

4780 Eglinton Avenue West - Zoning By-law Amendment and Draft Plan of Subdivision Applications - Preliminary Report

Date:	May 29, 2014
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 4 – Etobicoke Centre
Reference Number:	14 139493 WET 04 OZ and 14 139520 WET 04 SB

SUMMARY

The Zoning By-law Amendment application proposes to amend the former City of Etobicoke Zoning Code to permit the development of the land at 4780 Eglinton Avenue West with a fourteen block, 3 storey townhouse development containing 87 freehold units. A semi-detached dwelling is also proposed containing two units.

The proposed development would have a gross floor area of approximately 23,000 m², a floor space index of 1.13 times the lot area and a height of approximately 12.5 m. A Draft Plan of Subdivision is also proposed which would create the residential blocks and a 16.5 m wide public street having access off Widdicombe Hill Boulevard and terminating with a cul de sac at the easterly end of the property.

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



It is intended that a community consultation meeting be scheduled by staff in consultation with the Ward Councillor in the fourth quarter of 2014.

A Final Report and public meeting under the *Planning Act* to consider these applications are targeted for the first quarter of 2015 provided all required information is submitted by the applicant in a timely matter.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 4780 Eglinton Avenue West together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres 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 pre-application consultation meeting was held with the applicant on December 9, 2013 to discuss complete application submission requirements. Planning staff identified the following issues to be addressed:

- a) Meeting DIPS standards for public road and laneways;
- b) Solid Waste and Fire Services requirements;
- c) Urban Design Guidelines for Infill Townhouses such as built form, setbacks, site layout and the provision of amenity space;
- d) Provision and location of public walkways for pedestrian access; and
- e) Location of the cul-de-sac.

ISSUE BACKGROUND

Proposal

The proposal is for the construction of a fourteen block, 3-storey townhouse development containing 87 freehold townhouse units and a semi-detached dwelling containing 2 units. A new public street (Street "A") extending from Widdicombe Boulevard is also proposed (see Attachments 1 and 2). A private driveway would be located at the west end of the site having access from the new public street (Block 16). The private driveway would provide vehicular access to the townhouse units facing Widdicombe Hill Boulevard.

The proposed townhouses would range in size from 177 m² to 217 m² and would all have 3 bedrooms. The units would feature a fourth floor mezzanine which provides access to a roof terrace. All the units would be 6 m wide and have two parking spaces, one inside an integral garage and one on the driveway. The proposed rear yards of the units on the north side of the new street would range in depth from approximately 3 m to 8 m.

Street A is proposed to be 16.5 m in width, and would have an 8 m paved roadway and a 2.0 m sidewalk on the south side. The street would end with a cul de sac at the east end of the property. A 3 m wide public walkway would provide pedestrian access from the cul de sac to Eglinton Avenue West.

The public street and the public pedestrian walkway would be dedicated to the City through the registration of the Plan of Subdivision.

Site and Surrounding Area

The site is located on the northeast corner of Widdicombe Hill Boulevard and Eglinton Avenue West and is currently vacant. This site was originally intended to be part of the planned Richview Expressway which was cancelled in the 1960's. The property was subsequently deemed surplus by the City and transferred to Build Toronto for development purposes in 2011, following approval of the Eglinton Crosstown Light Rail Transit Environmental Assessment. The land has subsequently been purchased by the applicant.

The site is approximately 2.0 ha in size and generally rectangular in shape. It has a frontage of approximately 332 m on Eglinton Avenue West and approximately 50 m on Widdicombe Hill Boulevard.

Surrounding land uses are as follows:

- North: Two high rise apartment buildings on the south side of Widdicombe Hill Boulevard with surface parking and open landscaped area, with single detached homes beyond.
- South: Across Eglinton Avenue West is a low rise residential neighbourhood with predominantly single-detached homes and townhouses.
- East: Mature woodlot.
- West: Across Widdicombe Hill Boulevard, a new development under construction containing stacked townhouses.

