

Clause embodied in Report No. 6 of the Etobicoke Community Council, as adopted by the Council of the City of Toronto at its meeting held on July 22, 23 and 24, 2003.

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**Final Report - Application to Amend the Etobicoke Zoning Code  
Tilak Corporation, John Beresford, Architect, 120 Eringate Drive  
File No. TA CMB 2003 0001 (Ward 3 - Etobicoke Centre)**

*(City Council on July 22, 23 and 24, 2003, amended this Clause by amending Recommendation No. (2) of the Etobicoke Community Council to now read as follows:*

*“(2) that 25 percent of the cash-in-lieu of parkland dedication from the subject site be directed to local parks in the area, in compliance with City policy.”)*

**The Etobicoke Community Council recommends:**

- (1) the adoption of the report (June 17, 2003) from the Director, Community Planning, West District; and**
- (2) that the entire amount of cash-in-lieu of parkland dedication from the subject site be directed to the local parks in the area.**

The Etobicoke Community Council reports, for the information of Council, having held a statutory Public Meeting on July 9, 2003, and appropriate notice of this meeting was given in accordance with the Planning Act.

**The Etobicoke Community Council submits the following report (June 17, 2003) from the Director, Community Planning, West District:**

Purpose:

To consider a proposal for an amendment to the Etobicoke Zoning Code by Tilak Corporation, with respect to lands known municipally as 120 Eringate Drive, in order to permit a mixed-use development that includes both medium density residential and commercial components.

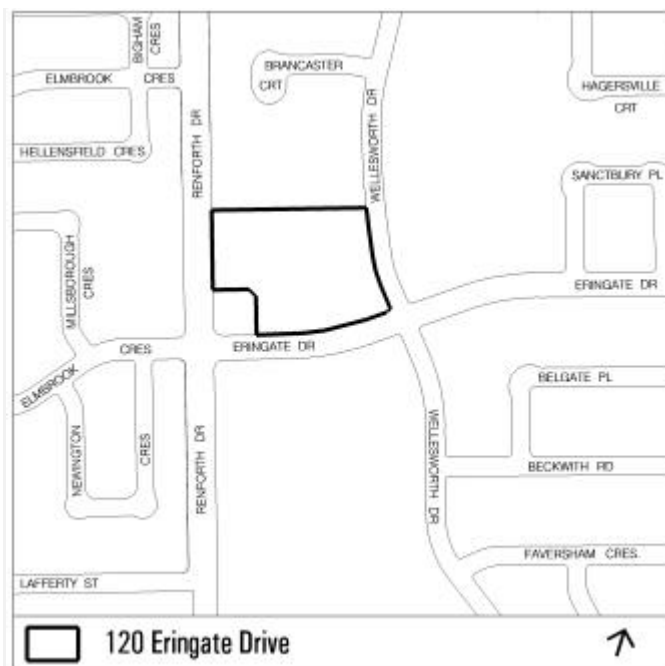
Financial Implications and Impact Statement:

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

Recommendations:

It is recommended that:

- (1) the Etobicoke Zoning Code be amended substantially in accordance with the draft Zoning By-law Amendment appended to this report as Attachment No. 8; and,
- (2) the City Solicitor be authorized to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.



Background:

- (1) Proposal

The proposal is for a mixed use development that includes both medium density residential and commercial components. The residential component will be located on the northerly and easterly portions of the site, fronting onto both Renforth Drive and Wellesworth Drive. The commercial component will be located on the south-west portion of the site, extending easterly along the Eringate Drive frontage. Each component will have its own vehicular access and circulation system (Attachment No. 1).

The original proposal, which consisted of 89, 3-storey townhouse units and 1 115 square metres (12,000 square feet) of retail commercial gross floor area (excluding the existing Tim Horton's restaurant), has been substantially revised by the applicant following discussions with representatives of the Eringate Community Residents' Association, Planning staff and the Ward Councillor. The applicant is now proposing 77 residential units, consisting of 2 single-detached, 34 semi-detached, and 41 townhouse dwelling units, as well as, an expanded 1 478 square metre (15,900 square feet) retail commercial plaza.

Table 1 provides a summary of information as provided by the applicant of the revised proposal submission.

