

10 Eva Road – Application to Lift Holding Provisions (H) – Final Report

Date: June 23, 2020

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 2 - Etobicoke Centre

Planning Application Number: 17 232906 WET 03 OZ

SUMMARY

This application proposes to lift the Holding (H) symbol for the northeastern portion of the lands identified in site-specific Zoning By-law No. 600-2009. This amendment would allow for the development of a 28-storey residential tower and its associated podium on the lands municipally known as 10 Eva Road, described as Tower Element C in the Phase 2 lands on Schedule 'B' of Zoning By-law No. 600-2009. The Holding (H) symbol would be partially lifted as the Holding (H) symbol would continue to remain on the northwestern portion of the lands, which relate to Tower Element D of this By-law.

The Holding Provisions of Zoning By-law No. 600-2009 require that prior to lifting the Holding (H) symbol, the owner must satisfy the following four conditions: (i) dedication of the land shown on Schedule 'A' of the By-law for a future public road; (ii) provision of detailed cost estimates and adequate financing for 50% of the cost of constructing the future public road from Eva Road to the extension of the northern boundary of the Lands; (iii) entering into an agreement between the owner of the Lands, or any portion of the Lands, and the City, that will provide for the landscaping and maintenance, at no cost to the City, of the land to be dedicated as shown on Schedule 'A' of the By-law for a future public road until such time as the public road is constructed; and (iv) one or more of the following conditions being fulfilled: (a) permanent closure by the Ministry of Transportation of the ramps connecting Eva Road and Highway 427; or (b) provision of direct access to either Civic Centre Court or The West Mall for vehicular traffic generated by the lands shown on Schedule 'A' to the By-law with a zone symbol that possesses an "H" Holding Symbol prefix; or (c) other road alterations, traffic improvements and/or Transportation Demand Management measures satisfactory to the Chief Engineer and Executive Director of Engineering and Construction Services. All four of these conditions, specifically (iv)(c), have been satisfied.

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019). This report reviews and recommends approval of the application to amend site-specific Zoning By-law No. 600-2009 to partially lift the Holding (H) symbol.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law No. 600-2009 to remove the Holding provision (H) from the northeast portion of the lands, substantially in accordance with the Draft Zoning By-law Amendment attached as Attachment No. 6 to this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the Draft Zoning By-law Amendment as may be required.

FINANCIAL IMPACT

City Planning confirms there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

At its meeting on February 23, 24 and 25, 2009, City Council adopted a Zoning By-law Amendment to the former City of Etobicoke Zoning Code to permit a multi-phased development on the lands municipally known as 2, 4 and 6 Eva Road. This Zoning By-law included a holding provision that was applied to the northern portion of the lands: the Phase 2 component of the development. The multi-phased development is comprised of 4 residential towers, two of 28 storeys, one of 31 storeys and one of 16 storeys, connected by a podium ranging from two to five storeys. The City Council decision and associated staff report can be accessed through the following link: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2009.EY24.1>

In 2007, City Council adopted the West District Design Initiative which established an urban design vision for three separate sites in Etobicoke, including the Etobicoke Civic Centre complex located to the north of the subject site and extending south to Eva Road. A key recommendation of the West District Design Initiative included the requirement for a new north-south public road linking Eva Road with Burnhamthorpe Road to break the large sites into future development blocks and provide for a connected street grid. At the August 5 and 6, 2009 meeting of City Council,

amendments to the Official Plan associated with the West District Design Initiative were adopted, including this new public road connection. The decision document can be accessed through the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2009.PG26.1>

The current application was submitted and deemed complete on September 14, 2017.

PROPOSAL

This application proposes to lift the Holding (H) symbol for the northeastern portion of the lands identified in site-specific Zoning By-law No. 600-2009. This amendment would allow for the development of the lands municipally known as 10 Eva Road, described as Tower Element C and its associated podium in the Phase 2 lands on Schedule 'B' of Zoning By-law No. 600-2009. The Holding (H) symbol would be partially lifted as the symbol would continue to remain on the northwestern portion of the lands, which relate to Tower Element D of this By-law.

The southern portion of the site is currently occupied by two residential towers, with heights of 28 and 31-storeys, described as Tower Elements A and B on Schedule 'B' of this By-law, with a shared podium which comprise the first phase of this multi-phased development.

Prior to lifting the Holding (H) symbol pertaining to Tower Element C and its associated podium, the Holding Provisions in the site-specific Zoning By-law require the following four conditions to be fulfilled, all to the satisfaction of the Director of Community Planning, Etobicoke York District and the Chief Engineer and Executive Director of Engineering and Construction Services (formerly the Technical Services Division):

- (i) Dedication of the land shown on Schedule 'A' to the By-law for a future public road; and
- (ii) Provision of detailed cost estimates and adequate financing for 50% of the cost of constructing the future public road from Eva Road to the extension of the northern boundary of the Lands; and
- (iii) Entering into an agreement between the owner of the Lands, or any portion of the Lands, and the City, that will provide for the landscaping and maintenance, at no cost to the City, of the land to be dedicated as shown on Schedule 'A' for a future public road until such time as the public road is constructed; and
- (iv) One or more of the following conditions being fulfilled:

- a. Permanent closure by the Ministry of the Transportation of the ramps connecting Eva Road and Highway 427; or
- b. Provision of direct access to either Civic Centre Court or The West Mall for vehicular traffic generated by the lands shown on Schedule 'A' to the By-law with a zone symbol that possesses an "H" Holding Symbol prefix; or
- c. Other road alterations, traffic improvements and/or Transportation Demand Management measures satisfactory to the Chief Engineer and Executive Director of Engineering and Construction Services.

The proposed residential tower would be 28-storeys in height (approximately 85 m including the mechanical penthouse), containing a total of 212 residential units. The building would have a one-storey podium that would be irregular in shape and connect to the existing podium to the south, which forms part of the first phase of the multi-phased development.

A total of 262 parking spaces would be provided, of which 230 parking spaces would be accommodated within three levels of below grade parking and 32 parking spaces would be located in an above grade parking deck within the east side of the proposed podium, abutting the Highway 427 corridor. Vehicular access to this development would continue to be from the existing driveway off Eva Road.

Site and Surrounding Area

The site is located on the north side of Eva Road, between Highway 427 and The West Mall. It is approximately 2.1 hectares in area, generally flat and rectangular in shape. The southern portion of the site, the Phase 1 lands, is currently occupied with two residential buildings, 28 and 31 storeys in height. The northern portion of the site, the Phase 2 lands, are currently vacant. The only access to the site is presently from the southwest corner where a driveway connects with Eva Road.

The surrounding land uses are as follows:

North: Immediately north, on the south side of Civic Centre Court, is a Toronto District School Board (TDSB) office building and its related surface parking lot. On the north side of Civic Centre Court, is the Etobicoke York Civic Centre. To the northwest of the site, at 375-385 The West Mall, there is a 5-storey commercial building that is proposed to be demolished and redeveloped with a mixed use development comprised of a 30-storey tower (94.5 m in height), a 14-storey tower (47.3 m in height) and a 6-storey podium (21.7 m in height) (File No. 19 252363 WET 02 OZ).

South: South of the site is Eva Road and the on and off ramps associated with Highway 427. South of Eva Road, there is a four-storey office building.

