistency with the City's Design Guidelines for Infill Townhouses and Mid-Rise Performance Standards;
- desirability of the proposed location of the commercial block and the evaluation and resolution of the commercial building design and any related site grading issues;
- building/block design including the height and scale of the proposed development and associated impacts;
- site layout and organization;
- provision of appropriate buildings setbacks to adjacent properties and separation distances between proposed buildings to ensure appropriate sunlight, skyview and privacy, while minimizing shadowing of adjacent properties, streets and open spaces;
- adequacy, appropriateness and location of the proposed indoor and outdoor amenity spaces;
- opportunity to provide for small retail units within the commercial block;
- location of building entrances;
- ensuring sufficient servicing infrastructure to support the proposed development;
- review of the Transportation Study to determine any impacts including appropriate parking standards;
- appropriateness of woonerf-style street for new public roads;
- adequacy of existing community services and facilities that may be required to serve the development;

- identification of appropriate community benefits under Section 37 of the *Planning Act*, should the increase in height and density of the proposal meet OP policies; and
- review of the TGS Checklist for compliance with the Tier 1 performance standards.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

## **CONTACT**

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## **SIGNATURE**

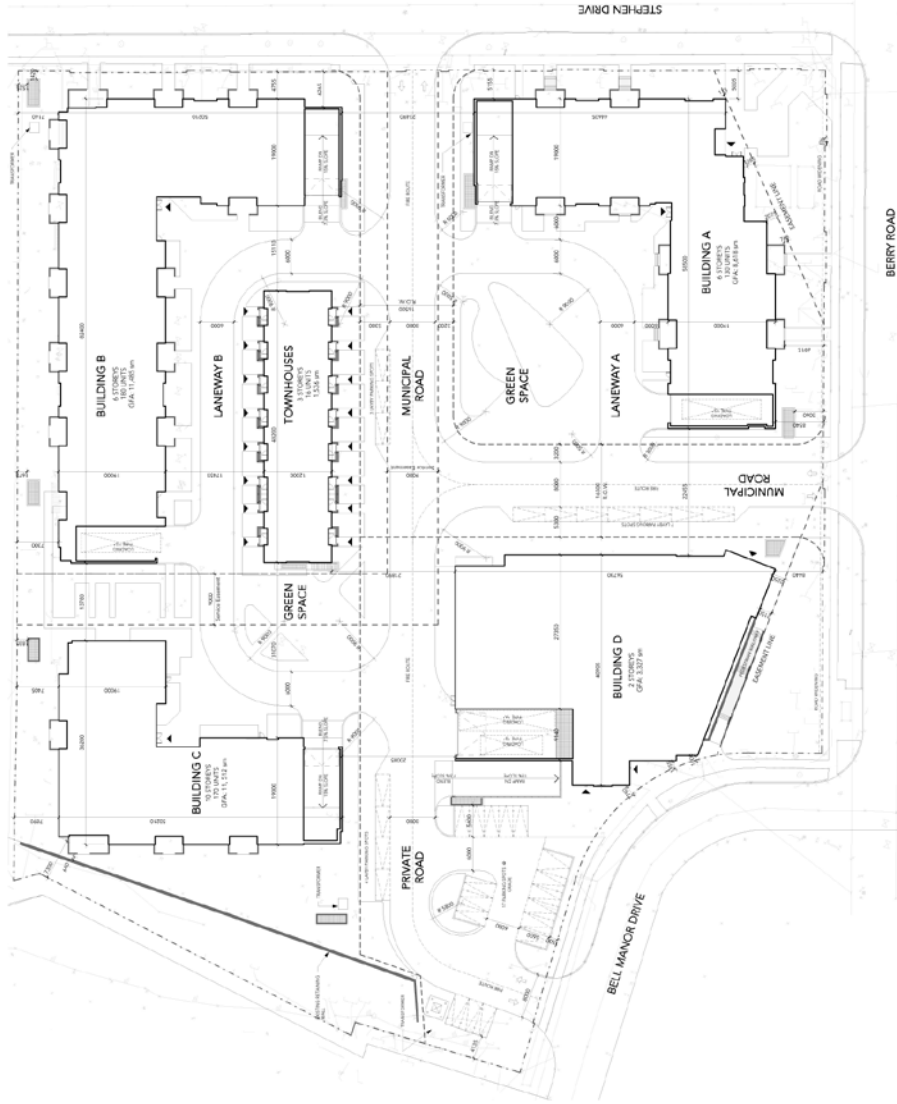
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Neil Cresswell, MCIP, RPP  
 Director, Community Planning  
 Etobicoke York District

