

TORONTO STAFF REPORT

August 27, 2004

To: North York Community Council

From: Director, Community Planning, North District

Subject: Preliminary Report
OPA & Rezoning Application 04 129307 NMI 26 OZ
Applicant: Deltera Inc.
Architect: Burka Varacalli Architects
1250 Eglinton Ave East
Ward 26 - Don Valley West

Purpose:

To provide preliminary information on the above-noted application and to seek Community Council's directions on further processing of the application and on the community consultation process.

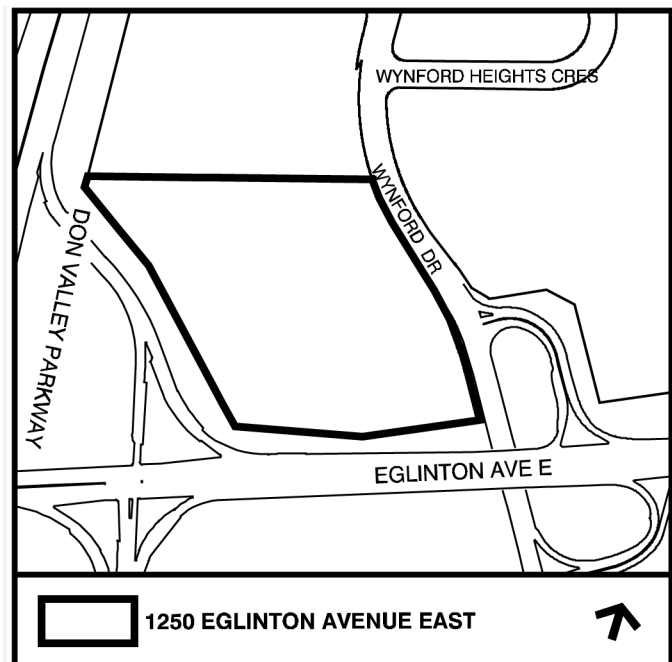
Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended 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.

Comments:

Proposal

The applicant proposes to construct two 24 storey residential buildings with 589 dwelling units on the east part of the site adjacent to Wynford Drive. The proposal includes 248 one-bedroom units with a typical unit size of 60 sq.m. (650 sq.ft.) and 341 two-bedroom units with a typical unit size of 84 sq.m. (900 sq.ft.). Approximately 90 of the residential units are proposed as extended stay suites for corporate clients who require accommodation for their employees. The existing hotel would be maintained. Access to the residential towers is proposed from Wynford Drive at the existing lighted intersection at the Eglinton Avenue ramp and Wynford Drive.

The applicant is seeking two separate zones on the site: the existing hotel use and the new residential development. The applicant indicates that the proposed residential parcel will be severed from the hotel parcel, although there will be some shared driveway and access facilities that would be covered by easement agreements. The overall density on the site including the hotel would be 2.0 FSI with the net density on the residential parcel would be 7.0 FSI. The applicant indicates that some revisions to the hotel zoning standards will be required to reflect changes in the site area and parking requirements.

Site Statistics			
	Proposed Residential Parcel	Remaining Hotel Parcel	Total Site
Site Area	0.721 ha (1.78 ac)	2.921 ha (7.22 ac)	3.642 ha (9 ac)
Gross Floor Area	50,845 sq.m. (547,308 sq.ft.)	20,894 sq.m. (224,908 sq.ft.)	71,739 sq.m. (772,216 sq.ft.)
Density	7.0 FSI	0.7 FSI	2.0 FSI
Lot Coverage	33%	23.5%	25%
No. of Dwelling Units	589		589
No. of Parking Spaces	729 spaces (640 resident plus 89 visitor spaces)	Existing 471 spaces Proposed 335 spaces	1,064 spaces

The residential parcel is to operate independently of the hotel and have its own resident and visitor parking, lobby indoor and outdoor amenity areas. The proposal includes an enclosed pedestrian link between the residential towers and the existing hotel. It is proposed that residents of the condominiums will have access to the hotel's 570 sq.m. indoor pool and fitness facility and the 1,450 sq.m. outdoor pool and patio area.

