

**636 Evans Avenue - Zoning Amendment Application –  
Final Report**

<b>Date:</b>	October 14, 2011
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 6 – Etobicoke-Lakeshore
<b>Reference Number:</b>	10 126796 WET 06 OZ

**SUMMARY**

This application proposes the construction of 66 townhouse units at 636 Evans Avenue.

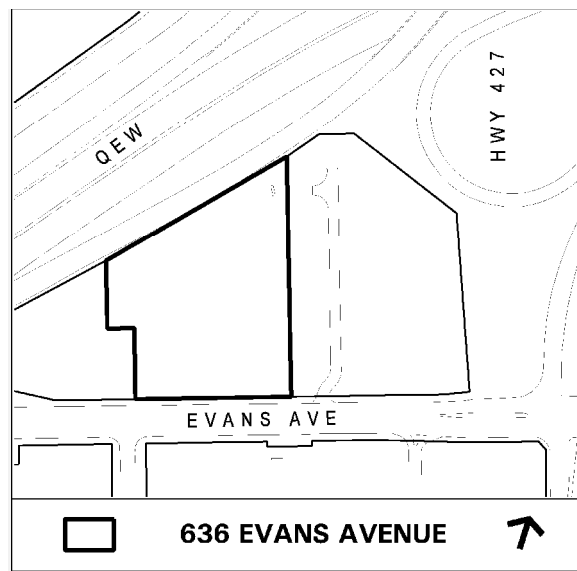
The proposed built form and relationship to the public street fits with the existing residential developments located along Evans Avenue and is similar in scale and form to the townhouse developments located immediately to the east on both the north and south sides of Evans Avenue. The proposed development is appropriate for the area.

This report reviews and recommends approval of the application to amend the Zoning By-law.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. City Council amend the Zoning By-law for the lands at 636 Evans Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5 to this report.
2. City Council authorize the City Solicitor to make such stylistic and



technical changes to the draft Zoning By-law Amendment as may be required.

3. Before introducing the necessary Bills to City Council for enactment, require the Owner to enter into an Agreement pursuant to Section 37 of the Planning Act for a \$50,000 contribution towards local park and community improvements.

### **Financial Impact**

The recommendations in this report have no financial impact.

## **ISSUE BACKGROUND**

### **Proposal**

This application is for a Zoning By-law Amendment to redevelop the site with a three-storey, 66-unit residential townhouse development with a Gross Floor Area of approximately 12,750 square metres and a Floor Space Index of 1.0 times the lot area.

The original submission proposed the construction of 45 street townhouse condominium development fronting onto a looped private street. Each townhouse unit was to have a private driveway in the front yard. To address issues with respect to Development Infrastructure Policy and Standards Review (DIPS) and the Infill Townhouse Guidelines, the applicant revised their proposal to 66 street facing and back to back townhouse blocks with parking provided in an underground parking garage.

The proposed development includes 7 separate townhouse blocks. Two blocks are proposed to front onto Evans Avenue and each of these blocks will have 7 townhouse units. Between these two blocks a private driveway will lead from Evans Avenue into the interior of the site and terminate at the entrance to an underground parking ramp. Within the interior of the site there will be an additional 5 blocks with 7 to 14 townhouse units within each block. All of the townhouses will be three bedroom units in either a through or back to back townhouse style (Attachment 1).

A total of 144 parking spaces are proposed in the fully enclosed underground parking garage, accessible from the private driveway. The parking spaces will be configured such that a parking space is located directly adjacent to the basement entrance of each townhouse unit.

The blocks fronting onto Evans Avenue are proposed to have a variable setback from 2 to 3 metres from the south property line. A minimum 14 metres setback is maintained along the north (rear) property line adjacent to the QEW as required by MTO. A 2.5 metre high acoustic fence is proposed on top of a 1.0 metre high earth berm along the north property line to provide noise attenuation. The setback to the west property line ranges from 1.5 to 2.5 metres and is 1.5 metres along the east property line.

Amenity space is proposed as private at grade outdoor amenity areas for each unit ranging in size from 12 -37 square metres per unit. In addition, the rear portion of the site, including lands within the 14 metre MTO setback, will be developed as a shared amenity space for all residents within the development.

## **Site and Surrounding Area**

The site is located on the north side of Evans Avenue, just west of Browns Line. The north property line abuts the QEW highway. The site is relatively flat. A vacant industrial building is currently located on the site. The surrounding land uses are as follows:

North: QEW highway and further north across the QEW highway and west of Highway 427 is Sherway Gardens Shopping Centre;

South: low density residential houses and a high-rise apartment building across Evans Avenue;

East: townhouses and low scale residential apartment buildings;

West: commercial buildings (legal services, gas bar and car wash and motel).

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

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. 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.