## **ATTACHMENTS**

Attachment 1: Site Plan  
 Attachment 2: Perspective  
 Attachment 3a-e: Elevations  
 Attachment 4a: Zoning (Toronto Zoning By-law No. 569-2013)  
 Attachment 4b: Zoning (Former City of Etobicoke Zoning Code)  
 Attachment 5: Official Plan  
 Attachment 6: Application Data Sheet

# Attachment 1: Site Plan



144 & 150 Berry Road

Site Plan  
Applicant's Submitted Drawing

Not to Scale  
10/31/14

File # 14 193159 WET 05 0Z

## Attachment 2: Perspective



**Site Perspective**

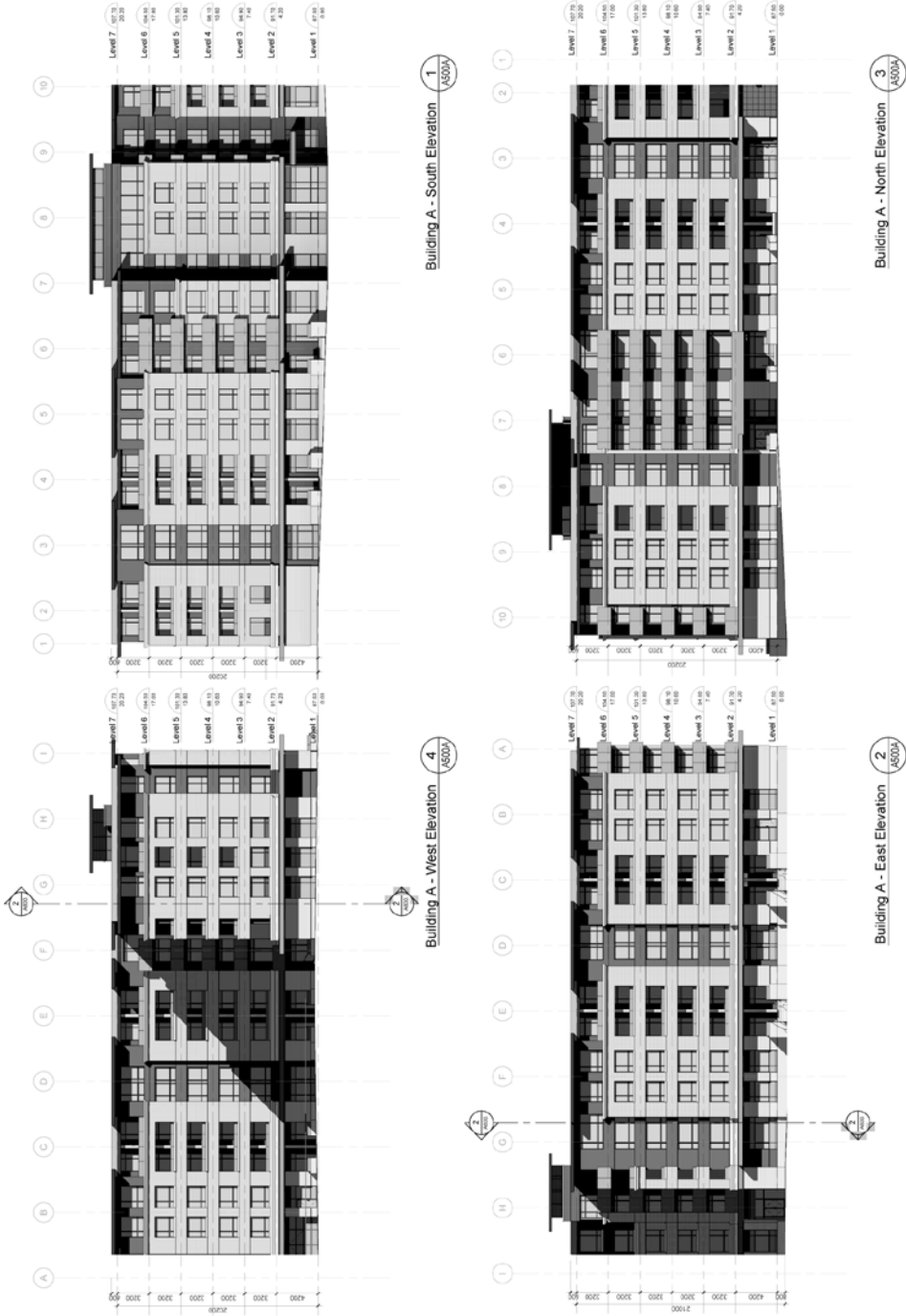
Applicant's Submitted Drawing

North Scale  
10/31/14

**144 & 150 Berry Road**

File # 14 193159 WET 05 0Z

# Attachment 3a: Elevations



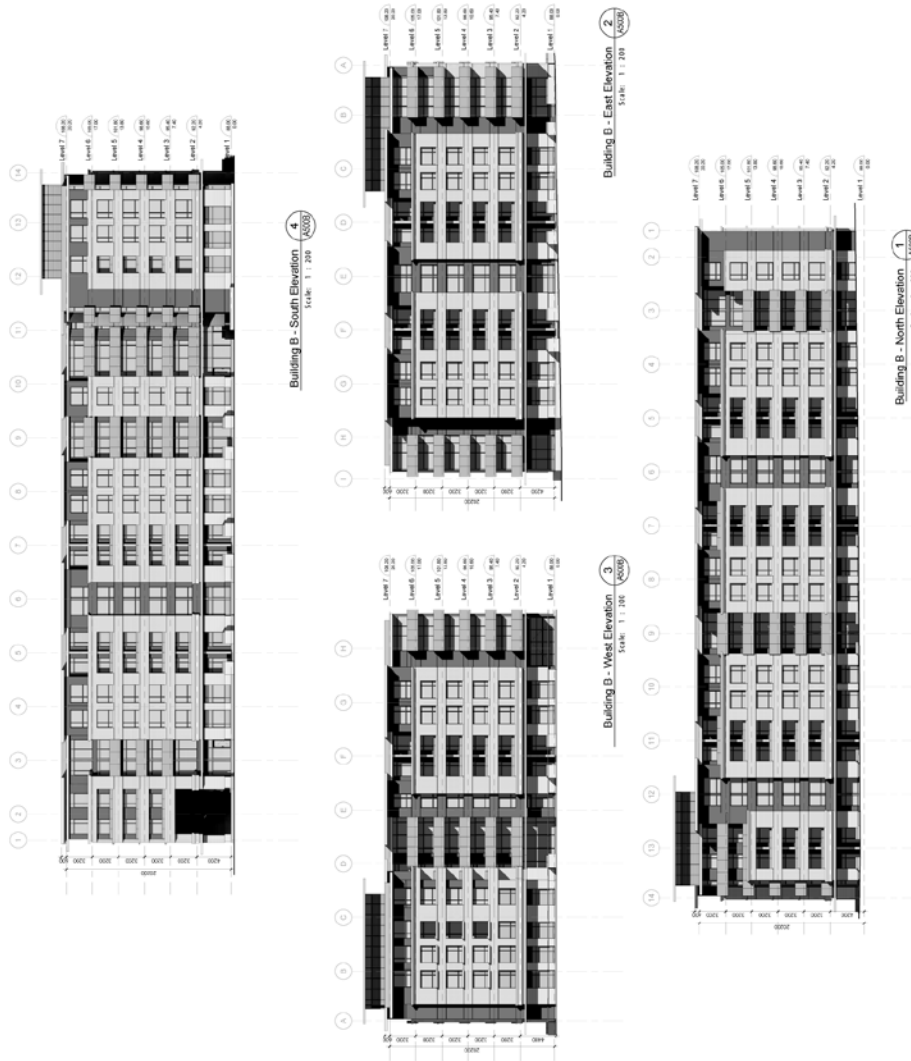
## 144 & 150 Berry Road

### Elevations - Building A Applicant's Submitted Drawing

Not to Scale  
10/31/14

File # 14 193159 WET 05 02

# Attachment 3b: Elevations



144 & 150 Berry Road