TABLE 1

Site Area	2.25 hectares	5.6 acres
Commercial	0.65 hectares	1.6 acres
Residential	1.60 hectares	4.0 acres
Number of residential units	77	
Residential Density	48.12 units per hectare	19.25 units per acre
Gross Floor Area		
Commercial		
Existing	282 square metres	3,035 square feet
Proposed	1 196 square metres	12,875 square feet
Residential	12 320 square metres	132,615 square feet
Floor Space Index	1.0 of combined site area	
Commercial	0.22 of commercial site area	
Residential	0.78 of residential site area	
Building Coverage	6 947 square metres (56% of combined site area)	
Commercial	1 478 square metres (22% of commercial site area)	
Residential	5 469 square metres (34% of residential site area)	
Building Height Above Finished Grade	Commercial	8 metres
	Residential	15 metres
		26 feet
		49.2 feet
Parking		
Commercial (required)	98 spaces	
(proposed)	103 spaces	
Residential (required)	154 spaces	
(proposed)	175 spaces (including 21 visitor)	
Bedroom Breakdown	3 bedroom (77)	
Average Unit Size	160 square metres	1,720 square feet

(2) Residential Component

The proposed residential development will occupy 1.6 hectares (4.0 acres) of the subject site and consists of 77 units, consisting of 2 single-detached, 34 semi-detached and 41 townhouse dwelling units. The overall density amounts to 48.12 units per hectare (119.25 units per acre), with a gross floor space index of 0.78.

The proposed townhouse units will be grouped into 10 blocks and will be located along the Renforth Drive frontage (2 blocks; 8 units) and the interior of the site. The proposed semi-detached units will be located within the interior of the site and along the Wellesworth Drive (8 units) and Eringate Drive (6 units) frontages, with the exception of the unit closest to the intersection that will be a single-detached dwelling unit. Another single-detached unit is proposed within the interior of the site. The dwelling units along the Renforth Drive, Eringate Drive and Wellesworth Drive frontages will be located close to the street line, with double-car garages to the rear of the units, thereby eliminating individual garages and driveways from the front facades in order to enhance the streetscape and reduce the traffic impact on adjacent public streets (Attachment No. 2).

All units will be accessed by a private driveway system. The private driveway system will gain its access from both Eringate Drive and Renforth Drive.

The proposed development provides for a mix of 10 different units types, with floor areas ranging from approximately 148 to 208 square metres (1,600 to 2,245 square feet). All of the units will be three-stories in height and will have a minimum width of 5.5 metres (18 feet).

The 23 units fronting on Renforth Drive, Eringate Drive, and Wellesworth Drive, as well as 18 units internal to the site, will have two-car at-grade garages to the rear of the units accessed from the internal driveway system. These units will be provided with amenity areas in the form of decks 2.6–3.0 metres (8-1/2-10 feet) in depth and 5.5–6.3 meters (18-20-1/2 feet) in width, located at the second floor level above the garages. The remainder of the units will have single-car at-grade integral garages in the front of the units, each with a parking space in the driveway in front of the garage. These units will have at-grade amenity areas to the rear of the units.

In addition to parking for the individual units, 21 visitor parking spaces are to be provided adjacent to the internal driveway at a number of locations throughout the site.

The units will be developed as freehold units, with the driveway forming part of a “common elements condominium” under the new Condominium Act, thereby providing for responsibility and maintenance over the long term.

### (3) Commercial Component

The proposed commercial component comprises approximately 0.65 hectares (1.6 acres) at the northeast corner of Renforth Drive and Eringate Drive, extending easterly along Eringate Drive. It will consist of the existing 282 square metre (3,035 square feet) Tim Horton’s restaurant and a new free-standing commercial building totalling approximately 1 199 square metres (12,900 square feet).

The new commercial building will be of contemporary design (Attachment No. 2a) and front on Eringate Drive, between the existing Tim Horton’s to the west and the proposed townhouse block and semi-detached dwellings to the east. The building will be setback from the Eringate street line in line with the Tim Horton’s building to accommodate an expansion of the existing parking area. A total parking supply of 103 parking spaces will be provided to serve both the new building and the Tim Horton’s.

The access to the commercial component will be consolidated from the four existing driveways to two proposed, i.e. the existing southerly driveway on Renforth Drive, and the existing easterly driveway on Eringate Drive.

No change is proposed to the existing Tim Horton’s building or to its associated parking and circulation system.

#### (4) Site Description

The site is located at the north-east corner of Renforth Drive and Eringate Drive. It is 2.25 hectares (5.6 acres) in size, roughly rectangular in shape, and bounded on three sides by public roads (Renforth Drive to the west; Eringate Drive to the south; and, Wellesworth Drive to the east). The site has frontages of 133 metres (436 feet) on Renforth; 191 metres (627 feet) on Eringate; and 111 metres (364 feet) on Wellesworth.

The site is currently occupied by Eringate Mall, a 3 885 square metre (41,800 square feet) commercial plaza, and a free-standing 282 square metre (3 035 square feet) Tim Horton's restaurant (715 Renforth Drive).

The Eringate Mall building is located within the north-central portion of the site, set well back from the surrounding roadways, with a primary orientation facing toward Renforth Drive. The one-storey building is occupied by a variety of tenants, including a Bank of Montreal commercial branch, Guardian Drugs, Pizza Pizza, Eringate Dry Cleaners and a dollar store, among others. The Mall currently has two vacant commercial spaces, one of which is a large vacancy of some 2 380 square metres (25,600 square feet) formerly occupied by a food store.

