



STAFF REPORT ACTION REQUIRED

90 Eglinton Avenue West - Zoning By-law Amendment Application - Preliminary Report

Date:	August 6, 2014
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 16 – Eglinton-Lawrence
Reference Number:	14 145916 NNY 16 OZ

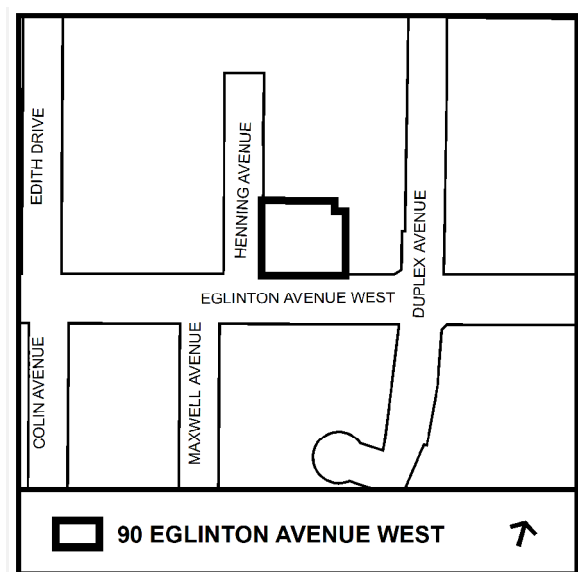
SUMMARY

This application proposes a 29-storey mixed-use building, 97.95 metres high (excluding mechanical penthouse and architectural feature) with 247 dwelling units and 3,451 square metres of commercial floor area at 90 Eglinton Avenue West. The total gross floor area proposed is 22,315 square metres representing a density of 12.24 times the area of the lot.

The site is situated within the Eglinton Connects Planning Study area. The Study has identified this site as appropriate for mid-rise buildings at a height of approximately 26 metres and 8 storeys.

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

Staff have identified significant concerns with the proposed development for a 29-storey building (97.95 metres) on this site. Revisions to the proposal including a reduction in height and density are needed to align the proposal with the Official Plan, Yonge-Eglinton Secondary Plan and the Eglinton Connects Planning Study.



RECOMMENDATIONS

The City Planning Division recommends that:

1. North York Community Council request that the applicant revise the proposal to address the Official Plan, Yonge-Eglinton Secondary Plan and the Eglinton Connects Planning Study and that the revised proposal specifically address the planning issues set out in this report dated August 6, 2014 from the Director Community Planning, North York District.
2. Upon submission of a revised proposal by the applicant that addresses the issues set out in this report dated August 6, 2014 from the Director Community Planning, North York District, that staff be directed to schedule a community consultation meeting on a revised proposal, together with Ward Councillor.
3. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

On May 11, 2010, City Council adopted amendments to the Official Plan and Yonge-Eglinton Secondary Plan to implement the policies of the Provincial Growth Plan for the Greater Golden Horseshoe for the Yonge-Eglinton Urban Growth Centre. The Official Plan Amendment established appropriate boundaries for this Urban Growth Centre and these are reflected in the current Official Plan and Yonge-Eglinton Secondary Plan. The subject site is not included in the Yonge-Eglinton Urban Growth Centre.

The report for the City initiated Official Plan Amendment for the Yonge-Eglinton Urban Growth Centre is available on the City's website at:

<http://www.toronto.ca/legdocs/mmis/2010/pg/bgrd/backgroundfile-28933.pdf>.

At its meeting of December 16, 17 and 18, 2013 City Council adopted amendments to the Official Plan (OPA 231) to implement the results of the Official Plan and Municipal Comprehensive Review for Economic Health and Employment Lands Policies and Designations and Recommendations of Conversion Requests. Among other matters, OPA 231 introduced amendments aimed to stimulate the growth of new office space and maintain current concentrations of office space near rapid transit, such as the subject site.

The report and council direction is available on the City's website at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.PG28.2>

On July 9, 2014, the Ministry of Municipal Affairs and Housing issued its decision on OPA 231. The Ministry Decision approves the majority of OPA 231 with minor modifications to the council adopted policies and mapping set out in the implementing By-law No 1714-2013 adopting OPA 231.

The subject site is situated within the area of the Eglinton Connects Planning Study (Attachment 1). At its meeting of May 6-8, 2014, City Council considered the Final Directions Report for the Eglinton Connects Planning Study. City Council adopted 21 recommendations under the themes of Travelling, Greening and Building Eglinton, directed staff to undertake further consultation on implementation measures, and report back to the Planning and Growth Management Committee in June 2014. The report and Council's direction are available on the City's website at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PG32.4>

The Final Directions Report on the Planning Study was considered together with reports on the "Eglinton Connects – Environmental Assessment Study" and the "Metrolinx Rapid Transit Program – Allocation of the Public Realm Amount". Both of these reports were also adopted by City Council. These reports and Council's direction are available on the City's website at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PW30.7>

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.EX41.2>

The Phase 1 (Part 1) Implementation Report for the Eglinton Connects Planning Study was considered by City Council at its meeting of July 8, 2014. City Council adopted an Official Plan Amendment that included changes to land use designations and various Site and Area Specific Policies regarding laneways and future development at three Focus Areas. City Council also adopted two resolutions regarding implementation of the Streetscape Plan and a *Special Study Areas* land use designation for the Maintenance and Storage Facility (MSF) lands. The report and Council's direction are available on the City's website at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PG34.1>

The Phase 1 (Part 2) Implementation Report for Eglinton Connects Planning Study is scheduled to be considered by the Planning and Growth Committee at its meeting of August 7, 2014.

Pre-Application Consultation

Two pre-application consultation meetings were held on May 13 and November 29, 2013. At the first meeting the applicant presented two proposals one for a 29-storey building, the other for a 36-storey building. At the second meeting the applicant presented a 29-storey building. Complete application submission requirements were discussed with Planning staff.

ISSUE BACKGROUND

Proposal

This application proposes a 29-storey mixed use building, 97.95 metres high (excluding mechanical penthouse and architectural element) containing 247 residential units and 3,451m² of commercial floor area (Attachments 2, 3 and 4). The architectural element is 8.4 metres high and is proposed on the north side of the tower and this would project

above the 5.0 metre mechanical penthouse for a proposed overall building height of 111.35 metres. The mix of dwelling units includes 172 one-bedroom units and 75 two-bedroom units. All of the proposed residential units are proposed to be residential condominium. A gross floor area of 22,315 square metres is proposed resulting in a density of 12.24 times the area of the lot.

The proposed building consists of a 5-storey base building with a 24 storey tower above. Proposed uses within the base building include retail uses on the ground floor with office uses proposed in the 2nd and 3rd levels and 2 levels of apartments above. The proposed amount of commercial space is 589 square metres of retail and 2,862 square metres of office space. The base building is proposed to be setback 5.0 metres along Eglinton Avenue West on the ground floor and cantilevers over this setback space to the property line along Eglinton Avenue West above the ground floor. No base building setback is proposed along Henning Avenue up to the 4th level. A summary of the proposed base building and tower setbacks is included in the table below. The proposed tower floorplate is 743 square metres.

Base Building and Tower Setbacks		
Boundary	Base Building Setbacks & Stepbacks (m)	Tower Setbacks (m)
East	0.0	12.55
West	0.0 3.05 (5 th level)	3.05
North	0.0 6.5 (2 nd level) 11.5 (4 th level) 12.95 (5 th level)	11.60 18 (28 th level)
South	5.0 0.0 (2 nd level) 4.85 (5 th level)	2.45

Proposed common residential amenity space includes 754 m² in indoor amenity space on the 6th floor and 246 m² of outdoor amenity space on an adjacent terrace. Three levels of underground parking with 125 parking spaces are proposed for residents (95) and shared parking is proposed for the commercial uses and the resident visitors (30). A total of 276 bicycle parking spaces are proposed in the underground garage (268) and at grade along the north side of the driveway (8). Access to loading and parking is proposed from a 7.0 metre wide covered driveway near the north end of the site from Henning Avenue. Additional site and development statistics are included in the Application Data Sheet in Attachment 5.

Site and Surrounding Area

The subject site is located on the northeast corner of Eglinton Avenue West and Henning Avenue. The site has an area of 1,824 square metres with 45.6 metres of frontage along Eglinton Avenue West and 40.65 metres of frontage along Henning Avenue. The site is currently occupied by a 6-storey office building (approximately 28 metres high) with grade related retail uses. The total gross floor area of the existing building is approximately 7,710 square metres, including 6,967 square metres of office space and 743 square metres of ground floor retail uses.