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 policy 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 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 subject lands are designated *Apartment Neighbourhoods* on Map 14 – Land Use Plan in the Official Plan. *Apartment Neighbourhoods* are comprised of apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents. This designation does not anticipate significant growth within these areas, however compatible infill development is provided for.

All land uses provided for by the *Neighbourhoods* designation are also allowed in *Apartment Neighbourhoods*. Townhouses are provided for in *Apartment Neighbourhoods* and an amendment to the Official Plan is not required.

Section 4.2 of the Official Plan states that in these established *Apartment Neighbourhoods*, improving amenities and accommodating sensitive infill, where it can improve the quality of life and promote environmental sustainability, are key considerations. *Apartment Neighbourhoods* are distinguished from low-rise *Neighbourhoods* as a greater scale of building is provided for and different criteria are required to guide development.

This portion of Eglinton Avenue West is identified on Map 2 of the Official Plan as an *Avenue*. *Avenues* are corridors along major streets intended for incremental reurbanization to create new residential, commercial, and retail opportunities while improving the overall pedestrian environment, the appearance of the street and accessibility to transit for community residents.

The subject lands are also designated as a *Transit Priority Segment* on Map 5 in the Official Plan.

Eglinton Crosstown Light Rail Transit

Eglinton Avenue West is also identified as a future transit corridor on *Map 4 – Higher Order Transit Corridors* of the Official Plan.

The Toronto Transit Commission completed a Transit Environmental Assessment for the implementation of a light rail transit (LRT) system within the Eglinton Avenue corridor

extending from Kennedy Road in the east to Pearson International Airport in the west. The study recommended construction of an LRT facility within an exclusive right-of-way within the centre of Eglinton Avenue West.

Implementation of the project has been divided into two phases. Phase One, currently under construction, extends from Kennedy Station to the Weston Road/Eglinton Avenue West intersection in Mount Dennis. Phase Two of the LRT project between Mount Dennis and Pearson International Airport is currently unfunded and the timing for implementation is unknown. The subject site is located adjacent to the Phase Two LRT corridor.

Zoning

Under the former City of Etobicoke Zoning Code, a zoning classification has not been prescribed to the subject lands. In instances such as this, the Zoning Code states that the zoning of abutting lands applies. Therefore, the zoning classification of the lands to the north of the subject site would apply and the subject lands are deemed to be zoned R4-Fourth Density Residential.

The R4 zoning allows for a broad range of residential dwellings including single-detached, semi-detached, duplexes and apartment buildings. The proposed townhouses are not permitted in the R4 Zone. This application is not subject to the new City-wide Zoning By-law (By-law 569-2013).

Site Plan Control

The site and proposed development are subject to Site Plan Control. An application for Site Plan Approval has been submitted and is being reviewed concurrently with the subject applications.

Urban Design Guidelines for Infill Townhouses

The Urban Design Guidelines for Infill Townhouses 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. These guidelines provide direction on matters such as, but not limited to, the following:

- the layout of development sites in a manner that uses and extends the existing street network and avoids creating dead end conditions;
- providing on-site common open space and landscaping that enhances the pedestrian environment;
- providing ground level pedestrian access through blocks to achieve clear sight lines and direct links to the public sidewalk;
- ensuring that setbacks from streets provide a space for landscaping and a continuous greenspace, as well as a front stoop and entry for units;
- locating service areas where there will be minimal noise and visual impact on streets and pedestrian areas; and

- achieving a facing distance of 15 m between blocks for the purpose of providing light, view and privacy, and the creation of amenity areas.

Draft Plan of Subdivision

An application for Draft Plan of Subdivision has been submitted to establish the proposed residential blocks and secure the proposed public street (see Attachment 2). The owner will be required, as part of the application review process, to address and resolve any servicing and technical matters related to this proposal.