There are four driveways providing access to the mall, two on Renforth and one each on Eringate and Wellesworth. Surface parking areas are located to the west, south and east of the building, adjacent to all three street frontages. The loading area is found at the rear of the building, facing Wellesworth Drive.

The overall appearance of the mall building and surrounding parking area is somewhat run-down and tired-looking, owing to the large vacant unit facing Renforth Drive and the lack of upkeep of the parking area. There is a very limited amount of landscaping along the majority of the Renforth and Eringate frontages, with only a narrow grassed strip between the edge of the parking area and the public sidewalk.

The Tim Horton's building was built in the late 1990's and is located on the southwest corner of the site, at the northeast corner of Renforth Drive and Eringate Drive. The drive-through window is located on the northerly elevation of the building with a vehicle queuing lane provided around the east and north sides of the building. Parking for the Tim Horton's is located adjacent to the Renforth and Eringate street frontages, with access provided via the driveways that serve Eringate mall. Landscaping strips located on the Tim Horton's portion of the site separate the drive-through queuing lane from the parking area and screen the parking area from both Renforth Drive and Eringate Drive.

The surrounding land uses include a mix of low density residential, commercial and institutional uses.

North: commercial plaza and public garage;

East: place of worship and Eringate Park;

South: Catholic High School and several single-detached dwellings; and,

West: Elmbrook Public Library and Elmbrook Park.

## (5) Official Plan

### (5.1) Etobicoke Official Plan

The site is currently designated Community Retail. This designation applies to the subject site as well as to the commercial plaza and public garage use to the north.

The Commercial Retail designation permits retail and service uses related to the general community, such as major food stores, beer and liquor stores, clothing and shoe stores, theatres, cinemas and fitness centres, as well as uses related to the surrounding area (e.g. convenience stores, automobile service stations, financial institutions, real estate offices). As well, small-scale community or recreational facilities are permitted, provided they are secondary to the commercial uses.

The Plan permits residential uses on separate sites provided that, “the function and continuity of the commercial uses are not significantly disrupted”.

- (a) The density and height of the residential uses, where permitted in the Community Retail designation, are to be in accordance with the policies that apply to the Medium Density Residential designation. In this respect, the Medium Residential designation permits a net density in the range of 35-75 units per hectare (14-30 units per acre), with a maximum height of 6 storeys.

The Plan sets out a number of criteria to evaluate such rezonings, that include, but are not solely limited to, the adequacy of local social and educational services; the level of accessibility and proximity to and designed capacity of collector and arterial roads, transit and expressways; the suitability of the site in terms of size and shape to accommodate the proposed additional uses and density, including on-site parking, access and traffic circulation for all uses, and landscaping and recreational facilities for the residents; the desire to provide for a range of dwelling units types and building heights; the effect of increased traffic, so that no undue adverse impacts are created for local residential streets; and, the effect of the height and the form of development so that no undue adverse impacts in terms of loss of amenity or overshadowing are created for existing residential buildings, etc.

Staff have evaluated this proposal against the criteria and have concluded that the proposed development meets the established criteria and that an official plan amendment is not required.

### (5.2) New City of Toronto Official Plan

At its meeting of November 26-28, 2002, City Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new plan, in part, with modifications. The Minister’s decision has been appealed in its entirety. The Official Plan is now before the Ontario Municipal Board. No hearing date has been set.

Once the Plan comes into full force and effect, it will designate the property as a Mixed-Use Area. The Plan also establishes a series of criteria for development in Mixed Use Areas (see Attachment No. 7).

The proposal has been reviewed for compliance with these criteria and Planning staff are satisfied that the proposal conforms to the new Plan. An amendment to the new Plan will not be required.

The Parks and Open Spaces policies of the new Plan provide for acquisition strategies, including decisions about whether to accept parkland or cash as a condition of development. These acquisition strategies require, whenever possible, that new parkland be provided when development occurs in areas of low parkland provision, in accordance with Map 8B. Map 8B indicates that this area has one of the highest per capita local parkland provision levels in the City at 3.0+ hectares of local parkland per 1,000 people. The subject development will, therefore, be subject to a cash-in-lieu of land dedication of 5 percent of lands for parks purposes for residential development and 2 percent for all other uses. As on-going maintenance and reinvestment are important factors in enhancing the City's green infrastructure, the community parkland amenities in this area should be assessed to determine whether they would benefit from additional improvements and/or maintenance in terms of this cash-in-lieu of land dedication, e.g. playground equipment, etc.

The Built Form policies of the new Plan encourage new development to be located and organized to fit with the planned context. New development should also be massed to fit harmoniously into its surroundings, while respecting and improving the local scale and character. The proposal meets the policies of this section by massing the buildings to frame new and existing streets, providing landscaped open space and amenity areas, and providing ground floor uses that have access to adjacent streets and open spaces.

The proposal has also been reviewed and revised to meet the Infill Townhouse Guidelines.