Land uses surrounding the subject lands include:

North: There is a low rise residential neighbourhood of 2-storey semi-detached dwellings adjacent to the north, that extends along the east and west sides of Henning Avenue. Henning Avenue is not a through street and extends to the rear yards of the 3-storey detached dwellings to the north that front along Orchard View Boulevard. This low-rise neighbourhood extends further north to Montgomery Avenue and is designated *Neighbourhoods* in the Official Plan.

East: Adjacent to the east of the site at the northwest corner of Eglinton Avenue and Duplex Avenue is a 2-storey Toronto Hydro building. The Toronto Hydro site adjacent to the east is also on the *Avenue* and designated *Mixed-Use Areas* in the Official Plan. Further east (east of Duplex Avenue) are lands in the Yonge-Eglinton *Centre*. There is a 6-storey office building on the northeast corner of Duplex Avenue and Eglinton Avenue West. This site is situated within the Yonge-Eglinton *Centre* and is designated *Mixed-Use Areas* in the Official Plan. A Zoning By-law Amendment application to permit a 39-storey mixed-use building on this site was approved in 2012 by the Ontario Municipal Board (File: 09 148338 NNY 16 OZ). Further east extending to Yonge Street is the Rio Can retail and office complex (22 and 30-storey office buildings) and two high rise apartments (17 and 22 storeys) A Zoning By-law amendment application to increase the heights of the two office buildings from 22 and 30 storeys to 27 and 37 storeys respectively was recently approved (File: 09 110945 NNY 16 OZ).

West: There is a 6-storey office building opposite the site on the west side of Henning Avenue and 4 and 8 storey office buildings and a 7-storey mixed-use building further west fronting on Eglinton Avenue West. These sites are also on the *Avenue* and are designated *Mixed-Use Areas* in the Official Plan. There is a 13-storey apartment building on the west side of Edith Drive, adjacent to the north of the 6-storey mixed-use building at the northwest corner of Edith Drive and Eglinton Avenue West. Eglinton Park is further west.

South: Opposite the site on the south side of Eglinton Avenue West is the 4-storey Toronto Police Services 53 Division building situated at the southeast corner of Duplex Avenue and Eglinton Avenue West. This site is also situated on the *Avenue* and designated *Mixed Use Areas* in the Official Plan. There is also a 3-storey apartment building complex at the southwest corner of Maxwell Avenue and Eglinton Avenue West opposite the site situated on the *Avenue* and designated *Apartment Neighbourhoods*. Further south is a low rise residential neighbourhood of 2-storey detached dwellings designated *Neighbourhoods*.

Provincial Policy Statement and Provincial Plans

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 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.

The *Yonge-Eglinton Centre* is one of five Provincial Urban Growth Centres within Toronto. As noted previously, in May 2010 City Council approved an Official Plan Amendment, including amendments to the Yonge-Eglinton Secondary Plan, to implement the policies of the Provincial Growth Plan for the Greater Golden Horseshoe for the Yonge-Eglinton Urban Growth Centre. Among other matters, the Official Plan Amendment established appropriate boundaries for this Urban Growth Centre and these are reflected in the current Official Plan and Yonge-Eglinton Secondary Plan.

City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The site is located on an *Avenue* (Attachment 6) and is designated *Mixed-Use Areas* in the Official Plan (Attachment 7). It is also located in the Yonge-Eglinton Secondary Plan area (Attachment 8).

The boundary of the *Yonge-Eglinton Centre* extends along Duplex Avenue east of the site with properties on the east side of Duplex Avenue designated *Mixed-Use Areas* within the *Centre*. The Yonge-Eglinton Centre is one of five Provincial Urban Growth Centres within Toronto. While the site subject to this application is in the Yonge-Eglinton Secondary Plan Area it is not within the Urban Growth Centre.

Avenues and Centres Policies

The growth management strategy for the City steers growth and change to some parts of the City, while protecting neighbourhoods and green spaces from development pressures. Section 2.2.2 of the Official Plan identifies five areas that can best accommodate growth including the *Downtown, Central Waterfront, Centres, Avenues* and *Employment Districts*. The Official Plan directs growth to these areas in order to achieve multiple City objectives. Among other things, it promotes the efficient use of municipal services and infrastructure, concentrates jobs and people in areas well served by transit, promotes mixed-use development to increase opportunities for living close to work and to encourage walking and cycling, and protects neighbourhoods, green spaces and natural heritage features and functions from the effects of nearby development.

The Official Plan recognizes the strategic mid-town location of the Yonge-Eglinton Centre and its continuing role as both an office centre and a desirable living area. The Plan promotes new development within the Yonge-Eglinton Centre and identifies where and how this should occur including through infill development and redevelopment of key sites near the Yonge-Eglinton intersection and along Eglinton Avenue East. The subject site, located west of Duplex Avenue is outside of the *Centre*.

Avenues are considered important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities while improving the pedestrian environment, the look of the street, shopping opportunities and transit service for community residents. The Plan recognizes that the *Avenues* will be transformed incrementally, that each is different and that there is no one size fits all approach to reurbanizing them. Reurbanization of the *Avenues* is subject to the policies of the Official Plan, including in particular the neighbourhood protection policies.

Section 2.2.3.1 of the Official Plan provides that reurbanizing the *Avenues* will be achieved through the preparation of *Avenue* Studies for strategic mixed use segments. Section 2.2.3.3 of the Official Plan provides for development on an *Avenue* prior to an *Avenue* Study subject to certain requirements. As development prior to an *Avenue* Study which is not consistent with the Secondary Plan has the potential to set a precedent for the intensity, form and scale of reurbanization, in addition to addressing the policies of the Plan for *Mixed Use Areas*, Section 2.2.3.3 requires that proponents of proposals also address the larger context and examine the implications for the segment of the *Avenue* in which the proposed development is located.

Further, the Plan provides that development requiring a rezoning will not be allowed to proceed prior to completion of an *Avenue* Study unless the review demonstrates to Council's satisfaction that subsequent development of the entire *Avenue* segment will have no adverse impacts within the context and parameters of the review. For development within a *Mixed-Use Area* that precedes an *Avenue* Study, Section 2.2.3.3c) outlines requirements that must be satisfied in addition to all other policies of the Plan including in particular the neighbourhood protection policies.

The City has undertaken an *Avenue* Study for Eglinton Avenue; the Eglinton Connects Planning Study and the study area includes the subject site. The Eglinton Connects Planning Study is nearing completion.

Healthy Neighbourhoods Policies

The Official Plan recognizes that established neighbourhoods can benefit from directing growth to areas such as the *Avenue* with improved services, amenities and other enhancements while preserving the shape and feel of the neighbourhood. At the boundary points between the neighbourhoods and the growth areas, development in the *Mixed Use Area* will have to demonstrate a transition in height, scale and intensity to ensure that the stability and general amenity of the adjacent residential area are not adversely affected. To protect neighbourhoods and limit development impacts Section

2.3.1.2 provides that development in *Mixed Use Areas* that are adjacent or close to *Neighbourhoods* will:

- be compatible with the *Neighbourhood*;
- provide a gradual transition of scale and density;
- maintain adequate light and privacy for residents; and
- attenuate resulting traffic and parking impacts.

Public Realm and Built Form Policies

The public realm policies of Section 3.1.1 of the Official Plan recognize the essential role of our streets open spaces, parks and other key shared public assets in creating a great City. These policies aim to ensure that a high level of quality is achieved in landscaping, urban design and architecture in public works and private developments to ensure that the public realm is beautiful, comfortable, safe and accessible.

The Official Plan recognizes that most of the City's future development will be infill and as such will need to fit in, respect and improve the character of the surrounding area. As a result, the built form policies of Section 3.1.2.2 seek to ensure that new development is located, organized and massed to fit harmoniously with the existing and/or planned context and will limit its impacts on neighbouring streets, parks, open spaces and properties. Among other things this harmony is achieved by: massing new buildings to frame adjacent streets in a way that respects the existing and/or planned street proportion; creating appropriate transitions in scale to neighbouring or existing planned buildings, providing for adequate light and privacy and adequately limiting any resulting shadowing of, and uncomfortable wind conditions, on neighbouring streets and properties.

Due to the larger civic responsibility and obligations associated with tall buildings, the built form policies of Section 3.1 provide additional design direction to ensure that they fit into the existing and planned context and limit local impacts. The Plan states that although tall buildings are desirable in the right places they do not belong everywhere and are only one form of intensification. Policy 3.1.3.2 requires new tall building developments to address key urban design considerations set out in the Plan.

