

## **564-580 Evans Avenue – Zoning By-law Amendment – Adding a Holding Provision**

**Date:** August 29, 2025

**To:** Etobicoke York Community Council

**From:** Director, Community Planning, Etobicoke York District

**Ward:** 3 - Etobicoke-Lakeshore

**Planning Application Number:** 14 268446 WET 06 OZ

### **SUMMARY**

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At its meeting of March 20 and 21, 2024, City Council adopted Item 2024.EY11.2 Zoning By-law Amendment and Draft Plan of Subdivision Application to permit a 9-storey seniors' residence, two blocks of 3-storey townhouses and four tall buildings of 21, 29, 32 and 38 storeys. Part 5 of Council's decision required that some conditions be fulfilled prior to introducing the necessary Bill to City Council for enactment.

To bring the review of this application to completion, staff recommend that the outstanding condition be moved to a holding provision in the Draft Zoning By-law Amendment included as Attachment 5 to Item 2024.EY.11.2, rather than prior to enactment. A holding symbol (H) would be applied to Diagram 2 of the draft Zoning By-law. The applicant consented to this approach.

### **RECOMMENDATIONS**

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

1. City Council determine that the outstanding condition below which is required to be fulfilled prior to introducing the necessary Bill to City Council for enactment of a zoning by-law amendment for the lands at 564-580 Evans Avenue, as proposed in Item 2024.EY11.2, is no longer required to be fulfilled prior to introduction of the Bill, and shall be fulfilled through a holding provision:

- a. The owner shall submit a revised Functional Servicing and Stormwater Management Report to the satisfaction of the Director, Engineering Review, Development Review; and

b. The owner shall make satisfactory arrangements with Engineering Review and enter into the appropriate agreement(s) with the City for the design and construction of any improvements to the municipal road infrastructure, should it be determined that upgrades to infrastructure are required to support this development according to the accepted Functional Servicing and Stormwater Management Report.

2. City Council amend City of Toronto By-law 569-2013 substantially in accordance with the draft Zoning By-law Amendment included as Attachment 1 to this report, for the lands municipally known as 564-580 Evans Avenue, being the same as Attachment 5 to the report from the Director of Community Planning, Etobicoke York District Item 2024.EY11.2, amended to include a holding symbol (H), and the condition above in the holding provision.

3. City Council determine that pursuant to Section 34(7) of the Planning Act, no further notice is to be given in respect of the changes to the draft Zoning By-law included as Attachment 1 to this report.

4. 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**

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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**

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At its meeting on March 20 and 21, 2024, City Council adopted Item 2024.EY11.2 for the Zoning By-law Amendment and Draft Plan of Subdivision Application at 564-580 Evans Avenue. [Agenda Item History - 2024.EY11.2](#)

## **COMMENTS**

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In Part 5 of Item 2024.EY11.2, City Council directed that the applicant address an outstanding engineering condition prior to introducing the necessary Bill for enactment. The holding symbol will be applied to the northern portion of the site where upgrades to servicing infrastructure will be required as confirmed by Engineering Review and shown in Diagram 2 of the draft Zoning By-law Amendment included as Attachment 1 to this report.

By applying the Hold only to the northern portion of the site, the applicant will be able to advance the development of the 9-storey seniors' residence and the townhouses while working to resolve the outstanding servicing matters to support the remainder of the proposed development.

The applicant has agreed to the introduction of the holding symbol.

## **CONTACT**

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## **SIGNATURE**

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Oren Tamir  
Director, Community Planning  
Etobicoke York District

## **ATTACHMENTS**

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Attachment 1: Draft Zoning By-law Amendment

## **Attachment 1: Draft Zoning By-law Amendment**

Authority: Etobicoke York Community Council Item [-], as adopted by City of Toronto Council on [-]

### **CITY OF TORONTO**

#### **BY-LAW [Clerks to insert By-law number]**

#### **To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 564-580 Evans Avenue**

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

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 have been satisfied; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of Holding (H) symbol with conditions in the zoning by-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act, as amended;