### (5.3) Metropolitan Toronto Official Plan

Staff have also reviewed and evaluated the proposal within the context of the Metropolitan Toronto Official Plan, specifically Section 3.2 (Housing), and are satisfied that the proposal conforms with the objectives of the Plan.

### (6) Zoning

The existing zoning applying to the site is Planned Commercial Local (CPL). The CPL zoning permits business uses, such as neighbourhood stores, restaurants, banks, commercial schools, business and professional offices, medical centres, medical and dental offices, day nurseries and accessory uses. Residential uses are not permitted in a CPL zone (Attachment 3).

The Eringate Mall portion of the site is also subject to a site specific Zoning By-law (No. 4326), which permits a kiosk for film development in the plaza, subject to conditions. The Tim Horton's portion of the site, amounting to 0.2 hectares (0.5 acres) at the corner, is not subject to any site specific provisions.

(7) Site Plan Control

The property is subject to site plan control under the Etobicoke Zoning Code. A Site Plan Control application has been submitted concurrently with the rezoning application that will provide staff the opportunity to review, in more detail, matters such as grading, landscaping, screening and/or fencing, street planting, pedestrian linkages and building design and location.

(8) Other By-law

It should also be noted that the City has passed Amending By-law No. 776-2002 that, if approved, would require a 30 metre (98 feet) separation distance between any existing residential zones and new drive-through stacking lanes. This By-law has been appealed to the Ontario Municipal Board by drive-through operators, however, no hearing date has been established.

(9) Reasons for the Application

Since the proposed residential uses are not permitted on the subject site by the CPL zoning classification, a rezoning of the residential portion of the development site to a site-specific Group Area Fourth Density Residential (R4G) is necessary in order to permit the medium density residential development, as proposed. The commercial component of the proposed development is permitted under the CPL zoning. However, particular zoning standards will need to be amended to allow for the new buildings to be moved closer to the Eringate street line. In this regard, the CPL zone requires a minimum setback of 10.5 metres (34.5 feet), while the proposal provides for a setback of 2.0 metres (6.6 feet).

The rezoning application also seeks relief from Amending By-law No. 776-2002, as the proposed residential component (specifically the proposed R4G property line) would be located within 30 meters (98 feet) of the existing stacking lane for Tim Horton's.

(10) Community Consultation

A community information meeting was held on March 19, 2003, in order to provide residents and property owners with an opportunity to review and comment on the application. Over 320 area residents and property owners (from sign-in log), the Ward Councillor, the applicant and architect, Planning and other City department staff attended the community meeting. Area residents and property owners identified a number of concerns and issues relating to the original development proposal for 89 townhouse units and a 1 115 square metre (12,000 square feet) retail commercial plaza, in terms of:

- (a) neighbourhood compatibility with respect to built form, height and density;
- (b) increased traffic congestion;
- (c) vehicular and pedestrian safety;
- (d) garbage storage and collection;
- (e) impact on existing water, sanitary and storm sewers;
- (f) adequacy of on-site parking;
- (g) impact on public safety;
- (h) future site grades;



- (i) pedestrian linkages between existing and new development;
- (j) environmental considerations e.g. noise and air and soil quality;
- (k) loss of potential commercial floor space;
- (l) setbacks for commercial building(s) and residential dwelling units from existing street lines;
- (m) lack of a food store to serve the area;
- (n) snow storage and removal and accessibility for emergency vehicle access; and
- (o) architectural style.

In addition, 98 letters of objection were received in opposition to the original proposal for 89 townhouse dwelling units, in addition to a petition from the Eringate Community Residents' Association in opposition to the proposal, supported by 776 signatures.

At the Etobicoke Community Council meeting held on April 2, 2003, staff were directed to arrange a meeting, together with the Ward Councillor, of the applicant, Planning staff and representatives of the Eringate Community Residents' Association, to discuss their issues and concerns relating to the original proposal, in response to a request by the Community Association.

Discussions between the applicant and representatives of the Community Association have resulted in the submission of revised plans for a mixed-use development that includes 77, 3-storey dwelling units, consisting of 2 single-detached, 34 semi-detached, and 41 townhouse dwelling units, as well as an expanded 1 478 square metre (15,900 square feet) retail commercial plaza. The revised plans provide for the following:

- (i) a reduction in the total number of proposed dwelling units from 89 to 77;
- (ii) a change in the dwelling unit composition from 89 townhouse units to 2 single-detached, 34 semi-detached and 41 townhouse units;
- (iii) the introduction of 4 semi-detached units along the Eringate Drive and Wellesworth Drive frontages with physical separation between the units;
- (iv) the introduction of a single-detached dwelling units at the Wellesworth Drive/Eringate Drive intersection in closest proximity to the existing single-family dwelling at the south-west corner of the intersection;
- (v) a reduction in the overall site density from 55.6 units per hectare (22.5 units per acre) to 48.7 units per hectare (19.4 units per acre);
- (vi) a reduction in the total residential gross floor area from 14 087 square metres (151,636 square feet) to 12 319 square metres (132,610 square feet);
- (vii) the introduction of double garages in 41 units versus all units having a single garage and an additional space in the driveway;
- (viii) a reduction in the overall residential floor space index from 0.88 to 0.78;