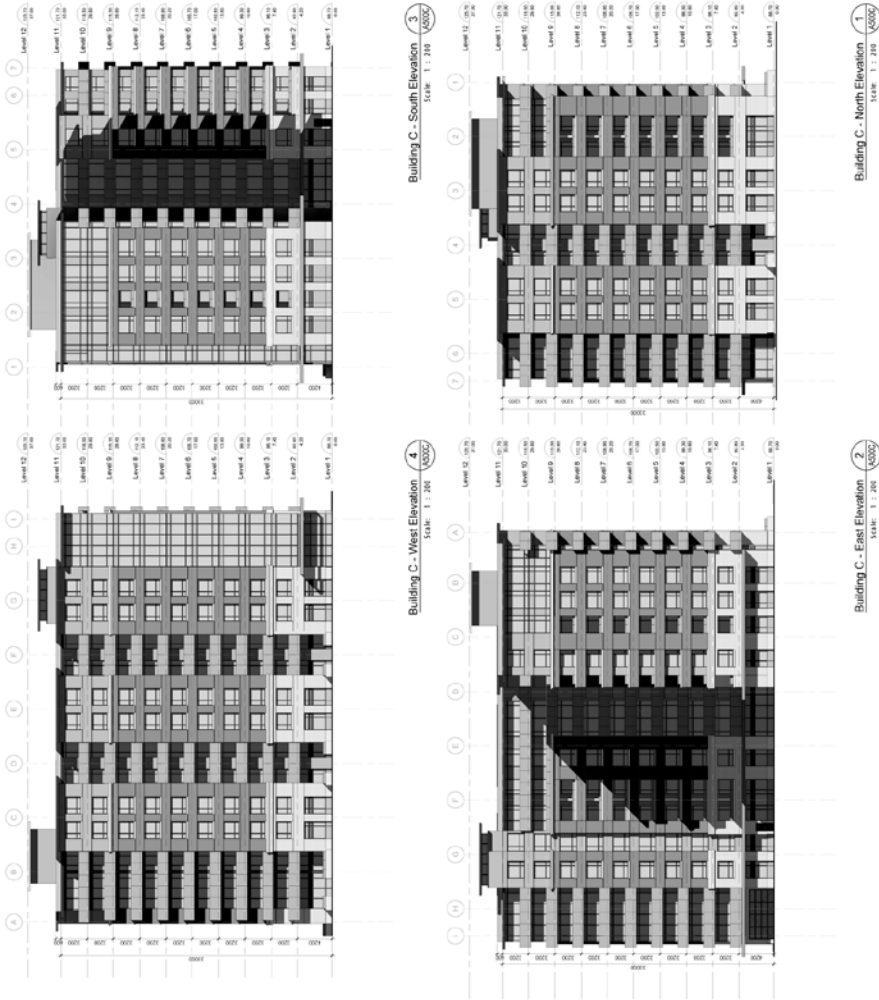
File # 14 193159 WET 05 02

Elevations - Building B  
Applicant's Submitted Drawing

Not to Scale  
10/31/14



# Attachment 3c: Elevations



## Elevations - Building C

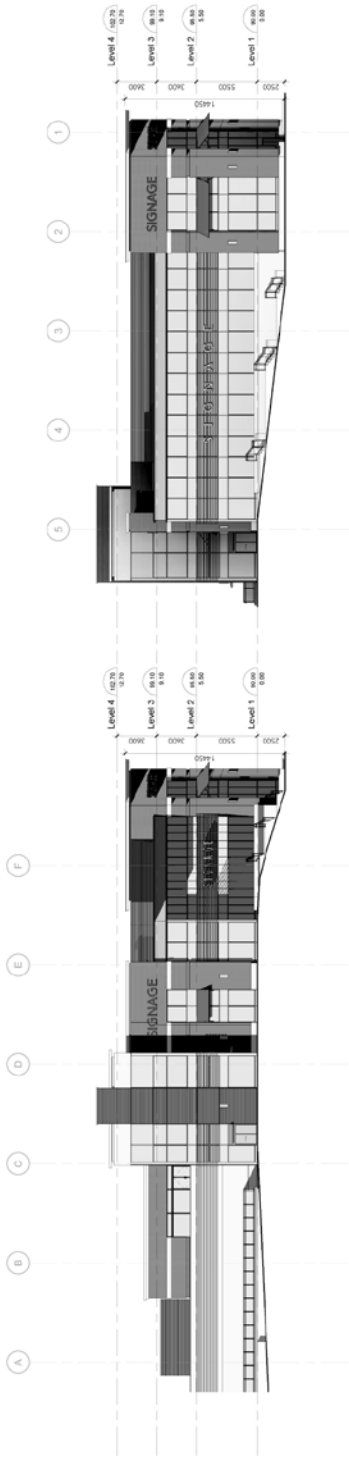
Applicant's Submitted Drawing

Not to Scale  
10/31/14

## 144 & 150 Berry Road

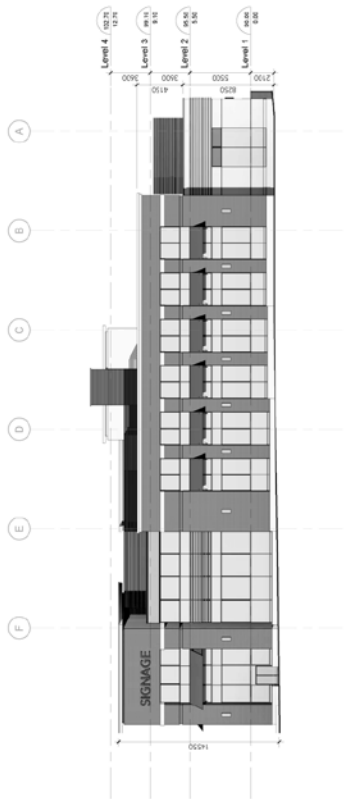
File # 14 193159 WET 05 0Z

