

**2, 4, and 6 Eva Road - Rezoning Application - Preliminary Report**

<b>Date:</b>	April 18, 2008
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 3 – Etobicoke Centre
<b>Reference Number:</b>	08 112855 WET 03 OZ

**SUMMARY**

This application was made on February 21, 2008 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

An application has been submitted to permit four residential buildings of 10, 29, 34 and 36 storeys and containing 947 units at 2-6 Eva Road.

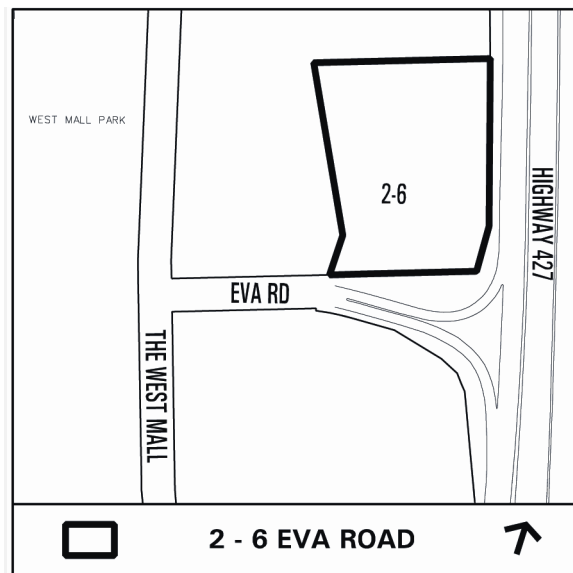
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

This application has been circulated to City divisions and external agencies for comments. Staff anticipate holding a community consultation meeting in the spring of 2008.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.



2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

### **Financial Impact**

The recommendations in this report have no financial impact.

## **ISSUE BACKGROUND**

### **Proposal**

The applicant proposes to redevelop the lands at 2, 4 and 6 Eva Road by demolishing the existing one and two storey office buildings and constructing four residential buildings of 10, 29, 34 and 36 storeys in two phases. The buildings will contain both apartment and grade-related units for a total of 947 units. The buildings will have podiums ranging from two to five storeys. The total gross floor area for the development is 93 245 square metres. The floor space index (FSI) is proposed to be 4.4 times the lot area.

The proposal includes two levels of underground parking and a two-storey above-grade parking structure within the podium. A total of 1,137 parking spaces are proposed, with 190 spaces to be used for visitor parking. This would provide a ratio of one parking space per residential unit and 0.2 parking spaces per unit for visitors.

The main entrance to the buildings is on a raised deck, one storey above the street but internal to the development. Servicing, loading and garbage pick-up are located inside the parking garage.

Access to the site would be from Eva Road via a private driveway. However, the proposal allows for connections to a possible future north-south road as envisaged by the West District Design Initiative (WDDI) plans. The future road has implications for building out the development in two phases.

### **Site and Surrounding Area**

The site is located on the north side of Eva Road, on the west side of Highway 427, east of The West Mall. The site is 2.1 hectares (5.2 acres) and has an irregular rectangular shape. The topography of the area is relatively flat. The site is currently occupied by three, one to two storey office buildings and their related surface parking areas.

The surrounding uses are as follows:

- North: The Toronto District School Board office, which is located in a four storey concrete building, and its related surface parking areas.
- South: The Eva Road exit from Highway 427, and a four-storey office building beyond.

East: Highway 427  
West: An apartment complex consisting of a two 18-storey buildings and connected by a one-storey covered parking garage.

The Highway 427 corridor is generally characterized by mid and high-rise residential buildings and office buildings. The corridor generally extends from Dundas Street in the south to Eglinton Avenue in the north and is defined on the east and west by The East Mall and The West Mall respectively. Recently, City staff has reviewed two applications for new high-rise residential development in the Highway 427 corridor. City Council recently approved four towers of 24, 24, 21 and 19 storeys and 887 units at 2 Holiday Drive. An application for three 22, 24 and 29 storey buildings with 930 units at 1 Valhalla Inn Road is under review.