East: Immediately east of the site is Highway 427.

West: The property to the immediate west at 361 The West Mall and 24 Eva Road is currently occupied by two 18-storey rental apartment buildings connected by an above-grade parking garage. In 2014, the Ontario Municipal Board (OMB) approved in principle a Zoning By-law Amendment application (File no. 10 217719 WET 03 OZ) to permit the addition of two 14-storey residential towers (48.0 m in height each) and one 19-storey residential tower (63.0 m in height). These additional towers have not been built.

Reasons for the Application

The application to lift the Holding (H) symbol for the northeastern portion of the lands is required to accommodate the development of Tower Element C and its associated podium as per Schedule 'B' of Zoning By-law No. 600-2009. The conditions to be satisfied prior to lifting the Holding (H) symbol from the site are outlined above.

APPLICATION BACKGROUND

Application Submission Requirements

The following reports/studies were submitted in support of the application:

- Draft Reference Plan of Survey;
- Access Operations Review;
- Future Right-of-Way Preliminary Sketch for Cost Estimate; and
- Draft Zoning By-law Amendment.

Copies of the submitted documents are available on the City's Application Information Centre: <https://www.toronto.ca/city-government/planning-development/application-information-centre>

Agency Circulation Outcomes

The application together with the applicable reports noted above, were circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to assess the fulfillment of the conditions listed in the Holding Provisions of Zoning By-law No. 600-2009.

Community Consultation

Community consultation is not required for an application to lift the Holding (H) symbol and, as such, a community meeting was not held for this application.

POLICY CONSIDERATIONS

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

The Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the [Planning Act](#) and all decisions of City Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by City Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.6 of the PPS states that: "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

Provincial Plans

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. City Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of City Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by City Council shall also be consistent with the PPS and conform with Provincial Plans.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (the "Growth Plan (2019)") came into effect on May 16, 2019. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2017. The Growth Plan (2019) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan, 2019 establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the *Planning Act* that comprehensively applies the policies and schedules of the Growth Plan (2019), including the establishment of minimum density targets for and the delineation of strategic growth areas, the conversion of provincially significant employment zones and others.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and

- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan (2019) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2019) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the *Planning Act* all decisions of City Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by City Council shall also conform with the Growth Plan.

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. City Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of City Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by City Council shall also be consistent with the PPS and conform with Provincial Plans.

Policy 5.1 of the Growth Plan states that where a municipality must decide on a planning matter before its Official Plan has been amended to conform with this Plan, or before other applicable planning instruments have been updated accordingly, it must still consider the impact of its decision as it relates to the policies of the Growth Plan which require comprehensive municipal implementation.

Staff have reviewed the proposed development for consistency with the PPS (2020) and for conformity with the Growth Plan (2019). The outcome of this staff analysis and review are summarized in the Comments section of this report.

Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan as follows:

Chapter 4 – Land Use Designations

The site is designated *Mixed Use Areas* on Map 14 – Land Use Map (see Attachment 3: Official Plan Land Use Map). In accordance with Policy 4.5.1 of the Official Plan, *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional

uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. Policy 4.5.2 states that development in *Mixed Use Areas* will create a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community.

Chapter 5 – Implementation: Making Things Happen

Section 5.1.2 of the Official Plan pertains to Holding By-laws. The Official Plan recognizes that there are instances where the intended use and zoning is known for lands but the development of the lands should not take place until specific facilities are in place or conditions are met. Policy 5.1.2.1 states that a holding provision may be placed on lands where the ultimate desired use of the lands is specified but cannot take place until conditions set out in the Plan or by-law are satisfied. According to Policy 5.1.2.2, conditions to be met prior to the removal of the holding provision may include, in particular, transportation or servicing improvements, and entering into agreements to secure any of the matters required to satisfy the conditions for removal of the holding provision.

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

West District Design Initiative

In 2007, City Council adopted the West District Design Initiative which established an urban design vision for three separate sites in Etobicoke, including the Etobicoke Civic Centre complex located to the north of the subject site and extending south to Eva Road. A key recommendation of the West District Design Initiative included the requirement for a new north-south public road connecting Eva Road with Burnhamthorpe Road to break the large sites into future development blocks and provide for a connected street grid.

The West District Study: Results of the West District Design Initiative report dated November 14, 2007 is available at:

<https://www.toronto.ca/legdocs/mmis/2007/pg/bqrd/backgroundfile-8765.pdf>

This recommendation was implemented through Official Plan Amendment 85, which was adopted in 2009 and designated a new 18.5 m wide public right-of-way in this location. Schedule 2 of the Official Plan, pertaining to the Designation of Planned but Unbuilt Roads, identifies this new link planned from Eva Road (centered on a point approximately 131 metres east of the eastern limit of The West Mall right-of-way) to Civic Centre Court.

A portion of the new north-south public road has been secured through the Phase 1 development of the subject site (File No. 08 112855 WET 03 OZ) and the development of the site to the west, 361 The West Mall and 24 Eva Road (File No. 10 217719 WET

03 OZ). Further coordination with the property owners of the sites to the north, the Toronto District School Board (1 Civic Centre Court) and 375-385 The West Mall, is required to determine the location of the new public road and complete the connection from Eva Road to Civic Centre Court. In addition, further discussions with CreateTO are required to ensure the location of the future public road is coordinated with its future extension between Civic Centre Court and Burnhamthorpe Road.

Zoning

The property is subject to site-specific Zoning By-law No. 600-2009, an amendment to the former City of Etobicoke Zoning Code. The southern portion of the site (Phase 1 lands) is zoned Sixth Density Residential (R6). In accordance with Section 4 of this By-law, the R6 zone permits certain uses, in particular apartment buildings, accessory structures and a temporary sales office.

The northern portion of the site (Phase 2 lands) is zoned (H) R6 as shown on Schedule 'A' of Zoning By-law No. 600-2009 (see Attachment 4: Existing Zoning By-law Map). The uses permitted in this By-law cannot be developed on the northern lands which have the "H" Holding symbol prefix until the holding symbol is removed by amendment to this By-law.

Section 17 of By-law No. 600-2009 contains the conditions of the Holding provision relative to the (H) R6 lands and states that:

"In accordance with the provisions of Section 36 of the *Planning Act*, the Holding Symbol "H" will be removed from the lands shown on Schedule 'A' to this By-law upon fulfillment, all to the satisfaction of the Director, Community Planning, Etobicoke York District and the Executive Director, Technical Services Division, of items (i) through (iv) below:

- (i) Dedication of the land shown on Schedule 'A' for a future public road; and
- (ii) Provision of detailed cost estimates and adequate financing for 50% of the cost of constructing the future public road from Eva Road to the extension of the northern boundary of the Lands; and
- (iii) Entering into an agreement between the owner of the Lands, or any portion of the Lands, and the City, that will provide for the landscaping and maintenance, at no cost to the City, of the land to be dedicated as shown on Schedule 'A' for a future public road until such time as the public road is constructed; and
- (iv) One or more of the following conditions being fulfilled:
 - a. Permanent closure by the Ministry of the Transportation of the ramps connecting Eva Road and Highway 427; or

- b. Provision of direct access to either Civic Centre Court or The West Mall for vehicular traffic generated by the lands shown on Schedule 'A' to this By-law with a zone symbol that possesses an "H" Holding Symbol prefix; or
- c. Other road alterations, traffic improvements and/or Transportation Demand Management measures satisfactory to the Executive Director of Technical Services."