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, as amended, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.1 respecting the lands outlined by heavy black lines from a zone label of E 1.0 to zone labels of (H) CR 0.5 (c0.5; r0.5) SS3 (x947), CR 0.5 (c0.5; r0.5) SS3 (x947) and O as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 947 so that it reads:

(947) Exception CR 947

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands municipally known as 564-580 Evans Avenue, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (U) below;
- (B) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum identified below, and the elevation of the highest point of the **building** or **structure**:
  - “Block 1”: 111.0 metres;
  - “Block 3A”: 110.6 metres;
  - “Block 3B”: 110.3 metres;
  - “Block 4”: 111.0 metres; and
  - “Block 5”: 111.5 metres;
- (C) Despite Regulation 40.10.40.1(1), residential use portions of a mixed-use **building** are permitted to be located above, below, or on the same storey as non-residential use portions of the **building**;
- (D) Despite regulation 40.10.40.10(3) the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law [Clerks to insert By-law number];
- (E) Despite regulation 40.10.40.10(5) the required minimum height of the first **storey**, is measured between the floor of the first **storey** and the ceiling of the first **storey**, is 2.8 metres.
- (F) Despite regulation 40.10.40.10(7) the permitted maximum number of **storeys** in a **building** is the number following the letters "ST" as shown on Diagram 3 of By-law [Clerks to insert By-law number]; and
  - (i) for the purpose of this exception, a mezzanine and a mechanical penthouse do not constitute a storey;
- (G) Despite regulations 40.5.40.10(4) to (7), and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law [Clerks to insert By-law number]:

- (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 6.0 metres;
  - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a building listed in (i) above, including a mechanical penthouse, by a maximum of 7.0 metres;
  - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 1.5 metres;
  - (iv) **building** maintenance units and window washing equipment, by a maximum of 8.0 metres;
  - (v) planters, **landscaping** features, guard rails, ladders for maintenance purposes, and divider screens on a balcony and/or terrace, by a maximum of 2.4 metres;
  - (vi) antennae, flagpoles and satellite dishes, by a maximum of 3.0 metres; and
  - (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 5.0 metres;
- (H) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is as follows:
- (i) "Block 1": 13,500 square metres;
  - (ii) "Block 3A" and "Block 3B": 2,500 square metres;
  - (iii) "Block 4": 46,500 square metres; and
  - (iv) "Block C": 40,500 square metres;
- (I) The permitted maximum floorplate area for each storey of a "tower" in "Block 4" and "Block 5", as measured from the exterior of the **main wall** of the **storey** is 750 square metres;
- (J) The provision of **dwelling units** in "Block 4" and "Block 5" is subject to the following:
- (i) a minimum of 15 percent of the total number of **dwelling units** within each "Block" must have two or more bedrooms;

- (ii) a minimum of 10 percent of the total number of **dwelling units** within each “Block” must have three or more bedrooms; and
  - (iii) any dwelling units with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;
- (K) Despite regulation 40.10.40.70(3), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (L) Despite regulation 40.10.40.80(2), the required separation of **main walls** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (M) Despite Regulation 40.5.40.60 (1), a canopy, awning or similar **structure**, with or without structural support, may encroach into a required minimum **building setback** that abuts a **street**, if no part of the canopy, awning or similar **structure** is located more than 6.0 metres above the elevation of the ground directly below it;
- (N) Despite Clause 40.10.40.60, and (K) and (L) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) decks, porches, and balconies, by a maximum of 2.2 metres;
  - (ii) canopies and awnings, by a maximum of 3.0 metres, except as permitted in (M) above;
  - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 3.0 metres;
  - (iv) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 1.0 metre;
  - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.0 metre;
  - (vi) window projections, including bay windows and box windows, by a maximum of 1.0 metre;
  - (vii) eaves, by a maximum of 0.6 metre;
  - (viii) a dormer, by a maximum of 1.5 metres; and
  - (ix) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.5 metres;