***Mixed Use Areas* Policies**

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 are permitted within the *Mixed Use Areas* designation. The Official Plan recognizes that *Mixed Use Areas* achieve a number of planning objectives by combining a broad array of uses. The Plan notes that not all *Mixed Use Areas* will experience the same scale or intensity of development. Development in the *Mixed Use Areas* along the *Avenues* will generally be at a much lower scale than in the *Downtown* and most often at a lower scale than in the *Centres*.

Where there is new development proposed in *Mixed-Use Areas*, proposals are assessed against development criteria included in Section 4.5.2 of the Official Plan. These criteria include among other matters:

- locating and massing new buildings to provide a transition between areas of differing development intensity and scale, as necessary to achieve the objectives of the Plan, through means such as providing setbacks from and/or stepping down of heights toward lower scale *Neighbourhoods*;
- locating and massing new buildings so as to adequately limit shadow impacts on properties in adjacent lower-scale *Neighbourhoods* particularly during the spring and fall equinoxes;
- locating and massing new buildings to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- locating and screening service areas, ramps, and garbage storage to minimize the impact on adjacent streets and residents; and
- providing indoor and outdoor recreational space for building residents in every significant multi-unit residential development.

Official Plan Amendment 231 promotes new office development within *Mixed-Use Areas* within 500 metres of existing or approved and funded subway, light rapid transit or GO Station. Section 3.1.5.4 of the Official Plan as amended, provides that programs and incentives will be established to grow employment and investment consistent with the policies of the Official Plan, particularly targeting key economic clusters and the development of offices and industries. Section 3.1.5.9 of the Official Plan as amended, provides that new development in *Mixed-Use Areas* within 500 metres of an existing or an approved and funded subway, light rapid transit or GO train station, that includes residential units on a property with at least 1,000 square metres of existing non-residential gross floor area used for offices is required to increase the non-residential gross floor area. Where site conditions and context do not permit an increase in non-residential office gross floor area on the same site, the required replacement of office floor space may be constructed on a second site prior to or concurrent with the residential development.

The subject site is situated approximately 200 metres west of the existing Eglinton subway station and has frontage on Eglinton Avenue West along the future Eglinton Crosstown LRT line. The site is currently occupied with a 6-storey commercial building with 6,967 m² of office space and 743 m² of ground floor retail space. The proposal includes 2,862 m² of office floor space a reduction of approximately 4,100 m² of office floor space.

The Official Plan is available on the City's website at:

http://www1.toronto.ca/staticfiles/city_of_toronto/city_planning/developing_toronto/files/pdf/chapters1_5_dec2010.pdf

Yonge-Eglinton Secondary Plan

The Yonge-Eglinton Secondary Plan provides a locally focussed policy framework for guiding growth and change in the Secondary Plan area. The general policies of the Secondary Plan establish objectives in relation to land use, the nature and scale of development, transportation, urban form and public realm, community services, and parks and open spaces. The Yonge-Eglinton Secondary Plan Area encompasses lands within the Yonge-Eglinton Centre and provides a development framework for the Centre as well as the larger Secondary Plan area including the subject site.

It is a primary objective of the Secondary Plan to maintain and reinforce the stability of *Neighbourhoods* and to minimize conflicts among uses in *Mixed Use Areas*, *Neighbourhoods*, *Apartment Neighbourhoods* and *Parks and Open Space Areas* in terms of land use, scale and vehicular movement. Section 2.5 provides that the development of mixed use buildings in *Mixed Use Areas* will be encouraged to increase active pedestrian circulation at street level, and to increase housing opportunities for family and other households. Secondary Plan objectives also seek to ensure that the form of buildings promotes a compatible physical and land use relationship between development within the various land use designations and between sites in abutting land use designations, and that all buildings form a positive visual relationship to the street.

Among other things it is the objective of the Secondary Plan, to maintain the existing scale of development within stable *Neighbourhoods* and protect such areas from overshadowing from buildings located in abutting *Mixed Use Areas* and *Apartment Neighbourhoods*, and to secure a transition in height and scale from developments in *Mixed Use Areas* and *Apartment Neighbourhoods* to *Neighbourhoods* and in particular to those sites which abut a *Neighbourhood*.

The Secondary Plan provides for development of the greatest height, density and scale to be situated in *Mixed Use Area "A"*, and development of a lesser scale that is contextually appropriate and compatible with adjacent areas to be located in *Mixed Use Areas "B"*, *"C"*, and *"D"*. The subject site is located within *Mixed Use Areas "C"*. Higher density residential development proposal within *Apartment Neighbourhoods* are directed to sites with nearby subway station access.

The Secondary Plan recognizes the importance of higher order transit, existing and planned for Yonge-Eglinton, and Section 2.10 provides opportunity to consider reduced parking requirements for development in *Mixed Use Areas* which are in close proximity to subway and light rapid transit access. Improvements to the public realm are encouraged in association with all development and Section 2.16 provides that when a new development is proposed on a major street, such as Yonge Street and Eglinton Avenue, the possibility of a building setback to provide a wider sidewalk will be considered. The *Parks and Open Space Areas* policies of Section 2.21 encourage the creation of interesting and engaging parks and opens spaces that are safe, comfortable and accommodate people of all ages and abilities.

The policies of Section 4 of the Secondary Plan for *Mixed Use Areas* seek to ensure a compatible relationship of uses in *Mixed Use Areas* and residential uses in adjacent residential areas and that access points, the relationship of development to the sidewalk, and the location of walls, fences and trees enhance the quality of the streetscape. The Yonge-Eglinton Secondary Plan is available on the City's website at: http://www.toronto.ca/planning/official_plan/pdf_secondary/21_yonge_eglinton_dec2010.pdf

Zoning

The site is zoned in a Mixed-Use (CR) zone in Zoning By-law 569-2013 and in former City of Toronto Zoning By-law 438-86. A wide range of retail and commercial uses as well as residential uses are permitted on the site. A maximum overall density of 3 times the area of the lot is permitted. For commercial uses the maximum density permitted is 3 times the area of the lot and the maximum density for residential uses is 2 times the area of the lot. The maximum building height permitted is 15 metres.

Site Plan Control

This proposal is subject to Site Plan Control. An application has not been submitted to date.

Performance Standards for Mid-rise Buildings

Adopted by Council in July 2010, the *Avenues and Mid-rise Building Study* includes a set of performance standards to guide the design of mid-rise buildings in a manner appropriate to the *Avenues*. Guided by the objectives to create healthy, liveable and vibrant main streets while protecting the stability and integrity of adjacent neighbourhoods, the mid-rise performance standards generally apply to segments of the *Avenues* that are designated for reurbanization and targeted for growth such as *Mixed Use Areas* with some exceptions, including portions of *Avenues* within Secondary Plan areas.

The *Avenues and Mid-rise Building Study* identifies a number of character areas along *Avenues*, throughout the City based in part on their historical evolution. A character area is identified at Yonge Street and Eglinton Avenue; the Yonge and Eglinton/Uptown Yonge Character Area. Yonge/Eglinton was once part of the old Town of North Toronto and is home to a variety of small retail stores, restaurants, larger stores and a mall/movie theatre complex. As a result, the Study suggests that mid-rise performance standards related to the fine grain main street fabric and to maintaining consistent cornice lines with existing buildings be applied for new mid-rise buildings to reflect and strengthen the existing character in this area.

The application will be assessed in the context of the performance standards of the *Avenues and Mid-rise Buildings Study*.

The *Avenues and Mid-rise Buildings Study* is available on the City's website at: <http://www.toronto.ca/planning/midrisestudy.htm#report>

Eglinton Connects Planning Study

City Planning staff began working on the Eglinton Connects Planning Study in January 2012. This comprehensive planning study examined the land use planning framework, built form, public realm and road configuration on Eglinton Avenue.

The study area included about 19 kilometres of Eglinton Avenue between Weston Road and Kennedy Subway Station, corresponding to the extent of the Eglinton Connects LRT. Contained in this study was an 11-kilometre section which was subject to an Environmental Assessment study. That study determined a new functional road layout and right-of-way configuration for Eglinton Avenue where the LRT will run underground. Also within the study area were six Focus Areas and two Mobility Hubs that could potentially support additional height and density, for which conceptual demonstration plans were prepared as part of the study (Attachment 1).