Site Description

The 3.6 hectare site is located on the north side of Eglinton Avenue between Wynford Drive and the Don Valley Parkway. There is an existing 335 room hotel (Crowne Plaza) on the site with restaurants, meeting and ballroom facilities. The surrounding land uses are as follows:

North: Open space/valley land, office building and cultural centre. The property to the north at 133 Wynford Drive is zoned for high rise residential development.

South: On the south side of Eglinton Avenue are three residential buildings of 29 and 30 storeys.

East: ramp from Eglinton Avenue, 25 storey residential building

West: the on ramp to the Don Valley Parkway

North York Official Plan

The site is designated Industrial in the North York Official Plan and is located in the Flemington Park Business Park. The Business Parks Secondary Plan regulates land use in this area and permits industrial, office, commercial, hotel, institutional and limited retail and service commercial uses. The Plan permits a maximum density of 1.5 FSI.

The Industrial policy of the Official Plan includes criteria to guide the redesignation to non-industrial uses. The site is also subject to a site specific Official Plan policy (C.9.199) which indicates that when considering a redesignation to residential use the following additional conditions will be evaluated:

- Provide indoor and outdoor recreational facilities and personal services and demonstrate that they are sufficient to serve the needs of the new residents.
- Encourage the provision of convenience retail and personal service uses.
- Site plan and urban design measures should protect the natural features of the area and provide amenity space for future residents.
- Achieve a built form that results in street definition and pedestrian scale where appropriate.

New Toronto Official Plan

At its meeting of November 26, 2002, City Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new plan, in part, with modifications. The Minister's decision has been appealed in its entirety. The Official Plan is now before the Ontario Municipal Board.

Once the Plan comes into full force and effect, it will designate the property as Mixed Use Areas which permits residential, office, retail, service and institutional uses. This designation allows for apartment buildings.

Zoning

The site is zoned MO(12) (Industrial-Office Business Park Zone) which a site specific exception that permits recreational uses including a curling rink and swimming pool. The MO zone permits industrial, office, limited commercial uses, retail store and service shop limited to 20%

of the gross floor area of the largest floor of the building. The maximum gross floor area permitted in the MO zone is 150% of the lot area (1.5 FSI).

Site Plan Control

A site plan control application has not been submitted.

Ravine Protection

Recent amendments to the Ravine Protection By-law have resulted in this site being included in the lands under ravine control. A permit is required from the City for any work that may injure or destroy a tree, the placing of fill, or altering the grade of land.

Reasons for the Application

The proposed residential uses and the proposed density are not permitted by the North York Official Plan and zoning by-law.

Community Consultation

On June 14, 2004 the area Councillor held a community meeting on this application together with another application, which was attended by Planning staff and over 200 members of the public. The following concerns were raised at the meeting relating to this proposal:

- Traffic congestion in the area.
- Need for comprehensive traffic study of the area.
- Can access to the site be provided from Eglinton Avenue.
- Proposal should provide larger units.
- Too much development in the area.

Issues to be Resolved

Overall development concept – The two residential towers are proposed to be located on the Wynford Drive frontage of the property which results in an over intensification of the east side of the site. The proposal does not adequately address the redevelopment of the site in a comprehensive manner.

The applicant has advised that they are considering a revised development concept for the site which deals with the overall site in a comprehensive way and will present a revised concept at the upcoming community consultation meeting. The revised concept may form the basis for the submission of revised plans.

The application will be reviewed with regard to the applicable Official Plan policies. In addition to the concerns raised at the June 14, 2004 community meeting, the following issues have been identified on a preliminary basis:

- (i) Policy Framework - evaluation with respect to the former North York Official Plan criteria regarding redesignation of industrial lands to residential use.
- (ii) Evaluation of traffic impact, access and parking.
- (iii) Section 37 contributions.
- (iv) Site organization – consideration of the site layout, landscaped and other open space, driveways, parking and loading areas and the relationship/integration to the remaining hotel parcel.
- (v) On site recreational facilities, amenity areas, and hotel recreational facilities.
- (vi) Height, built form, massing.
- (vii) Shadow and wind impacts.
- (viii) Ravine and tree protection.

Further issues may be identified through community consultation and the processing of the application.

