

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

Date:	January 9, 2015
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 4 – Etobicoke Centre
Reference Number:	14 139493 WET 04 OZ, 14 139520 WET 04 SB and 14 139508 WET 04 SA

SUMMARY

These applications propose the development of the vacant lands at 4780 Eglinton Avenue West with a fourteen 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.

On September 12, 2014, the owner appealed the Zoning By-law Amendment and associated Draft Plan of Subdivision and Site Plan Control applications to the Ontario Municipal Board citing City Council's failure to render a decision within the time frame prescribed by the *Planning Act*. A hearing date has been scheduled for March 23, 2015.



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 semi-detached dwelling has been removed.

The purpose of this report is to obtain City Council's direction for staff to attend the upcoming Ontario Municipal Board (OMB) hearing on the revised development proposal. Staff are recommending that City Council support the settlement of the appeals at the OMB as outlined in this report and direct staff to attend the hearing accordingly.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council authorize the City Solicitor and other appropriate staff to attend the Ontario Municipal Board hearing for the lands at 4780 Eglinton Avenue West as necessary in support of the settlement of the appeals as outlined in this report and to take the appropriate actions to implement the settlement.
2. City Council direct the City Solicitor to seek instruction from the Chief Planner and Executive Director, City Planning pursuant to Chapter 415-18.1 of the Municipal Code, as amended, for the purpose of attendance at the Ontario Municipal Board with respect to related modifications to the proposed Draft Plan of Subdivision and appropriate conditions of subdivision approval, including conditions relating to site servicing.
3. In the event the Ontario Municipal Board (OMB) allows the appeals, in whole or in part, City Council direct the City Solicitor to request the OMB to withhold its Order on the Zoning By-law Amendment pending:
 - a) Receipt of confirmation from the City Solicitor that the final form of the Site Specific Zoning By-law amending the former City of Etobicoke Zoning Code is to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor;
 - b) The submission of a Vehicle Trip Generation Summary to the satisfaction of the General Manager, Transportation Services;
 - c) The submission of a Functional Servicing Report to the satisfaction of the Executive Director of Engineering and Construction Services;
 - d) The Owner making satisfactory arrangements with Engineering and Construction Services for the construction of any improvements to the municipal infrastructure, should it be determined that upgrades are required to the infrastructure to support this development, according to the Functional Servicing Report to be accepted by the Executive Director of Engineering and Construction Services; and

- e) The Owner entering into a Section 37 Agreement with the City for the purpose of securing community benefits as determined by the Owner, City Planning staff and the Ward Councillor.
4. In the event the Ontario Municipal Board (OMB) allows the appeals, in whole or in part, City Council direct the City Solicitor to request that the OMB withhold its Order on the Site Plan Control application pending the following matters being addressed:
 - a) The Conditions of Site Plan Approval being finalized to the satisfaction of the Chief Planner and Executive Director, City Planning; and
 - b) The applicant entering into and registering a Site Plan Agreement pursuant to Section 114 of the *City of Toronto Act, 2006* with such Agreement to include the Conditions of Site Plan Approval.
 5. In the event the Ontario Municipal Board (OMB) allows the appeals, in whole or in part, City Council direct the City Solicitor to request that the OMB include standard Draft Plan of Subdivision Conditions in any approval of the Draft Plan of Subdivision application to address the technical requirements of the development including among other matters, the construction of streets and services, tree protection and planting, and grading as determined by the Chief Planner and Executive Director, City Planning.
 6. City Council authorize the City Solicitor and any other City staff to take such actions as necessary to give effect to the Recommendations of this report.

Financial Impact

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

DECISION HISTORY

The subject applications were submitted to the City on April 8, 2014 after two pre-consultation meetings and email exchanges with City staff to discuss the development proposal and complete application submission requirements. At the preliminary meetings, staff identified concerns with the proposal related to the number and layout of building lots, built form and building setbacks, Development Infrastructure Policy Standards (DIPS) requirements, the provision of a private driveway intended to provide vehicular access to 6 townhouses along Widdicombe Avenue, conformity to the Toronto Urban Design Guidelines for Infill Townhouses, pedestrian access to Eglinton Avenue West, limited amenity space and site servicing and grading.