A vision for the intensification of Eglinton Avenue was developed with extensive public consultation with residents and stakeholders. The vision states that Eglinton Avenue will become Toronto's central east-west avenue – a green, beautiful linear space that supports residential living, employment, retail and public uses in a setting of community vibrancy. Its design will balance all forms of mobility and connect neighbourhoods and natural valley systems to the larger City and the region. The vision resulted in the development of a public realm concept, which considered the treatment of connections, destinations and edges along the corridor.

The Eglinton Connects Planning Study provides an updated planning context with respect to the subject site. The subject site was included and considered together with other *Mixed-Use Areas* currently within the *Avenue* overlay along Eglinton Avenue West.

The Study adopted by City Council in May 2014 contained 21 recommendations. The 'Travelling' recommendations give direction for the future public realm and adjacent right-of-way, and include recommendations for a wider sidewalk, lay-by parking, a bike lane and three lanes of traffic for the right-of-way adjacent to this site. Recommendation #6 also gives direction for a new public lane along the rear of this site to be provided in conjunction with new development.

The 'Building' Recommendations from the Study anticipate a mid-rise built form (recommendation #15) on the subject site. Preliminary analysis based on the Mid Rise Buildings Performance Standards and the property depth indicated that a building height of approximately 26 metre or 8 storeys could be achieved. This was not included in the recommended zoning by-law as all current applications under review were excluded.

In July 2014, Council adopted the recommendations of the first implementation report, which included Official Plan Amendments comprised of site and area specific policies, land use changes, and laneway policies. City Council also adopted resolutions to implement the Streetscape Plan. The Official Plan amendment introduced a site and area specific policy to implement recommendation #6 requiring the development of a system of continuous and connected public laneways 6 metres wide on the rear portions of

properties fronting Eglinton Avenue, including the subject site. On August 1, 2014, the Official Plan amendment was appealed to the Ontario Municipal Board by the applicant. A hearing date has not been scheduled.

A second implementation report for the Eglinton Connects Planning Study is scheduled to be considered by Planning and Growth Committee at its meeting on August 7, 2014. The report recommends amendments to the Zoning By-law to introduce mid-rise building heights and performance standards for properties along Eglinton Avenue where mid-rise buildings are recommended except for those sites with current planning applications. For the subject site, the zoning by-law amendment provides for a reduction in the parking standard, by transferring the site from the Policy Area 4 district to the Policy Area 3 district. A reduction in the parking standard on the site is proposed to reflect the higher-order transit that will be available along Eglinton Avenue in the future.

The second implementation report also recommends the adoption by Council of Urban Design Guidelines to be applied to all new development applications in the study area through the Site Plan Control process. The Urban Design Guidelines are intended to be applied in conjunction with the Mid-Rise Performance standards for areas identified as appropriate for mid rise buildings, including the subject site. A Site Plan Control application has not yet been submitted for this proposal.

Parks, Open Space and Streetscape Master Plan Study for Yonge-Eglinton

The City has initiated a Parks, Open Space and Streetscape Master Plan Study, now called Midtown in focus, for the area. The study area is generally focussed on the *Centre* in the Yonge-Eglinton Secondary Plan area, but also includes streets and open spaces at the edge of the *Centre*. The overall objective of the study is to develop a Parks, Open Space and Streetscape Master Plan which identifies the distinct character of the study area, and provides a public realm framework for the study area including guidelines for open space and amenities that support pedestrians.

Through the study, the "Green Line" along Eglinton Avenue was identified as one of five place-making moves for a public realm framework for the area. The Eglinton Green Line is proposed as an iconic linear space on the north side of Eglinton Avenue including Eglinton Park and extending east to Mt. Pleasant Road. It is to be designed to be a landmark open space programmed for social gathering, cultural and retail activities. The subject site located on the north side of Eglinton Avenue West is situated within the area proposed as the Eglinton Green Line. To achieve this Eglinton Green Line initiative, building setbacks of 2.5 to 5 metres are recommended for this section of Eglinton Avenue West.

A recommendation report for the Midtown in Focus – Parks, Open Space and Streetscape Plan for Yonge-Eglinton is scheduled to be considered by the Planning and Growth Committee at its meeting on August 7, 2014. It is anticipated that the study will be completed by the 3rd quarter of 2014.

City-Wide Tall Building Design Guidelines

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts.

The Eglinton Connects Planning Study identifies this site as appropriate for mid-rise buildings. The development will be assessed using the Mid-Rise Performance Standards.

The city-wide Tall Building Design Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

Reasons for the Application

A Zoning By-law Amendment is required as the zoning by-law permits a maximum building height of 15 metres and the proposed building would have a height of 97.95 metres (excluding mechanical penthouse and architectural element). As well, a maximum overall density of 3 times the area of the lot is permitted and a density of 12.24 times the area of the lot is proposed. A Zoning By-law Amendment is also required to establish development standards such as parking and loading requirements, building setbacks, and required landscaping and amenity space for the proposed development.

Community Consultation

A community consultation meeting for the subject application was held on July 31, 2014. Planning staff, the Ward Councillor and approximately 35 people attended. Main issues raised included potential loss of on-street parking along Henning Avenue, the proposed number of parking spaces and whether this was sufficient for the proposed residential uses, potential impacts on traffic circulation in the area and on Henning Avenue, the proposed height of the building, shadow impacts of the building on the neighbourhood, lack of larger dwelling units, the impacts from construction on the residents of Henning Avenue and questions concerning the process for review of the application.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Boundary Plan and Survey
- Architectural Drawings
- Sun/Shadow Study
- Concept Landscape Plan
- Tree Preservation Plan and Arborist Report
- Planning Rationale Report including a Community Services Study
- Pedestrian Level Wind Study
- Transportation Impact Study
- Servicing Report

- Stormwater Management Report
- Geotechnical Study.

A Notification of Complete Application was issued on May 28, 2014.

Issues to be Resolved

Staff have significant concerns with the proposal for a 29-storey building on this site. The site is located on the north side of Eglinton Avenue West, west of Duplex Avenue. Eglinton Avenue West is identified as an *Avenue* in the Official Plan, and the site is not located with the Urban Growth *Centre*, that is east of Duplex Avenue. The site is adjacent to a stable neighbourhood of lower scale and intensity. The proposed massing of the building is not consistent with the existing and planned context for this *Avenue*, and creates an unacceptable transition to the adjacent stable residential neighbourhood to the north. The proposed height of the building and the density of 12.24 the area of the lot is excessive for this location and contrary to the policies of the Official Plan and Yonge-Eglinton Secondary Plan.

The City has undertaken an *Avenue* Study for Eglinton Avenue, the Eglinton Connects Planning Study, and the Study includes the subject site. The Eglinton Connects Planning Study was a comprehensive planning study that included extensive consultation and examined the land use planning framework, built form, public realm and road configuration of Eglinton Avenue.

The Eglinton Connects Planning Study has identified this site as appropriate for midrise built form with buildings approximately 8 storeys and 26 metres high. It has also determined that a 6 metre wide laneway is required along the north side of the site to implement the recommendations of the Study to create a continuous and connected laneway system along the north site of Eglinton Avenue West in this area. The proposal is not consistent with the directions of the Eglinton Connects Planning Study.

A community consultation meeting was held on the current proposal on July 31, 2014. Revisions to the proposal are needed to align the proposal with the Official Plan, Yonge-Eglinton Secondary Plan and the Eglinton Connects Planning Study and address the concerns raised at the community consultation meeting.