Conclusions:

It is recommended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor. The community consultation meeting will provide an opportunity for the public to view the plans of the applicant's proposal and a revised development concept. A Final Report and a Public Meeting under the Planning Act to consider this application is targeted for the first quarter of 2005, provided that all relevant material is submitted in a timely manner.

Contact:

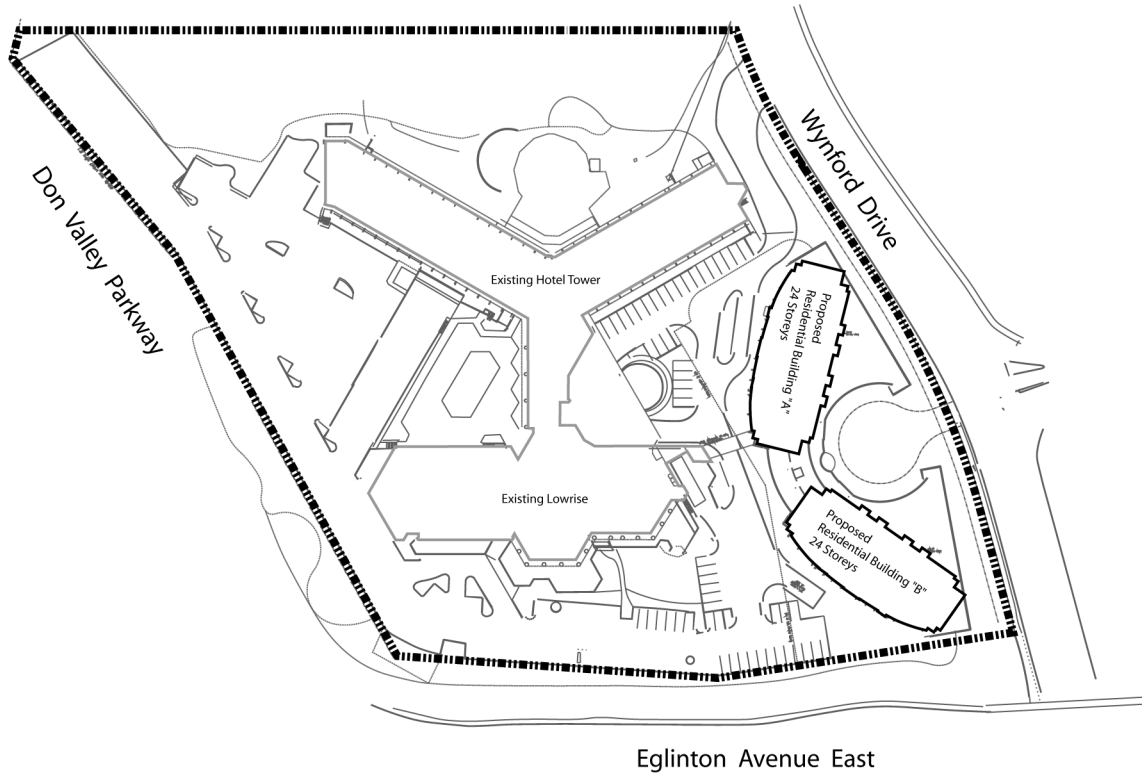
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Director, Community Planning, North District

List of Attachments:

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Official Plan
Attachment 4 Zoning
Attachment 5: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

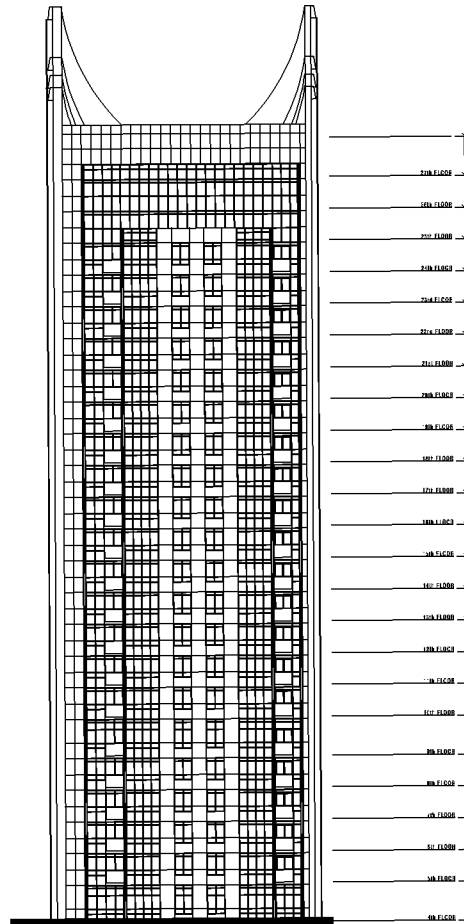
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06/28/04