- (O) Despite regulation 200.5.1.10(2)(A)(iv), 10% of the provided **parking spaces** may be obstructed as described in regulation 200.5.1.10(2)(D) without being required to provide additional width for the obstructed sides of the **parking space**;
- (P) The minimum dimensions of a parking space that is adjacent and parallel to a drive aisle from which vehicle access is provided are:
  - (i) length - 6.7 metres;
  - (ii) width - 2.6 metres;
  - (iii) vertical clearance - 2.0 metres; and
  - (iv) the minimum width in (ii) must be increased by 0.3 metre for each side of the parking space that is obstructed;
- (Q) Despite regulation 200.15.1(1), (3) and (4), an accessible **parking space** must be provided as follows:
  - (i) an accessible **parking space** have the following minimum dimensions:
    - (a) length of 5.6 metres;
    - (b) width of 3.4 metres; and
    - (c) vertical clearance of 2.1 metres;
  - (ii) The entire length of an accessible parking space must be adjacent to a minimum 1.5 metre wide accessible barrier free aisle or path;
  - (iii) accessible **parking spaces** are not required to be the **parking spaces** closest to a barrier free entrance to a **building**;
- (R) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 0.3 resident **parking spaces** per **bed-sitting room** shall be provided for a **Retirement Home**;
  - (ii) a minimum of 1.0 resident **parking space** per **dwelling unit** shall be provided for townhouse **dwelling units**;
  - (iii) a minimum of 0.2 visitor **parking spaces** per **dwelling unit** shall be provided for **townhouse dwelling units**;



- (iv) a minimum of 0.55 resident **parking spaces** per **dwelling unit** shall be provided for **dwelling units** within an **Apartment Building** or **Mixed Use Building**; and
- (v) a minimum of 0.05 visitor **parking spaces** per **dwelling unit** shall be provided for **dwelling units** within an **Apartment Building** or **Mixed Use Building**;
- (S) Despite Regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a stacked **bicycle parking space**;
- (T) Despite regulation 230.5.1.10(4), if a **stacked bicycle parking space** is provided, its minimum dimensions must comply with the following:
  - (i) minimum length of 1.6 metres;
  - (ii) minimum width of 0.38 metre;
  - (iii) minimum vertical clearance of 1.0 metre;
- (U) For the purpose of this exception, each word or expression that is in bold font will have the same meaning as such word or expression as defined in Chapter 800 of Zoning By-law 569-2013, as amended, except for the following:
  - (i) "Block 1", "Block 3A", "Block 3B", "Block 4", and "Block 5" mean the areas so labelled as shown on Diagram 1 of By-law [Clerks to insert By-law ##];
  - (ii) "Block 3" means the combination of "Block 3A" and "Block 3B";
  - (iii) "Block" and "Blocks" mean one or more of "Block 1", "Block3", Block 4" and "Block 5"; and
  - (iv) "Tower" means the portions of a building which collectively enclose the entirety of a storey higher than 24.0 metres above the Canadian Geodetic Datum identified in (B) above for the relevant "Block";

Prevailing By-laws and Prevailing Sections: (None Apply)

- 5. Despite any severance, partition or division of the lands, the provisions of this By-law will apply as if no severance, partition or division occurred.
- 6. Holding Symbol Provisions:
  - (A) The lands zoned with the holding symbol "(H)" delineated by heavy lines on Diagram 2 attached to this By-law must not be used for any purpose other than those uses and buildings existing as of the date of the

passing of this By-law, until the holding symbol "(H)" has been removed;  
and

(B) An amending by-law to remove the holding symbol "(H)" referred to in (A) above may be enacted when the following is fulfilled:

a. The owner or applicant, at their sole cost and expense has submitted a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing sanitary sewer system and watermain and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review; and

b. If the Functional Servicing and Stormwater Management Report accepted and satisfactory from (a) above require any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:

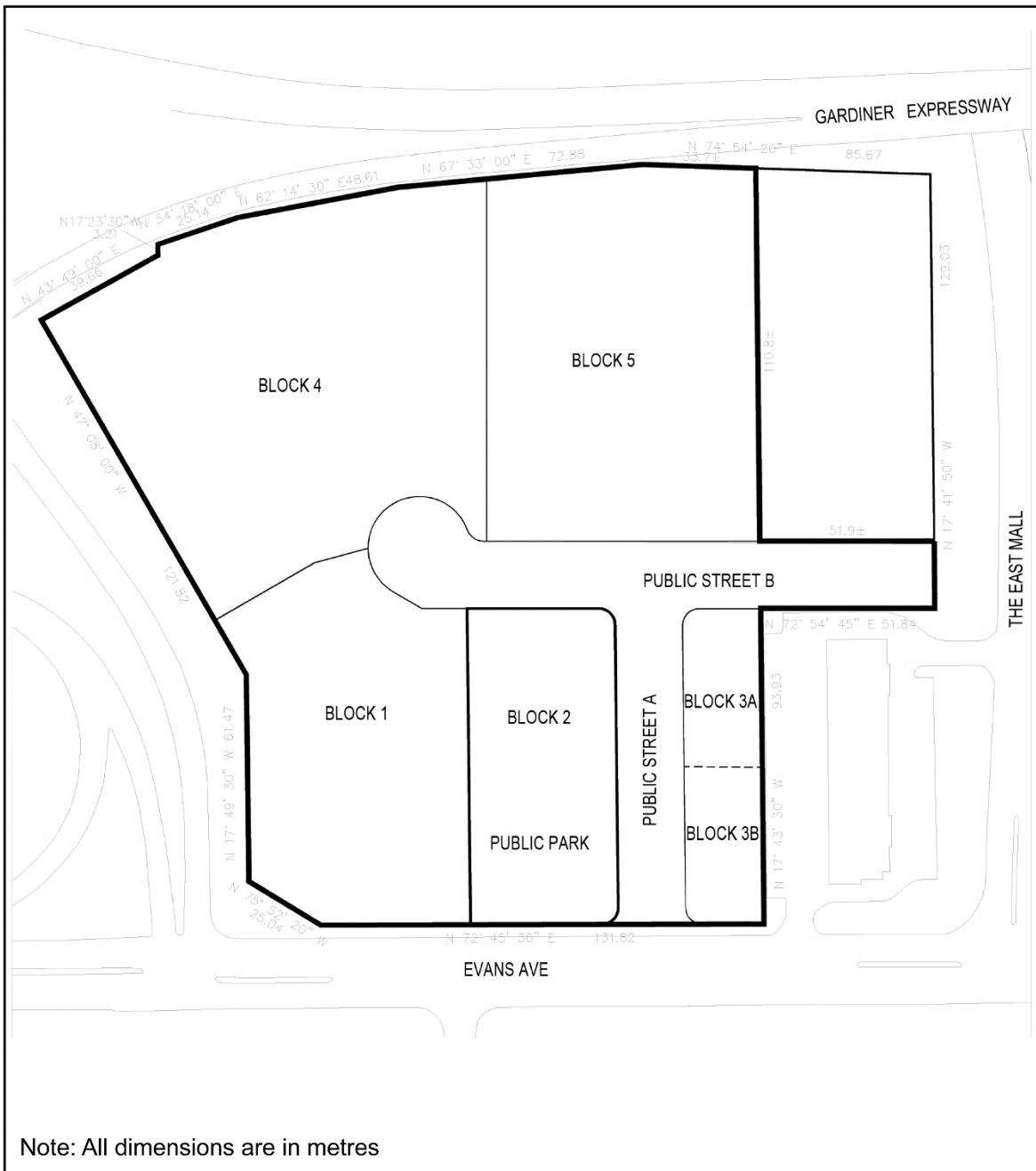
(i) the owner or applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, to support the development, in a financial secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review; or,

(ii) the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report in (a) above are constructed and operational, all to the satisfaction to the Director, Engineering Review, Development Review.

Enacted and passed on [Clerks to insert date].