The revised application should:

- conform with the planning framework for Yonge-Eglinton such as: the urban structure, neighbourhood, public realm, built form, and *Mixed-Use Areas* policies of the Official Plan and the Yonge-Eglinton Secondary Plan,
- provide an appropriate scale, and density of development in relation to its location on an *Avenue* within a *Mixed Use Area* outside of the Yonge-Eglinton *Centre*;

- provide an appropriate scale and density of development in relation to the directions from the Eglinton Connects Planning Study that identifies this portion of the Eglinton Avenue West *Avenue* as appropriate for mid-rise development;
- provide an appropriate scale, massing, transition and density of the development in relation to its location adjacent to a *Neighbourhood* of lower scale and density;
- minimize impacts of shadowing on neighbouring properties, parks, and streets;
- respect the setbacks recommended through the public realm initiative along Eglinton Avenue West emerging from the Midtown in Focus, Parks, Open Space and Streetscape Master Plan study for Yonge-Eglinton, and the streetscape plan developed as part of the Eglinton Connects Planning Study;
- replace and/or increase the existing office floor area;
- incorporate larger family-sized dwelling units;
- address the comments from Development Engineering in the memo from the Manager of Development Engineering dated June 26, 2014, with respect to:
 - i) water service, sanitary sewer service and storm water management;
 - ii) a 0.4 metre road widening along Eglinton Avenue West, and 6.0 metre corner rounding at Henning Avenue and Eglinton Avenue West;
 - iii) deficiency in the number of proposed parking spaces;
 - iv) adequacy of the traffic impact assessment; and
- address the issues raised at the July 31, 2014 community consultation meeting.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

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

CONTACT

Susan McAlpine, Senior Planner
 Tel. No. (416) 395-7110
 Fax No. (416) 395-7155
 E-mail: smcalpin@toronto.ca

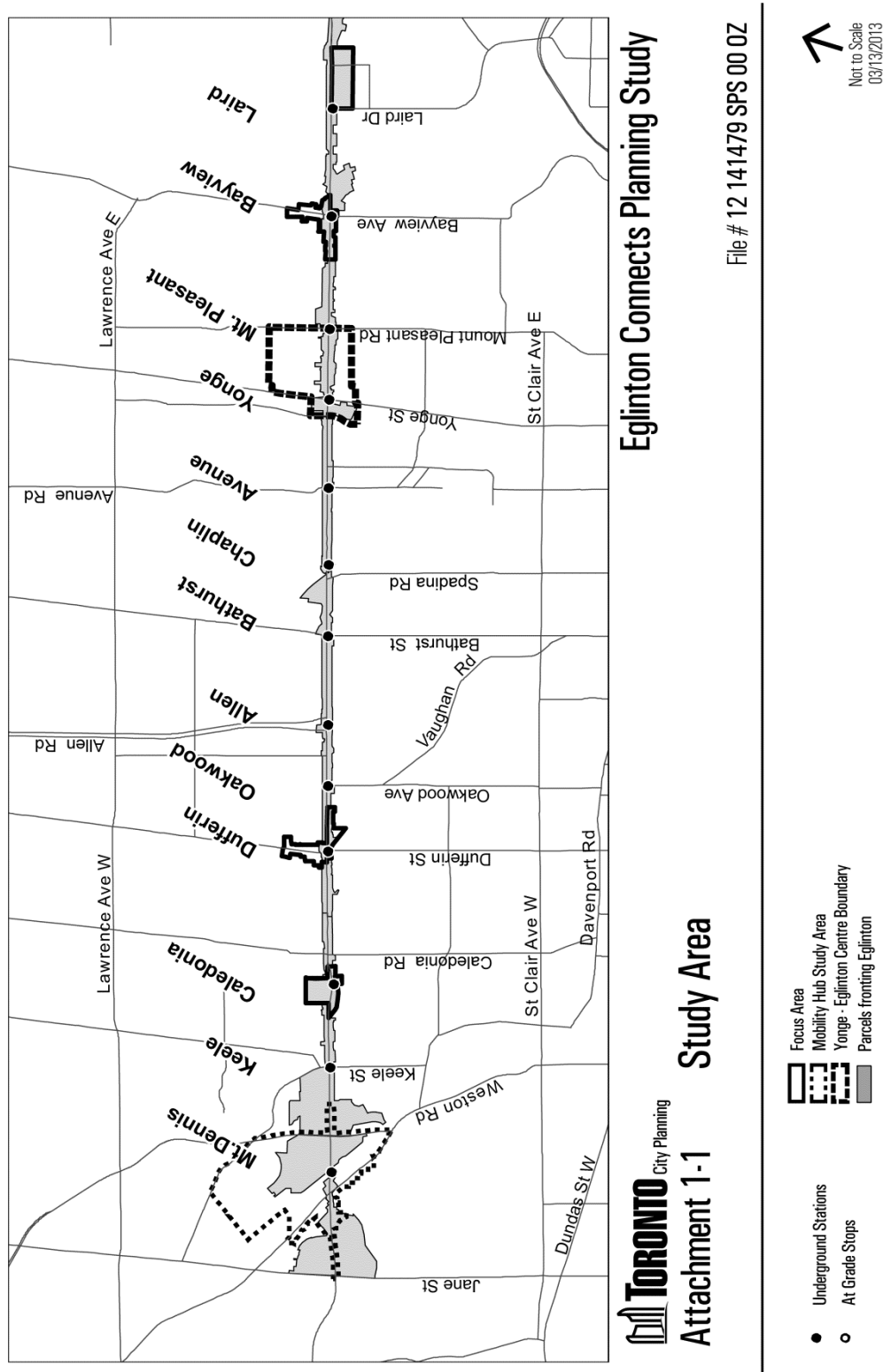
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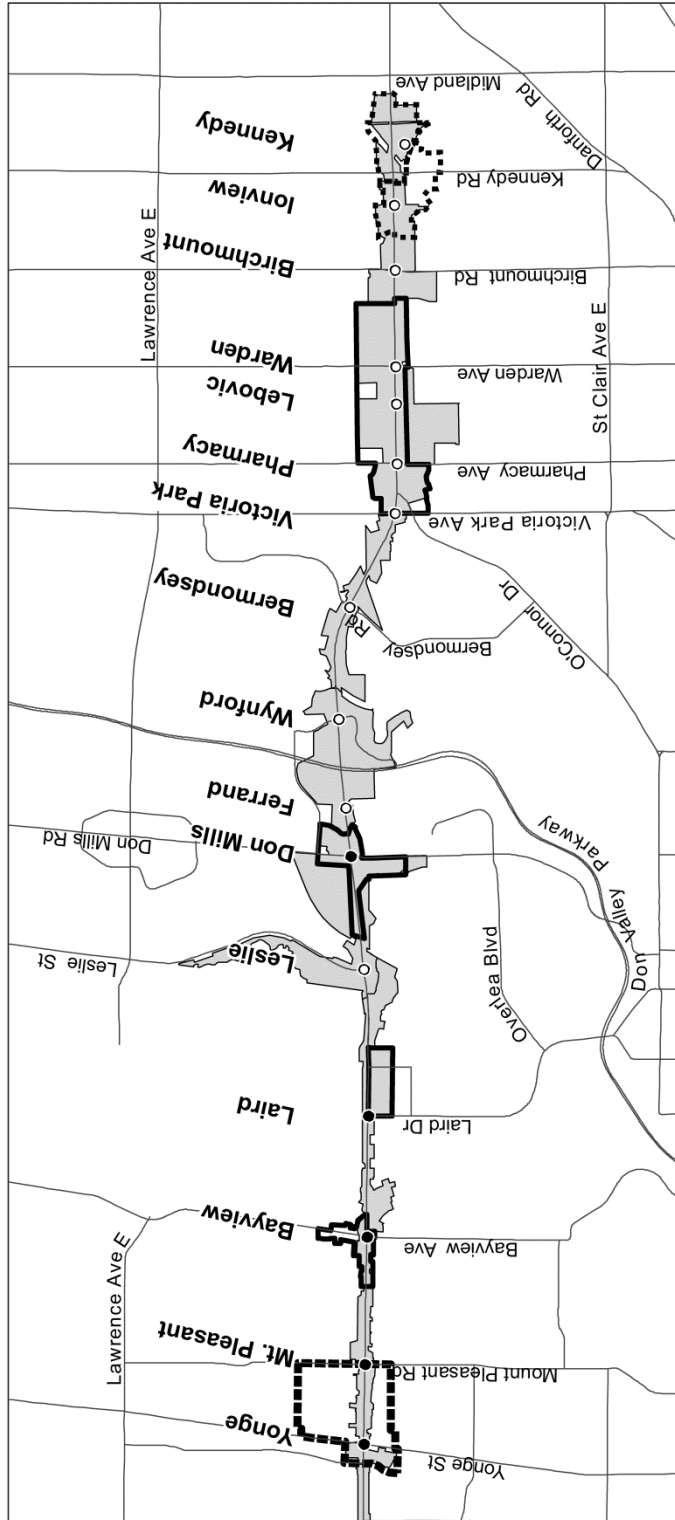
Allen Appleby, Director
 Community Planning, North York District

ATTACHMENTS

- Attachment 1: Eglinton Connects Planning Study Area Map
- Attachment 2: Site Plan
- Attachment 3: South and West Elevations
- Attachment 4: North and East Elevations
- Attachment 5: Application Data Sheet
- Attachment 6: Official Plan – Urban Structure
- Attachment 7: Official Plan – Land Use
- Attachment 8: Yonge-Eglinton Secondary Plan
- Attachment 9: Zoning