Reasons for the Application

The proposed townhouses are not a permitted use under the R4 zoning. A Zoning By-law Amendment is required to permit the townhouses and to establish appropriate development standards. A Draft Plan of Subdivision application is required to establish the residential blocks and new public street.

COMMENTS

Application Submission

The following reports/studies were submitted with the applications:

- Planning Rationale
- Phase 2, Residential Development, Trip Generation Summary
- Stage 1 Archaeological Assessment
- Stage 2 Archaeological Assessment
- Phase 1 Environmental Site Assessment
- Limited Phase II Environmental Site Assessment
- Geotechnical Investigation Report
- Functional Servicing Report
- Draft Zoning By-law Amendment
- Toronto Green Standard (TGS) Checklist

A Notification of Complete Application was issued on May 7, 2014.

Issues to be Resolved

Based on a preliminary review of the proposal, the following issues/concerns have been identified:

- Conformity with the *Apartment Neighbourhoods* Official Plan policies;
- Ensuring sufficient servicing infrastructure is available to support the proposed development;
- Compatibility with the existing physical character, built form and pattern of development prevalent in the adjacent established residential neighbourhood;
- Scale, mass and intensity of the development as it relates to the size of the development parcel including building setbacks and site layout;
- Conformity with the City's Urban Design Guidelines for Infill Townhouses including the review of the proposed blocks/units with minimal breaks, limited

- outdoor amenity space, reduced rear yard setbacks and number of steps leading to front door of proposed units;
- Site functionality for pedestrian access to Eglinton Avenue West and the connection to the public realm and the surrounding neighbourhood;
 - Conformity with the Eglinton Crosstown Light Rail Transit (LRT) Environmental Assessment;
 - Location, design and maintenance of public pedestrian walkways;
 - Tree preservation on or adjacent to the subject property;
 - Conformity with the City's Development Infrastructure Policy and Standards (DIPS);
 - Site circulation, loading and garbage storage and collection;
 - Conformity to Solid Waste and Fire Services requirements in relation to the proposed private driveway (Block 16);
 - Review of the Toronto Green Standard Checklist for compliance with Tier 1 performance measures;
 - Establishing the private driveway (Block 16) as a Common Elements Condominium; and
 - Applicability of Section 37 of the *Planning Act*.

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

CONTACT

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Fax No: 416-394-6063
E-mail: estandre@toronto.ca