# Attachment 3d: Elevations



Building D - West Elevation 4  
Scale: 1 : 200 A5000

Building D - South Elevation 3  
Scale: 1 : 200 A5000



Building D - East Elevation 2  
Scale: 1 : 200 A5000

Building D - North Elevation 1  
Scale: 1 : 200 A5000

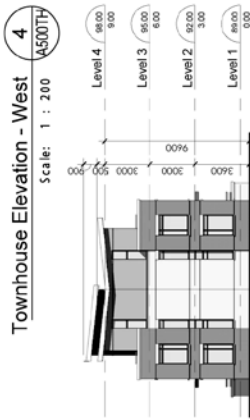
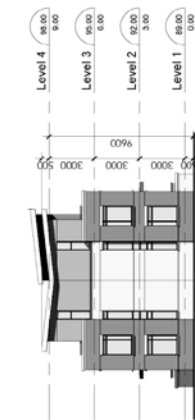
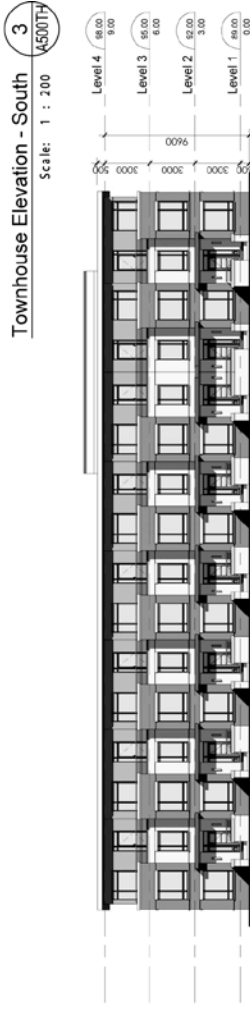
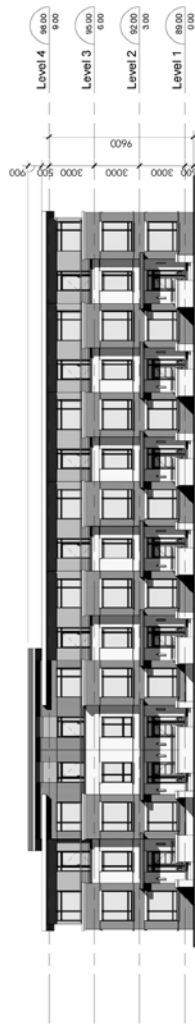
**Elevations - Building C**  
Applicant's Submitted Drawing