Site Plan Control

Site Plan Approval is required to permit the proposed development. A Site Plan application (File No. 17 232921 WET 03 SA) has been submitted and is currently under review.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal has been reviewed and evaluated against the *Planning Act*, PPS (2020) and the Growth Plan (2019). The proposal has also been reviewed and evaluated against Policy 5.1 of the Growth Plan as described in the Policy Considerations section of the Report.

Staff have determined that the proposal is consistent with the PPS (2020) and conforms with the Growth Plan (2019) as follows:

Policy 1.5.1(a) of the PPS (2020) indicates that healthy, active communities should be promoted by planning for public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity. Furthermore, Policy 1.6.8.1 directs planning authorities to plan for and protect corridors and rights-of-way for infrastructure, including transportation, to meet current and projected needs. This application proposes traffic improvements and the dedication of the necessary lands to form part of the future public road which would improve connectivity within the surrounding area. This application has addressed the transportation and capacity issues of the proposed development, and is consistent with the PPS in this regard.

The Growth Plan establishes that population and employment growth will be accommodated by directing a significant portion of new growth to the built-up areas of the community through intensification. The proposal represents intensification through the development of underutilized *Mixed Use Areas* lands in an existing built-up area. The application proposes traffic improvements and would dedicate lands required to form part of the future public road which would improve connectivity within the surrounding area. This application addresses the transportation and capacity issues

pertaining to the proposed development of Tower Element C and therefore does not conflict with the Growth Plan in this regard.

Land Use

This application has been reviewed against the Official Plan policies described in the Policy Considerations section of this report as well as the policies of the Official Plan as a whole. The proposed residential use is a permitted use in accordance with the *Mixed Use Areas* designation and the conveyance of lands for the planned but unbuilt public road conforms with Schedule 2 of the Official Plan.

Lifting of the Holding (H) Symbol

The conditions to lift the Holding (H) symbol as outlined in Section 17 of site-specific Zoning By-law No. 600-2009 for the eastern portion of the lands zoned (H) R6 on Schedule 'A' to permit the construction of Tower Element C and its associated podium have been satisfied as follows:

(i) Confirmation that the land shown on Schedule 'A' (see Attachment 4) for a future public road have been dedicated.

The lands shown on Schedule 'A' (see Attachment 4) of the site-specific By-law, more particularly described as Part of Block B, Registered Plan M-865, designated as Parts 1, 2, 3, 4 and 5 on Plan 66R-31103, deposited on December 23, 2019, have been dedicated by the owner to the City to form part of the future public road.

(ii) Confirmation of the provision of detailed cost estimates and adequate financing for 50% of the cost of constructing the future public road from Eva Road to the extension of the northern boundary of the Lands.

The applicant submitted the required detailed cost estimates for the construction of the future public road and completed a preliminary sketch of the future right-of-way to estimate the cost. The applicant has provided the required financing for 50% of the cost of constructing the future public road through a certified cheque for the amount of \$300,640.

(iii) Confirmation that the owner of the Lands and the City have entered into an agreement, which will provide for the landscaping and maintenance, at no cost to the City, of the land to be dedicated as shown on Schedule 'A' (see Attachment 4) for a future public road until such time as the public road is constructed.

The owner of the subject lands and the City have entered into a maintenance agreement. As stipulated in the agreement, the owner is required to maintain the dedicated lands, including grass cutting, snow and ice removal, until these lands are established by the City as a public highway. The owner's obligations to maintain the

dedicated lands will end when the City establishes the lands as a public highway. To carry out the owner's obligations of the maintenance agreement, the City has granted the owner, its employees, agents, invitees, consultants and contractors access to the dedicated lands as specified in the agreement.

(iv)(c) Confirmation that road alterations, traffic improvements and/or Transportation Demand Management measures have been provided to the Chief Engineer and Executive Director of Technical Services.

In support of the application, the applicant submitted an Access Operations Review which recommends split optimization of the traffic signal at The West Mall and Eva Road intersection without introduction of dual westbound left-turn lanes. The existing cycle lengths and pedestrian minimum times are proposed to be maintained. Etobicoke York Traffic Operations staff have reviewed the proposed traffic signal split optimization and support this traffic improvement. In addition, staff provided a cost estimate for the signal timing implementation work required, which amounts to \$1,417. The applicant has provided the City with a certified cheque for this amount to pay for the signal timing implementation work required for the proposed development.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2019), and the Toronto Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020) and does not conflict with the Growth Plan (2019). Furthermore, the proposal is in keeping with the intent of the Official Plan, particularly as it relates to the implementation of holding By-laws to secure transportation improvements and appropriate infrastructure to support growth. The conditions that are required to be addressed prior to the lifting of the Holding Provision in site-specific Zoning By-law No. 600-2009 have been satisfied such that the development of the proposed apartment building at 10 Eva Road can proceed. Staff recommend that City Council approve the proposed amendment to Zoning By-law No. 600-2009 to remove the '(H)' symbol from the northeastern portion of the site to allow for the development of these lands.

CONTACT

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SIGNATURE

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

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Application Data Sheet

Attachment 2: Location Map

Attachment 3: Official Plan Land Use Map

Attachment 4: Existing Zoning By-law Map [By-law No. 600-2009 - Schedule A]

Attachment 5: Existing Zoning By-law Map [By-law No. 600-2009 - Schedule B]

Attachment 6: Draft Zoning By-law Amendment

Applicant Submitted Drawings

Attachment 7: Site Plan

Attachment 8: Elevations

APPLICATION DATA SHEET

Municipal Address: 10 EVA ROAD **Date Received:** September 14, 2017

Application Number: 17 232906 WET 03 OZ

Application Type: Rezoning, Lifting Hold

Project Description: Removal of a Holding (H) provision on the Phase 2 lands to accommodate a 28-storey residential building with 212 units.

Applicant	Agent	Architect	Owner
TRIDEL			WEST VILLAGE ETOBICOKE RESIDENCES INC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	(H) R6	Heritage Designation:
Height Limit (m):	85.6	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 4,736 Frontage (m): 70 Depth (m): 66

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			648	664
Residential GFA (sq m):			19,505	19,505
Non-Residential GFA (sq m):				
Total GFA (sq m):			19,505	19,505
Height - Storeys:			28	28
Height - Metres:			85	85

Lot Coverage Ratio (%): 13.68 Floor Space Index: 4.12

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	19,505	
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			212	212
Other:				
Total Units:			212	212

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			48	144	20
Total Units:			48	144	20

