

Draft Plan of Subdivision Application – Decision Report – Approval – 175-185 Eileen Avenue

Date: September 4, 2024

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: Ward 5 – York South-Weston

Planning Application Number: 23 221213 WET 05 SB

SUMMARY

This report advises that the Interim Chief Planner and Executive Director, City Planning intends to approve the Draft Plan of Subdivision to divide 175-185 Eileen Avenue into two parcels, specifically, a parcel for a 58-unit residential development (Block 1) and a public street parcel for the creation of a new cul-de-sac at the end of Eileen Avenue. On October 12, 2023, City Council approved By-law 986-2023 for 58 back-to-back townhouse units in two buildings, to be located in Block 1.

The proposed Draft Plan of Subdivision meets the subdivision requirements in Section 51(24) of the Planning Act, is consistent with the Provincial Policy Statement (2020), conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), and the City's Official Plan.

RECOMMENDATIONS

The Director, Community Planning, Etobicoke York District recommends that:

1. In accordance with the delegated approval under By-law 229-2000, as amended, City Council be advised that the Interim Chief Planner and Executive Director, City Planning intends to approve the Draft Plan of Subdivision as generally illustrated in Attachment 3 subject to:

- a. the conditions, as generally listed in Attachment 4, which, except as otherwise noted, must be fulfilled prior to final approval and the release of the Plan of Subdivision for registration; and
- b. any such revisions to the proposed Plan of Subdivision or any such additional modified conditions as the Interim Chief Planner and Executive Director, City Planning may deem to be appropriate to address matters arising from the on-going technical review of this development.

FINANCIAL IMPACT

The Development Review Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

On October 12, 2023, City Council approved By-law 986-2023 for 58 back-to-back townhouse units in two buildings with heights of 12.4 metres, for a total gross floor area of 12,334 square metres. The approval report can be found at the following link: [Agenda Item History - 2023.EY7.1 \(toronto.ca\)](#).

THE SITE

Description

The site, located on the east side of Eileen Avenue and is rectangular in shape, is comprised of two properties addressed as 175 Eileen Avenue and 185 Eileen Avenue. The site is north of the Canadian Pacific Galt Subdivision rail corridor and west of Scarlett Road, separated by a manufacturing facility. The site currently has a total lot area of 5,841 square metres with a lot frontage of approximately 69 metres along Eileen Avenue, and a depth of approximately 85 metres.

Existing Use

Three existing one-storey industrial buildings used for warehousing and automotive employment purposes are proposed to be demolished.

THE APPLICATION

The application seeks to divide the site into two parcels. Table 1 below describes each parcel:

Table 1: Proposed Subdivision Plan

Parcel	Use	Area (hectares)
Block 1	Residential	0.5621
Public Street	Eileen Avenue cul-de-sac	0.0219
Total Subdivision Area		0.584

Additional Information

See Attachments 1 to 4 of this report for the location map, site plan, proposed Draft Plan of Subdivision, and Draft Plan of Subdivision Conditions, respectively. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre [here](#).

Site Plan Control

A Site Plan Control application (Application No. 21 245537 WET 05 SA) to facilitate the development of Block 1 has been submitted and is currently under review.

Reasons for Application

The proposed Draft Plan of Subdivision will create the necessary parcels for a block and a public street. Block 1 would facilitate the proposed development and bring the lands into a Plan of Subdivision while the public street parcel would be conveyed to the City for the creation of a new cul-de-sac at the end of Eileen Avenue.

POLICY CONSIDERATIONS

Provincial Land-use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (2020), and shall conform to Provincial plans, A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), and others.

Official Plan

The Official Plan Urban Structure Map 2 identified the site as *Employment Areas*. The land use designation for the site is *General Employment Areas*. The site abuts *General Employment Areas* to the north and south, and *Core Employment Areas* to the east.

Site and Area Specific Policy (SASP) 154 applies to the site and permits a mix of employment and residential uses provided that, "if the property is designated *Employment Areas*, the building will provide for a satisfactory living environment compatible with the employment uses in the building and adjacent area." Compatibility with surrounding employment uses is to be assessed prior to permitting residential development within the area covered by SASP 154.

The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Official Plan can be found [here](#).

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal has been reviewed and evaluated against the Provincial Policy Statement (PPS) (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) (2020). Staff have determined that the proposal is consistent with the PPS and conforms with the Growth Plan.

Draft Plan of Subdivision

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 determine appropriate conditions of approval. Further to a review by staff, the Interim Chief Planner and Executive Director, City Planning intends to approve the Draft Plan of Subdivision as generally illustrated on Attachment 3, subject to the Draft Plan of Subdivision Conditions outlined in Attachment 4.