Not to Scale  
10/31/14

**144 & 150 Berry Road**

File # 14 193159 WET 05 0Z

### Attachment 3e: Elevations

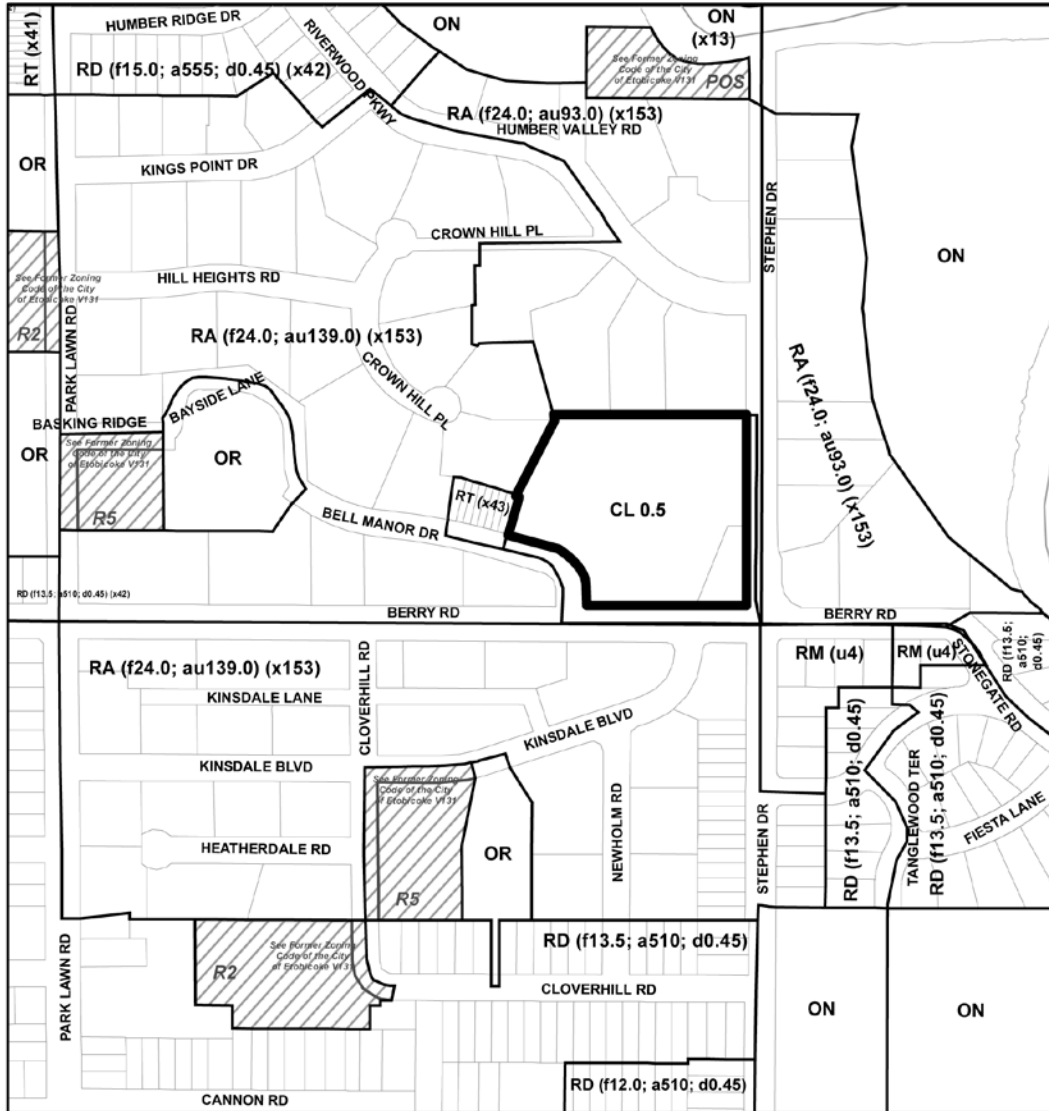


**Elevations - Townhouse**  
 Applicant's Submitted Drawing  
 Not to Scale  