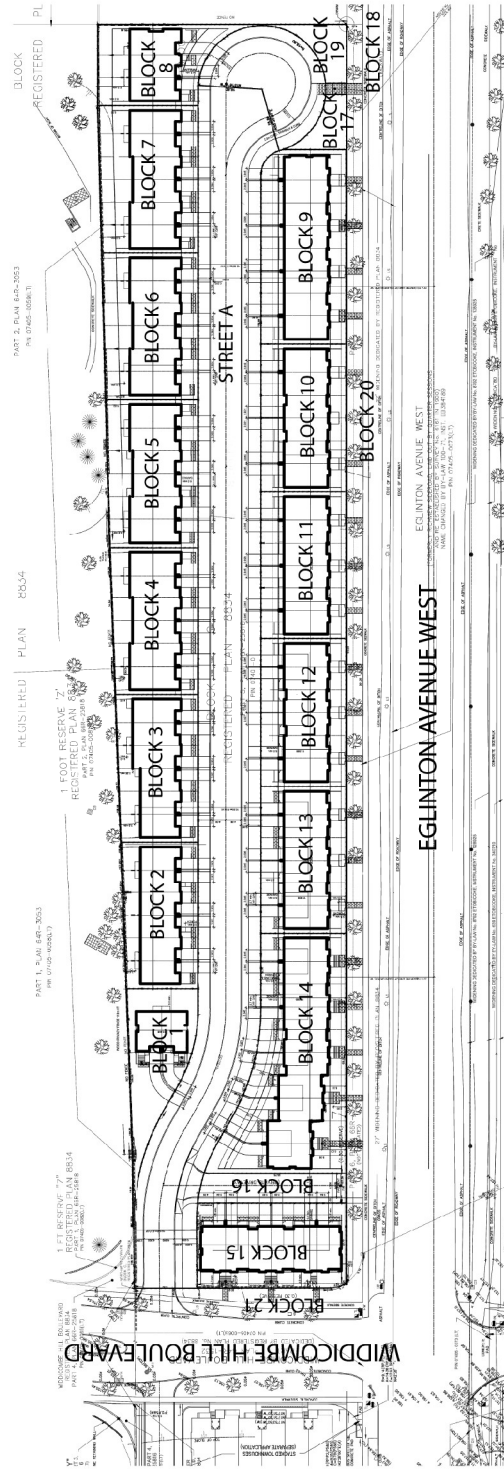
SIGNATURE

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

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Draft Plan of Subdivision
Attachment 3a-e: Elevations
Attachment 4: Zoning
Attachment 5: Application Data Sheet