The proposed approval conditions for the Draft Plan of Subdivision would address the technical requirements of the development, including:

- The creation of the proposed block and public street parcel;
- The form and function of the Eileen Avenue cul-de-sac;
- The owner's conveyance of the parcel necessary to construct the new cul-de-sac;
- Construction of streets, services and utilities;
- Environmental remediation of all lands to be conveyed to the City; and
- Stormwater management.

Review of the proposed Draft Plan of Subdivision and preparation of associated conditions have considered the matters set out in Section 51(24) of the Planning Act. The proposed Draft Plan of Subdivision conditions provide for the registration of the Plan of Subdivision prior to issuance of any building permit on the site.

The proposed Draft Plan of Subdivision meets the subdivision requirements in Section 51(24) of the Planning Act, is consistent with the PPS and conforms with the Growth Plan.

A statutory public meeting under Section 51(20) of the Planning Act will be held at Etobicoke York Community Council on September 23, 2024.

Land Use

This application has been reviewed against the policies of the Official Plan. Although the Official Plan envisions *Employment Areas* to be protected for employment uses, SASP 154 permits residential uses that are compatible with employment uses. Compatibility of the proposed residential use with the surrounding employment uses was demonstrated through the review of the Zoning By-law Amendment application, through the peer reviewed Environmental Noise Feasibility Study, Railway Vibration Study, Air Quality Review, and Land Use Compatibility Study. On October 12, 2023, Council, with its approval, classified the site as a Class 4 Noise Area pursuant to Publication NPC-300 (Environmental Noise Guideline - Stationary and Transportation Sources - Approval and Planning) as administered by the Ministry of Environment, Conservation and Parks

(MECP). Appropriate mitigation strategies are incorporated into the proposed design of the buildings within Block 1, and will be secured through the Site Plan Control application currently under review.

The proposed Plan of Subdivision conforms with the Official Plan as required by Section 51(24)(c) of the Planning Act and complies with the site-specific zoning. The land is suitable for the proposed subdivision and the dimension and shape of the proposed development parcels are appropriate.

Proposed Cul-de-Sac

The Draft Plan of Subdivision provides the lands within the public street parcel to be used for the development of a new cul-de-sac at the end of Eileen Avenue, including a new 2.1-metre-wide pedestrian clearway onto which development Block 1 will front. The public street parcel, with 219 square metres of land, is sufficiently sized for the creation of the proposed cul-de-sac and meets the required City standards.

Environmental Issues

A Record of Site Condition is required prior to the registration of the Plan of Subdivision and the issuance of a building permit in order to complete the conveyance of the public street parcel to the City for the proposed cul-de-sac. The applicant submitted a Phase One Environmental Site Assessment Study and a standard peer review process of this study will be undertaken as a condition of approval for the Draft Plan of Subdivision to ensure that any lands dedicated to the City are remediated as required.

Servicing

The applicant has submitted a Functional Servicing Report and Stormwater Management Strategy in support of the application. Any required new municipal infrastructure and upgrades to the existing infrastructure to accommodate the proposed development will be included in the Subdivision Agreement for the development.

Urban Forestry

An Arborist Report, Tree Preservation Plan and Landscape Plan are required prior to the registration of the Plan of Subdivision. Conditions related to the protection of existing street trees, permits for injury and removal of street trees that cannot be protected and new street tree plantings are included in the list of Draft Plan of Subdivision conditions (see Attachment 4).

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tier 1 performance measures are secured on plans and drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. The applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner. Performance measures for the Tier 1 development features will be secured through the Site Plan Control process.

CONCLUSION

The proposed Draft Plan of Subdivision is consistent with Section 51 of the Planning Act as it conforms with the Official Plan and provides for the orderly development of the subject lands. The draft plan is consistent with the division of land that was anticipated by By-law 986-2023 approved by City Council on October 12, 2023.