### **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater 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 to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

### **Official Plan**

The property is designated Mixed Use Area on the Land Use Plan (Map 14) of the City of Toronto Official Plan. Mixed Use Areas consist of a broad range of commercial, residential and institutional areas, in single use or mixed-use buildings, as well as parks and open spaces and utilities.

The Plan contains development criteria for developing lands in Mixed Use Areas. The development criteria seek to: create high quality developments; minimize impacts to adjacent neighbourhoods; enhance adjacent public streets, parks and open spaces; provide attractive, comfortable and safe pedestrian environments; and reduce automobile dependency. The proposal will be reviewed to achieve compliance with the development criteria.

The proposal will also be reviewed to ensure compliance with Built Environment and Human Environment policies of the Official Plan, particularly The Public Realm, Built

Form – Tall Buildings, Public Art, and Community Services and Facilities sections of the Plan. Staff will also consider Transportation and Healthy Community policies.

## **Zoning**

The property is zoned Planned Commercial Preferred (CPP) under the Etobicoke Zoning Code and is subject to Site Specific By-law 1992-221. The zoning permits a mixed-use commercial development, including offices and a hotel, with a total gross floor area of 59 000 square metres. The zoning permits three buildings with heights of 46, 57 and 71 metres. This generally corresponds with heights of 15, 19 and 24 storeys. The zoning does not permit residential uses.

## **Site Plan Control**

The property is subject to Site Plan Control. An application for Site Plan Approval has not yet been submitted. Once the application is submitted, staff will review in detail such matters as: grading, storm water management, landscaping, indoor and outdoor amenity space, building design and on-site traffic circulation.

## **Green Development Standard**

Staff will encourage the applicant to incorporate sustainable development opportunities under the City's Green Development Standard adopted by Council in July 2006. Among other matters, the development will have to incorporate means for reducing roof run-off, such as planters and green roofs, since the design of the podium and parking structure limits the availability of underground infiltration measures.

## **Tree Preservation**

The applicant has submitted an evaluation of the health of the existing trees. An arborist report will be required. Any trees proposed for removal will be reviewed by Urban Forestry. The provisions of the private tree by-law apply.

## **Reasons for the Application**

The proposed residential use for the property is not permitted by the zoning on the site. An amendment to the Etobicoke Zoning Code is required.

## **COMMENTS**

### **Issues to be Resolved**

Community Planning staff have reviewed the submission and have circulated the plans and studies to other City divisions and agencies. Staff will continue to review the issues with the applicant as summarized below and any others that may arise through the planning process.

### **Land Use**

The site is currently used for offices and has zoning permission for hotel and office uses. The conversion from office uses to residential uses has negative implications for meeting the City's goals of creating new employment opportunities in Mixed Use Areas, as stated

in the Official Plan. However, the Plan also permits residential uses. Community Planning staff will continue to encourage the applicant to consider how a mix of uses might be included in the proposal.

### **Density, Height and Built Form**

Community Planning staff will review and evaluate the proposal for consistency with the Official Plan policies and the Design Criteria for Review of Tall Building Proposals and will assess the appropriateness of the proposed height, density and built form for the site and the area. It appears that the proposed heights are higher than any other buildings within the Highway 427 corridor. Staff will assess the impacts of the density and heights for: shadow impacts; loss of amenity and/or privacy for neighbouring uses; and the pedestrian environment and streetscape. Overall, the appropriateness of the height and density needs to be considered in the context of the Highway 427 corridor, from Dundas Street in the south to Eglinton Avenue in the north, and between The East Mall and The West Mall.

Tall buildings should be designed in three parts: a base building, a middle (shaft) and a top. The buildings generally have this design, but could be improved for better balance. Furthermore, the lower-storey floor plates exceed the 750 square metres recommended by the Tall Building Design criteria.

The base consists of a two to five storey podium to create a continuous street wall along the street frontages. Servicing, loading and garbage removal areas are located inside the parking garage so as not to be visible from the street. The main entrance is located on a raised deck, one storey above street level and internal to the site. Direct pedestrian access at grade is also provided for both phases.