Attachment 1: Site Plan



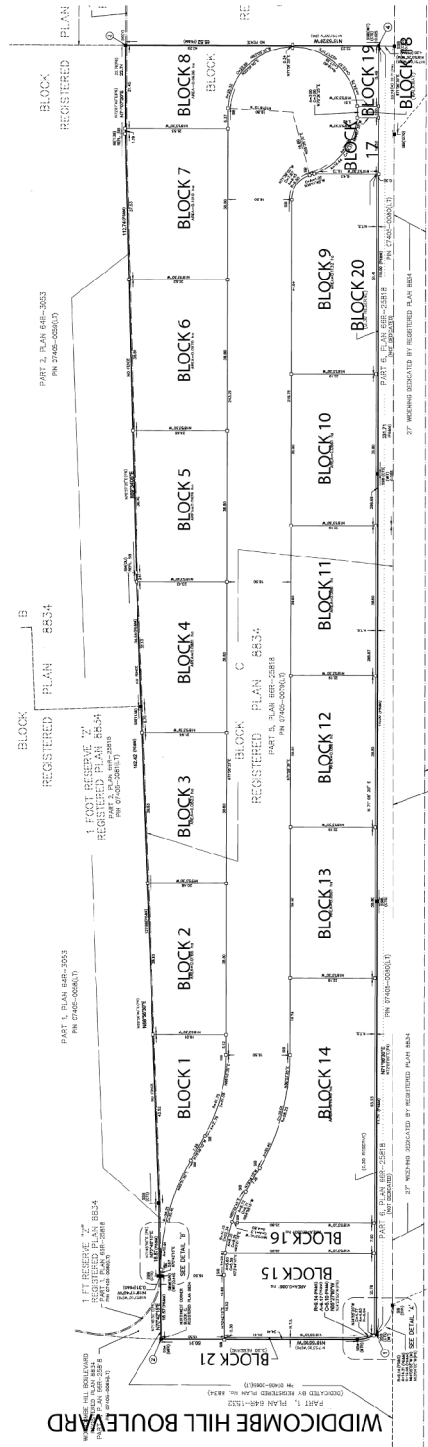
Site Plan
4780 Eglinton Avenue West

Applicant's Submitted Drawing

Not to Scale
 05/02/2014

File # 14 139493 WET 04 0Z

Attachment 2: Draft Plan of Subdivision



EGLINTON AVENUE WEST

4780 Eglinton Avenue West

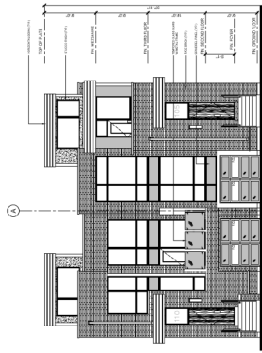
Plan of Subdivision

Applicant's Submitted Drawing

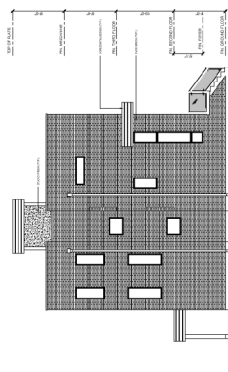
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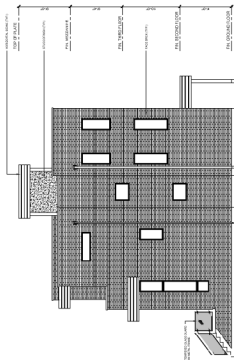
Attachment 3a: Elevations



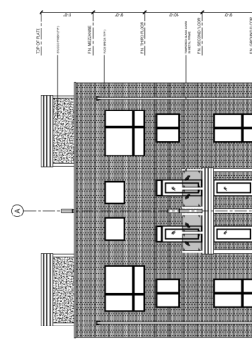
Front Elevation - Block 1



Left Side Elevation - Block 1



Right Side Elevation - Block 1



Rear Elevation - Block 1

Elevations

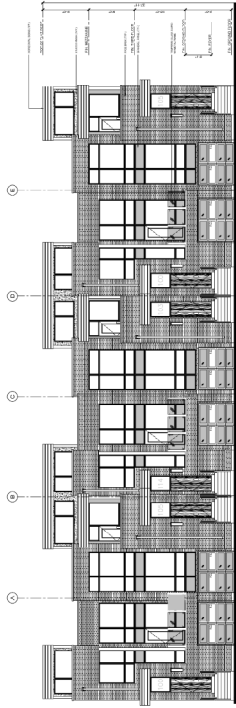
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05/02/2014

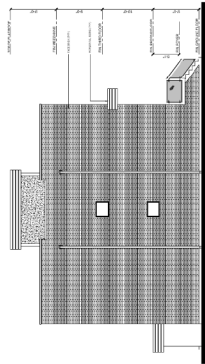
4780 Eglinton Avenue West

File # 14 139493 WET 04 02

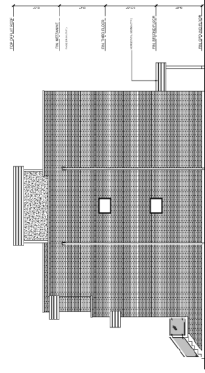
Attachment 3b: Elevations



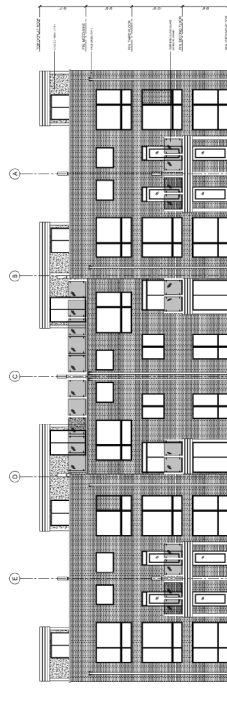
Front Elevation - Typical North Side of Street



Left Side Elevation - Typical North Side of Street



Right Side Elevation - Typical North Side of Street



Rear Elevation - Typical North Side of Street

Elevations

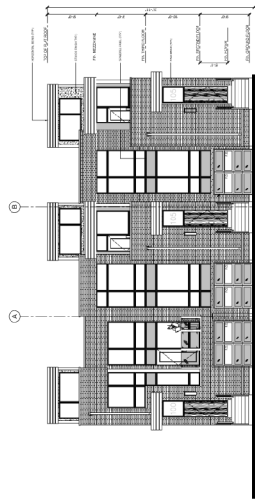
Applicant's Submitted Drawing

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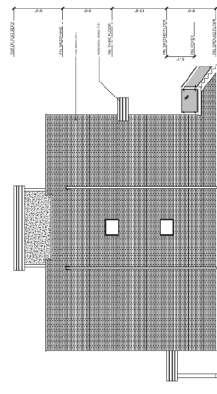
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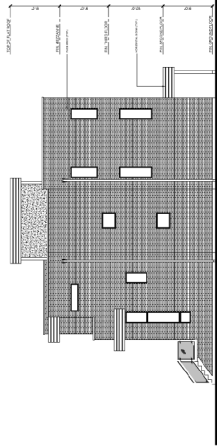
Attachment 3c: Elevations