[full name], [full name],  
Speaker City Clerk

(Seal of the City)

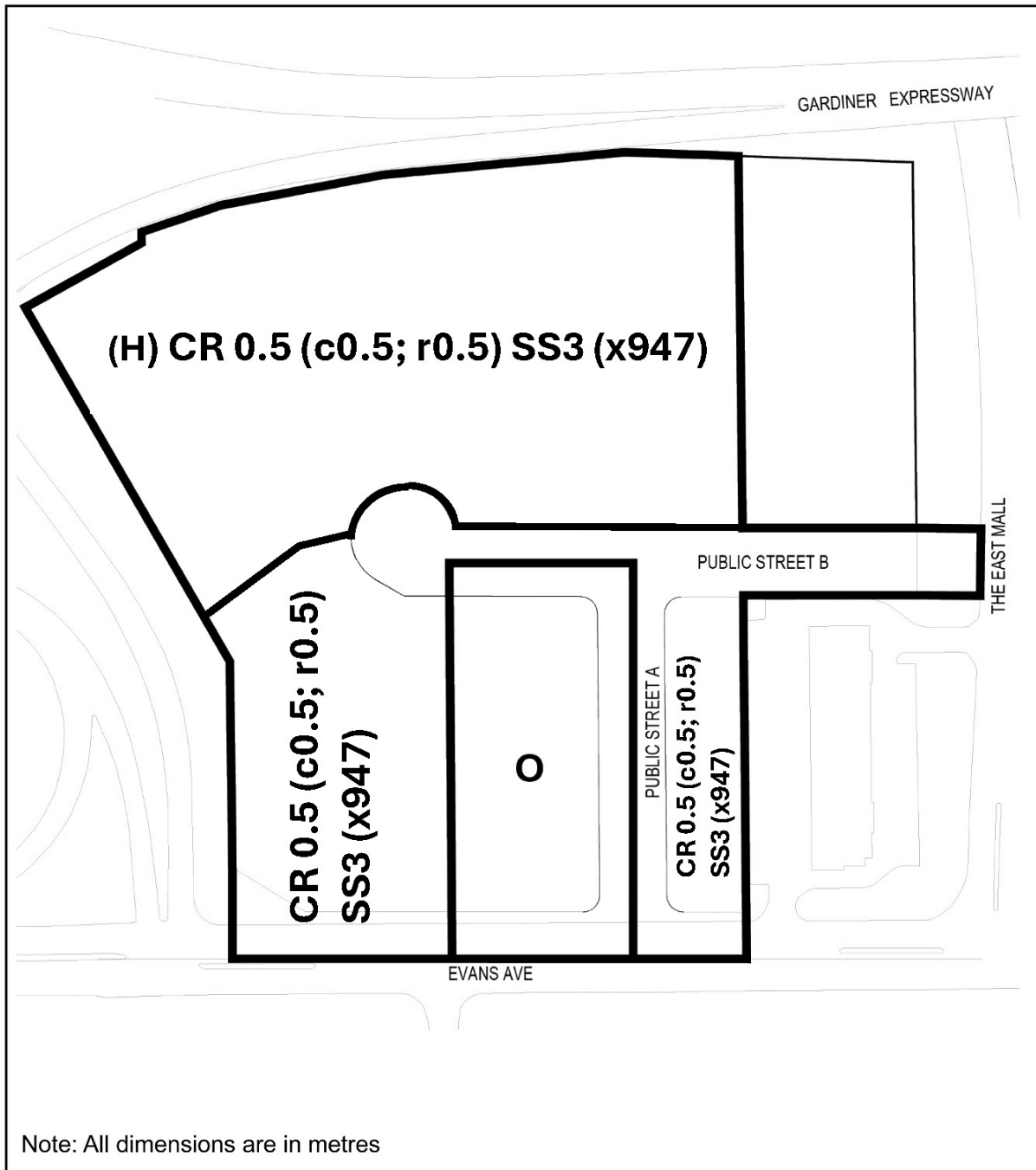


**Toronto**  
Diagram 1

**564-580 Evans Avenue**

File # 14 268446 WET 06 02

City of Toronto By-law 569-2013  
Not to Scale  
01/22/2024



**Toronto**  
Diagram 2

**564-580 Evans Avenue**

File # 14 268446 WET 06 0Z

City of Toronto By-law 569-2013  
Not to Scale  
01/22/2024