A Preliminary Report dated May 29, 2014, was considered by Etobicoke York Community Council at its meeting of June 17, 2014. The decision of Community Council and the Preliminary Report can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.EY34.8>

On September 12, 2014 the owner appealed the Zoning By-law Amendment, Draft Plan of Subdivision and Site Plan Control applications to the Ontario Municipal Board, citing City Council's failure to make a decision within the time frame prescribed by the *Planning Act*. A hearing date for the appeal is scheduled for March 23, 2014.

Notwithstanding the appeal, Planning staff continued to have discussions with the applicant regarding the concerns and issues outlined in the Preliminary Report. On December 8, 2014 the applicant submitted a revised proposal which addresses the major concerns and issues raised in the Preliminary Report. The revised proposal includes increased rear yard building setbacks, reduced number of steps leading to the front door, provides an additional pedestrian walkway mid-block to access Eglinton Avenue West and proposes a Common Elements Condominium for the private driveway.

ISSUE BACKGROUND

Proposal

The applications propose a fourteen block, 3-storey townhouse development containing 89 freehold townhouse 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 15). The private driveway would provide vehicular access to six 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 also feature a fourth floor roof top terrace. All the units would be 6 m wide and have two parking spaces, one inside an integral garage and one on the driveway leading to the garage. The proposed rear yards of the units on the north side of the new street would range in depth from approximately 6 m to 10 m. A 3 m wide public walkway would be located mid-block along Eglinton Avenue West which would provide a pedestrian access from the development to Eglinton Avenue West.

Street A is proposed to be 16.5 m in width, and would have an 8 m paved roadway and a 2 m curbside sidewalk on the south side. The street would terminate 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 walkways 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 ha in size and generally rectangular in shape. It has a frontage of approximately 330 m on Eglinton Avenue West and approximately 51 m on Widdicombe Hill Boulevard.

Surrounding land uses are as follows:

- North: Two 16 storey apartment buildings on the south side of Widdicombe Hill Boulevard with surface parking and open landscaped areas.
- 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 is under construction containing stacked townhouses.

Provincial Policy Statement (PPS 2014) and Growth Plan

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 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 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 can be accommodated.

All land uses provided for in the *Neighbourhoods* designation are also provided for in *Apartment Neighbourhoods* designation. 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 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/SmartTrack

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.

MetroLinx has assumed responsibility for the LRT project which 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.

The Eglinton Avenue West corridor has also been identified for SmartTrack. City Council at its meeting of December 11, 2014 directed, among other things, the City Manager to bring forward an interim report to the January 22, 2015 meeting of Executive Committee to provide an accelerated work plan for the review of SmartTrack and the Regional Express Rail Plans currently proposed by MetroLinx. The potential impacts, if any, SmartTrack will have along this portion of Eglinton Avenue West will not be known until the various studies and analysis have been undertaken in accordance with Council's direction, which can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.EX1.12>

Toronto Urban Design Guidelines for Infill Townhouses

The Toronto 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.

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 was submitted on April 8, 2014 and is being reviewed concurrently with the Zoning By-law Amendment and Draft Plan of Subdivision applications.

Reasons for the Applications

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.

Community Consultation

Following consideration of the Preliminary Report in June 2014, Etobicoke York Community Council directed a community consultation meeting be held. Due to the summer recess and subsequent recess for the Municipal Election, a community meeting was not scheduled prior to the applicant appealing the applications to the Ontario Municipal Board.

Agency Circulation

The applications were circulated to all appropriate agencies and City divisions. Responses received have been used to evaluate the applications and to formulate appropriate Zoning By-law standards and conditions of Draft Plan of Subdivision approval.

COMMENTS

Provincial Policy Statement (PPS 2014) and Growth Plan

The proposal is consistent with the Provincial Policy Statement 2014 and conforms, and does not conflict, with the Growth Plan for the Greater Golden Horseshoe. Both the PPS and the Growth Plan encourage intensification and redevelopment in urban areas, which helps provide healthy, liveable and safe communities. In this case, making efficient use of a site that is no longer required for public use.

Land Use

The proposed land use conforms to the policies of the Official Plan. Though *Apartment Neighbourhoods* are stable areas where significant growth is not anticipated, there are instances where underutilized lots provide opportunities for additional and appropriate development.

The site is a large vacant parcel of land forming part of the Eglinton Avenue West corridor where a number of vacant parcels exist. These parcels were intended to be used for the Richview Expressway to provide increased transit opportunities. However, the planned Richview Expressway was cancelled in the 1960's and the property remained vacant.

