

TORONTO STAFF REPORT

April 25, 2006

To: North York Community Council

From: Director, Community Planning, North York District

Subject: Final Report
OPA & Zoning Application 04 129307 NMI 26 OZ
Applicant: Deltera Inc.
Architect: Burka Varacalli
1250 Eglinton Ave. East
Ward 26, Don Valley West

Purpose:

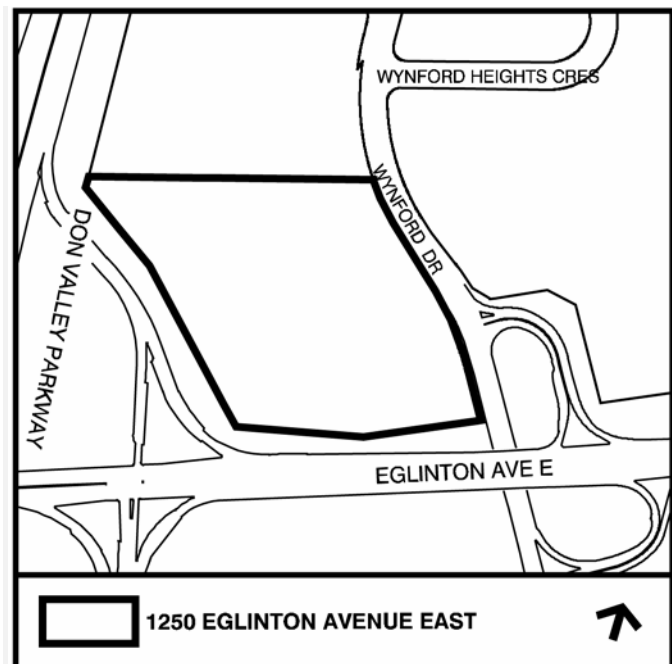
The report reviews and recommends approval of an application to amend the Zoning By-law and the North York Official Plan to allow for the development of a 34-storey residential tower and a six storey seniors residence on the site of the existing Crowne Plaza Hotel at 1250 Eglinton Avenue East. The Hotel will remain and continue operating on the site.

Financial Implications and Impact Statement:

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

It is recommended that City Council:

- (1) In the event the new Official Plan is not in effect at such time as Bills are brought forward, amend the Official Plan for the former City of North York substantially in accordance with the draft Official Plan Amendment attached as Attachment No.7 .



- (2) modify the Toronto Official Plan substantially in accordance with the modification attached as Attachment No. 8 and authorize the City Solicitor to take any necessary action at the OMB hearing to have the modification approved.
- (3) amend the Zoning By-law 7625 for 1250 Eglinton Ave. East substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9.
- (4) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required.
- (5) before introducing the necessary Bills to City Council for enactment, the owner shall enter into a Section 37 Agreement with the City of Toronto, satisfactory to the Director of Community Planning, North York District, and in a form satisfactory to the City Solicitor, to secure the following:
 - (a) a cash contribution of \$300,000 for off-site community facilities and services subject to the requirements as set out in attachment 6; and
 - (b) the use of program space in the proposed Seniors building for use by a City Division or a community based not-for-profit organization acceptable to the Chief Planner and based upon the following minimum requirements:
 - i) the space will be the multi-purpose room in the proposed Seniors Building (room to have a minimum gross floor area of 125 square metres);
 - ii) space to be available on a weekly basis (minimum of two hours per week);
 - iii) space will be provided at no cost to the City or the agency that will program the space;
 - iv) to be secured for a minimum period of ten years; and
 - v) such other requirements as are outlined in Attachment 6 to this report.
- (6) before introducing the necessary Bills to City Council for enactment, require the Notice of Approval Conditions to have been issued under Section 41 of the Planning Act. The following issues will be addressed through the site plan process:
 - a) improve the grade relationship of the seniors building along Wynford Drive, Eglinton Avenue and the new private driveway;
 - b) secure a high quality landscape design and details, including retaining walls, lighting and other hard elements across the entire site to enhance safety and attractiveness;
 - c) the tower should have a podium element that integrates into the existing hotel with an appropriate setback from the tower and landscaping to create a comfortable pedestrian environment;
 - d) sculpt the top of the tall building to create a landmark;
 - e) the six storey seniors building should incorporate a distinct corner feature/massing to give prominence to the corner; and

- f) the six storey seniors building should incorporate a main building entrance with well designed and direct access from the public sidewalk on Eglinton Avenue to enhance the visible identity of the building.
- (7) Authorize the City Solicitor to introduce the necessary Bills to Council to give effect to these recommendations and to prepare the agreements referred to.