Attachment 1: Eglinton Connects Planning Study Area Map

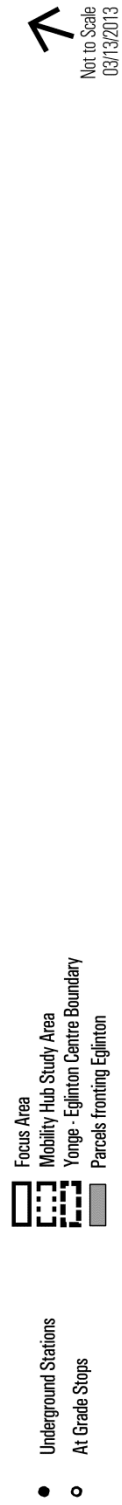




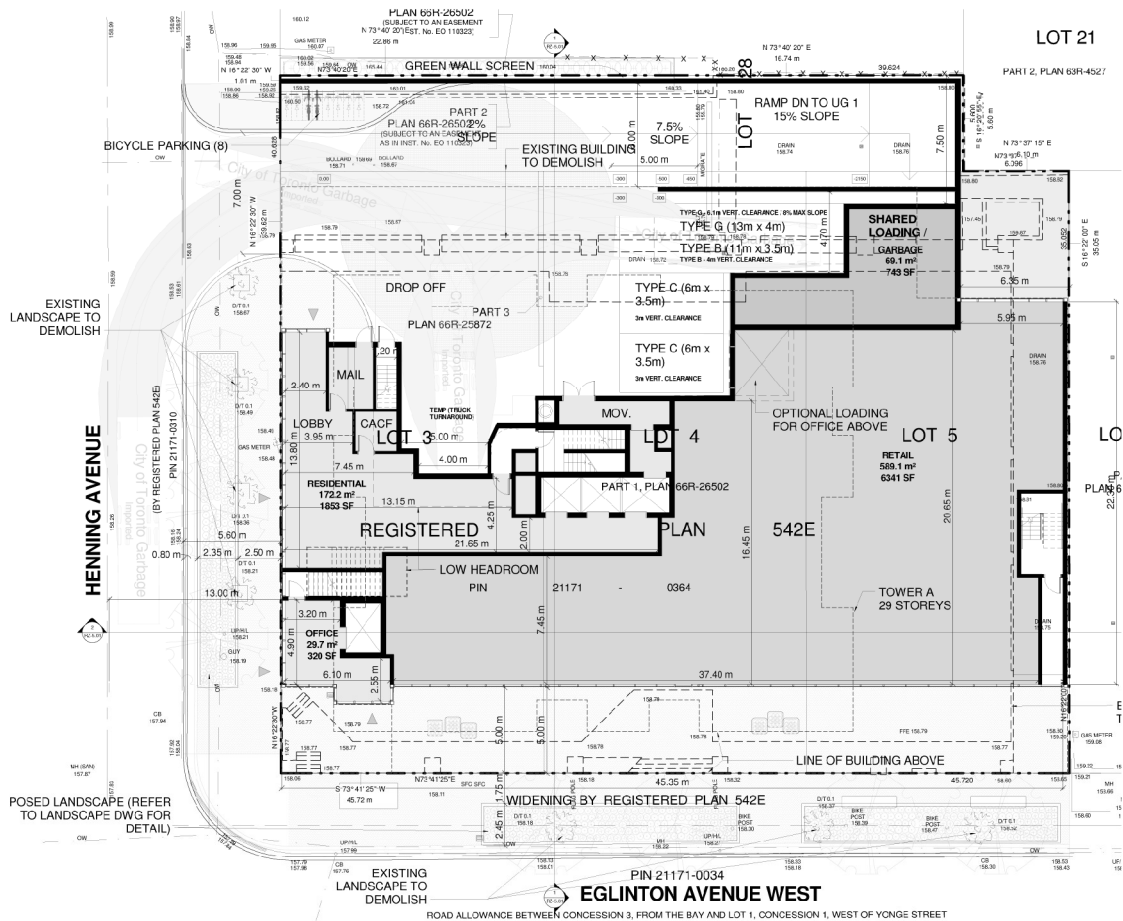
Eglinton Connects Planning Study

Attachment 1-2 Study Area

File # 12 141479 SPS 00 0Z



Attachment 2 – Site Plan



Site Plan

90 Eglinton Avenue West

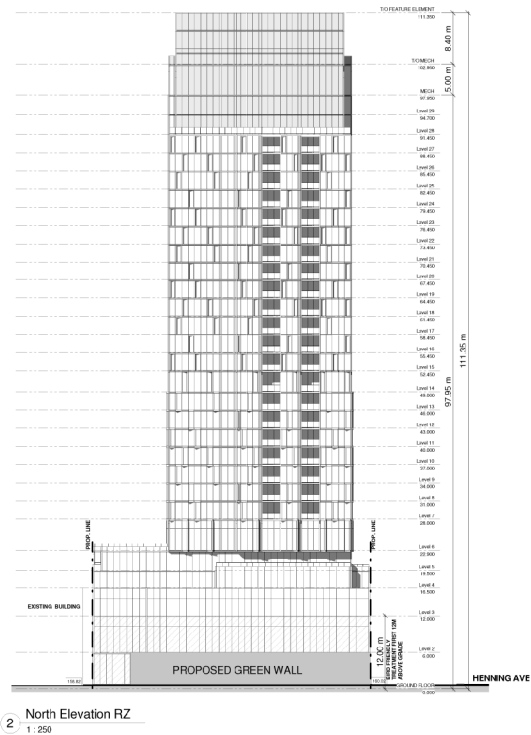
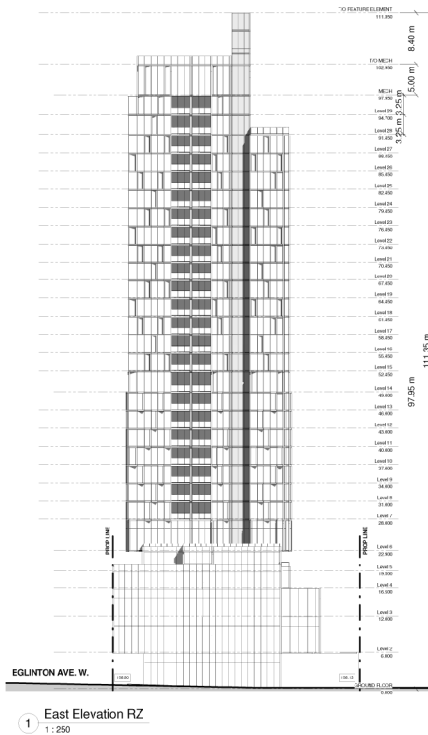
Applicant's Submitted Drawing

Not to Scale
05/09/2014



File # 14 145916 NNY 16

Attachment 4: North and East Elevations



Elevations

Applicant's Submitted Drawing

Not to Scale
05/09/2014

90 Eglinton Avenue West

File # 14 145916 NNY 16

Attachment 5: Application Data Sheet

Application Type	Zoning By-law Amendment	Application Number:	14 145916 NNY 16 OZ
Details	Standard	Application Date:	April 24, 2014
Municipal Address:	90 Eglinton Avenue West		
Location Description:	Lots 3, 4 and 5, Part of Lot 28 Plan 542-E Toronto		
Project Description:	A 29-storey mixed-use building with 247 dwelling units and 3,451 m ² of commercial floor space. A total gross floor area of 22,315 m ² is proposed representing a density of 12.24 times the area of the lot. A total of 125 parking spaces are proposed.		

Applicant:	Agent:	Architect:	Owner:
Madison Group 369 Rimrock Road Toronto, ON M3J 3G2		Turner Fleischer Architects 67 Lesmill Road Toronto, ON M3B 2T8	90 Eglinton West Limited 369 Rimcock Road Toronto, ON M3J 3G2.