The current proposal is consistent with other recent townhouse development approvals along this portion of Eglinton Avenue West. There is a townhouse development located west of the site, opposite Widdicombe Hill Boulevard, that received site plan approval in 2013 for 135 stacked townhouse units. To the east of the site, opposite Kipling Avenue, a townhouse development was approved in 2014 for 68 townhouse units. As such, proposed townhouses would represent the development of an underutilized parcel of land in close proximity to an intersection of two arterial roads in a manner that is compatible with the surrounding residential neighbourhood.

Built Form, Density and Building Setbacks

The proposed townhouse development would be comprised of fourteen building blocks, six of which would front Eglinton Avenue West. One block would front Widdicombe Hill Boulevard and the remaining seven blocks would front the north side of the proposed public street. The proposed development would have a gross floor area of approximately 23,800 m² with individual lot areas ranging from 120 m² to 455 m². The proposed density of 1.17 times the area of the lot is similar to other approvals along this portion of Eglinton Avenue West.

The proposed lots would range in width from 6 m to 7.2 m. All units would be 3-storeys with a height of 9 m. An access to the roof top terrace would increase the total height to 12.8 m. All units would have at-grade attached garages. The blocks fronting Eglinton Avenue West would have garages at the rear of the unit and have vehicular access from the proposed public street. The blocks at the rear of the site would have garages at the front of the unit having vehicular access from the new public street.

The design of the development ensures that a considerable number of units would front Eglinton Avenue West and Widdicombe Hill Boulevard. These units would have appropriate front yard setbacks allowing for adequate landscaping and the provision of trees.

The proposed townhouses on the north side of the new public street would have rear yard setbacks ranging from 6 m to 10.9 m. This setback would provide adequate room for rear private outdoor space. These units would have a front yard setback of 3 m which would provide adequate room for front yard landscaping and open space. All units would provide additional private open space on a roof top terrace.

The policies of the Official Plan require that new development must fit in, respect and improve the character of the surrounding area and its built form. The proposed townhouse development would be located and organized to fit within the existing context. It would frame and support adjacent streets to improve safety and pedestrian interest as well as be designed to fit harmoniously into its existing context and have limited impact on neighbouring streets.

Draft Plan of Subdivision

The proposed Draft Plan of Subdivision has been submitted to establish 14 building blocks, a new public road (Street A), two public pedestrian walkways (Blocks 16 and 18) and public open space (Blocks 17 and 19). The new public road having access off Widdicombe Hill Boulevard would extend through the centre of the site and terminate in a cul de sac at the east end of the site.

Through Chapter 415-16, 18 and 18.1 of the Municipal Code, as amended, City Council has delegated authority to the Chief Planner and Executive Director, City Planning to approve plans of subdivision and to determine appropriate conditions of approval. This includes the authority to give instruction to the City Solicitor regarding a position to take at the Ontario Municipal Board in connection with an appeal of a draft plan and to enter into agreements on behalf of the City to secure such conditions of approval as are appropriate.

The Recommendations of this report direct the City Solicitor to seek instruction from the Chief Planner with respect to a position to take at the OMB on subdivision matters and co-ordination with the Zoning By-law Amendment in the context of a settlement of the appeals with the applicant.

As the Conditions of Draft Plan of Subdivision approval have yet to be finalized, the Recommendations of this report also direct the City Solicitor to request the OMB to include all such conditions in any approval of the subdivision application to the satisfaction of the Chief Planner and Executive Director, City Planning.

Zoning By-law Amendment

Similarly, the form of the Zoning By-law Amendment that would accommodate the December 8, 2014 development proposal has yet to be finalized. As such, the Recommendations of this report direct the City Solicitor to request the OMB to withhold its Order on the rezoning application pending the finalization of the form of the Site Specific Zoning By-law Amendment to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor.

Pedestrian Access

The Toronto Urban Design Guidelines for Infill Townhouses recognize that as development intensifies, additional ground level pedestrian access may be needed to link public destinations such as schools, parks and public transit. Developments should provide publicly accessible walkway networks so pedestrians can comfortably access neighbourhood services and amenities. These walkways should provide easy, barrier free and direct access to public destinations and be designed through landscaping and sight lines to provide comfortable and safe pedestrian use.