Background:

Proposal

On June 13, 2004, the applicant submitted a proposal to construct two 24 storey residential buildings with 589 dwelling units on the east part of the site adjacent to Wynford Drive. The proposed density of this development was approximately 1.9 FSI. The development concept included the retention of the existing Crowne Plaza Hotel. Access to the residential towers was proposed from Wynford Drive at the existing lighted intersection at the Eglinton Avenue ramp.

To address some of the concerns from the residents as well as concerns from City Planning regarding the concentration of density on the eastern end of the site adjacent Wynford Drive, the applicant developed a revised proposal. This proposal consists of a 34 storey residential tower at the north-west corner of the property (328 units) and a six storey seniors building (120 units) located at the south-east corner of the property adjacent Wynford Drive and Eglinton Avenue East. The proposed re-development of the site would have a density of approximately 1.74 FSI. The Site Plan is shown as Attachment No. 1.

The proposed residential tower and seniors building will be accessed from a new private driveway to be constructed at the lighted intersection of Wynford Drive and the ramp to (westbound) Eglinton Avenue East. The new underground parking garage to be constructed to serve the residential tower will be linked to the existing Hotel parking garage and will include parking for Hotel guests as well as residents and visitors of the tower. The seniors building will have its own separate underground parking facilities.

Site Description

The 3.6 hectare (8.9 acre) site is located on the north side of Eglinton Avenue between Wynford Drive and the Don Valley Parkway. There is an existing 353 suite hotel (Crowne Plaza) on the site with restaurant, 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-east at 133 Wynford Drive is zoned for high rise residential development. There is a site plan control application on this site for two residential towers at 25 and 21 storeys with a total of 379 units.

South: Eglinton Avenue - south side of Eglinton Avenue, three residential buildings of 29 and 30 storeys.

East: Wynford Drive - east side of Wynford Drive, 25 storey residential building and ramp from and to Eglinton Avenue

West: the on-ramp to the Don Valley Parkway

Provincial Policy Statement

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Issued under Section 3 of the *Planning Act*, the PPS sets the policy foundation for regulating the development and use of land.

Municipal planning decisions are required to be “consistent with” the PPS. The new Toronto Official Plan compliments the policies found in the PPS and the two documents are mutually supportive.

The PPS includes policies which promote intensification, redevelopment and compact form; encourage transit and pedestrian supportive land uses; and provide for a range of housing types and densities to meet projected requirements.

North York Official Plan

The site is designated ‘Industrial’ in the North York Official Plan and is located in the Flemingdon 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 Plan includes policies on the redesignation of non-residential land for residential purposes. The Industrial policies of the Official Plan also include criteria to guide the redesignation to non-industrial uses. The site and the adjacent property to the north-west (former Japanese Canadian Cultural Centre, now the Noor Centre) are subject to a site specific Official Plan policy (C.9.199) which establishes additional criteria to be used when evaluating a proposal to allow for residential uses on these properties.

The site specific policy which applies to this property and the property to the north-west (C.9.199) provides the following additional criteria when considering redesignation for residential use:

- private indoor and outdoor recreational facilities and personal service are provided to serve primarily the residents of the residential development, and the owner shall demonstrate that the private facilities and services to be provided are appropriate and sufficient to serve the needs of the expected resident population;
- convenience retail and personal service commercial uses will be encouraged to locate on the property where appropriate and desirable; and
- appropriate site plan and urban design measures are taken.