## **Official Plan**

The site is designated *Mixed Use Areas* on Map 15 - Land Use Plan of the Toronto Official Plan. *Mixed Use Areas* consist of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. The use of the property for townhouses conforms to the *Mixed Use Areas* designation. The Plan also contains development criteria for developing lands in *Mixed Use Areas*. The development criteria seek to: create high quality developments; minimize impacts to adjacent residences; provide appropriate setbacks and heights, enhance

adjacent public streets; and provide attractive, comfortable and safe pedestrian environments.

## **Zoning**

The property is zoned Class 1 Industrial (I.C1) in the former City of Etobicoke Zoning Code. The I.C1 zone permits a variety of commercial and light industrial uses.

## **Site Plan Control**

The property is subject to Site Plan Control. An application for Site Plan Approval has not yet been submitted.

## **Reasons for Application**

The proposed townhouse development is not a permitted use in the I.C1 zone. An amendment to the former City of Etobicoke Zoning Code is required.

## **Community Consultation**

A community consultation meeting on the proposal was held June 28, 2010. The meeting was attended by the local Councillor, City Planning staff, and approximately 12 members of the public. Area residents and landowners have also provided written and verbal comments. The comments provided to City Planning staff, have been considered in the review of this application and are generally related to the following matters:

- lack of a continuous sidewalk along Evans
- need for noise attenuation barrier between QEW and townhouse units
- lack of amenity space
- how garbage and snow removal would be addressed
- density of development and size of individual units

## **Agency Circulation**

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

## **COMMENTS**

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

The proposal is consistent with the PPS. The development promotes intensification through compact building form utilizing existing infrastructure. It also promotes an efficient development and land use pattern including a desirable range and mix of residential uses for the area. The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

## **Land Use**

The subject site is located within the *Mixed Use Area* designation on Map 15 of the Official Plan. On the south side of Evans Avenue there are two different designations, lots going westwards are in a *Neighbourhoods* designation and eastwards they are in a *Mixed Use Area* designation. To the east of the subject site there are two separate townhouse developments of a similar form as proposed, one on the north side and one on the south side of Evans Avenue.

Given the proximity to similar townhouse type developments, including the adjacent property to the east, this revised proposal for 66 three storey townhouse units is considered to be an appropriate building type that will fit in with the varied and existing physical character of the larger neighbourhood.

## **Density, Height, Massing**

The 3 story buildings have a maximum height of 12 metres (Attachment 2). This height would result in limited late afternoon/evening shadowing to the residential properties located to the east.

Building setbacks are relatively consistent over the site. The building blocks fronting Evans Avenue have a setback that ranges from 2 to 3 metres creating a staggered appearance and visual interest along the street frontage. The side yards are 1.5 metres with the exception of one of the northerly blocks which has a 2.5 metre side yard setback from the west property boundary. The rear yard setback is 14 metres to an accessory structure used for garbage collection and a minimum 18.5 metres to the residential units.

The development concept is generally in accordance with the City's Urban Design Guidelines for Infill Townhouses.

## **Amenity Space**

At the Community consultation meeting there were concerns expressed about amenity space. As part of the proposed 35% landscaped open space over the entire site, each unit will have an at grade private amenity area generally ranging from 12 to 37 square metres per unit. Some of the private amenity space would be located at the rear of the unit and others at the front of the unit (Attachment 1).

A common outdoor amenity area is proposed to be located parallel and adjacent to the rear property line and will range in width from 14 to approximately 35 metres at its widest. This landscaped area incorporates the 14 metre MTO setback requirement adjacent to the QEW and is buffered from the QEW by a proposed 2.5 metre high acoustic fence on top of 1.0 metre high earth berm.

Amenity space requirements are incorporated in the draft Zoning By-law (Attachment 5)

## **Traffic Impact, Access, Parking**

The anticipated volume of vehicular traffic generated by the proposed development is not expected to negatively impact the level of service on the abutting street network. Traffic operational improvements are not required on the adjacent street network as a result of this development.

Vehicular access to the site is proposed from Evans Avenue via a 6 metre wide private driveway located on the south side of the property.

The 66 unit townhouse development is proposing 144 parking stalls (plus an additional 3 spaces designated for passenger pick-up/drop-off and a car wash stall) in an underground parking garage.

Transportation Services staff has reviewed the application and concur with the proposal.

## **Servicing**

The applicant proposes a garbage room equipped with on-site storage bins for garbage, recycling and organics in a separate detached building and a separate bulk garbage room. Solid waste is satisfied with the submitted drawings meeting the requirements for collection.

The Functional Servicing Report submitted by the applicant has been reviewed by Technical Services staff and been modified in accordance with staff requirements. The proposal can adequately be serviced by existing and proposed infrastructure improvements.

## **Open Space/Parkland**

The use is proposed to be residential. The site is in the highest quintile of current provision of parkland, as per Map 8B/C of the Official Plan. The site is not in a parkland priority area, as per Alternative Parkland Dedication Rate By-law 1020-2010.

The application proposes 66 residential units on a site of 1.1 hectares. At the alternative rate of 0.4 hectares per 300 units specified in By-law 1020-2010, the parkland dedication would be 0.09 hectares. The proposal is subject to cash-in-lieu of 8% of the value of the development site, net of any conveyances for public road purposes.