- (ix) an increase in the amount of landscaped open space from 4 841 square metres (52,109 square feet) (30 percent) to 5 177 square metres (55,726 square feet) (32.8 percent)
- (x) an increase in the amount of proposed new commercial floor space from 1 115 square metres (12,000 square feet) to 1 199 square metres (12,900 square feet);
- (xi) an increase in the amount of proposed commercial parking spaces from 81 to 103 spaces;
- (xii) increased setback for the proposed commercial building in line with the existing Tim Horton's building along the Eringate Drive frontage;
- (xiii) elimination of residential driveway access off Eringate Drive, with an access driveway onto Renforth Drive;
- (xiv) the introduction of pedestrian walkways traversing the site in an east-west and north-south direction, with direct pedestrian access to the proposed commercial plaza; and
- (xv) a change in the Tudor-style architecture to a more traditional-looking brick/stone architectural style.

The representatives of the Eringate Community Residents' Association have advised that these revised plans are generally acceptable in addressing many of the concerns and issues regarding redevelopment of this site. One outstanding concern relates to the existing grading of the site and the proposed 3-storey height of the dwelling units, particularly those units proposed closest to the Eringate Drive and Wellesworth Drive intersection. The Residents' Association feel that a 3-storey height limit would only be acceptable if the grade differential at the south-east corner of the site is regraded to match the existing grades at street line. This would substantially reduce the perceived height of any 3-storey dwelling units at this location. The applicant has advised that the site can be regraded to address resident concerns. Accordingly, the Amending By-law will contain a provision to ensure that the height of dwelling units along these street frontages relate to the existing grades at street line. In addition, the grading plan submission will be reviewed by City officials to ensure that future grades have regard for lowering building heights in this location.

An Open House to view the revised site and elevation plans was held at the Etobicoke Civic Centre on May 14<sup>th</sup>, 2003, at the request of the Eringate Community Association Residents' Association. Over 3,500 community notices advising of the Open House were delivered by postal walk (Canada Post) to all property owners in the area bounded by Eglinton Avenue West, to the north, Highway No. 427, to the east, Rathburn Road, to the south, and, Etobicoke Creek, to the west. Representatives of the Eringate Community Residents' Association attended the Open House session in support of the negotiated changes to the original site and elevation plans.

(11) Agency Circulation

The revised application has been circulated to all the appropriate Agencies and City Departments. Responses received have been used to assist in evaluating the application and to formulate appropriate conditions of approval and By-law standards.

Comments:

(12) Land Use

The applicant has submitted a Market Review Analysis, dated June 4, 2003, and prepared by Clayton Research, Urban and Real Estate Economists, in support of the proposed redevelopment of the site. The analysis concludes that, from a market perspective, Eringate Mall does not currently fully perform its designated community commercial function (as part of a larger Community Retail designation in the former Etobicoke Official Plan), due to the existing vacancies and low development intensity. As a result, replacement of this under-utilized mall with a smaller commercial component should not significantly disrupt the current functionality and continuity of the community retail commercial designation.

In addition, a number of viable commercial tenants in the existing development are to be retained, e.g. Tim Horton's, Bank of Montreal, Pizza Pizza, etc., thereby allowing for the ongoing function and continuity of the commercial uses on-site, as the remainder of the site is redeveloped for residential uses.

Given the existing mall's current vacancies, as well as its proximity to another immediately abutting plaza to the north, at 735 Renforth Drive, that also forms part of the overall Commercial Retail or Mixed-Use Area designation, the proposal should contribute to the strengthening and vitality of the planned commercial function of the designation.

The appearance of the area would be improved by replacing the existing use, which is somewhat run-down and has significant vacancies, with a sensitively-designed medium density residential infill development with a small commercial component, that would improve and urbanize the streetscape along Renforth Drive and Eringate Drive.

In general, the proposed height and massing of the dwelling units is appropriate for the site, and provides for adequate privacy, sunlight and sky views through distance separation, landscaping, planting and fencing, in keeping with new Toronto Official Plan policies respecting "Mixed Use Areas". The units will front onto existing streets, thereby framing the streets, and will enhance the overall streetscape through the placement of individual driveways and garages at the rear of the units. The site layout has been designed to provide for attractive, comfortable and safe pedestrian access throughout the site, minimize adverse traffic and parking impacts, and, to locate garbage storage areas so as to cause minimum impact. The site is ideal for residential intensification given its ready access to local schools, parks, a community centre and library, and transit services.

The proposed 30 metre (98 feet) physical separation distance from the existing drive-through stacking lane to the closest residential unit has been reviewed by Planning staff and has been

found to address the general principles sought through the drive-through by-laws, in providing for the physical separation of new stacking lanes from ground oriented residential uses.