Parking and Loading

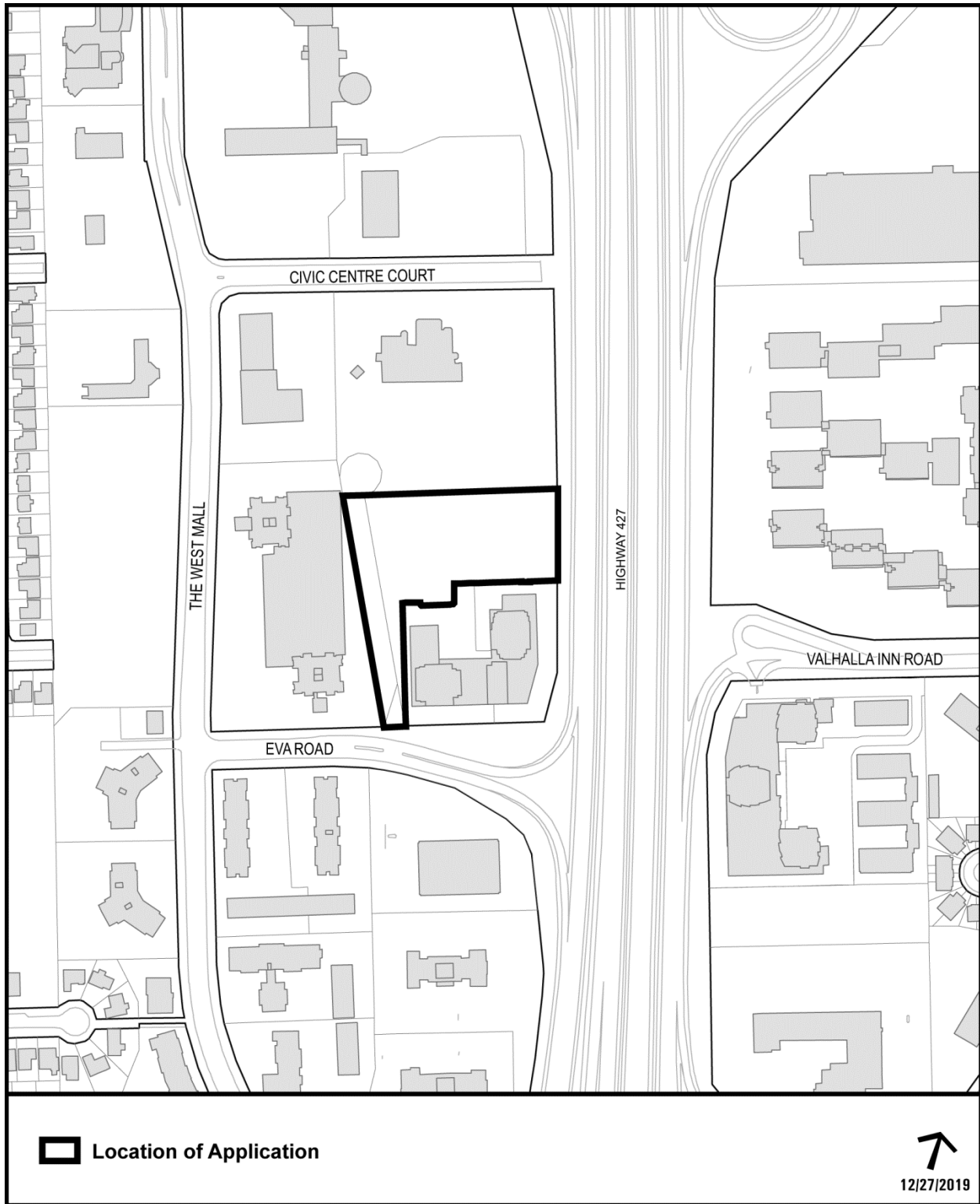
Parking Spaces: 262 Bicycle Parking Spaces: 160 Loading Docks: 1

CONTACT:

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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