The owner proposes to satisfy the parkland dedication requirement by cash-in-lieu. Parks, Forestry and Recreation has confirmed this is appropriate as the required amount of parkland is too small to be of a functional size.

## **Toronto Green Standard**

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with

financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The applicant is required to meet Tier 1 of the TGS and has indicated that Tier 1 standards will be addressed as part of the Site Plan application. The applicant has also indicated that at the time of their Site Plan application they may pursue Tier 2 of the TGS.

### **Section 37**

Given the increase in proposed height and density, the proposed development are subject to the securing of community services and facilities under Section 37, provided the density and/or height increase are consistent with the objectives of the Official Plan regarding built form and physical environment.

The community benefits recommended to be secured in the Section 37 agreement is a \$50,000 contribution to local park and community improvements.

### **Development Charges**

It is estimated that the development charges for this project will be \$742,000. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

### **CONTACT**

Derek Waltho, Planner  
Tel. No. 416-394-8206  
Fax No. 416-394-6063  
E-mail: dwaltho@toronto.ca

### **SIGNATURE**

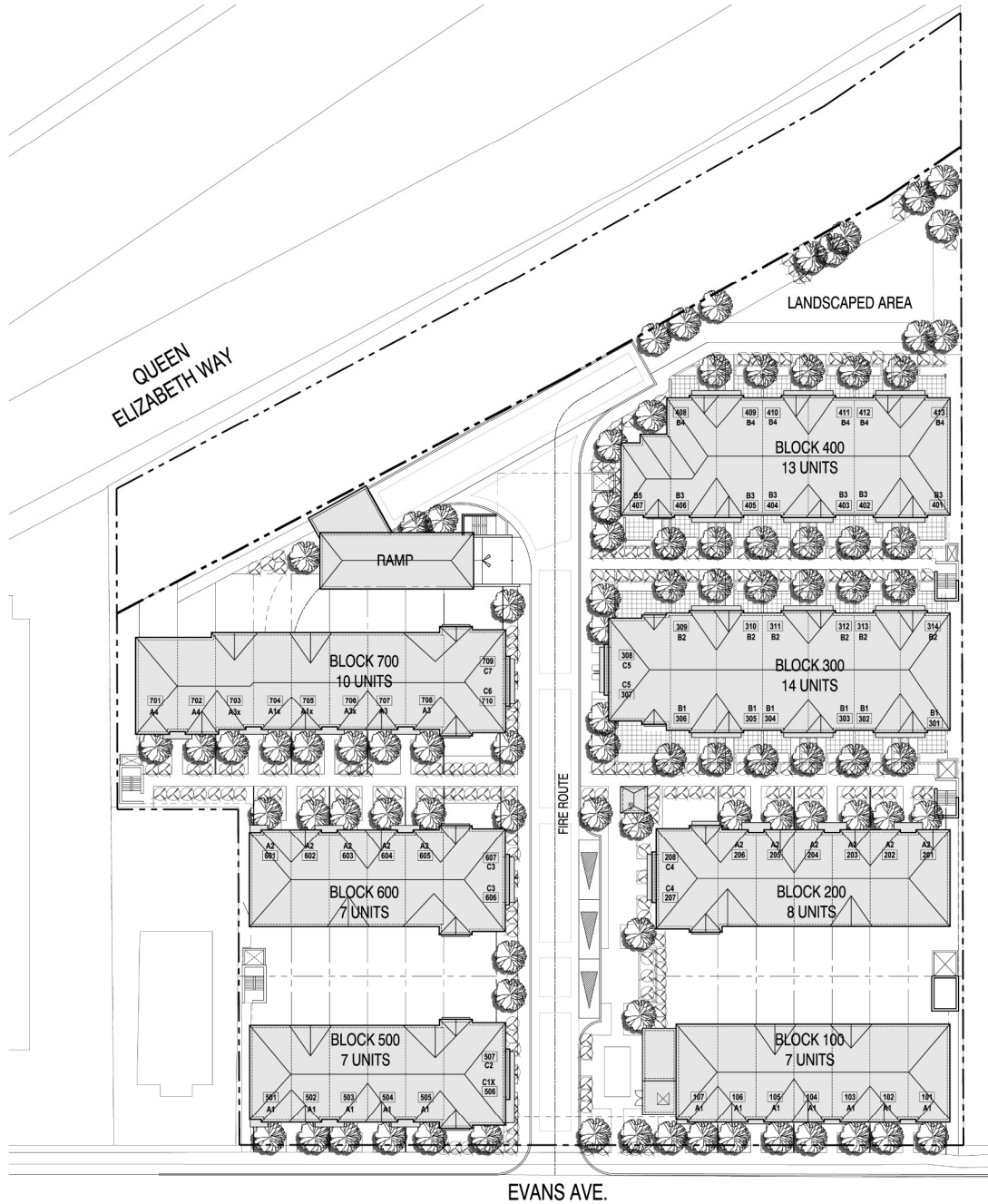
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Thomas C. Keefe  
Director, Community Planning  
Etobicoke York District