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	CR T3.0 C3.0 R2.0 CR 3.0(c3.0. r2.0) SS2 (x2237))	Historical Status:	N
Height Limit:	15	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1,823.57	Height:	Storeys:	29
Frontage (m):	45.6		Metres:	97.95
Depth (m):	40.65			
Total Ground Floor Area (sq. m):	932.7			Total
Total Residential GFA (sq. m):	18,863		Parking Spaces:	125
Total Non-Residential GFA (sq. m):	3451		Loading Docks	3
Total GFA (sq. m):	22315			
Lot Coverage Ratio (%):	80.6			
Floor Space Index:	12.24			

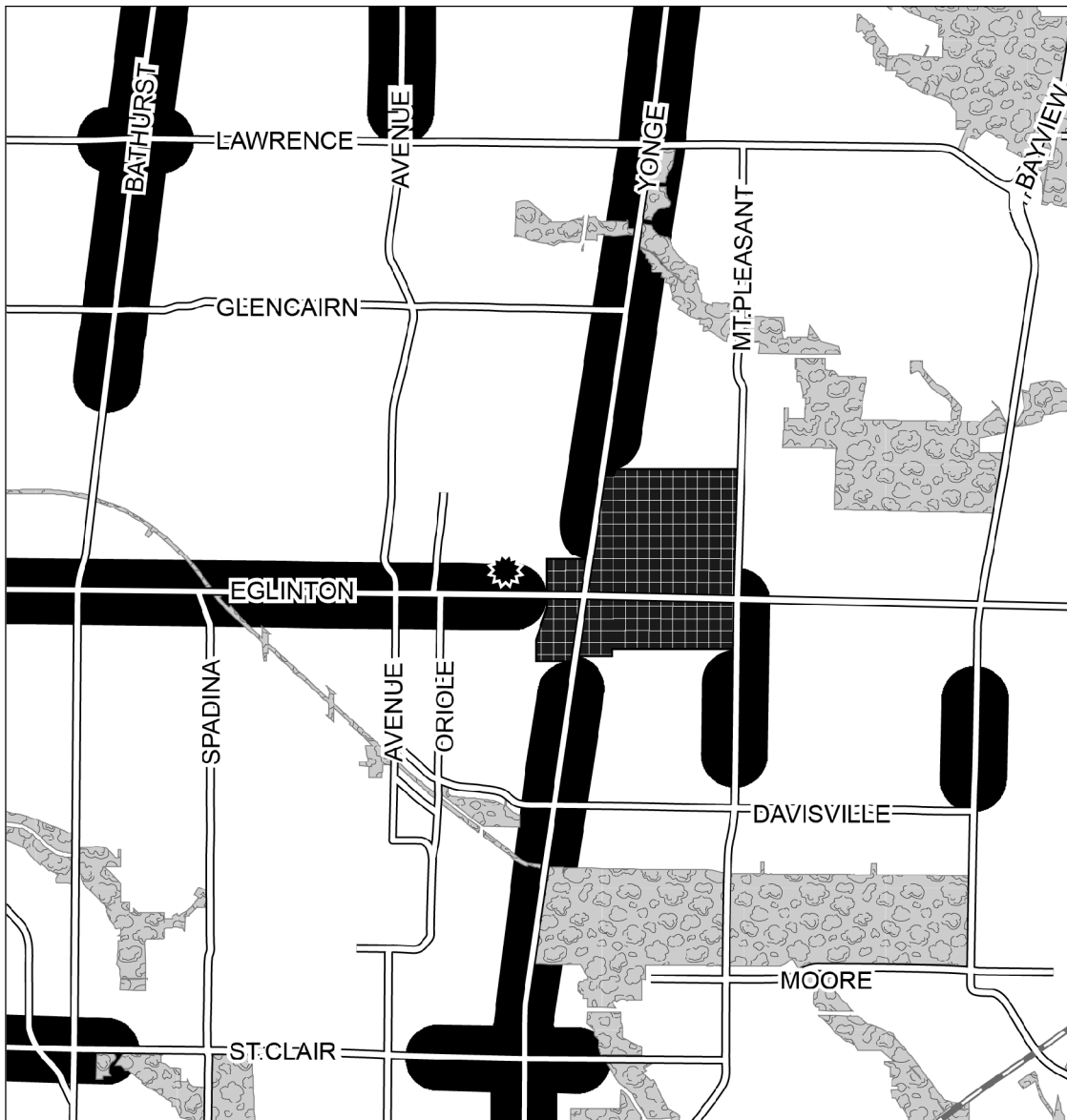
DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	18,863	0
Studio:	0	Retail GFA (sq. m):	589	0
1 Bedroom:	172 (69.6%)	Office GFA (sq. m):	2862	0
2 Bedroom:	75 (30.4%)	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	0			

CONTACT:	PLANNER NAME:	Sue McAlpine, Senior Planner	
	TELEPHONE:	416-395-7110	EMAIL: smcalpin@toronto.ca