Toronto Official Plan

In November 2002, 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. On March 27, 2006, the Ontario Municipal Board approved the majority of the new Official Plan conditional upon the resolution of the Interpretation policies which are the subject of a number of appeals. The Board was also asked to issue its Order bringing in effect the new Official Plan in June 2006.

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. A site specific modification to the 'Mixed Use Area' designation to permit the redevelopment of the site as proposed is attached as Attachment No. 8.

Zoning

The site is zoned MO(12) (Industrial-Office Business Park Zone) with 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.

Site Plan Control

A site plan control application was submitted on June 13, 2005. The details of the development of the site continue to be reviewed by City staff.

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. Urban Forestry Services (Ravine Protection) have worked with the applicant to define an acceptable set back for the proposed 34 storey residential tower. Appropriate ravine stewardship measures will be identified through the Site Plan Control process.

Reasons for the Application

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

Community Consultation

Staff have attended three community consultation meetings to discuss the proposed redevelopment of the Crowne Plaza site. A Preliminary Report was presented to North York Community Council and a community consultation meeting was held on September 13, 2004. Members of the public who attended the meeting raised the following concerns:

- Too much development in the area;
- Traffic congestion in the area;
- Need for a comprehensive traffic study;
- The size of the proposed units relative to some of the larger units in the condominium developments on Concorde Gate to the north of the site; and
- Impact of the proposed towers on views to the south.

The revised proposal described in this report was presented at a community consultation meeting held on April 13, 2005. The applicant presented the revised proposal to address concerns respecting the redevelopment of the built form and massing over the entire site.

Agency Circulation

The application was circulated to all appropriate agencies and City Departments. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

Comments:

The Official Plan of the former City of North York establishes criteria for the redesignation of industrial lands for non-industrial purposes. The criteria which apply are focused on ensuring that where industrial lands are re-designated for non-industrial purposes, remaining industrial uses will not be jeopardized, that adequate facilities and services will be in place to serve the development and that the proposal will be compatible in scale, height, massing and built form with the surrounding development.

The Plan also sets out criteria to guide the redesignation of non-residential land to residential uses. The property is subject to a site specific Policy C.9.199, which establishes additional policies for the evaluation of a proposed redesignation to accommodate residential uses. The policies and criteria regarding the redesignation to residential use deal predominantly with the

adequacy of community services. Comments regarding these and other applicable polices and the extent to which they are addressed by the proposed development are discussed under the following headings.

Accommodate Growth

The former City of North York Official Plan recognizes that in order to accommodate the City's need for additional housing, future residential development may be accommodated through the redesignation of non-residential land for residential purposes. The proposal assists the City in meeting the demand for residential development to accommodate population growth.

Viability of the Existing Industrial/Employment Uses

The North York Official Plan requires that for a change in designation of non-residential to residential use to be considered, the new use must not jeopardize the continued viability of the existing uses. This policy requires an examination of the site and the adjacent or nearby industrial uses. The proposed re-development of the Crowne Plaza Hotel site is compatible with the ongoing operation of the Crowne Plaza Hotel and does not jeopardize the operation of the Hotel.

With regard to remaining Industrial/Employment lands, the majority of the industrial/employment uses in the area are located on the west side of the Don Valley Parkway, with the exception of the office buildings on the west side of Concorde Place north of Wynford Drive. Notwithstanding the Industrial designation which applies to this property, the site is isolated from and not part of the contiguous employment area. The re-development of the Crowne Plaza site will therefore not impact the continued viability of these employment uses.

Adequacy of Municipal Services and Transportation Infrastructure

Section 6.0 of Part C.4 of the Official Plan also refers, in addition to the adequacy of community services, to the cumulative impact of the proposed redesignation and the need to ensure that proposed development does not have an undue negative impact on transportation facilities and municipal servicing capacity.

Technical Services has confirmed that there are no servicing capacity issues related to the proposed development

At its meeting of September 2004, Council directed staff to undertake a Traffic Study within the area bounded by Eglinton Avenue East, Wynford Drive to the east, Don Mills Road to the West and the Canadian National railway tracks to the north. The purpose of this study was to determine the capacity of the existing road network to accommodate all developments under construction, approved but not yet under construction and proposed but not yet approved development.