The proposed townhouse development would accommodate two public pedestrian walkways providing access to Eglinton Avenue West from the development. The walkways would have a minimum width of 3 m. One of the walkways would be located between the proposed residential blocks fronting Eglinton Avenue West and the other would be located off the cul de sac. In addition to providing pedestrian access to Eglinton Avenue West, the mid-block walkway would also break up the massing of the six blocks fronting Eglinton Avenue West.

Traffic Impact and Access

Vehicular access to the site would be provided from a new intersection of Street A and Widdicombe Hill Boulevard. The provision of the public street conforms to the Official Plan objective of integrating new developments into the existing built form fabric and designing new buildings to frame street edges. The new street would allow future residents of the development to benefit from City services including snow removal and garbage collection.

Street A has been designed to comply with the Development Infrastructure Policy Standards (DIPS) for a 'Minor Local Residential Street'. It would have a 16.5 m right-of-way with an 8 m pavement width and a 2 m wide curbside sidewalk on the south side of the street. Requirements related to the development and the conveyance of the street will be included in the Draft Plan of Subdivision Conditions.

The applicant has submitted a revised Vehicle Trip Generation Study outlining the trip generation numbers, intersection design and traffic turning lanes which is being reviewed

by Engineering and Construction Services staff. The Recommendations of this report reflect the need to finalize the review of the Trip Generation Summary to the satisfaction of the Executive Director of Engineering and Construction Services, Transportation Services.

Parking

As noted previously, two parking spaces would be provided for each of the proposed townhouse units, one in the integral garage and the other in the driveway. This requirement will be included in the Draft Zoning By-law Amendment.

Shared Private Driveway (Block 15)

The shared private driveway would provide vehicular access to the six units located on Block 14 that would front Widdicombe Hill Boulevard. Under the original application, the applicant proposed that the driveway function as a private drive (laneway). Through discussions with City staff, there was concern the private drive would not result in an adequate level of maintenance with respect to snow removal, garbage pickup and road repair.

Under the revised application, the applicant proposes the driveway to be a common element condominium. This would provide a stronger mechanism to ensure the shared maintenance and general care and upkeep of the driveway. The driveway would also accommodate stormwater servicing and lighting. Water, sanitary servicing and public garbage collection would be provided from Widdicombe Hill Boulevard.

Stormwater Management and Servicing

The applicant has submitted a revised Functional Servicing Report which outlines how the development would impact the sanitary system and water mains. Engineering and Construction Services staff are reviewing the report to determine whether there is sufficient capacity in the existing city infrastructure to support the development.

The Recommendations of this report reflect the need to finalize the review of the Functional Servicing Report to the satisfaction of the Executive Director of Engineering and Construction Services.

Streetscape and Trees

The applications are subject to the provision of the City of Toronto Tree Protection By-law. A Tree Inventory and Preservation Plan were submitted in support of the applications and are being reviewed by Urban Forestry staff.

Parks and Open Space

The Official Plan contains policies to ensure that Toronto's system of parks and open space are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of these applications are in an area with 0.08-1.58 ha of parkland per 1,000 people. The site is in the third lowest quintile of current provision of parkland. The site is in a parkland priority area as per Alternative Parkland Dedication By-law 1020-2010.

The application proposes 89 residential units on a gross site area of approximately 2.03 ha. At the alternative rate of 0.4 ha per 300 units, parkland levies equal 0.12 ha or 5.8% of the proportionate residential area.

The applicant proposes to satisfy the parkland dedication requirement by cash-in-lieu. Parks, Forestry and Recreation staff advise this is appropriate since the site is in proximity to Denfield Park, Widdicombe Hill Park, Silver Creek and Richview Park. The actual amount of cash-in-lieu to be paid would be determined by Facilities and Real Estate Division staff at the time of issuance of the building permit.

Toronto District School Board

Toronto District School Board (TDSB) staff advise there is insufficient space at the local secondary school to accommodate students anticipated from the proposed development. They advise that the status of local school accommodation should be conveyed to potential purchasers as well as communicated to the existing community to inform them that children from the new development will not displace existing students at local schools. They have requested that particular conditions of approval be implemented to address these concerns. These conditions of approval will be included in the Site Plan Notice of Approval Conditions and Draft Plan of Subdivision Conditions.