The design consists of three towers and one mid-rise building. The mid-rise building has been proposed in this location to correspond with the recommendations of the West District Design Initiative (WDDI). Community Planning staff will review this aspect of the proposal to ensure it creates a positive precedent for future development along the proposed future road.

The proposal includes the following mix of housing types:

Phase 1:	Condominium Apartments	610 units
	Townhouses	8 units
Phase 2:	Condominium apartments	320 units
	Townhouses	9 units
Total:		947 units

Additional information will be required on the breakdown of units by number of bedrooms.

Community Planning staff have circulated the application to the Greater Toronto Airports Authority (GTAA) for comments on the proposal relative to potential conflicts within flight paths and any other matters of concern.

Community Planning staff will review and evaluate the proposal for its contributions to the public realm, the relationship to the existing and potential future streets at grade and the transition from a private driveway access to the proposed new public road.

### **Transportation**

The applicant has submitted a Traffic Impact Study for review. There are several potential changes to the area road network under discussion including the following:

- The Ministry of Transportation (MTO) is undertaking an Environmental Assessment and Preliminary Design Study for Highway 427 – QEW to Highway 401 to review existing operational and safety issues. The preliminary design options include a proposed permanent closure of the Eva Road ramps.
- The City of Toronto has prepared urban design guidelines for the Etobicoke Civic Centre Site as part of the West District Design Initiative (WDDI). The preferred option identifies a new north-south public road from Burnhamthorpe Road to Eva Road.
- Both studies identify a potential connection to Burnhamthorpe Road at the existing southbound off-ramp with a modified intersection design.

The application will be considered in view of the existing road networks as well as these potential changes.

The site is served by surface transit; buses run north and south along The West Mall and provide connections to the Kipling Subway Station. Bus service in an east-west direction is also available on Burnhamthorpe Road and Bloor Street. Community Planning staff will review the design of the proposal to ensure it supports the use of transit.

### **Servicing**

The applicant has submitted a Site Servicing Report. City staff will review this study to ensure that there is adequate water and sewer capacity to support the proposed development.

### **Noise, Wind, and Shadow Studies**

Community Planning staff have requested a noise impact study, a wind study and additional information on shadow to assess the impacts of the proposal and to identify any areas where mitigation may be required.

### **Community Services and Facilities**

The applicant has provided a community services and facilities study. The study reviews services and facilities that are currently available to residents within the vicinity of the

subject property. In summary, the study finds that the proposed development is located in a mature community with a well-developed infrastructure of community services and facilities. There are schools and daycares located in close proximity to the site. The study notes that the Toronto Public Library could benefit from strengthened programs, collection and could introduce self-service technology. The study also identified deficiencies in the facilities available at West Mall Park.

### **Section 37**

The Official Plan contains provisions pertaining to the exchange of public benefits for increased height and density for new development pursuant to Section 37 of the Planning Act. Community Planning staff will discuss with the applicant and the local councillor how these policies will be applied and to identify possible community benefits including public art.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

### **CONTACT**

Allison Hamlin, Planner  
Tel. No. 416-394-8878  
Fax No. 416-394-6063  
E-mail: ahamlin@toronto.ca