(13) Urban Design Considerations

Staff have reviewed the proposed residential development in the context of the Toronto Council's recently adopted Infill Townhouse Guidelines. This project implements the essential elements identified in the Built Form policies of the new Plan, and the guidelines including: adequate building frontage, internal visitor parking, suitable grade and street relationships, adequate open space and amenity areas and creating and/or extending existing sidewalks to establish pedestrian links.

The proposed building height of three storeys is in keeping with the provisions of the Official Plan and the Infill Townhouse Guidelines. The amount of physical separation afforded by existing streets, such as Eringate Drive, Wellesworth Drive and Renforth Drive, the surrounding public parks and buildings, the church and secondary school, as well as, the existing and proposed retail commercial buildings, will assist in minimizing any negative impacts on existing low-density residential dwellings in the surrounding area in terms of visual overlook or overshadowing.

The applicant has been requested to submit a landscaped plan that will identify landscaping, screening and/or fencing, street planting, and pedestrian linkages. Site design and layout details will be reviewed by City staff and finalized as part of the Site Plan Control approval process, in order to ensure a high quality of development is achieved. In addition, the site plan approval will incorporate the following conditions:

- (a) the signing of a site plan agreement;
- (b) the completion of landscape plans detailing fencing, curbing, grading, street trees, planting, sidewalks and the posting of financial guarantees to ensure compliance with the approved plans;
- (c) the submission of environmental reports for peer review and concurrence verifying that soil and groundwater suitability for the proposed use;
- (d) provision of on-site services, including the provision of storm water management facilities, or cash-in-lieu payment, the signing of agreements and the posting of financial guarantees, if required, by Works and Emergency Services; and,
- (e) confirmation that the requirements of the Transportation Services Division, Works and Emergency Services Department have been satisfied and the posting of financial guarantees, if required.
- (f) confirmation that the requirements of the Forestry, Planning and Protection Section, have been satisfied, including the payment of \$11,810.00 for boulevard tree planting and a security deposit of \$26,896.38 for tree protection.

(14) Traffic Impact, Access & Parking

The applicant is required to submit a site access/traffic impact study and parking demand study for this development in accordance with terms of reference provided by the Works and Emergency Services Department. Staff of the Transportation Planning and Right-of-Way Management Section of the Works and Emergency Services Department have commented on the revised proposal, as follows:

- (a) Townhouse units shall provide not less than two parking stalls per dwelling unit;
- (b) Visitor parking for the residential townhouses shall be provided at a ratio of 0.20 stalls per dwelling unit;
- (c) The retail component of this project shall provide vehicle parking at not less than 5.0 stalls per 100 square metres of gross floor area. The amount of gross floor area dedicated to restaurant uses shall not exceed 500 square metres;
- (d) The applicant is required to design and construct left turn storage lanes on Eringate Drive at the east and west approaches to the proposed driveway situated on the north side of Eringate Drive, between Renforth Drive and Wellesworth Drive;
- (e) The applicant is required to design and construct a left turn storage lane on Eringate Drive at the west approach to the intersection of Eringate Drive/Wellesworth Drive; and,
- (f) The applicant is required to provide notification on-title to each dwelling unit that residents are not eligible for on-street parking permits.

Items (a) to (c) have been addressed through incorporation into the draft amending by-law. With respect to items (d) and (e), Works and Emergency Services Department staff have requested that transportation improvements be secured, as part of the site plan control approval process, through the signing of an appropriate agreement and/or suitable financial guarantee, if required, to the satisfaction of the Commissioner of Works and Emergency Services. The applicant has agreed to design and construct these transportation improvements, in accordance with the Works and Emergency Services Department's requirements, if required, and does not object to the City securing the requirements through the site plan process. Item (f) can be accommodated as part of the draft plan of condominium approval process.

- (15) In addition, on-site access and site circulation, as well as parking layout, will be the subject of more detailed review, as part of the site plan control approval process.

(16) Site Servicing

City staff have determined that there are no sanitary sewer capacity issues.

A stormwater management plan and lot grading plan must be submitted by the applicant as part of their site plan control approval application.

(17) Environmental Site Conditions

An environmental report has been submitted by the applicant for peer review, including a Record of Site Condition (RSC). Works and Emergency Services staff have advised that the City's peer

review consultant has concurred with the proposed environmental work, prepared by the applicant's consultant, with respect to environmental (soil and groundwater) issues, and, therefore, have no objection to the zoning amendment proceeding.

The applicant will also be required to submit additional environmental report(s) to the City for peer review and concurrence prior to the issuance of a Building Permit.

(18) School Boards

(18.1) Toronto Catholic District School Board

The Toronto Catholic District School Board has not provided comment on this application.