There were no comments from the Toronto Catholic District School Board.

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 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 proposal is required to meet the Tier 1 of the TGS. Should the development be approved, this requirement will be addressed through the Draft Zoning By-law Amendment and finalization of the Draft Plan of Subdivision Conditions.

Section 37

Policy 5.1.1 of the Official Plan allows for an increase in height and/or density in return for the provision of community benefits for a proposed development, in accordance with Section 37 of the *Planning Act*.

Discussions regarding a potential Section 37 contribution did not take place with the applicant because the original proposal did not meet the City's requirements pursuant to the DIPS and Infill Townhouse Guidelines. The subsequent development proposal submitted on December 8, 2014 has been deemed to be good planning, accordingly it is now appropriate to negotiate a Section 37 contribution. The Recommendations of this report also reflect the need to provide staff with direction to negotiate an appropriate Section 37 contribution as part of the OMB settlement.

Conclusion

The proposed infill development is compatible with and integrates well with the existing neighbourhood. It represents an appropriate and orderly development of vacant lands, conforms to the Official Plan and meets City policies and requirements under the Toronto Urban Design Guidelines for Infill Townhouses and for the design and provision of new public streets.

The applicant has modified the proposal to address the major issues and concerns outlined in the Preliminary Report. As such, it is recommended that staff be authorized to use this submission as the basis to settle the appeal of the applications and that staff be directed to attend the Ontario Municipal Board and to take the appropriate actions to implement the settlement.

CONTACT

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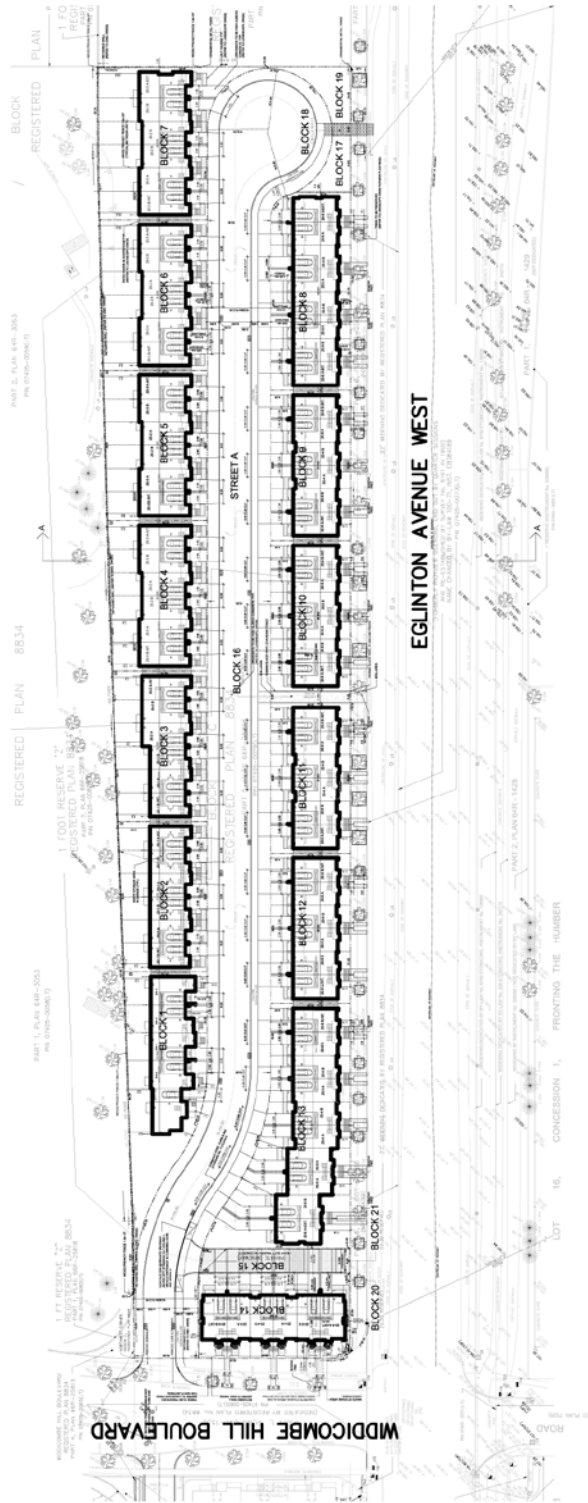
SIGNATURE