### **SIGNATURE**

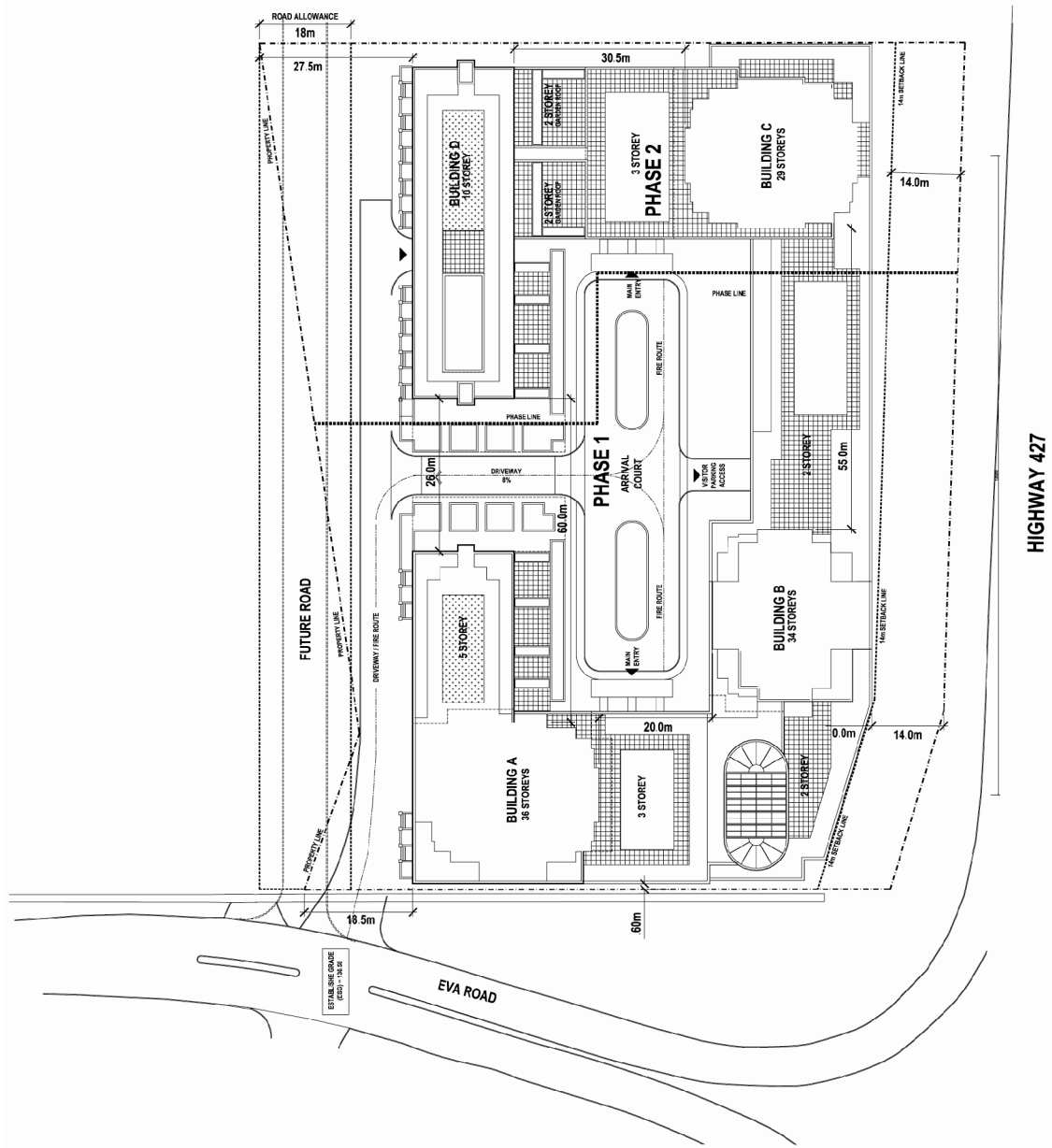
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Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Etobicoke York District

### **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Elevations  
Attachment 3: Zoning  
Attachment 4: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

2-6 Eva Road

Applicant's Submitted Drawing

Not to Scale 

File # 08\_112855



## Attachment 2: Elevations



WEST Elevation on  
(Future Road)