10 Eva Road

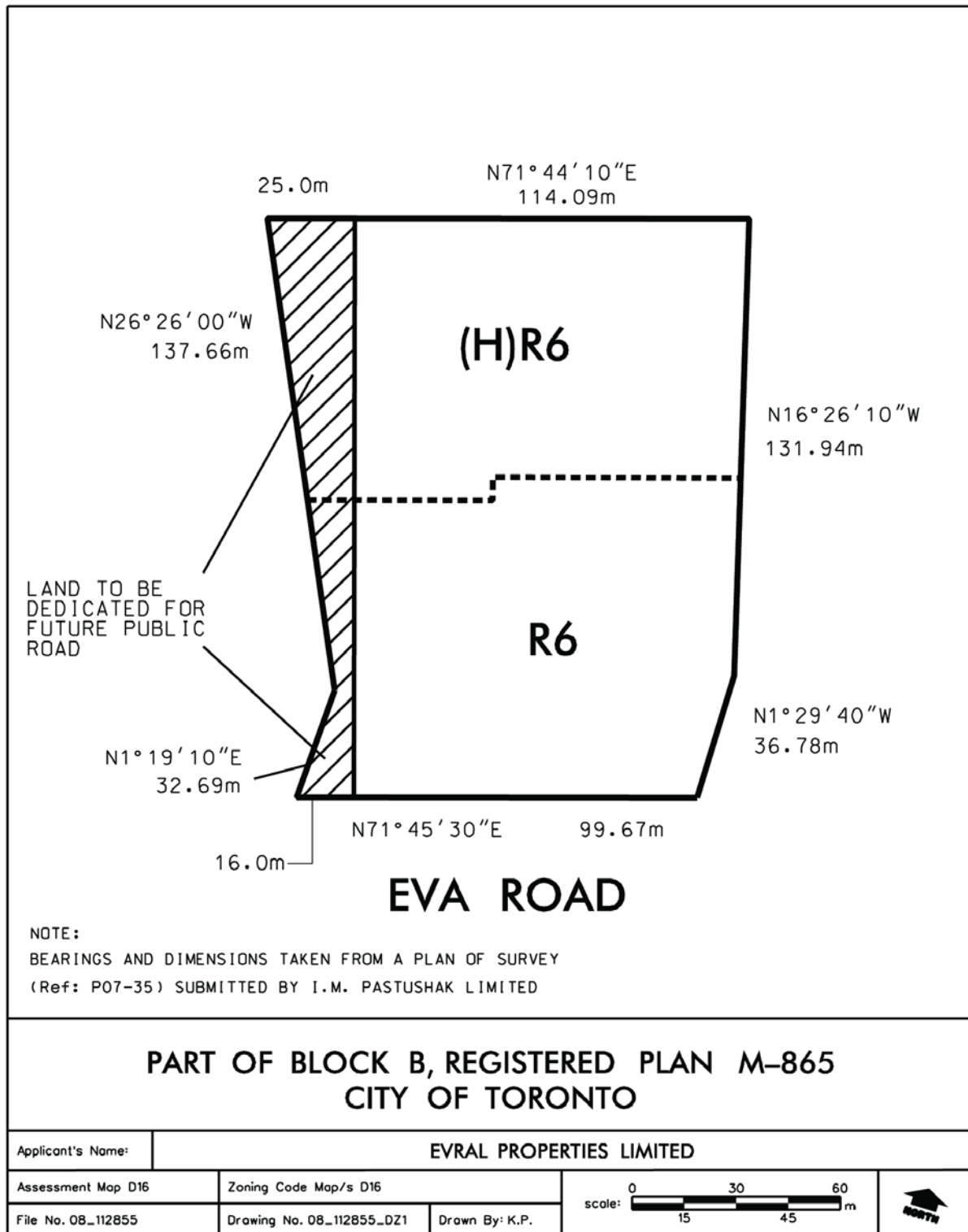
Official Plan Land Use Map #14

File # 17 232906 WET 03 0Z

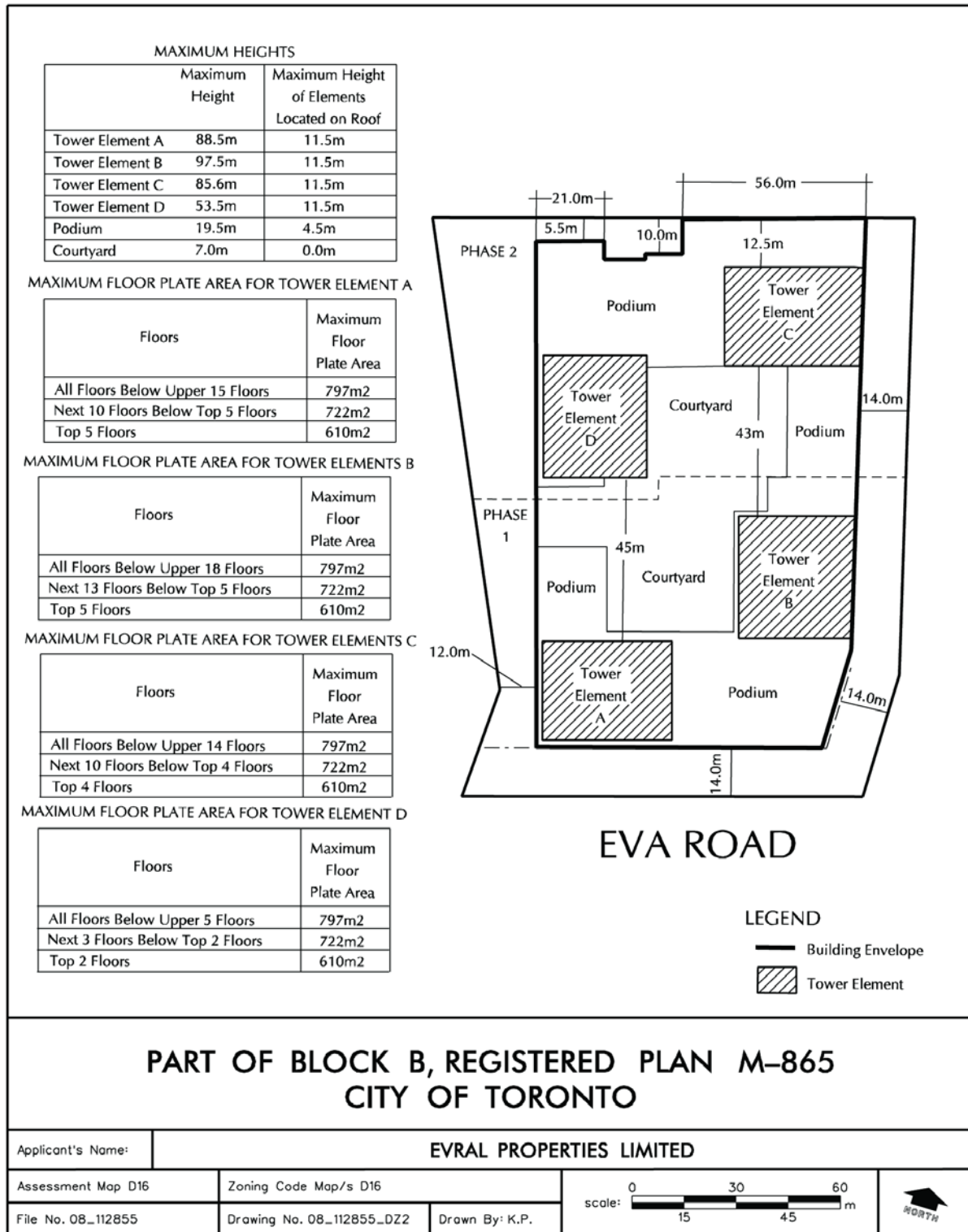
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|--------------------------|--------------------------|
| Location of Application | Parks & Open Space Areas |
| Neighbourhoods | Parks |
| Apartment Neighbourhoods | |
| Mixed Use Areas | |

↑
Not to Scale
01/09/2020

Toronto Schedule 'A' BY-LAW 600-2009



TORONTO Schedule 'B' BY-LAW 600-2009



Attachment 6: Draft Zoning By-law Amendment

Authority: ~ Community Council Item No. ~,
as adopted by City of Toronto Council on ~, 20~
Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

To amend Chapters 320 and 324 of the former City of Etobicoke Zoning Code, as amended by Site-Specific Zoning By-law No. 600-2009, to remove the holding symbol (H) with respect to the lands known municipally in the year 2019 as 2, 4, 6, 8 and 10 Eva Road

WHEREAS authority is given to Council by Section 34 and Section 36 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to impose the holding symbol (H) and to remove the holding symbol (H) when Council is satisfied that the conditions relating to the holding symbol (H) have been satisfied; and

WHEREAS Council has provided notice of the intent to pass this By-law;

The Council of the City of Toronto HEREBY ENACTS:

1. The heading to By-law No. 600-2009 is amended by deleting the following words, "To amend Chapters 320 and 324 of the Etobicoke Zoning Code with respect to the lands municipally known as 2, 4 and 6 Eva Road", and replacing them with the following, "To amend Chapters 320 and 324 of the former City of Etobicoke Zoning Code with respect to lands municipally known in the year 2009 as 2, 4 and 6 Eva Road."
2. Schedule 'A' is amended by removing the holding symbol (H) from the lands municipally known in the year 2019 as 10 Eva Road, as shown on the attached Schedule 'A'.