The draft report, completed by Marshall Macklin Monaghan, concluded that Wynford Drive is operating and will continue to operate at acceptable levels during a.m. and p.m. peak periods given historic rates of growth, as well as the projected increase in traffic from proposed and anticipated development in the area.

The traffic study prepared by the applicant's consultant indicates that the local traffic network can accommodate the proposed development and that there would be only a minor impact upon the signalized intersections along Wynford Drive. The proposal includes a new site access at the intersection of the on-ramp to Eglinton Avenue West and Wynford Drive, which will service the proposed seniors building, the residential tower and also provide a secondary access to the Crowne Plaza Hotel. The existing access to the hotel will remain as the principle access to the Hotel. The applicant will be required to redesign and reconstruct the intersection.

The applicant indicates that the lands associated with the residential tower and the private driveway will be severed from the hotel parcel through a plan of condominium. Shared driveway access and parking facilities will be required to be covered by easement agreements.

Community Facilities and Services

Section 6.0 of Part C.4 of the North York Official Plan states that Council may consider redesignation when community services and facilities are in place or can be provided to serve the proposed residential development and the cumulative impact of the proposed redesignation does not have an undue negative impact on existing community services. Where community services are not in place, Council may consider applications to redesignate lands for residential use provided the proposed development includes facilities, services or amenities which contribute to the provision of identified community service and facility needs and that such services and facilities can be provided at the time of occupancy of the proposed residential development.

The proximity and access of the Wynford-Concorde community to Eglinton Avenue, Don Mills Road and the Don Valley Parkway and the absence of community facilities and services in the immediate vicinity, has created a community with a strong reliance on the adjacent neighbourhoods community service infrastructure. The historical approach for the planning of social and recreational services for this community was that the residential development was required to provide a greater level of private facilities and amenities for their residents. Notwithstanding this historic trend, residents of the community have raised concerns during community meetings and meetings with City staff regarding the lack of locally based publicly accessible community services and facilities.

The closest community services currently available to Wynford residents are located in the Flemingdon area to the south or the Don Mills community to the north. The Flemingdon area is one of City Council's 13 Priority Communities which have been slated for priority investment to improve the range of locally based community services and facilities. Given the range of needs

in this community and the currently over-subscribed programs it is unlikely that these facilities would have the capacity to address any additional demand. The Don Mills community has a modest range of community services but does not have a locally based community centre. The issue of the adequacy of community services in Don Mills was raised during recent discussions over the redevelopment proposal for the Mall, located at Lawrence Avenue and Don Mills Road. Wynford residents could access the library and the services offered by the Don Mills Foundation, which focuses on seniors needs.

In response to this issue, the applicant has agreed to provide limited access to the 125 square metre (1,345 sq. feet) multi-purpose room in the proposed Seniors building for use as space for programming for seniors, as well as a cash contribution of \$300,000 toward community services and facilities.

It is recommended that the multi-purpose room be made available for programming either to an interested City Division such as Parks, Forestry and Recreation Division or to an appropriate Non-Profit Community Service Agency. It is recommended that in order to better ensure that access to the multi-service space addresses some of the basic requirements of a public benefit secured through an Agreement under Section 37 of the Planning Act that the following matters be addressed:

- a schedule of when and for how long the space would be made available and under what terms (space to be available on a weekly basis for a minimum of two hours per week);
- space will be provided at no cost to the City or the agency that will program the space;
- servicing and access to the space; and
- to be secured for a minimum period of ten years.

A more detailed list of minimum requirements are attached as Attachment 6 to this report.

While the Recreation Division acknowledges that the benefits of this type of space are limited, a local agency who may be trying to program for this community may find the space to be a benefit and for that reason the offer should be pursued based on the terms identified in Attachment 6: Requirements to be Addressed through a Section 37 Agreement.