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### Elevations

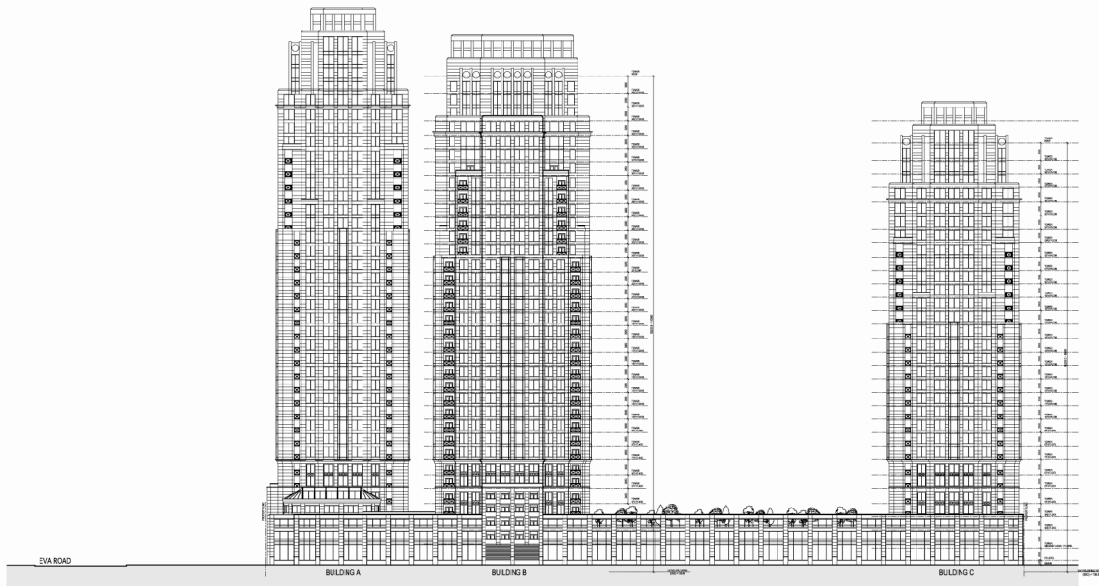
2-6 Eva Road

Applicant's Submitted Drawing

Not to Scale  
03/13/08

File # 08\_112855

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EAST Elevation  
(HWY 427)