 10/31/14

**144 & 150 Berry Road**


File # 14 193159 WET 05 02

Attachment 4a: Zoning (Toronto Zoning By-law No. 569-2013)



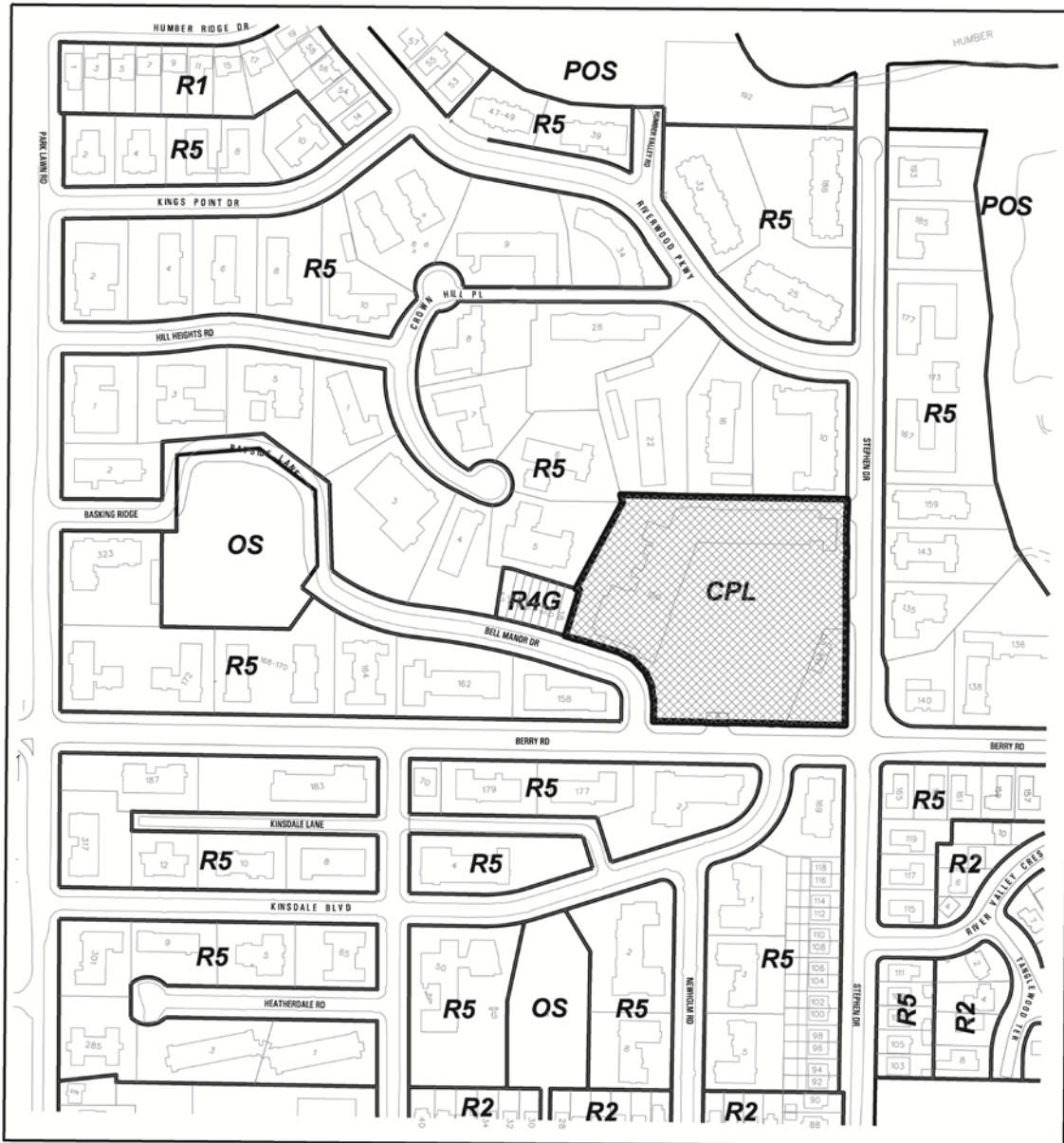
**TORONTO** City Planning  
**Zoning By-law 569-2013**