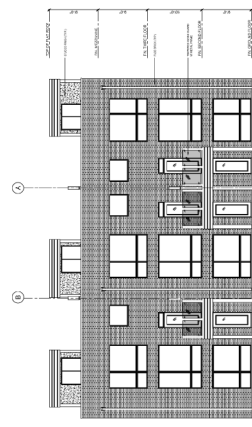
Front Elevation - Block 8



Left Side Elevation - Block 8



Right Side Elevation - Block 8



Rear Elevation - Block 8

Elevations

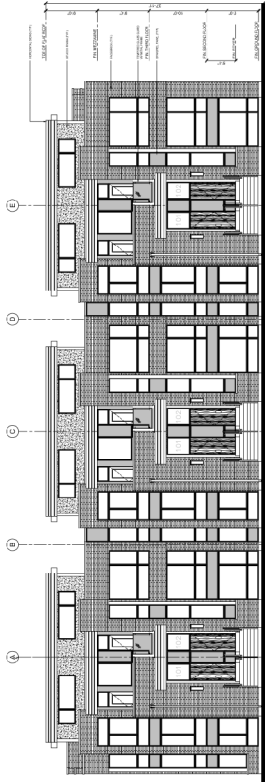
Applicant's Submitted Drawing

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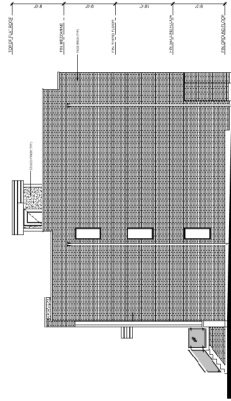
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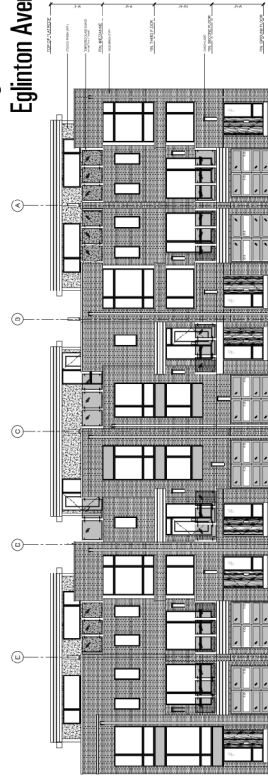
Attachment 3d: Elevations



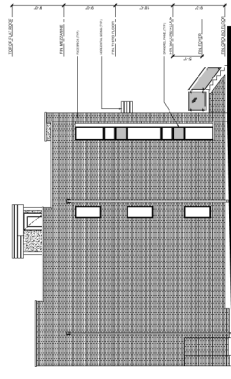
Front Elevation - Typical along Eglinton Avenue West