CONTACT

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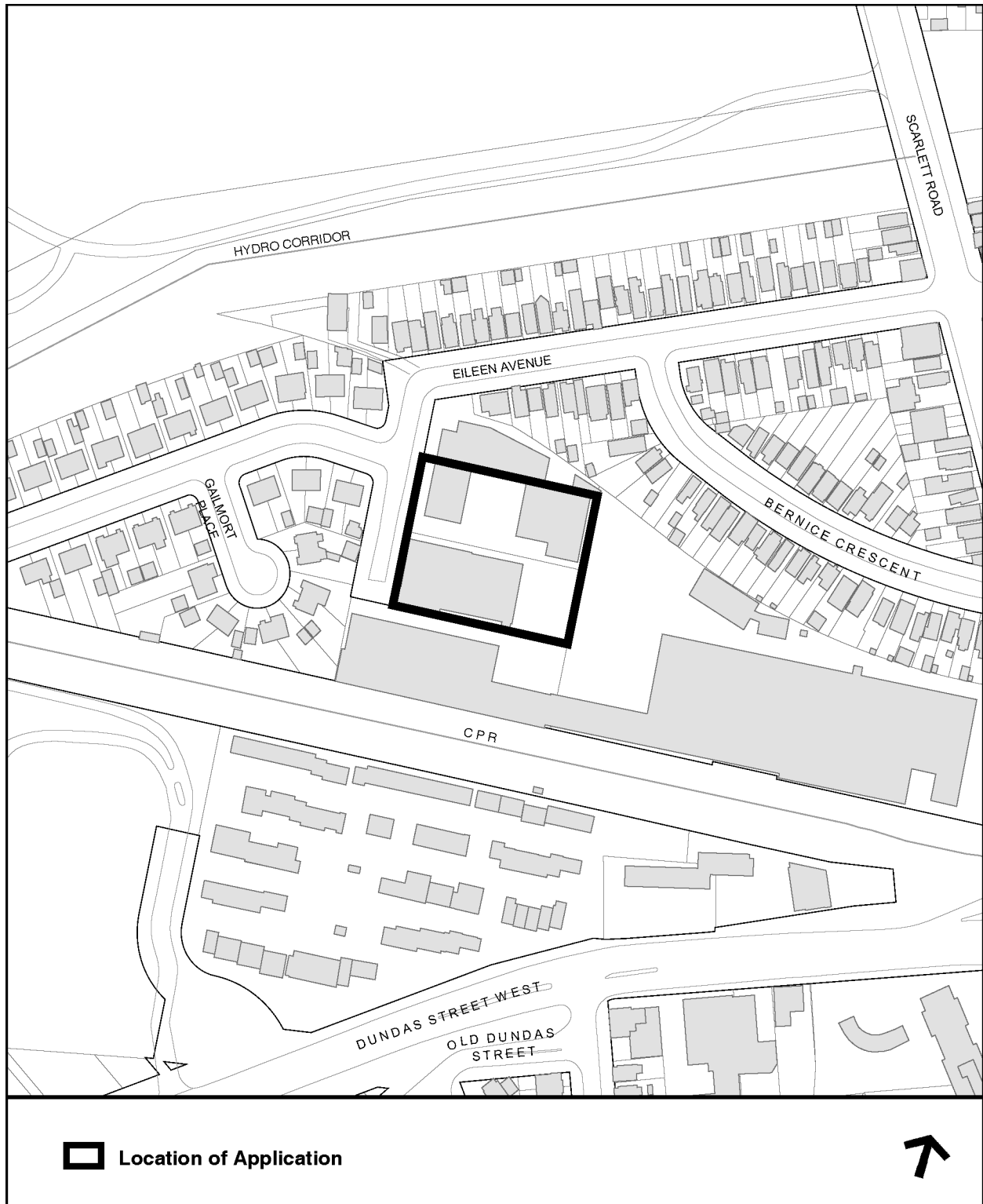
SIGNATURE

Michael Mizzi, MCIP, RPP
Director, Community Planning
Etobicoke York District

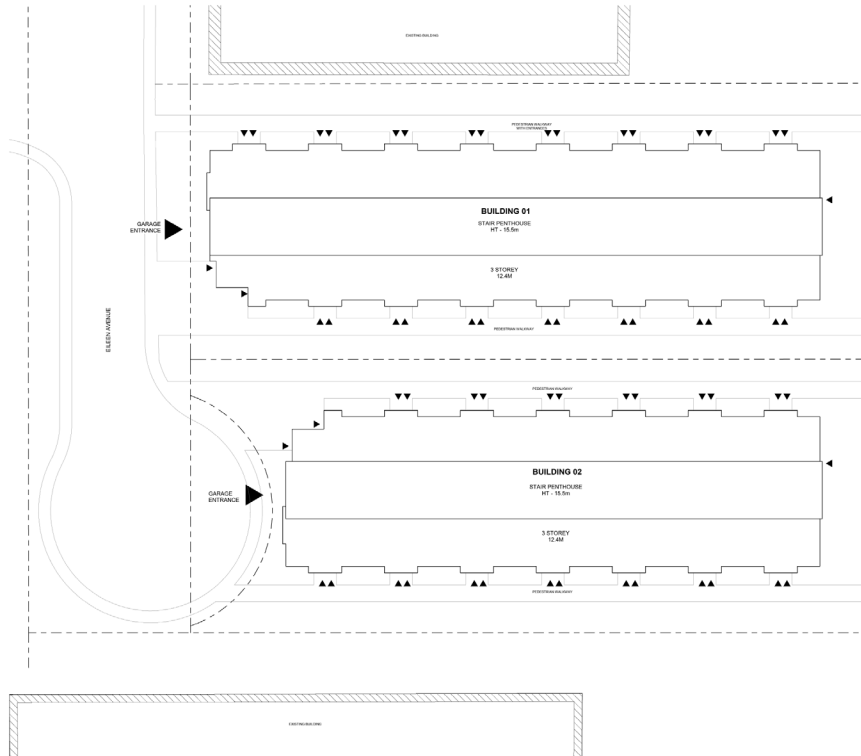
ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Site Plan
Attachment 3: Draft Plan of Subdivision
Attachment 4: Draft Plan of Subdivision Conditions