Attachment 6 – Official Plan – Urban Structure

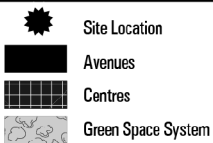


TORONTO City Planning

Extract from Official Plan Map 2 Urban Structure

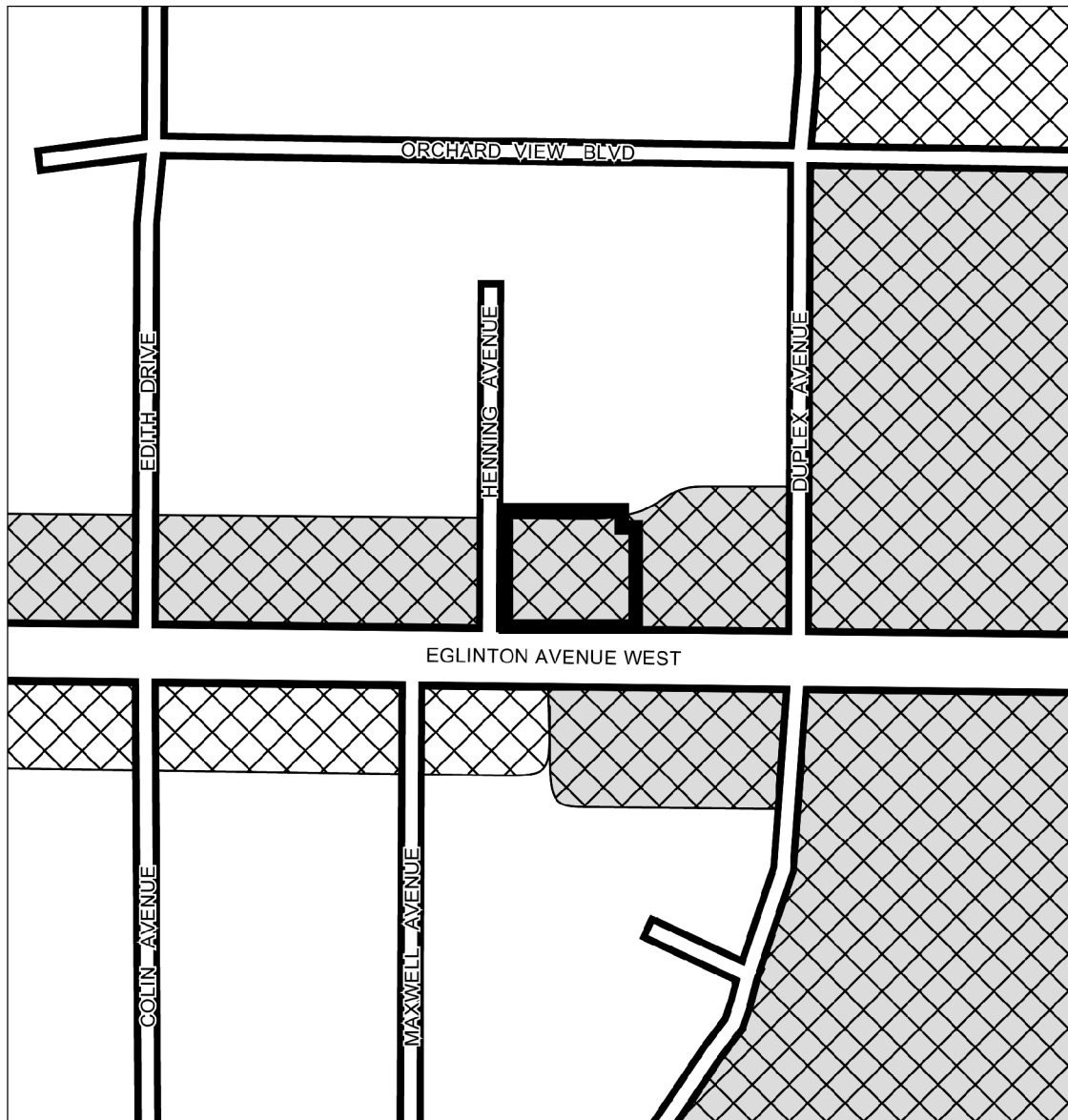
90 Eglinton Avenue West

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07/29/2014

Attachment 7: Official Plan – Land Use



TORONTO City Planning
Extract from Official Plan

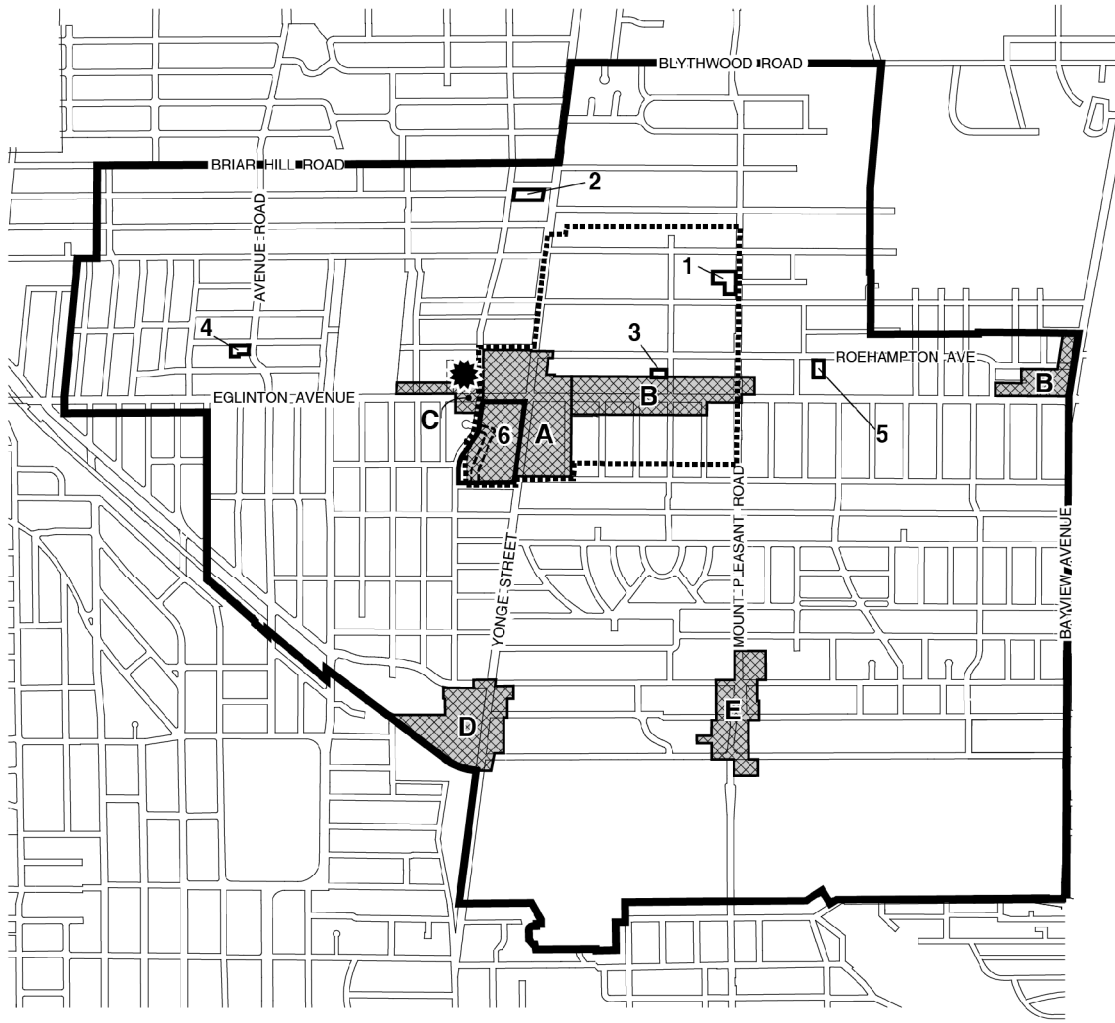
90 Eglinton Avenue West

File # 14 145916 NNY 16









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Attachment 8: Yonge-Eglinton Secondary Plan



December 2010

-  90 Eglinton Avenue East
-  Secondary Plan Boundary
-  Yonge-Eglinton Centre
-  Mixed Use Areas
-  Site and Area Specific Policies
-  Proposed Road

Yonge-Eglinton Secondary Plan - MAP 21-1 Land Use Plan

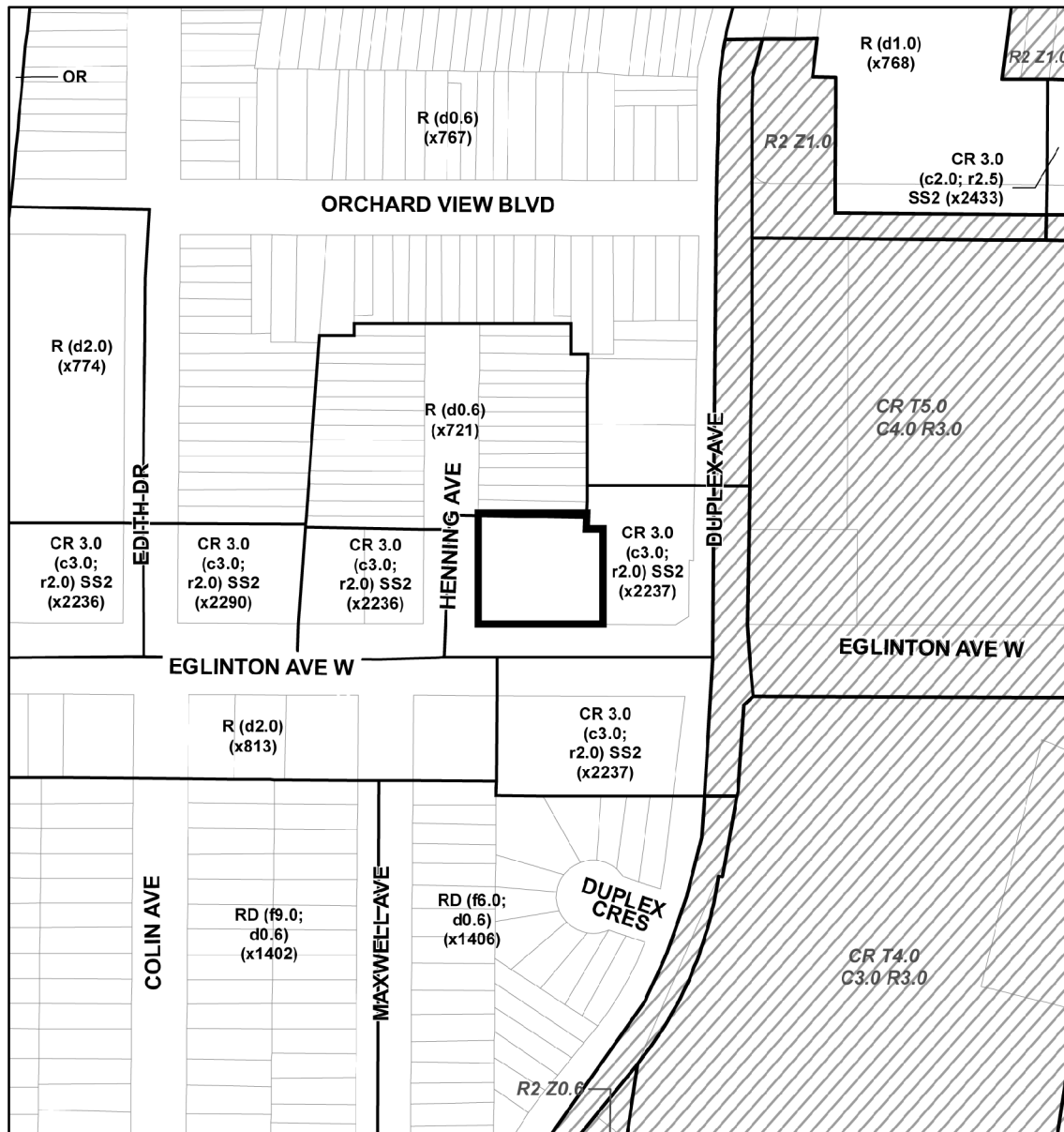
90 Eglinton Avenue West

Applicant's Submitted Drawing

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File # 14 145916 NNY 16

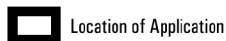
Attachment 9: Zoning



Zoning By-law 569-2013

90 Eglinton Avenue West

File # 14 145916 NNY 16 02



R Residential
RD Residential Detached
CR Commercial Residential
OR Open Space Recreation



See Former City of Toronto Bylaw No. 438-86

CR Mixed-Use District
MCR Mixed-Use District
R1 Residential District
R2 Residential District



Not to Scale
Extracted: 05/12/2014