1250 Eglinton Avenue East

File # 04_129307_s

Attachment 2: Elevation 1



End Elevation (typical)

Elevations

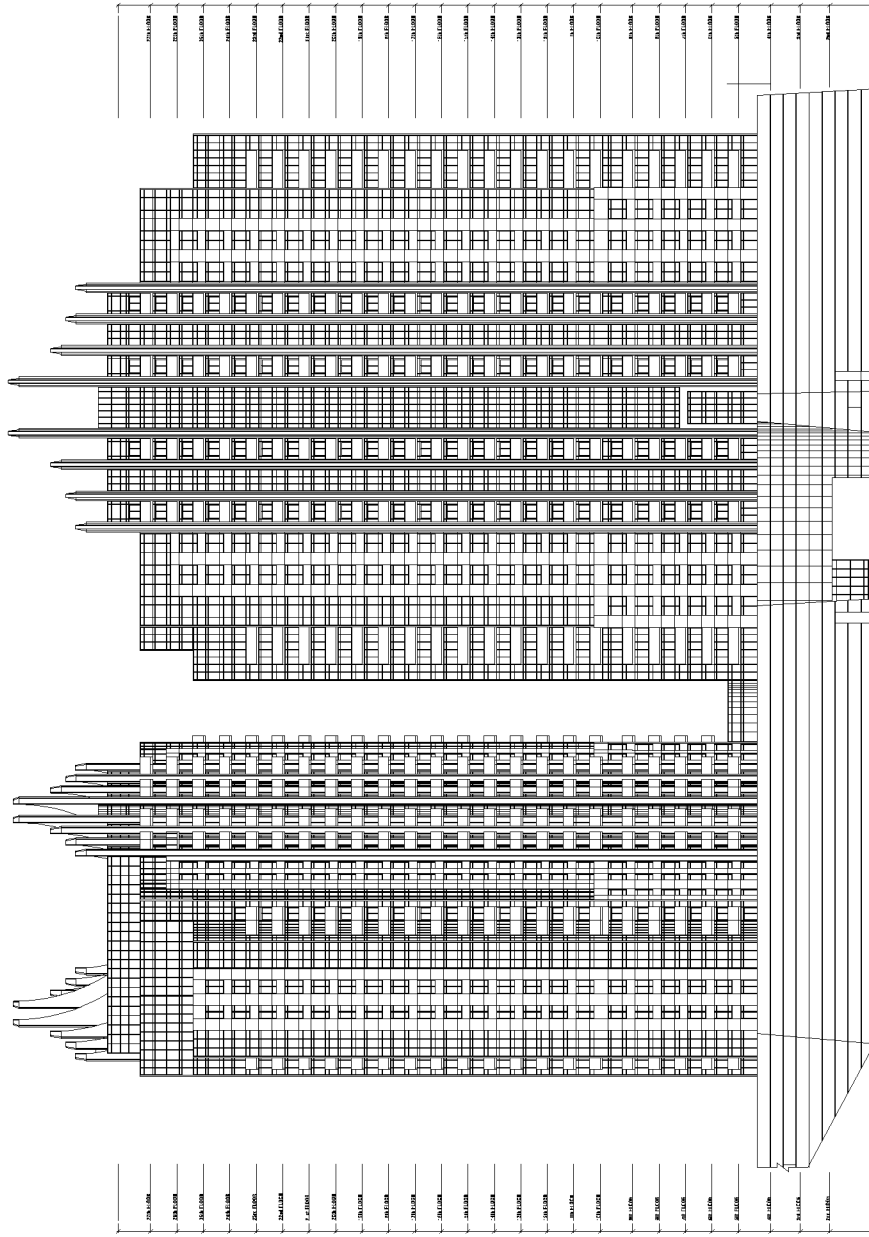
Applicant's Submitted Drawing

Not to Scale
07/02/04

1250 Eglinton Avenue East

File # 04_129307_e1

Attachment 2: Elevation 2



East Elevation (Wynford Dr View)

