

**Zanini Developments Inc. - 112 Evans Avenue and  
801 Oxford Street, File No. Z-2268, Request to Lift  
Holding (H) Designation (Lakeshore-Queensway)**

*(City Council on November 23, 24 and 25, 1999, adopted this Clause, without amendment.)*

**The Etobicoke Community Council recommends the adoption of the following report (November 1, 1999) from the Director of Community Planning, West District:**

Purpose:

To consider a proposal to lift the Holding (H) designation for a portion of the property at 112 Evans Avenue and 801 Oxford Street.

Financial Implications and Impact Statement:

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

Recommendation:

It is recommended that Council support the request by Zanini Developments Inc. to lift the Holding (H) designation for the balance of their site at 112 Evans Avenue, with the exception of Parts 1 and 2 on Plan 66R-18486, subject to the required notice of intent to pass a by-law to lift the Holding (H) designation.

Background:

On April 15, 1999, Toronto City Council adopted By-law No. 227-1999, which rezoned certain lands located on the north side of Evans Avenue from Second Density Residential (R2) and Class 1 Industrial (I.C1) to Group Area Fourth Density Residential (R4G) to permit the development of a 127-unit condominium townhouse project. The by-law included holding provisions which would have to be addressed, prior to development occurring. The holding provisions require the submission of a storm water management report, detailed drainage plans, and, the receipt of approvals from the Ministry of the Environment, including the signing of any agreements required to implement their approval.

Comments:

The applicant has worked with staff to finalize a grading and drainage plan, and has recently received approval from the Ministry of the Environment for all of the site, with the exception of two parcels of land identified as Parts 1 and 2 on Plan 66R-18486 (Attachment No. 1). The applicant's soil consultant has prepared a report which indicates that the site is suitable for the proposed development, and the City's peer review consultant has confirmed those results. In addition, a Development Agreement has been signed and registered for this project.

Conclusions:

This matter has been reviewed by Works and Emergency Services staff in conjunction with the Legal Division who advise that, subject to notice being given, it would be appropriate to release additional lands from the Holding (H) designation as identified in Attachment No. 1.

Contact:

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Insert Table/Map No. 1  
Attachment No. 1 - 112 Evans Avenue