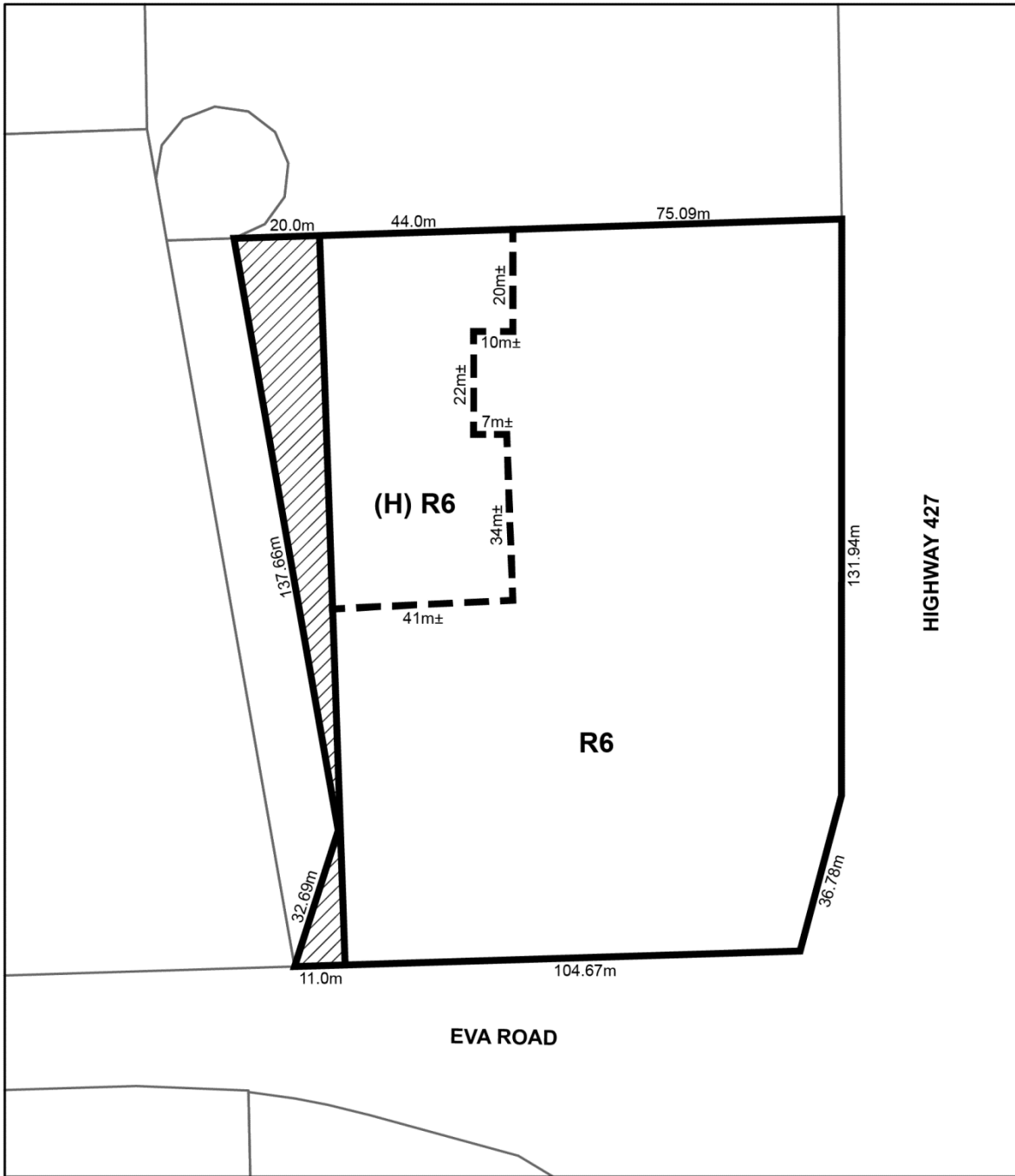
ENACTED AND PASSED this ~ day of ~ , A.D. 20~.

JOHN TORY,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE 'A'