**144 & 150 Berry Road**  
 File # 14 193159 WET 05 0Z

-  Location of Application
-  See Former Zoning Code of the City of Etobicoke V131
- RD Residential Detached
- RT Residential Townhouse
- RA Residential Apartment
- CL Commercial Local
- ON Open Space Natural
- OR Open Space Recreation

↑  
 Not to Scale  
 Extracted 10/09/2014

## Attachment 4b: Zoning (Former City of Etobicoke Zoning Code)



**144 & 150 Berry Road**

File # 14 193159 WET 05 0Z

- |                                      |                        |
|--------------------------------------|------------------------|
| R1 Residential First Density         | OS Public Open Space   |
| R2 Residential Second Density        | POS Private Open Space |
| R5 Residential Fifth Density         |                        |
| R4G Residential Fourth Density Group |                        |
| CPL Commercial Planned Local         |                        |



Not to Scale  
Zoning By-law 11,737 as amended  
Extracted 11/06/2014

## Attachment 5: Official Plan



**TORONTO** City Planning  
**Official Plan**

144 & 150 Berry Road

File # 14\_193159 WET 05 02



↑  
 Not to Scale  
 10/09/14

## Attachment 6: Application Data Sheet

Application Type Details	Rezoning Rezoning, Standard	Application Number: Application Date:	14 193159 WET 05 OZ July 18, 2014
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Municipal Address: 144 and 150 BERRY ROAD

Location Description: PLAN 5261 BLK A NRS TO PT RR \*\*GRID W0508

Project Description: Proposed amendments to the new City of Toronto Zoning By-law No. 569-2013 and former City of Etobicoke Zoning Code to permit a phased mixed use development. Phase 1 of the development would consist of a 2-storey commercial building (containing a grocery store and health centre). Phase 2 would include a new public road, publicly accessible open space, three mid-rise residential buildings (one 10-storey and two 6-storey buildings) and a 3-storey, 16-unit townhouse block.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
BOUSFIELDS INC. PETER SMITH		KOHN PARTNERSHIP ARCHITECTS INC.	2384903 ONTARIO INC.

### PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	n/a
Zoning:	CPL, CL 0.5	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	21506.87	Height:	Storeys:	2, 3, 6, 6, 10
Frontage (m):	89.5 m (min) 121.3 m (max)		Metres:	14.45 m, 9.6 m, 20.2 m, 20.2 m, 33 m
Depth (m):	143.1 m			
Total Ground Floor Area (sq. m):	7084			<b>Total</b>
Total Residential GFA (sq. m):	33151		Parking Spaces:	669
Total Non-Residential GFA (sq. m):	3327		Loading Docks	4
Total GFA (sq. m):	36478			
Lot Coverage Ratio (%):	4.96			
Floor Space Index:	1.7			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Condo		
Rooms:	0	Residential GFA (sq. m): 33151	0
Bachelor:	0	Retail GFA (sq. m): 3327	0
1 Bedroom:	413	Office GFA (sq. m): 0	0
2 Bedroom:	67	Industrial GFA (sq. m): 0	0
3 + Bedroom:	16	Institutional/Other GFA (sq. m): 0	0
Total Units:	496		

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	Luisa Galli, Senior Planner & Sabrina Salatino, Planner	
	<b>TELEPHONE:</b>	(416) 394-6007	(416) 394-8025