(18.2) Toronto District School Board

The Toronto District School Board notes that there is insufficient space at the local schools to accommodate students anticipated from this development and others in the area. A sign should be posted on the site informing potential purchasers that sufficient accommodation might not be locally available for all students anticipated from the development area. Students may be accommodated in facilities outside the area, and may later be transferred.

In addition warning clauses are to be placed in all offers of purchase and sale of residential units.

(19) Zoning By-law Amendment

Staff are recommending a site-specific by-law that will permit medium-density residential uses in conjunction with the retail and service commercial uses already permitted. The site-specific by-law also incorporates appropriate development standards with respect to height, floor space index, density, building setbacks, parking and landscaped open space. Attachment No. 8 is the Draft Zoning By-law Amendment.

Conclusions:

Planning staff conclude that the application satisfies the criteria established by the former Etobicoke Official Plan with respect to amending the community retail (CPL) zoning to permit a medium-density residential (R4G) infill development. Appropriate development standards have been incorporated into the amending by-law to ensure that the proposal maintains a high quality standard of development that has limited impact on existing and surrounding uses.

Planning staff conclude that the application conforms to the policies established by the new Toronto Official Plan. Specifically, the proposal complies with the new Plan as it relates to the Mixed-Use Area designation and the Built Form policies.

Based on the review of both the Etobicoke and Toronto Official Plans, staff support the application to permit the redevelopment of the subject site and deem the land use as appropriate. The matters discussed in this report have been addressed and are reflected in the draft Zoning By-law Amendment.

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(Attachment 8)

Draft Amending By-law

Authority: Etobicoke Community Council Report No. \_\_, Clause No. \_\_,  
as adopted, by City of Toronto Council on \_\_\_\_\_, 2003  
Enacted by Council: \_\_\_\_\_, 2003

CITY OF TORONTO  
BY-LAW No. \_\_\_\_\_-2003

To amend Chapters 320 and 324 of the Etobicoke Zoning Code with respect to certain lands located at the northeast corner of Renforth Drive and Eringate Drive, municipally known as 120 Eringate Drive and 715 Renforth Drive.

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 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;

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 Planned Commercial Local (CPL) to Group Area Fourth Density Residential (R4G) and Planned Commercial Local (CPL) provided that the following provisions shall apply to the development of the Group Area Fourth Density Residential (R4G) lands and the Planned Commercial Local (CPL) lands identified in Schedules 'A' and 'B' attached hereto.
2. Notwithstanding the definition of "lot" in Section 304-3 of the Etobicoke Zoning Code, the standards of this by-law shall apply collectively to the Group Area Fourth Density Residential (R4G) lands identified in Schedules 'A' and 'B' attached hereto in their entirety and nothing in this by-law shall preclude the single-detached dwelling, semi-detached dwelling, townhouse dwelling, row dwelling or group dwelling units from being divided into individual lots within the meaning of the Planning Act.
3. For the purposes of this by-law, the following definitions shall be applicable:
  - (i) "Arcade Feature" is defined as a building wall having openings.

- (ii) “Drive-Through Facility” means the use of land, buildings or structures, or parts thereof, to provide or dispense products or services, either wholly or in part, through an attendant or a window or an automated machine, to customers remaining in motorized vehicles that are in a designated stacking lane. A drive-through facility may be in combination with other uses such as, a bank, dry cleaning and laundry collecting establishment, financial institution, personal service shop, restaurant, retail store, service station or take-out restaurant.
  - (iii) “Stacking Lane” means an on-site queuing lane for motorized vehicles which is separated from other vehicular traffic and pedestrian circulation by barriers, markings or signs.
4. Notwithstanding Sections 320-18, 320-70 and 320-71 of the Etobicoke Zoning Code, the following development standards shall now be applicable to the (R4G) lands described in Schedule ‘A’ attached hereto:
- (a) A maximum of 41 townhouse dwelling units, 34 semi-detached dwelling units and 2 single-detached 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 walls of each single-detached dwelling, semi-detached dwelling, townhouse dwelling, or group dwelling.
  - (c) Required building setbacks and separations shall not be obstructed by any construction other than the following:
    - (i) uncovered steps to grade;
    - (ii) chimney breasts, eaves, bay windows, or other projections extending a maximum of 0.9 metres from any exterior wall of a building provided they are a minimum of 1.0 metre from the street line or public right-of-way or internal driveway; and
    - (iii) open uncovered (or roofed) porches, verandas, decks, balconies and grade-related patios projecting a maximum of 1.8 metres from the exterior side, front and/or rear wall of the dwelling unit provided they are a minimum of 1.6 metres from Renforth Drive, Eringate Drive and Wellesworth Drive.
  - (d) For the purposes of this By-law the maximum combined floor space index shall not exceed 0.9 for the total area of the R4G lands shown on Schedule ‘A’.
  - (e) For the purposes of this By-law the maximum combined building coverage shall not exceed 40 percent of the total area of the R4G lands shown on Schedule ‘A’, exclusive of those provisions included within Section (c) of this by-law.
  - (f) For the purposes of this By-law the minimum combined landscape open space shall not be less than 30 percent of the total area of the R4G lands shown on



Schedule 'A'. For the purposes of this By-law, landscape open space shall include walkways and those provisions included within Section (c)(iii) of this by-law.

