

**4780 Eglinton Avenue West - Zoning By-law  
Amendment, Draft Plan of Subdivision and Site Plan  
Control Applications - Request for Direction Report**

<b>Date:</b>	December 15, 2014
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 4 – Etobicoke Centre
<b>Reference Number:</b>	14 139493 WET 04 OZ and 14 139520 WET 04 SB

**SUMMARY**

The purpose of this report is to advise that a staff report entitled "4780 Eglinton Avenue West – Zoning By-law Amendment, Draft Plan of Subdivision and Site Plan Control Applications – Request for Direction Report" will be finalized and available for consideration at the January 13, 2015 meeting of the Etobicoke York Community Council. An appeal to the Ontario Municipal Board has been filed by the applicant on all three applications.

The Zoning By-law Amendment application proposes to amend the former City of Etobicoke Zoning Code to permit the development of the lands at 4780 Eglinton Avenue West with a thirteen block, 3 storey townhouse development containing 89 freehold units. The proposal includes a new cul-de-sac public road with vehicular access from Widdicombe Hill Boulevard.

The original application submitted on April 8, 2014 proposed a fourteen block, 3 storey development containing 87 freehold townhouse units. A semi-detached dwelling (2 units) was also proposed. Staff identified concerns with the proposal



related to the number and layout of building lots, built form and building setbacks, DIPS requirements, the provision of a private driveway to provide vehicular access to 6 townhouses along Widdicombe Avenue, the number of steps leading to the front door of the units, conformity to the Toronto Urban Design Guidelines – Infill Townhouses, public pedestrian access to Eglinton Avenue West, limited amenity space and site servicing and grading.

On September 15, 2014, the owner appealed the Zoning By-law and associated Draft Plan of Subdivision applications to the Ontario Municipal Board (OMB) citing City Council's failure to render a decision within the time frame prescribed by the *Planning Act* and Section 114 of the *City of Toronto Act*. An appeal was also file related to the Site Plan Control application. The hearing has been scheduled to commence on March 23, 2014 and is set for 5 days.

On December 8, 2014 the applicant submitted a revised proposal. The new proposal contains 89 freehold 3 storey townhouse units and a public road. The revised proposal has addressed staff's main concerns as reported in the Preliminary Report. These matters include the removal of the semi-detached dwelling, increased rear yard setbacks and the provision of a public pedestrian access to Eglinton Avenue West. The revised plans are currently in circulation to all appropriate agencies and City Divisions. Planning staff require additional time to review the revised proposal and receive feedback from circulation.

## **CONTACT**

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## **SIGNATURE**

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