The proposed cash contribution of \$300,000 from the developer could be used for the following matters: future community service space preferably within the Wynford community; or parks and open space improvements. At this time there is no current community service capital project within the Wynford-Concorde community or in the adjacent communities. Community Planning staff have discussed with Parks, Forestry and Recreation staff possible trail improvements to provide residents access to the ravine and associated recreational opportunities. The viability and costs associated with such a connection are currently being examined by Parks, Forestry and Recreation staff. It is recommended that the funds be secured through a Section 37 Agreement and be held for a reasonable period to determine if there is an opportunity to pursue the enhancement of community space or parks and open space in the Wynford-Concorde community. These funds could be used to finance appropriate community services or facilities

in adjacent communities if no such opportunities are identified in the Wynford-Concorde community as set in Attachment 6.

Private Amenity Space and Facilities

There are private indoor amenity facilities for the use of the residents of the residential tower and the seniors building will include a full range of recreational facilities and support services specifically geared to the age group of the residents. The indoor amenity space on the residential tower will include an exercise room, party room, lounge, billiards room and dining room/board room with a total gfa 506 square metres (1.5 square metres of indoor amenity space per unit).

The seniors building will include an exercise room, dining room, spa/salon and treatment room, living room, potting room, a theatre and a pub, with a total of 826 square metres of indoor amenity space (6.8 square metres per unit).

With regard to convenience retail and personal service commercial uses, the Hotel on the site includes a restaurant and gift shop and the seniors building will also have a gift shop as well as a pub and a spa/salon for the exclusive use of the residents of the building. The community is served by a number of local commercial facilities and services located in the plaza at Wynford Heights Crescent to the north of the site, or the new Loblaws Superstore located at Wynford Drive and Don Mills Road.

Height, Density and Built Form

The existing hotel is isolated on the site by its location and massing and by the significant grade change which separates the site from the surrounding streets. The taller six storey portion of the existing Crowne Plaza Hotel occupies the least visible part of the site at the rear of the property adjacent the ravine. The two storey extension of the hotel which is located closer to Eglinton Avenue is also partly hidden due to the grade separation between the site and Eglinton Avenue. The grade separation is even more pronounced on Wynford Drive, creating a significant barrier between the Hotel and the Wynford-Concorde community.

The proposed redevelopment of the site consists of a six storey seniors building to be constructed at the south-east corner of the site at Eglinton Avenue East and Wynford Drive and a 34 storey residential tower to be located at the north-west corner of the property at the west end of the existing hotel. The seniors building will define with a building this important corner and be directly accessible from Eglinton Avenue East. The design of the proposed tower as a 'point tower' will limit the visual impact of the building, as will its location at the north-west corner of the site. The height of the proposed 34 storey residential tower is not out of keeping with many of the residential towers in the area (including the 29 and 30 storey towers on the south side of Eglinton Ave.).

Vehicular access to the seniors building and the residential tower will be from a new private driveway located at the existing intersection of the ramps from and to Eglinton Avenue East.

This driveway will be designed to look like a public street to provide a clear and visible access from the street to the tower to give address to the building. The prominence of the seniors building and the design of the private driveway will create a much stronger connection between this site and the Wynford Concorde community.

The proposed density of the site at 1.74 FSI is slightly higher than the 1.5 FSI permitted on the existing residential towers on Wynford Drive and Concorde Place, all of which are subject to the same RM6 zoning proposed for this site. The property at 133 Wynford Drive immediately to the north of the site is subject to a site-specific exception to the RM6 zone which permits an FSI of 2.5. The current site plan application on this site proposes two residential towers at 25 and 21 storeys with 379 units at a FSI of 2.5. The density proposed for the site is appropriate and in keeping with the existing community.

Pedestrian Environment and Landscaped Open Space

The proposal results in a considerable reduction in surface parking (from 471 spaces to 188 spaces) and a significant increase in landscaped open space on the site, which is consistent with the extensive landscaping which characterizes many of the condominium towers on Concorde Place to the north. The extensive landscaping on the site, including treatment of the private driveway and streetscape planting along Eglinton Avenue and Wynford Drive will be critical in creating a more welcoming streetscape for pedestrians. The seniors building will provide direct address and access with a two sided lobby to Eglinton Avenue. Appropriate treatment of the necessary retaining walls will also be important in creating an attractive streetscape and providing connections between the site and Eglinton Avenue and Wynford Drive.