Elevations

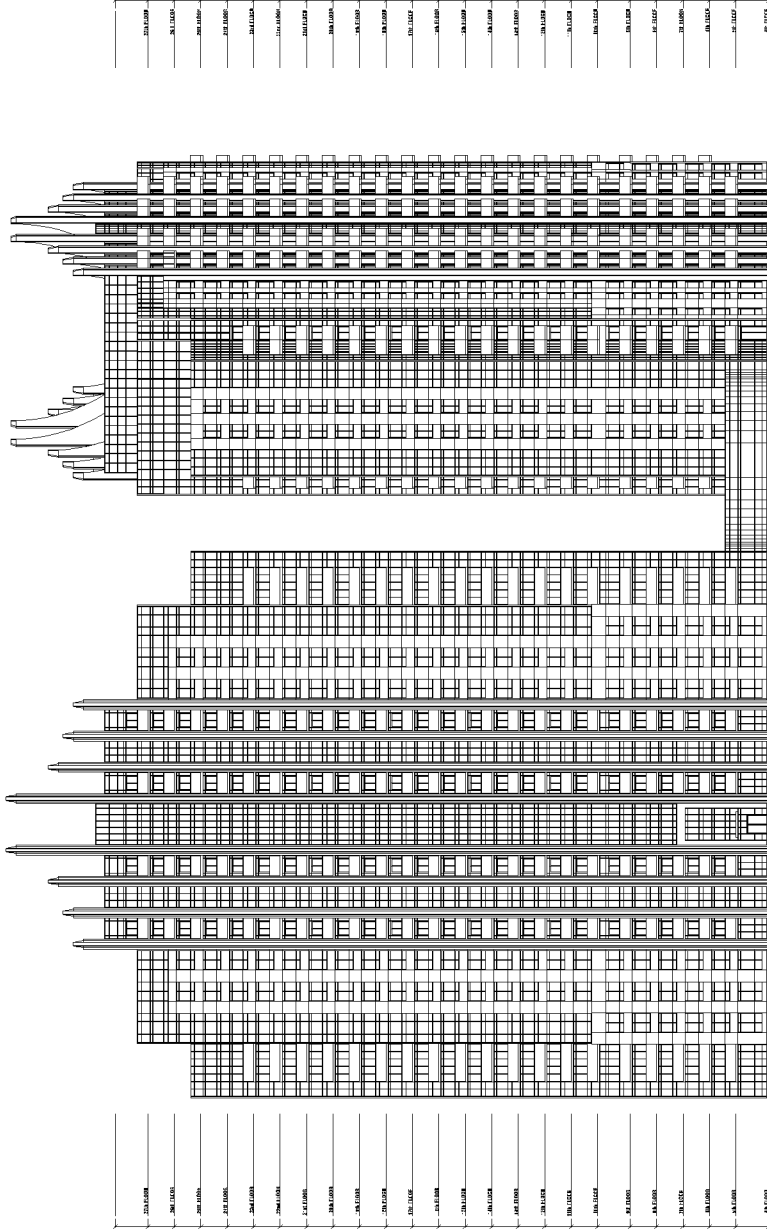
Applicant's Submitted Drawing

Not to Scale
07/02/04

1250 Eglinton Avenue West

File # 04_129307_e2

Attachment 2: Elevation 3



West Elevation (Crown Plaza View)