Attachment 1: Location Map



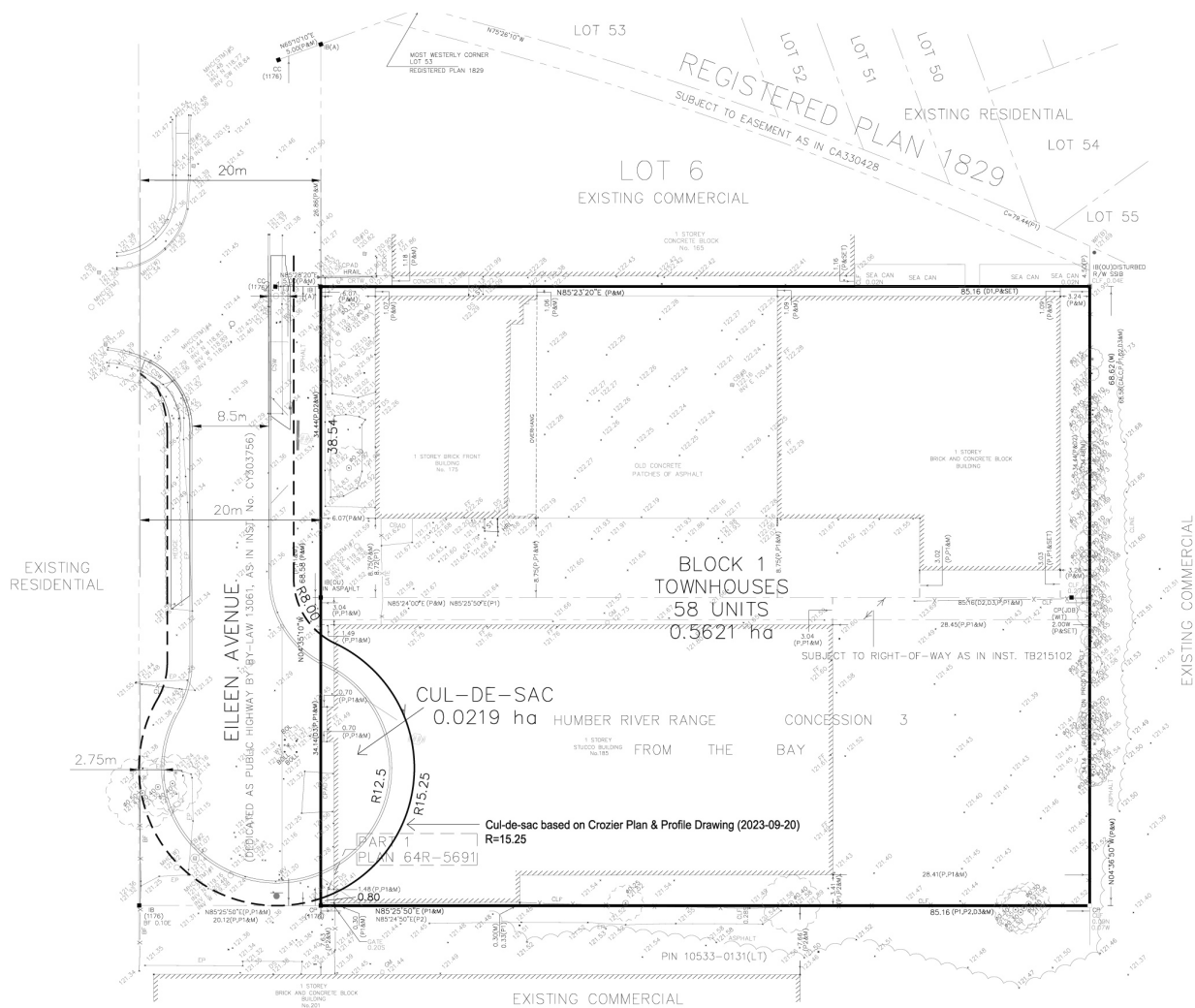
Attachment 2: Site Plan



Site Plan



Attachment 3: Draft Plan of Subdivision



Draft Plan of Subdivision



Attachment 4: Draft Plan of Subdivision Conditions

Attached under separate cover.