- (g) The maximum building height of each unit shall be 14.5 metres, measured from the average finished grade at the front main wall of the building to the highest point of the roof, with the exception of blocks A, B, C, D, E, F, G and H shown on Schedule 'C', where the maximum building height shall be 14.5 metres, measured from a geodetic datum of 150.0 to the highest point of the roof.
  - (h) The minimum width of each dwelling unit shall be 5.5 metres at the front elevation of the unit, to be measured from the exterior and/or centre line of party walls.
  - (i) For each dwelling unit, either two parking spaces shall be provided within an enclosed and attached garage at grade each with a minimum dimension of 2.6 metres by 5.9 metres, or one parking space shall be provided within an enclosed and attached garage at grade with a minimum dimension of 2.8 metres by 5.9 metres and one additional parking space shall be provided on the driveway at grade immediately in front of the garage of each dwelling unit with a minimum dimension of 2.7 metres by 5.8 metres to be measured from the exterior main wall of the garage to the inside edge of the sidewalk or inside edge of the travelled portion of the road where no sidewalk exists.
  - (j) A minimum of 21 mutual visitor parking spaces shall be provided on-site. Perpendicular parking spaces shall each have a minimum dimension of 2.7 metres by 6.0. Parallel parking spaces shall each have a minimum dimension of 2.7 metres by 6.7 metres.
  - (k) Permitted accessory uses shall include private home occupations, central air conditioning units and tool sheds within the required building setback, and satellite dishes not exceeding 1.2 square metres in area. Carports, detached garages, television antennae, playhouses, swimming pools and filters, cabanas, and other accessory structures shall be prohibited.
  - (l) Notwithstanding Section 320-43 N. of the Etobicoke Zoning Code, central air conditioning units shall be permitted in the rear of each unit or on the rear decks of each unit where a double-car garage is provided, not less than 0.2 metres from the side lot lines and/or 3.0 metres from the street lines.
  - (m) Fences shall be subject to Municipal Code standards.
5. Notwithstanding Sections 320-18, 320-23, 320-79, 320-99 and 320-100 of the Etobicoke Zoning Code, the permitted use of the (CPL) lands described in Schedule 'A' attached hereto shall include a drive-through facility in association with an otherwise permitted use as well as all uses permitted under the CPL zoning category, provided that the following provisions shall apply to the development of the (CPL) lands identified in Schedule 'A' attached hereto:

- (a) The maximum gross floor area for all uses shall not exceed 1 600 square metres.
  - (b) Restaurant uses shall not exceed a total gross floor area of 500 square metres.
  - (c) The minimum building setbacks shall not be less than the measurements shown on Schedule 'B' attached hereto and shall be measured from the main wall.
  - (d) Within the building setbacks described in Section (c), uses shall be restricted to landscaped strips; sidewalks; canopies; arcade features; stairs and stairwells; private amenity areas such as patios; areas for pedestrian circulation; access driveways; and parking areas.
  - (e) Parking shall be provided at a minimum rate of 5.0 parking spaces per 100 square metres of gross floor area for all uses.
  - (f) The minimum dimension for a parking space shall be 2.7 metres by 6.0 metres, with a 6.0 metre access.
6. The provisions of Section 320-24.8 B. shall not apply to the lands shown on Schedule 'A' attached hereto, provided that no residential buildings shall be constructed within 30 metres of any drive-through facility.
7. 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.
8. Where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this By-law shall apply.
9. By-law 4326 is hereby repealed and Chapter 324, Site Specifics, of the Etobicoke Zoning Code, is hereby amended to delete reference to By-law 4326 within Section 324-1, Table of Site Specific By-laws.
10. 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:

BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
_____-2003 _____-2003	Lands located at the north-west corner of Renforth Drive and	To rezone the lands from Planned Commercial Local (CPL) to Group Area Fourth Density Residential (R4G) and Planned Commercial Local (CPL) to permit 77 dwelling units and a commercial development, subject to site specific development standards.

ENACTED AND PASSED this \_\_\_\_ day of \_\_\_\_\_, A.D. 2003.

CASE OOTES,  
Deputy Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal).

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The following persons appeared before the Etobicoke Community Council:

- Gary Cooper;
- Mike Foley, TDL Corp., and filed a submission;
- Glen Matsuba;
- Lynne Urszenyi; and
- Ken Slater, applicant.

(A copy of each of Attachments Nos. 1 to 7, referred to in the foregoing report, was forwarded to all Members of the Etobicoke Community Council with the agenda for its meeting on July 9, 2003, and a copy of each is on file in the City Clerk's Office, Etobicoke Civic Centre.)