### **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Elevations  
Attachment 3: Zoning  
Attachment 4: Application Data Sheet  
Attachment 5: Draft Zoning By-law Amendment

# Attachment 1: Site Plan



## Site Plan

636 Evans Avenue

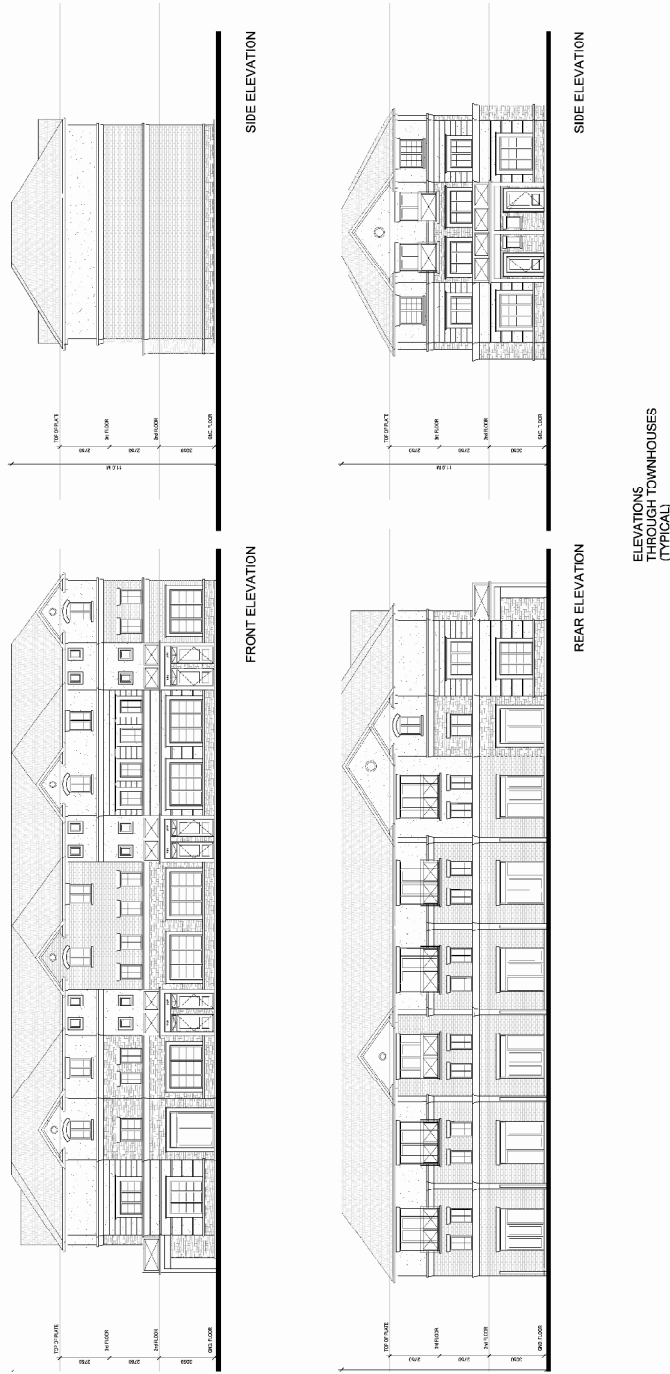
Applicants Submitted Drawing

Not to Scale 

File # 10 126796 WET 06 0Z



## Attachment 2: Elevations



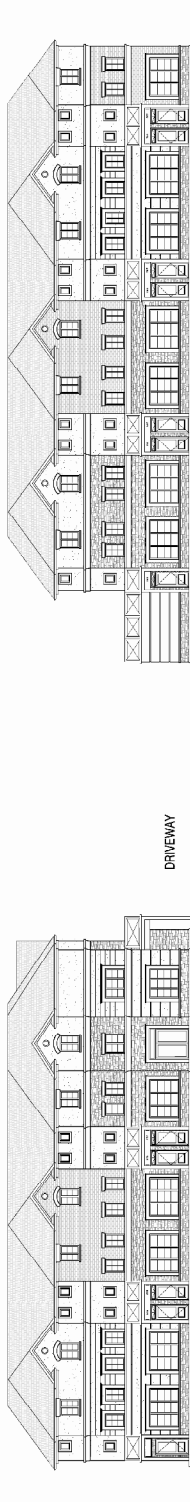
### Elevations

Applicant's Submitted Drawing

Not to Scale  
10/05/2011

636 Evans Avenue

File # 10 126796 WET 06 02



EVANS AVE ELEVATION

EVANS AVENUE  
STREET ELEVATION

DRIVEWAY

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## Elevations

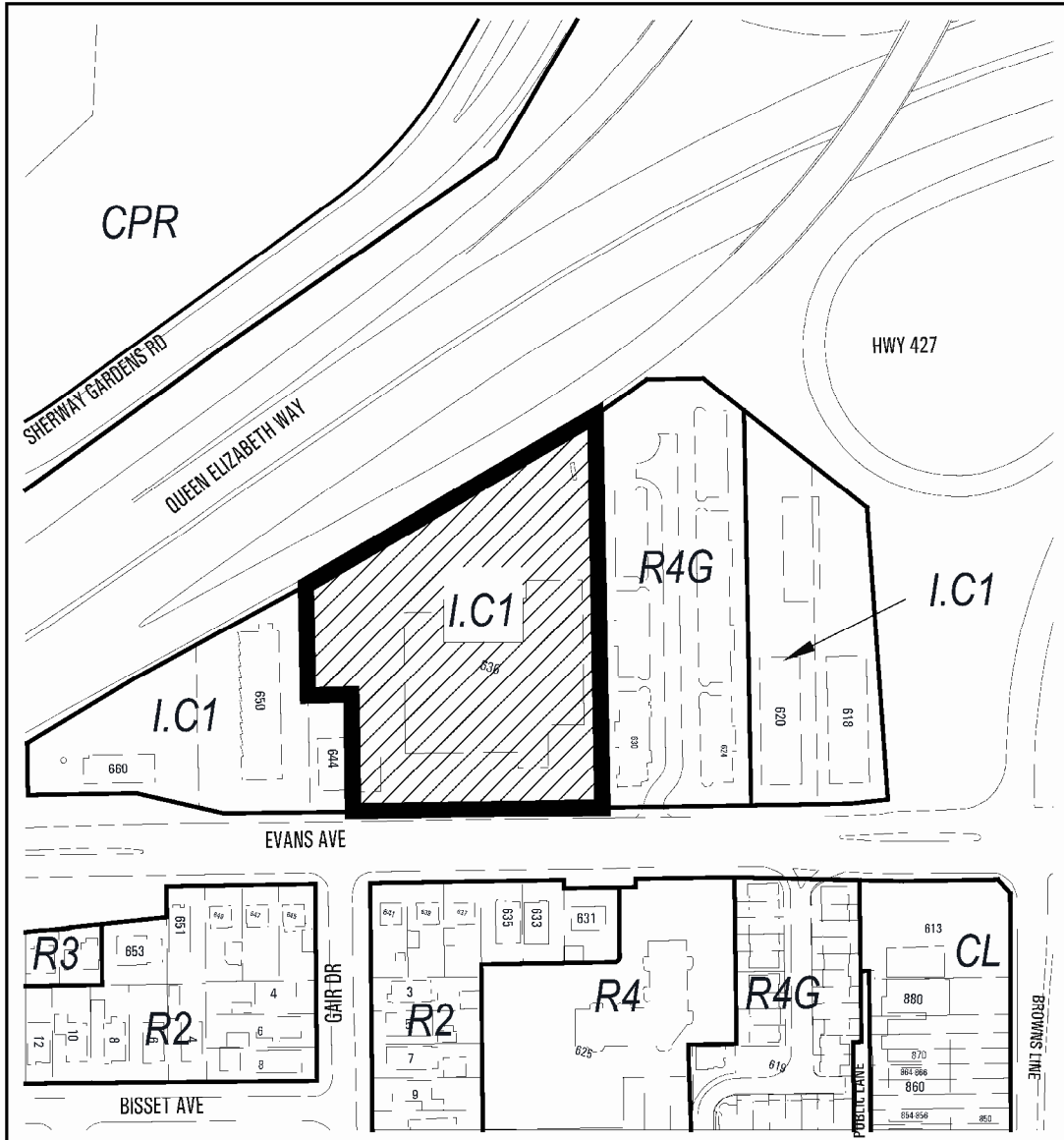
Applicant's Submitted Drawing

Not to Scale  
10/05/2011

636 Evans Avenue

File # 10 126796 WET 06 0Z

### Attachment 3: Zoning




**Toronto** City Planning  
**Zoning**

**636 Evans Avenue**  
 File # 10 126796 WET 06 02

- R2 Residential Second Density
- R3 Residential Third Density
- R4 Residential Fourth Density
- R4G Residential Fourth Density Group

- CPR Commercial Planned Regional
- CL Commercial Limited
- I.C1 Industrial Class 1

  
 Not to Scale  
 Zoning By-law 11.737 as amended  
 Extracted 10/03/2011

## Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	10 126796 WET 06 OZ
Details	Rezoning, Standard	Application Date:	March 4, 2010

Municipal Address: 636 EVANS AVE  
 Location Description: CON 3 PT LT11 \*\*GRID W0601  
 Project Description: Proposed amendments to the Etobicoke Zoning Code to permit the development of residential townhouse units in a variety of forms including street related, back to back and through units within seven blocks.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
BOUSFIELDS INC			636 EVANS AVENUE INC

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	1.C1 Industrial
Zoning:		Historical Status:	
Height Limit (m):		Site Plan Control Area:	