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## Elevations

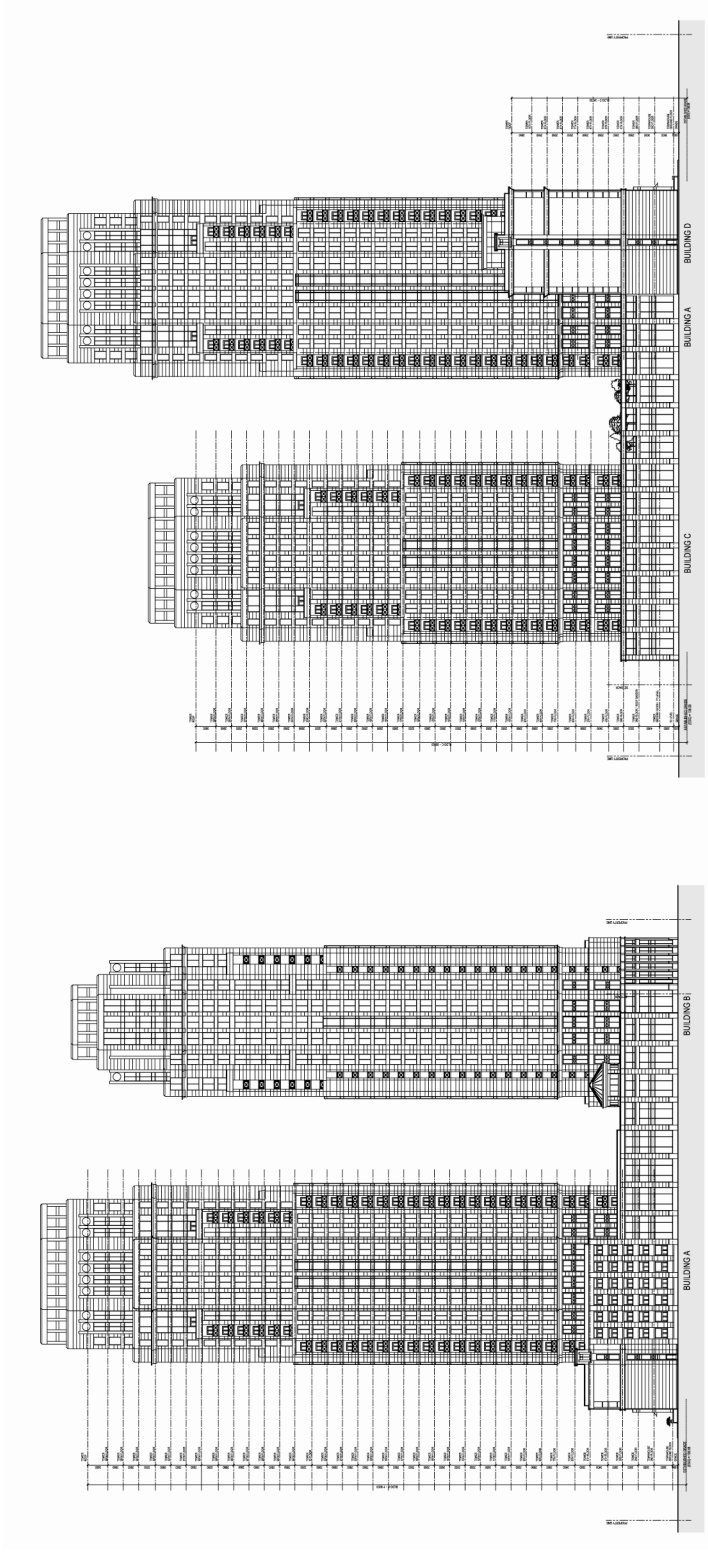
Applicant's Submitted Drawing

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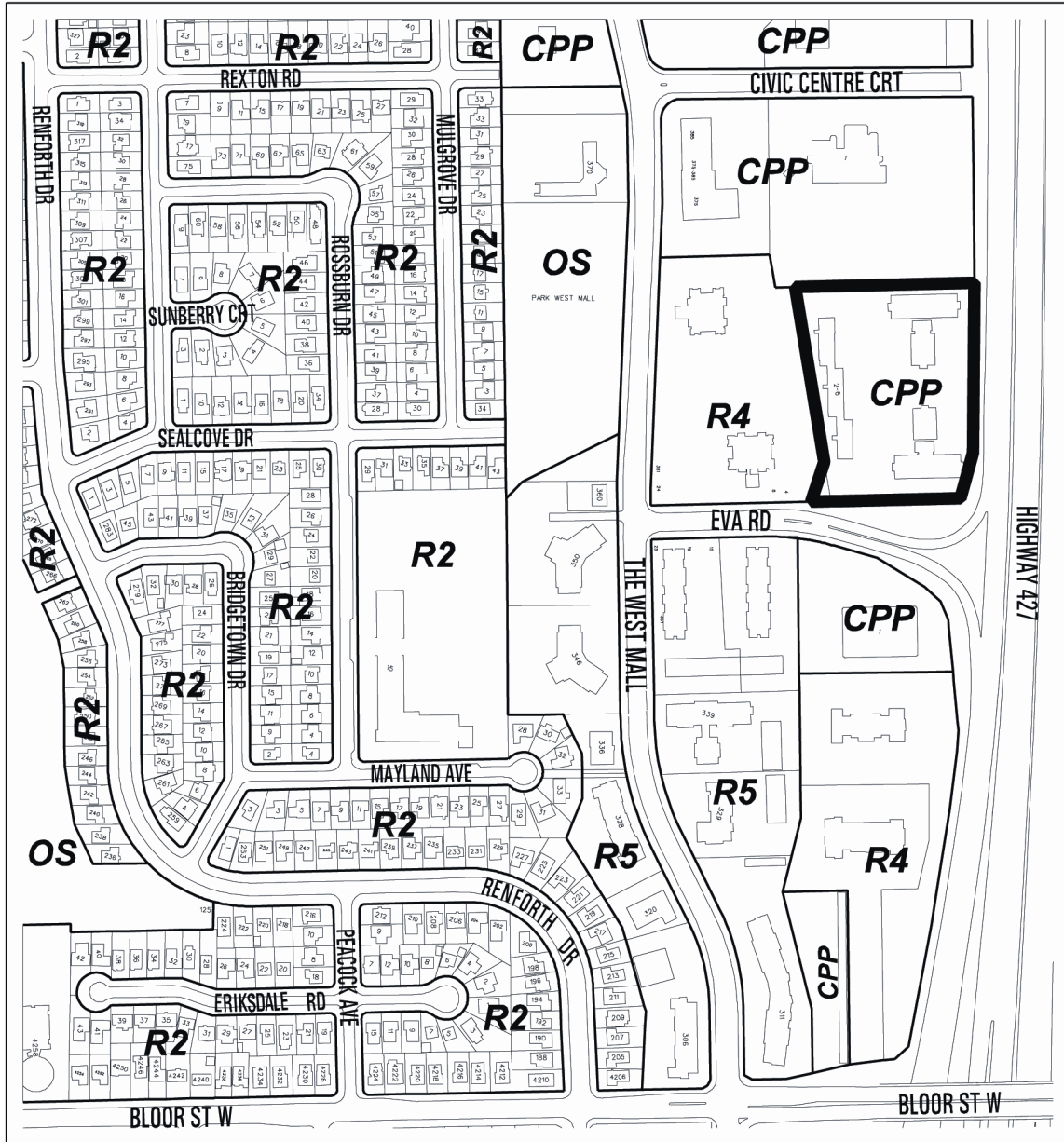