Right Side Elevation - Typical along Eglinton Avenue West



Rear Elevation - Typical along Eglinton Avenue West



Left Side Elevation - Typical along Eglinton Avenue West

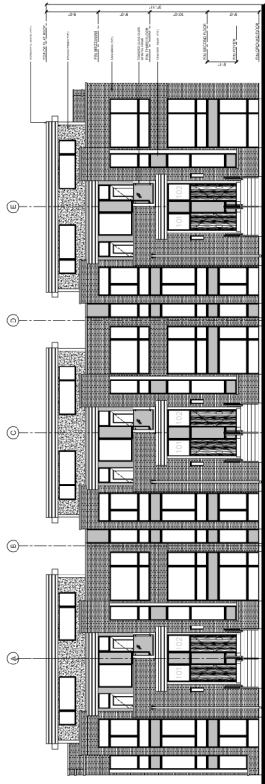
Elevations
4780 Eglinton Avenue West

Applicant's Submitted Drawing

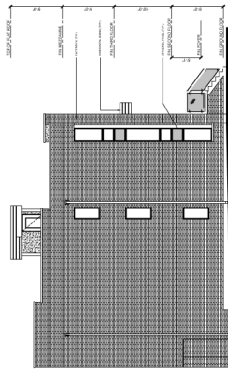
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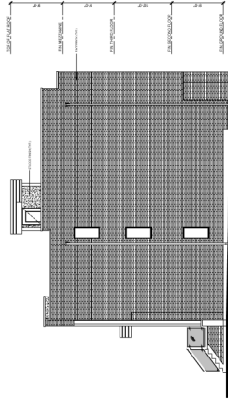
Attachment 3e: Elevations