### PROJECT INFORMATION

Site Area (sq. m):	11275.81	Height:	Storeys:	3	
Frontage (m):	91.3		Metres:	12	
Depth (m):	143.2				
Total Ground Floor Area (sq. m):	0				<b>Total</b>
Total Residential GFA (sq. m):	12750		Parking Spaces:	144	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	12750				
Lot Coverage Ratio (%):	0				
Floor Space Index:	1.0				

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo, Freehold			
Rooms:	0	Residential GFA (sq. m):	11458	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	66	Institutional/Other GFA (sq. m):	0	0
Total Units:	66			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Derek Waltho, Planner</b>
	<b>TELEPHONE:</b>	<b>416-394-8206</b>

**Attachment 5: Draft Zoning By-law Amendment**

**CITY OF TORONTO**

**BY-LAW No. XXXX-2011**

**To amend Chapters 320 and 324 of the Etobicoke Zoning Code with respect to certain lands located on the north side of Evans Avenue west of Browns Line, municipally known as 636 Evans Avenue.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS the matters herein set out are in conformity with the Official Plan as adopted by the Council of the City of Toronto;

WHEREAS Council of the City of Toronto has provided adequate information to the public and held at least one public meeting in accordance with the *Planning Act*;

WHEREAS pursuant to Section 37 of the *Planning Act*, the Council of a municipality may, in a by-law passed under Section 34 of the *Planning Act*, authorize increases in the height or density of development beyond that otherwise permitted by City of Toronto By-law No. 438-86, as amended, in return for the provision of such facilities, services or matters as are set out in the by-law;

WHEREAS Subsection 37(3) of the *Planning Act* provides that, where an owner of land elects to provide facilities, services or matters in return for any increase in the height or density of development, the municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services and matters;

WHEREAS the owner of the lands hereinafter referred to has elected to provide the facilities, services and matters, as hereinafter set forth;

WHEREAS the increases in the density or height permitted hereunder, beyond those otherwise permitted on the lands by City of Toronto By-law No. 438-86, as amended, and are to be permitted subject to the provision of the facilities, services and matters set out in this By-law and to be secured by one or more agreements between the owner of the lands and the City of Toronto;

WHEREAS Council has required the owner of the aforesaid lands to enter into one or more agreements to secure certain facilities, services and matters in return for the increases in *height* and density in connection with the aforesaid lands as permitted in this By-law;

THEREFORE the Council of the City of Toronto HEREBY ENACTS as follows:

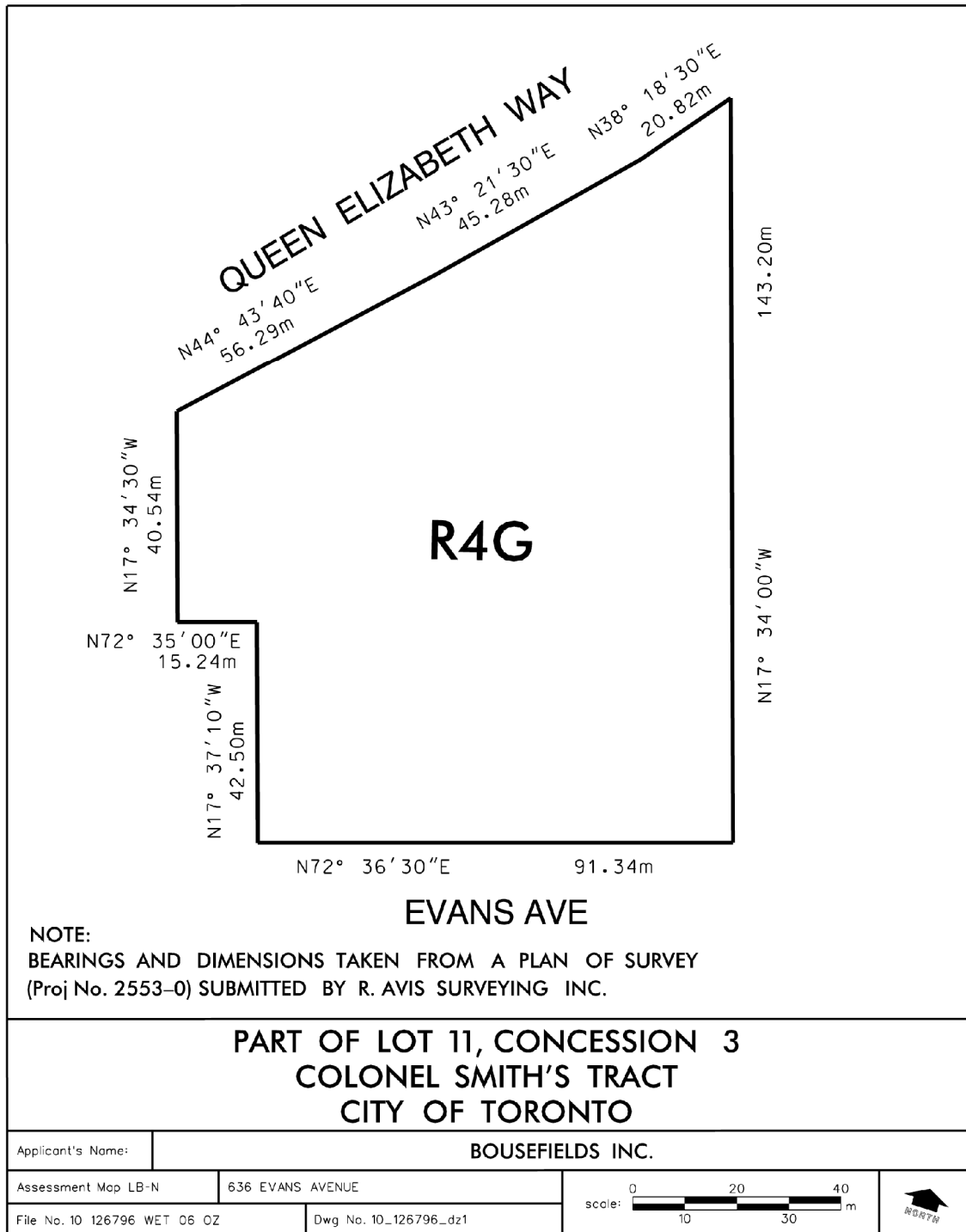
1. That the Zoning Map referred to in Section 320-5, Article II of the Zoning Code, originally attached to Township of Etobicoke By-law No. 11,737, be and the same is hereby amended by changing the classification of the lands located in the former Township of Etobicoke as described in Schedule 'A' annexed hereto from Class 1 Industrial (I.C1) to Group Area Fourth Density Residential (R4G) provided that the following provisions shall apply to the development of the Group Area Fourth Density Residential (R4G) lands identified in Schedule 'A' attached hereto.
2. For the purposes of this By-law, townhouse dwelling units shall be defined as "multiple dwellings consisting of a series of attached dwelling units each having a direct access from the outside, and shall include group dwellings and row dwellings".
3. Notwithstanding Sections 320-18, 320-24.5, 320-69, 320-70 and 320-71 of the Etobicoke Zoning Code, the following development standards shall now be applicable to the Group Area Fourth Density Residential (R4G) lands described in Schedule 'A' attached hereto :
  - (a) A maximum of 66 townhouse dwelling units shall be permitted.
  - (b) The minimum building setbacks shall not be less than the measurements shown on Schedule 'B' attached hereto, and shall be measured from the main exterior walls of each block of townhouse dwellings.
  - (c) Required building setbacks and separations shall not be obstructed by any construction other than the following:
    - (i) access stairs to grade and parking, fences, planter boxes, retaining walls and corner turrets;
    - (ii) chimney breasts, eaves, bay windows or other projections extending a maximum of 1.0 metres from any exterior wall of a building provided they are located a minimum of 1.0 metre from the property line or internal driveway; and
    - (iii) within the rear yards, open, uncovered decks, porchways or verandas and grade-related patios;
    - (iv) underground parking structure may have a 0 metre setback from the west, east and south lot line;
    - (iv) notwithstanding i, ii, and iii above, there shall be no encroachment within the 14.0 metre MTO setback at the north property line.