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

ATTACHMENTS

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

Attachment 1: Site Plan



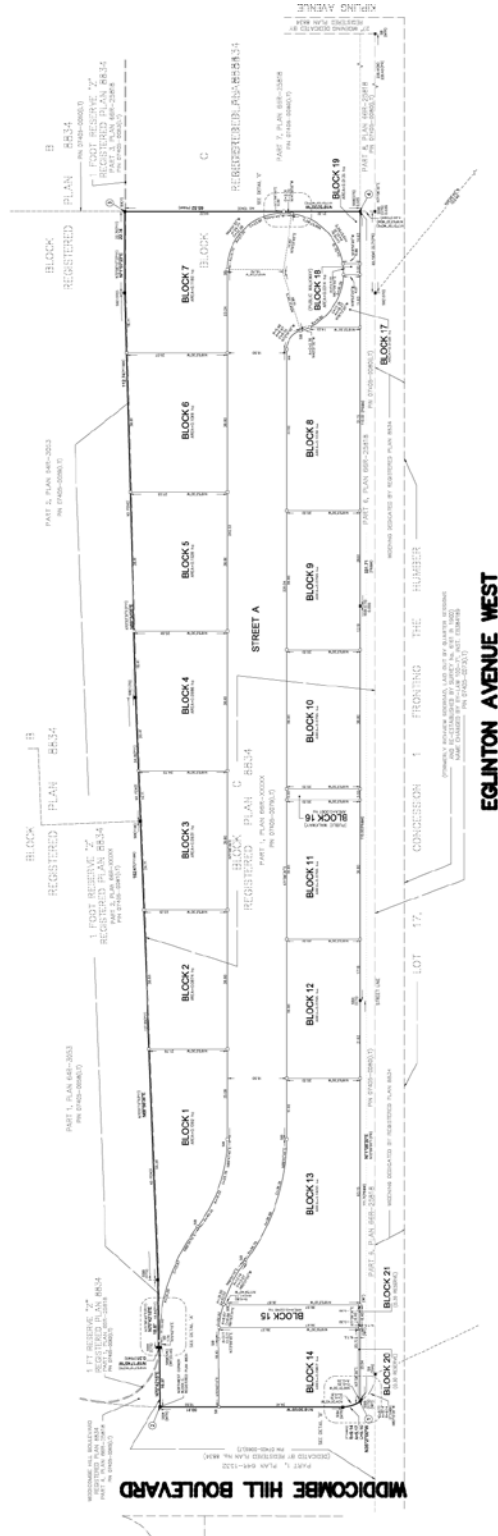
4780 Eglinton Avenue West

Site Plan
 Applicant's Submitted Drawing

Not to Scale
 12/19/14

File # 14 139493 WET 04 OZ, 14 139520 WET SB, 14 139508 WET 04 SA

Attachment 2: Draft Plan of Subdivision



4780 Eglinton Avenue West

Plan of Subdivision

Applicant's Submitted Drawing

Not to Scale
12/19/14

File # 14 139493 WET 04 0Z, 14 139520 WET SB, 14 139508 WET 04 SA

Attachment 3a – Elevations



Elevations
 Applicant's Submitted Drawing
 Not to Scale
 11/27/14

4780 Eglinton Avenue West

File # 14 139493 WET 04 0Z, 14 139520 WET SB, 14 139508 WET 04 SA

Attachment 3b- Elevations



Elevations

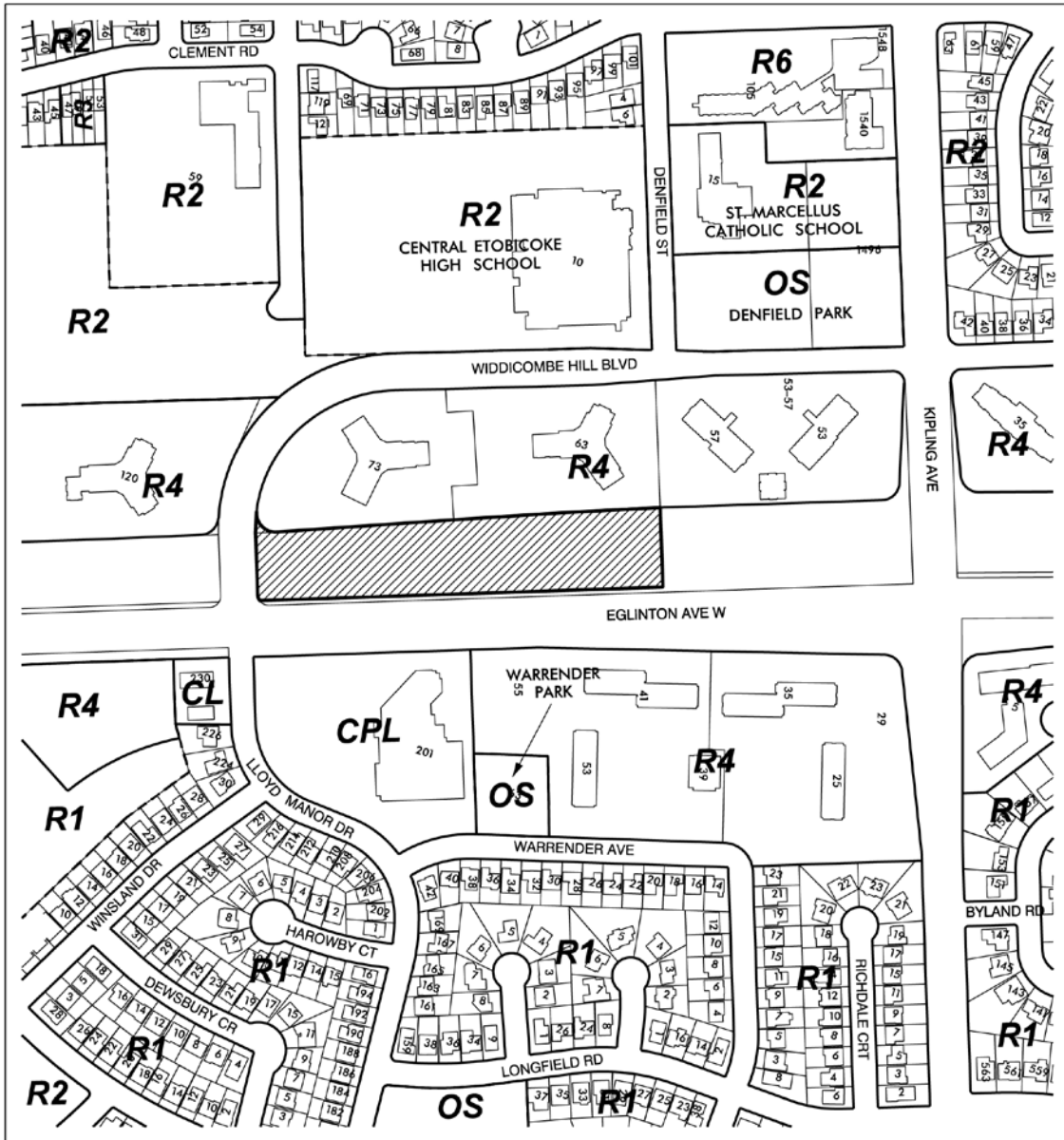
Applicant's Submitted Drawing

Not to Scale
11/27/14

4780 Eglinton Avenue West

File # 14 139493 WET 04 0Z, 14 139520 WET SB, 14 139508 WET 04 SA

Attachment 4: Zoning



TORONTO City Planning
Zoning

4780 Eglinton Avenue West

File # 14 139493 WET 04 0Z

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 12/04/2014

Attachment 5 – Application Data Sheet

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

Municipal Address: 4780 EGLINTON AVE W

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

Project Description: 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 89 freehold units. A new public road is also proposed with a cul de sac.

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

PLANNING CONTROLS

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

PROJECT INFORMATION

Site Area (sq. m):	20334	Height:	Storeys:	3 plus terrace access
Frontage (m):	51		Metres:	12.8
Depth (m):	330			
Total Ground Floor Area (sq. m):	7017			Total
Total Residential GFA (sq. m):	23800		Parking Spaces:	178
Total Non-Residential GFA (sq. m):	0		Loading Docks	0
Total GFA (sq. m):	23800			
Lot Coverage Ratio (%):	34.5			
Floor Space Index:	1.17			

DWELLING UNITS

Tenure Type:	Freehold
Rooms:	n/a
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):	23800		0
Retail GFA (sq. m):	0	0	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

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