 **TORONTO**
Schedule A

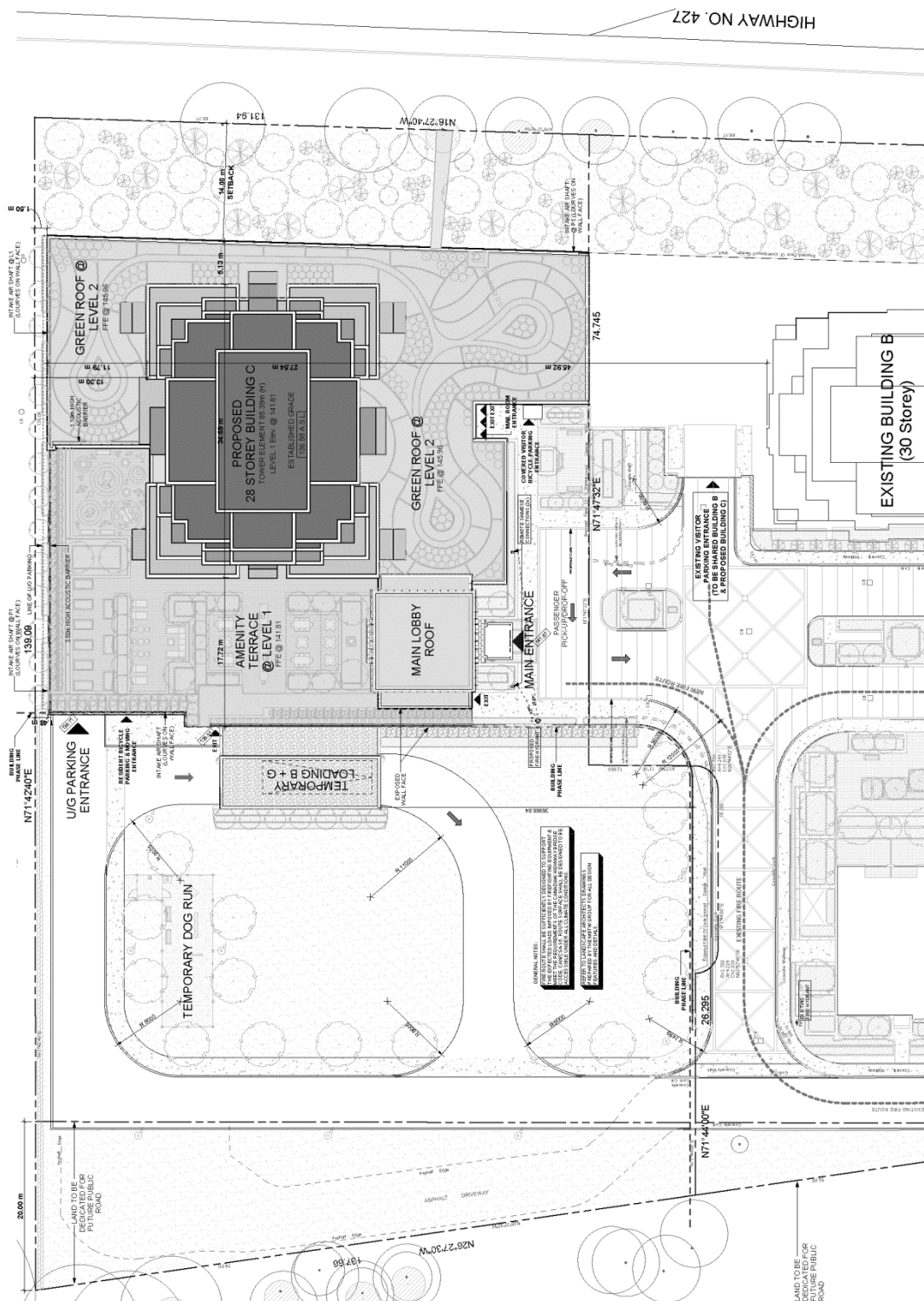
10 Eva Road

File # 17 232906 WET 03 02

 Land to be dedicated for future public road

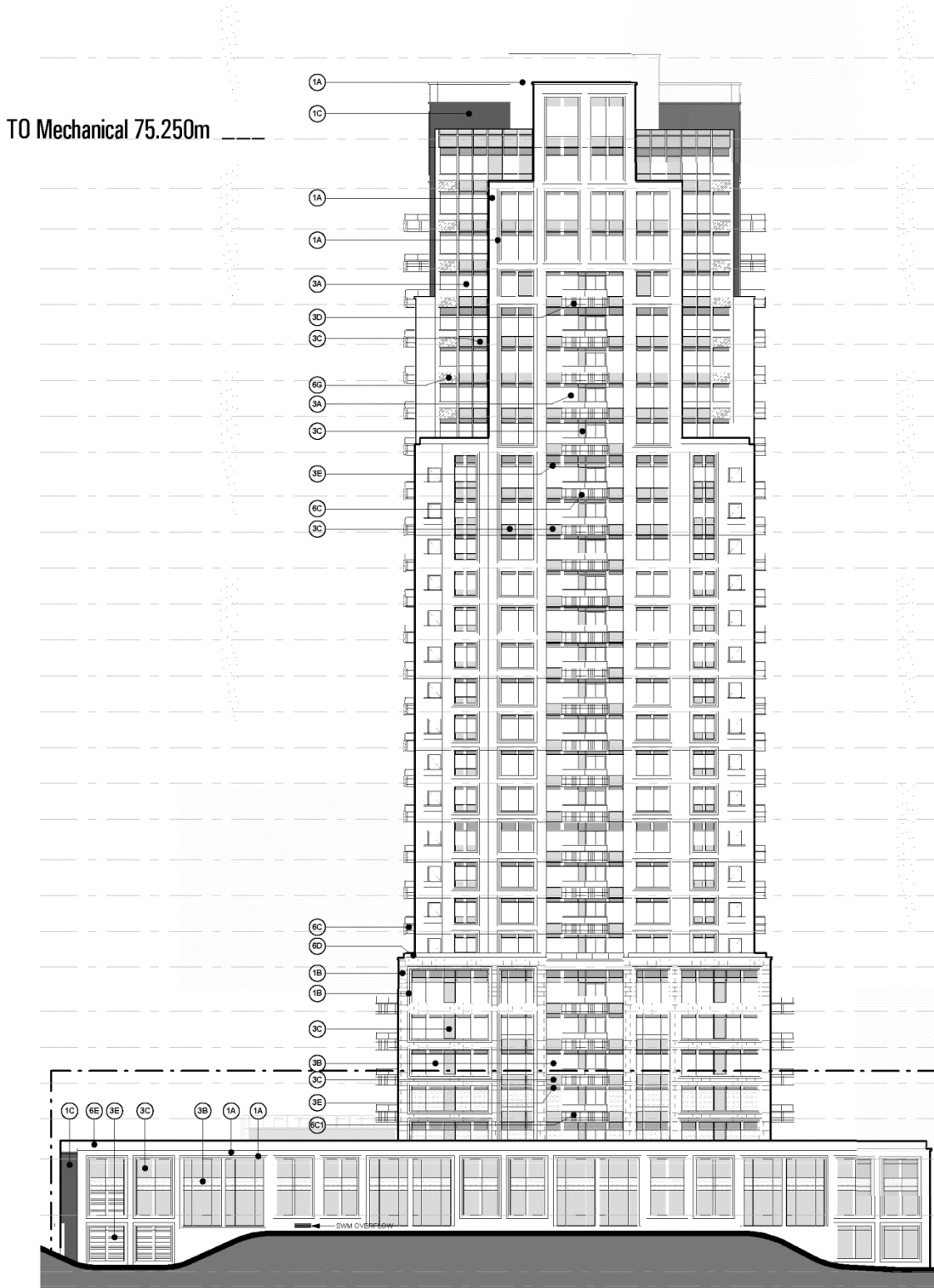

City of Toronto By-law 600-2009
Not to Scale
01/09/2020

Attachment 7: Site Plan