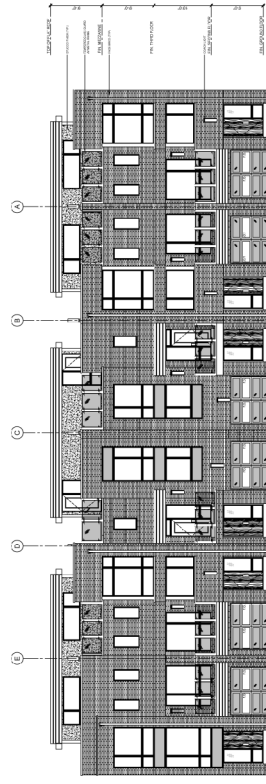
Front Elevation - Block 15



Left Side Elevation - Block 15



Right Side Elevation - Block 15



Rear Elevation - Block 15

Elevations

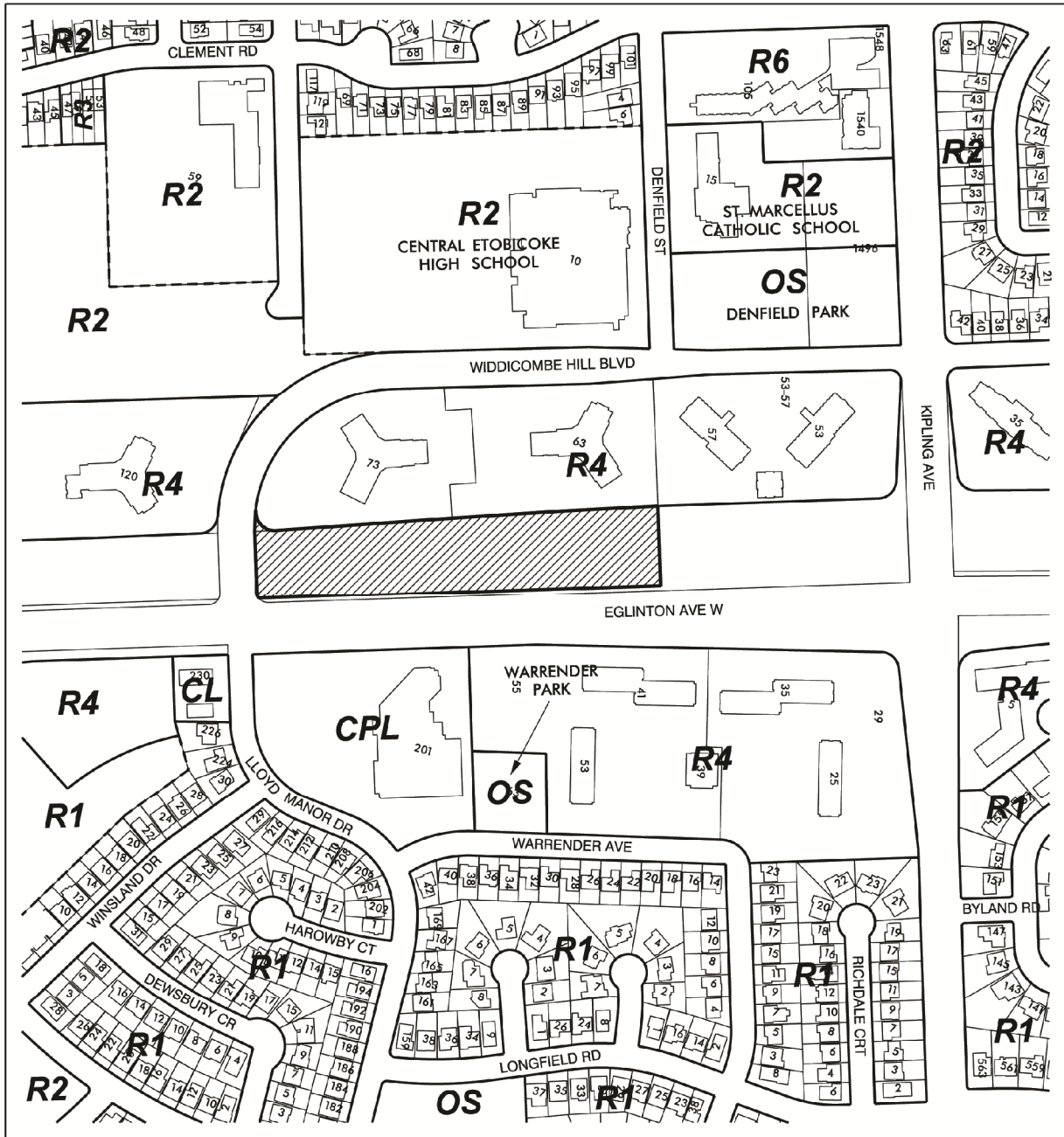
Applicant's Submitted Drawing

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05/02/2014

4780 Eglinton Avenue West

File # 14 139493 WET 04 0Z

Attachment 4: Zoning



Toronto City Planning
Zoning

4780 Eglinton Avenue West

File # 14 139493 WET 04 02

- R1 Residential First Density
- R2 Residential Second Density
- R4 Residential Fourth Density
- R6 Residential Sixth Density

- OS Public Open Space
- CPL Commercial Planned Local
- CL Commercial Limited



Not to Scale
Zoning By-law 11,737 as amended
Extracted 04/28/2014

Attachment 5: Application Date Sheet

Application Type	Rezoning	Application Number:	14 139493 WET 04 OZ
Details	Rezoning, Standard	Application Date:	April 8, 2014

Municipal Address: 4780 EGLINTON AVENUE WEST

Location Description: PLAN 8834 PT BLK C PT 1 FT RESERVE Z RP 66R25818 PARTS 2 AND 5 **GRID W0403

Project Description: To permit the construction of 87, three-storey freehold townhouse units and one semi-detached dwelling. A new public road with a cul-de-sac is also proposed.

Applicant:	Agent:	Architect:	Owner:
CITYZEN DEVELOPMENT GROUP			FERNBROOK HOMES (WIDDICOMBE) LIMITED

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	N
Zoning:	R4	Historical Status:	n/a
Height Limit (m):	n/a	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	20334	Height:	Storeys:	3
Frontage (m):	332		Metres:	12.5
Depth (m):	50			
Total Ground Floor Area (sq. m):	7017			Total
Total Residential GFA (sq. m):	23000		Parking Spaces:	178
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	23000			
Lot Coverage Ratio (%):	34.5			
Floor Space Index:	1.13			

DWELLING UNITS

Tenure Type:	Freehold
Rooms:	
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	89
Total Units:	89

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	23000	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT: **PLANNER NAME:** **Ellen Standret, Planner**
TELEPHONE: **416-394-8223**