**Elevations**  
Applicant's Submitted Drawing  
Not to Scale  
03/13/08

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**2-6 Eva Road**  
File # 08\_112855

### Attachment 3: Zoning



**TORONTO** City Planning  
**Zoning**

**2-6 Eva Road**  
 File # 08\_112855

Former Etobicoke By-law 11,737

- R2 Residential Second Density
- R4 Residential Fourth Density
- R5 Residential Fifth Density
- OS Public Open Space
- CPP Commercial Planned Referred



Not to Scale  
 Zoning By-law 11,737 as amended  
 Extracted 03/14/08 - MH

### Attachment 4: APPLICATION DATA SHEET

Application Type	Rezoning	Application Number:	08 112855 WET 03 OZ
Details	Rezoning, Standard	Application Date:	February 21, 2008

Municipal Address: 2-6 EVA RD  
 Location Description: PL M865 PT BLK B RP R2874 PT 2 RP R4690 PT 1 \*\*GRID W0306  
 Project Description: Remove existing 3 office buildings and construct 4 residential towers with heights ranging from 10-36 storeys

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
EVREAL PROPERTIES LIMITED	Salvatore Cavarretta (Deltera Inc)	Rafael & Bigauskas Architects	EVREAL PROPERTIES LIMITED

#### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	1992-221
Zoning:	CPP	Historical Status:	
Height Limit (m):	71	Site Plan Control Area:	Yes

#### PROJECT INFORMATION

Site Area (sq. m):	20,868	Height:	Storeys:	36
Frontage (m):	115.67		Metres:	116.2
Depth (m):	Approx. 167			
Total Ground Floor Area (sq. m):	0			<b>Total</b>
Total Residential GFA (sq. m):	93,245		Parking Spaces:	1137
Total Non-Residential GFA (sq. m):	0		Loading Docks	2
Total GFA (sq. m):	93,245			
Lot Coverage Ratio (%):				
Floor Space Index:	4.4			

#### DWELLING UNITS

#### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:	Condo		
Rooms:	unknown	Residential GFA (sq. m):	93245
Bachelor:		Retail GFA (sq. m):	0
1 Bedroom:		Office GFA (sq. m):	0
2 Bedroom:		Industrial GFA (sq. m):	0
3 + Bedroom:		Institutional/Other GFA (sq. m):	0
Total Units:	947		

**CONTACT: PLANNER NAME: Allison Hamlin, Planner**  
**TELEPHONE: 416-394-8878**