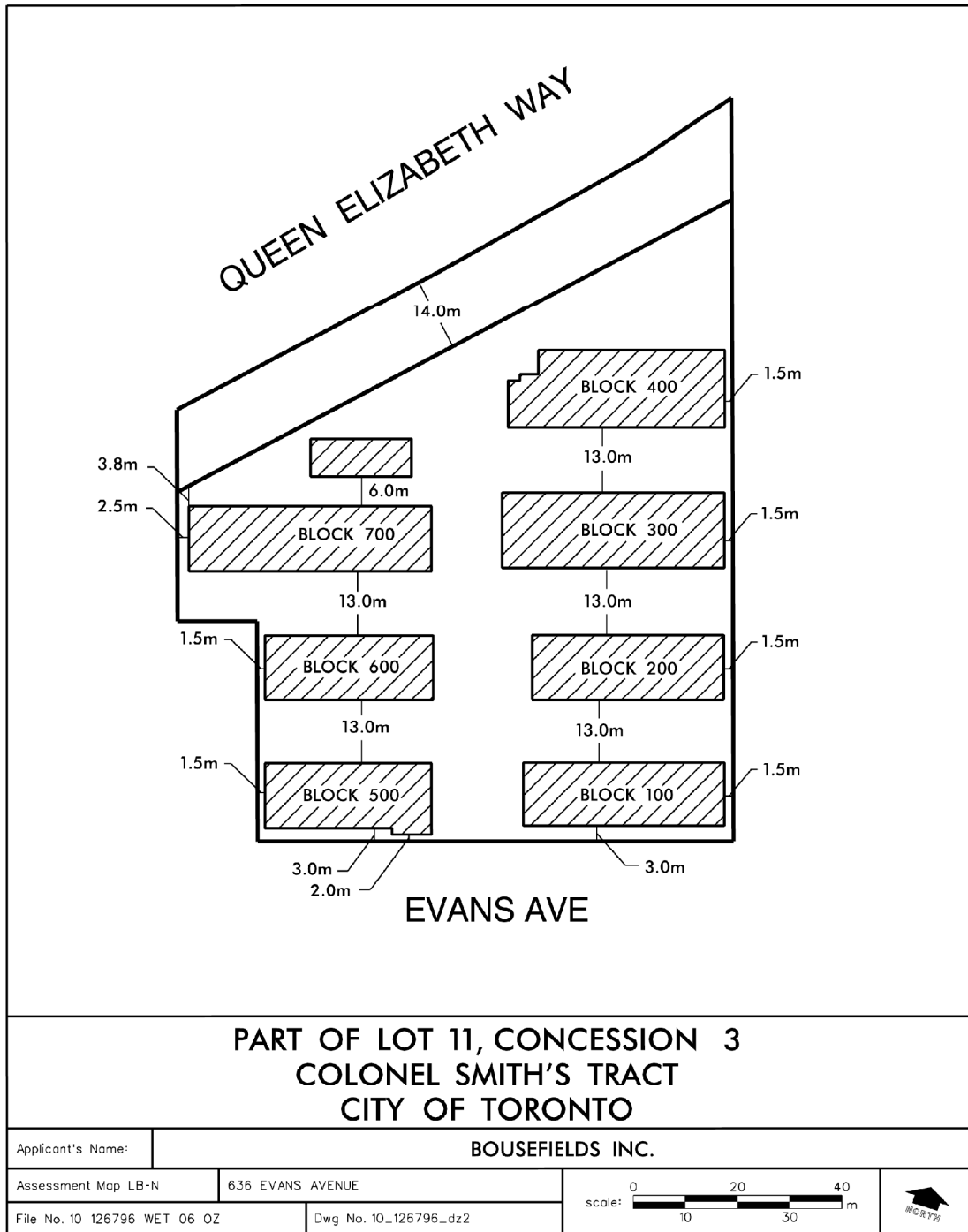
- (d) The maximum permitted gross floor area shall be 13,000 square metres.
  - (e) The maximum combined building coverage shall not exceed 45% of the total land area, exclusive of those provisions included within Section 3(c) of this by-law.
  - (f) For the purposes of this By-law the minimum combined landscape open space shall not be less than 35% of the total land area shown on Schedule 'A' of which a minimum of 12m<sup>2</sup> per dwelling unit shall be provided as private at grade amenity space. For the purposes of this By-law, landscape open space shall include walkways and those provisions included within Section 3(c) of this by-law.
  - (g) The maximum building height of each unit shall be 12.0 metres, measured to the midpoint of the roof.
  - (h) For each dwelling unit, 1.5 parking spaces shall be provided within an underground parking garage.
  - (i) For each dwelling unit, a minimum of 0.2 visitor parking spaces shall be provided.
  - (j) Permitted accessory uses shall include central air conditioning units within the required building setback, and satellite dishes not exceeding 1.2 square metres in area.
  - (k) A minimum of 1 loading space shall be provided with a minimum dimension of 13.0 metres by 4.0 metres with an unencumbered minimum vertical clearance of 6.1 metres.
4. Notwithstanding the above By-law and Zoning Code standards, a sales trailer and/or construction trailer is permitted without restriction during the development of the lands.
  5. Where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this By-law shall apply.
  6. The facilities, services and matters set out herein are the matters required to be provided by the owner of the lot at its expense to the City in accordance with an agreement or agreements, pursuant to Section 37(3) of the *Planning Act*, in a form satisfactory to the City and such agreement(s) shall be registered against title to the lot as outlined in heavy lines on Schedule A to secure the following facilities, services or matters:

- i) Prior to the issuance of the first above grade building permit, the owner shall provide a cash payment of \$50,000 to the city of Toronto as a contribution to the local park and community improvements.
7. Chapter 324, Site Specifics, of the Etobicoke Zoning Code, is hereby amended to include reference to this By-law by adding the following to Section 324-1, Table of Site Specific By-laws:

<b>BY-LAW NUMBER AND ADOPTION DATE</b>	<b>DESCRIPTION OF PROPERTY</b>	<b>PURPOSE OF BY-LAW</b>
XXXX-2011 _____, 2011	Lands located on the north side of Evans Avenue, west of Browns Line, municipally known as 636 Evans Avenue.	To rezone the lands from Class 1 Industrial (I.C1) to Residential Group Area Fourth Density (R4G) to permit 66 dwelling units, subject to site specific development standards.







**PART OF LOT 11, CONCESSION 3  
COLONEL SMITH'S TRACT  
CITY OF TORONTO**

Applicant's Name:		BOUSEFIELDS INC.	
Assessment Map LB-N	636 EVANS AVENUE		
File No. 10 126796 WET 06 OZ	Dwg No. 10_126796_dz2	scale: 0 20 40 10 30 m	