Elevations

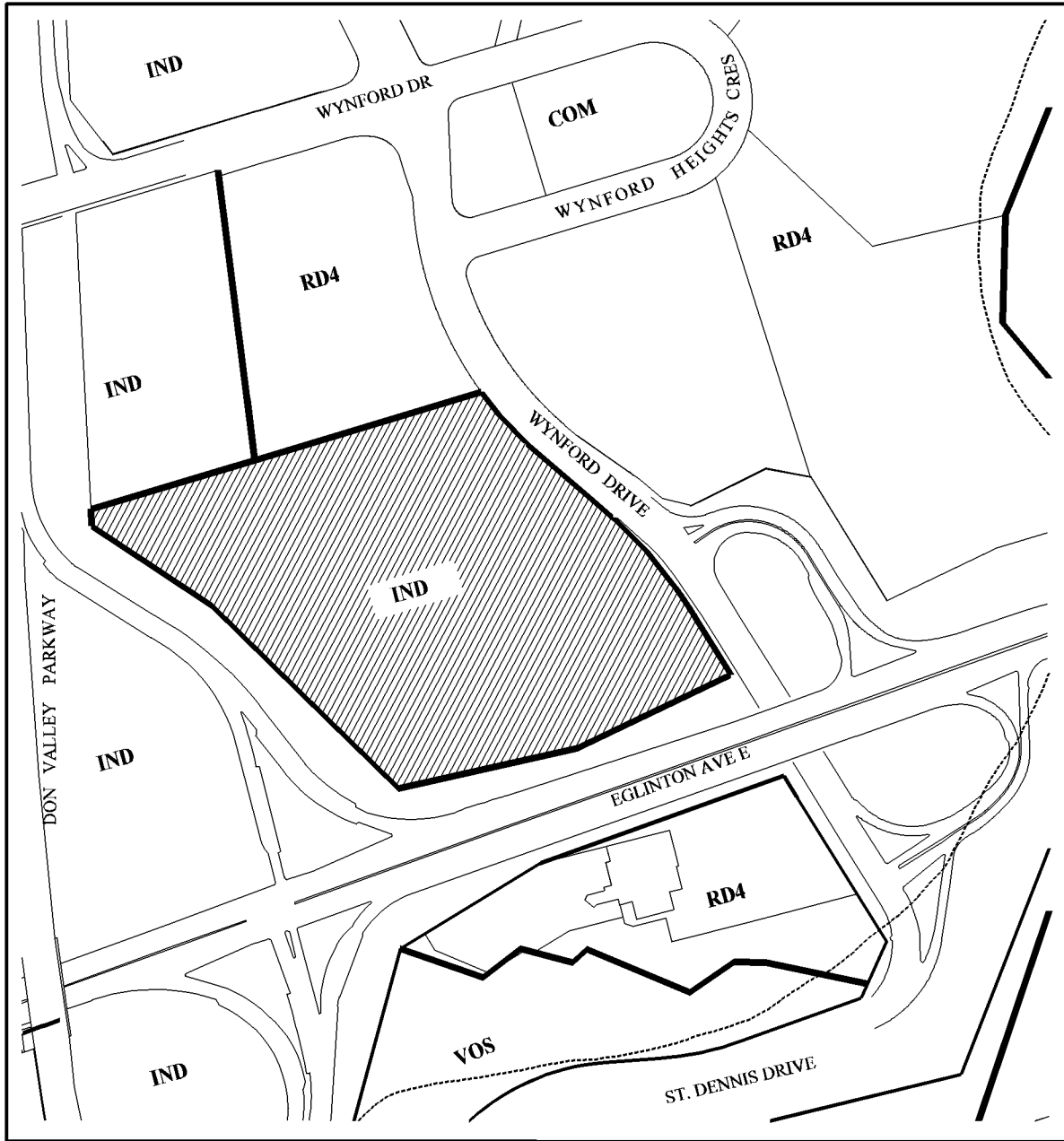
Applicant's Submitted Drawing

Not to Scale
07/02/04

1250 Eglinton Avenue West

File # 04_129307_e3

Attachment 3: Official Plan (Map)