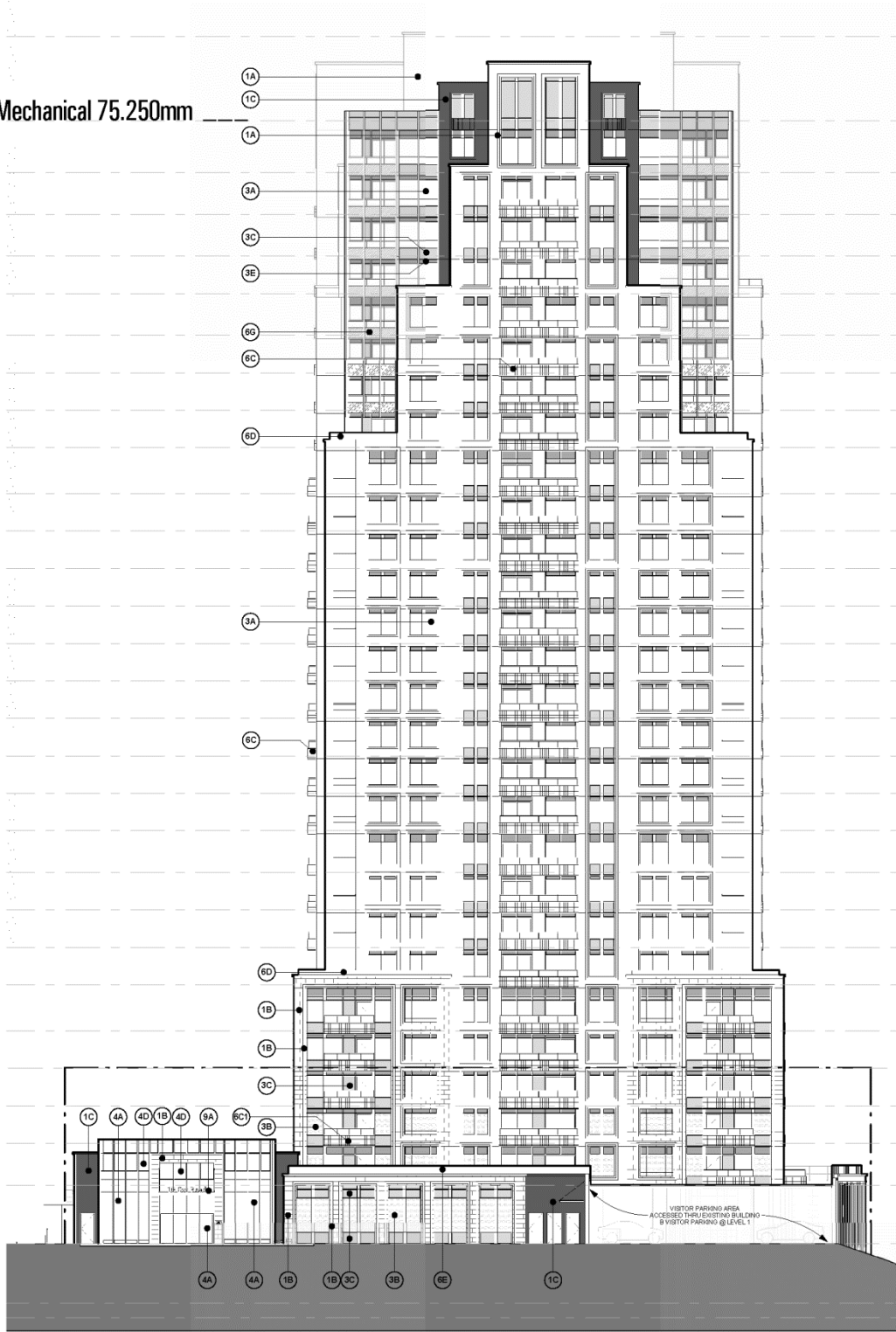
Site Plan

Attachment 8: Elevations

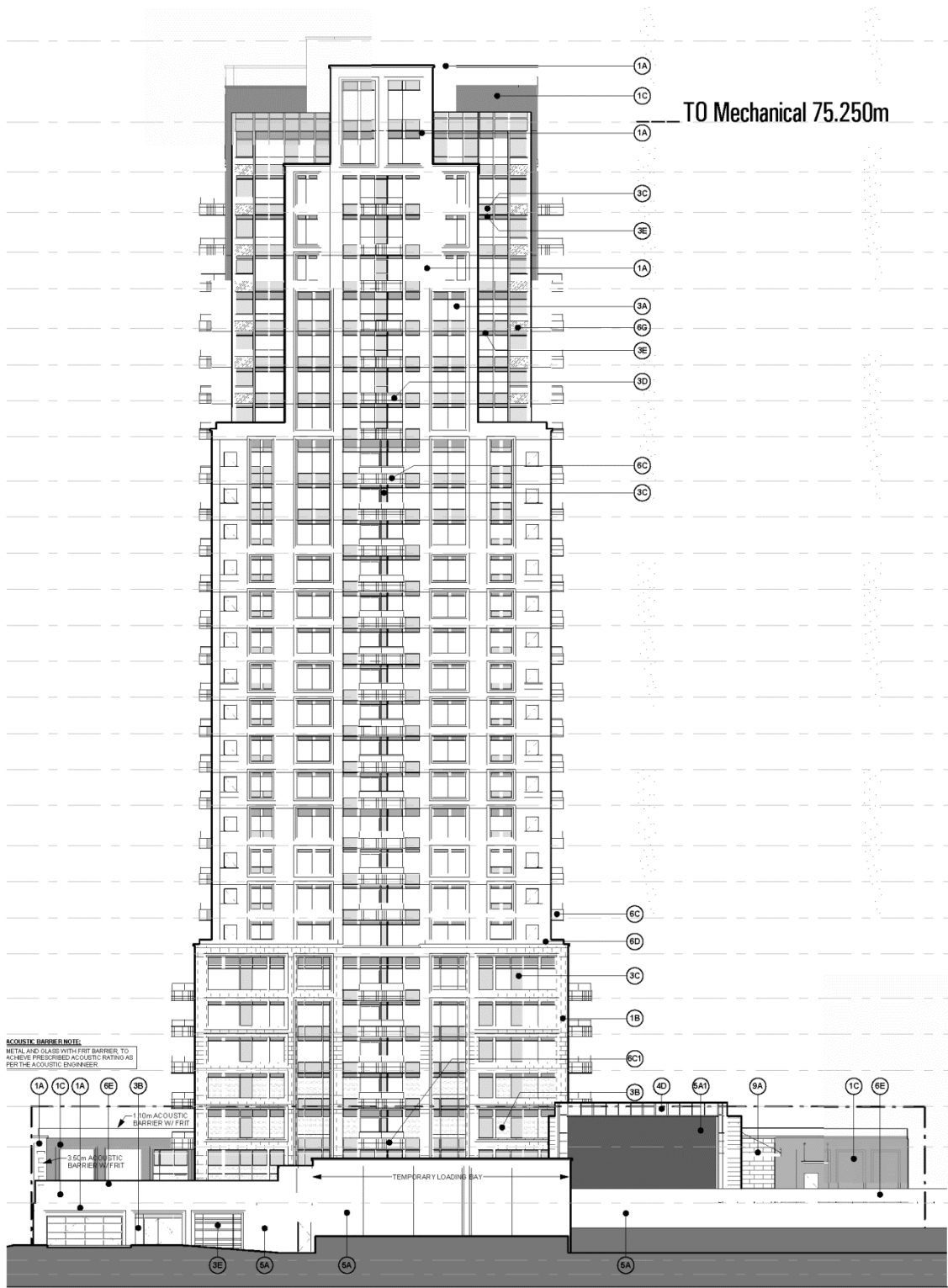


East Elevation

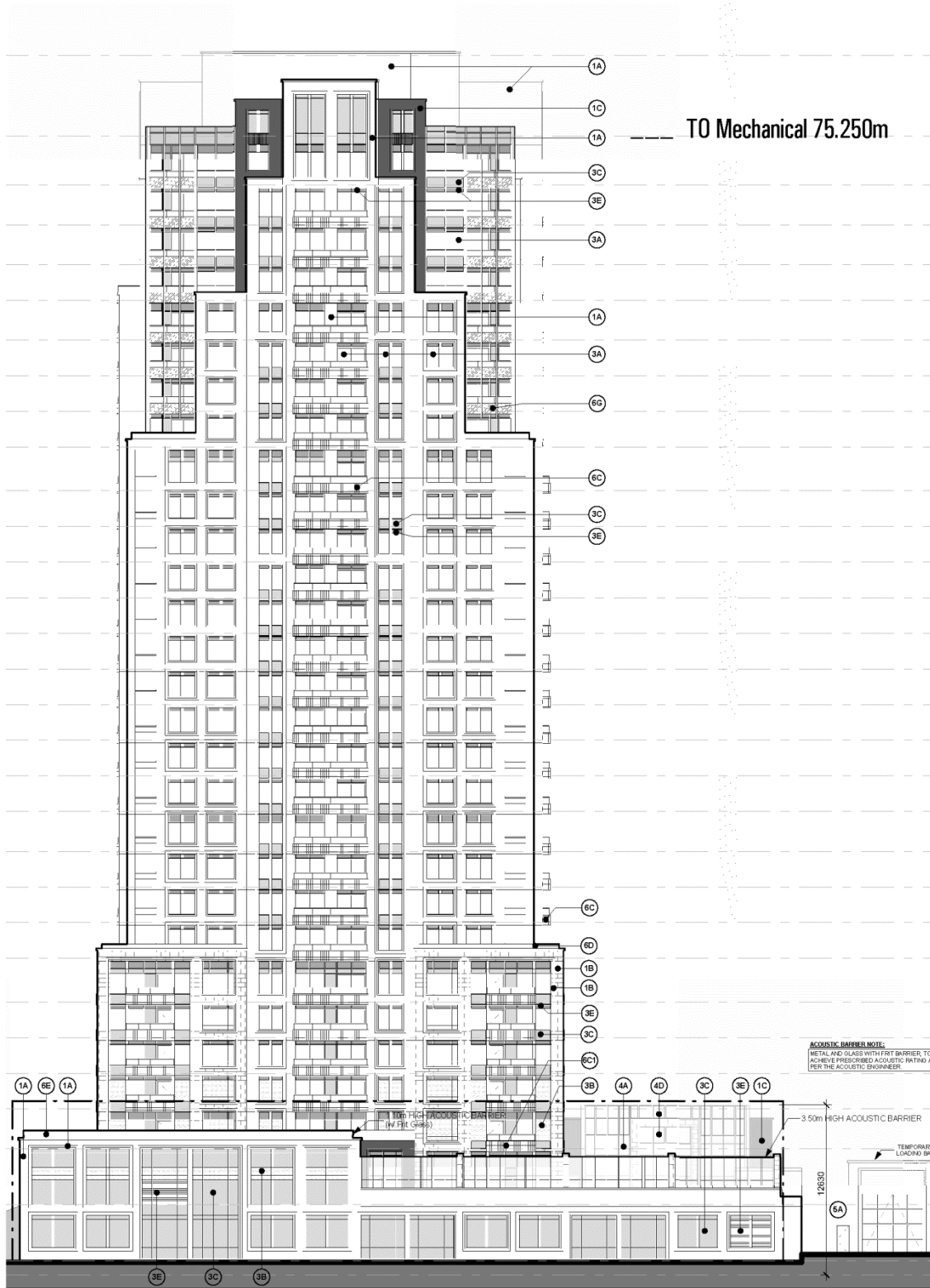
TO Mechanical 75.250mm



South Elevation



West Elevation



North Elevation