 **Toronto** Urban
Development Services
Official Plan

1250 Eglinton Ave. E

File # 04_129307

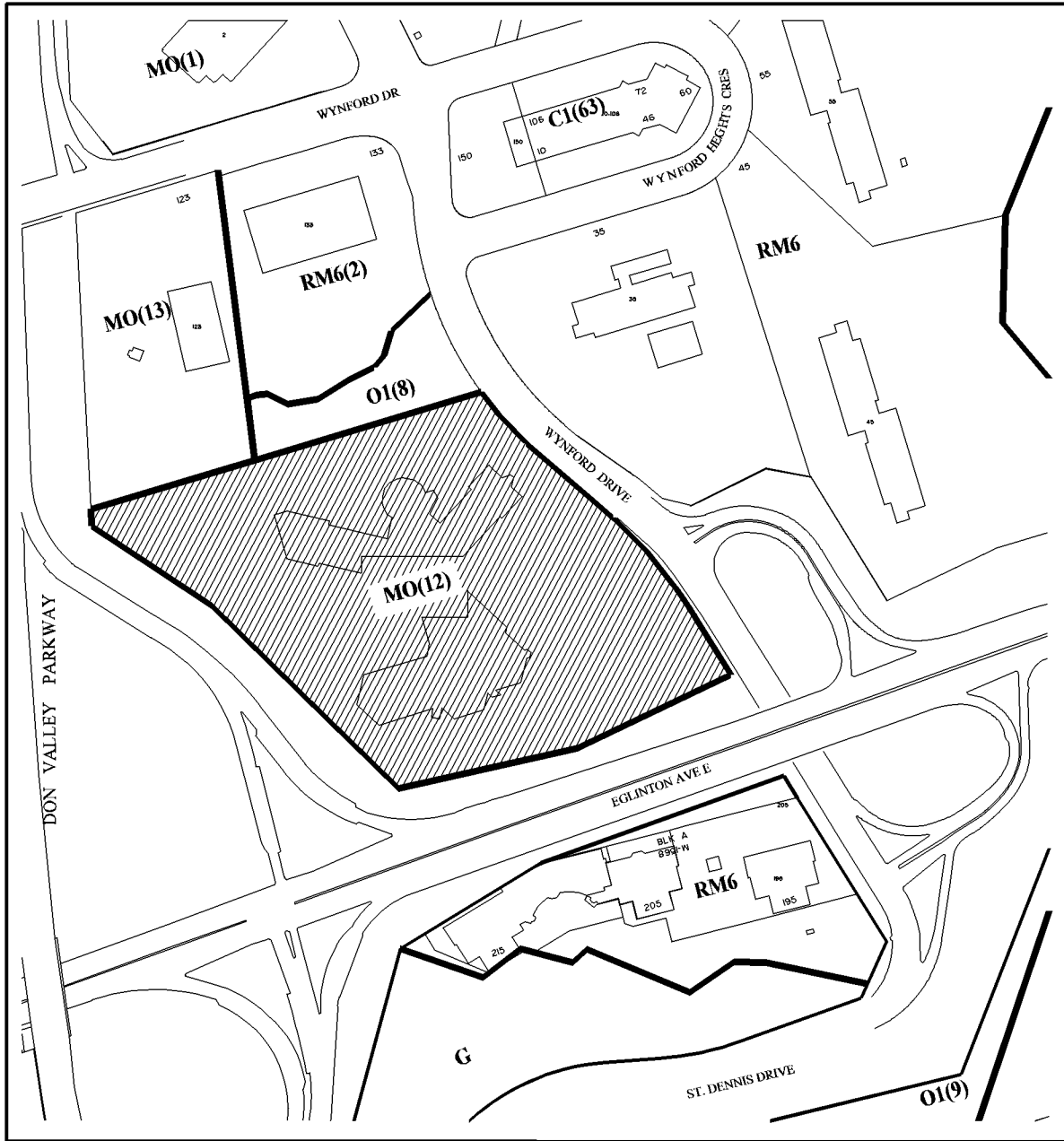
----- V.I.Z. Boundary
RD4 Residential Density Four
COM Commercial

VOS Valley Open Space
IND Industrial



Not to Scale
Zoning By-law 7625
Extracted 06/14/04

Attachment 4: Zoning (Map)



 **TORONTO** Urban
Development Services
Zoning

1250 Eglinton Ave. E

File # 04_129307

RM6 Multiple-Family Dwellings Sixth Density Zone
C1 General Commercial Zone
MO Industrial-Office Business Park Zone

O1 Open Space Zone
G Greenbelt Zone



Not to Scale
Zoning By-law 7625
Extracted 06/14/04