Parking Requirements

Parking on the site will predominantly be provided underground. Of the 803 parking spaces on site, 188 parking spaces will be provided on the surface (down from the 471 surface spaces currently provided on the site) and 615 spaces will be provided underground. The parking garage to be built in association with the residential tower will supply 443 parking spaces for the tower and 86 spaces for the Hotel and will be linked with the 26 spaces to be provided in the Hotel's existing parking garage. The seniors building will have its own separate 60 space parking garage. Based on existing zoning standards, the hotel and residential tower have a parking deficiency of 302 spaces. The Technical Services Division is willing to accept this deficiency based on the Traffic Impact Study submitted by the proponents consultant and the development of a parking management plan for the residential tower and the Hotel (including off-site parking arrangements and shuttle bus service).

Parks and Open Space

Parks, Forestry and Recreation, Policy and Development staff will accept a cash-in-lieu of parkland dedication payment.

Map 9 of the City's new Official Plan identifies the ravine north of the site as part of the Natural Heritage System. The Plan also designates the ravine as Parks and Open Space – Natural Areas. The applicant is working with City staff to ensure that the proposed development meets the requirements of the Ravine Control By-law. The lands below the physical top of bank in the ravine on the north side of the site have been recognized through the Open Space Zone (O1), with a special exception to prohibit any structures.

With regard to open space and parkland, the proposed redevelopment is located close to the valleyland and open space recreation opportunities within the West Branch of the Don River, immediately to the east of Wynford Drive. Parks, Forestry and Recreation staff have undertaken a review to determine the feasibility and costs associated with establishing a trail connection which would permit access to the valley and the associated trails and outdoor recreational facilities.

Ravine Control By-law

The City's Ravine Control By-law requires the applicant, at the Site Plan stage, to obtain a Ravine Permit from the Director of Parks, Forestry and Recreation to injure or destroy a tree or undertake any construction or excavation within the ravine protection area. The By-law applies to the valleylands located in the northern portion of the property. In addition to obtaining a permit, the applicant will also be required to identify the ravine protection line on the site plan drawings and to submit an acceptable Environmental Management Plan for the ravine lands. This Plan will address tree protection, site monitoring, stormwater management and sediment control and will include a Ravine Management Plan. The objective of the Ravine Management Plan is to achieve a 'net benefit' throughout the site.

Schools

The Toronto District School Board advises that local schools are over subscribed. The TDSB has requested that a clause be inserted in all agreements of purchase and sale indicating that children may have to attend existing school facilities outside of the immediate neighbourhood.

Development Charges

It is estimated that the Development Charges for this project will be \$2,106,664.00.

Conclusions:

The proposed redevelopment at 1250 Eglinton Avenue East is recommended for approval as it meets the intent of the North York Official Plan with respect to the redesignation of industrial and non-residential lands to residential use. Issuance of Notice Approval Conditions under

Section 41 of the *Planning Act* is required to be before the Bills are introduced to Council. The applicant will be required to address the outstanding site plan issues outlined in the Recommendations section of this report before such Notice is issued.

Contact:

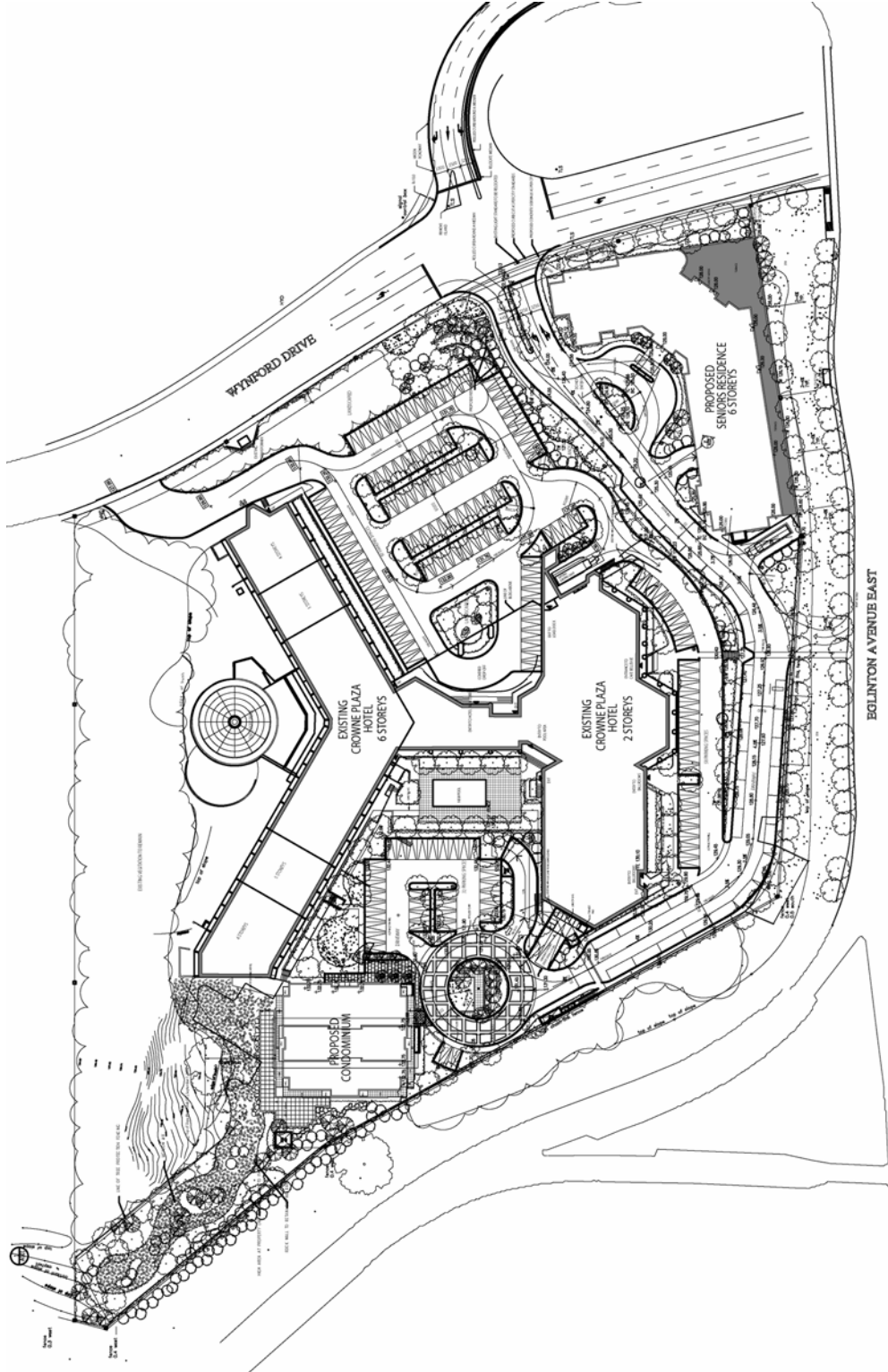
Dan Nicholson, Planner
Ph: (416) 395-7110
Fax: (416) 395-7155
Email: dnichol2@toronto.ca

Thomas C. Keefe
Director, Community Planning, North York District

List of Attachments:

Attachment 1:	Site Plan
Attachment 2:	Elevations
Attachment 3:	Zoning
Attachment 4:	Official Plan
Attachment 5:	Application Data Sheet
Attachment 6:	Requirements to be addressed through a Section 37 Agreement
Attachment 7:	Draft Official Plan Amendment (North York Official Plan)
Attachment 8:	Draft Official Plan Modification (Toronto Official Plan)
Attachment 9:	Draft Zoning By-law Amendment

Attachment 1: Site Plan



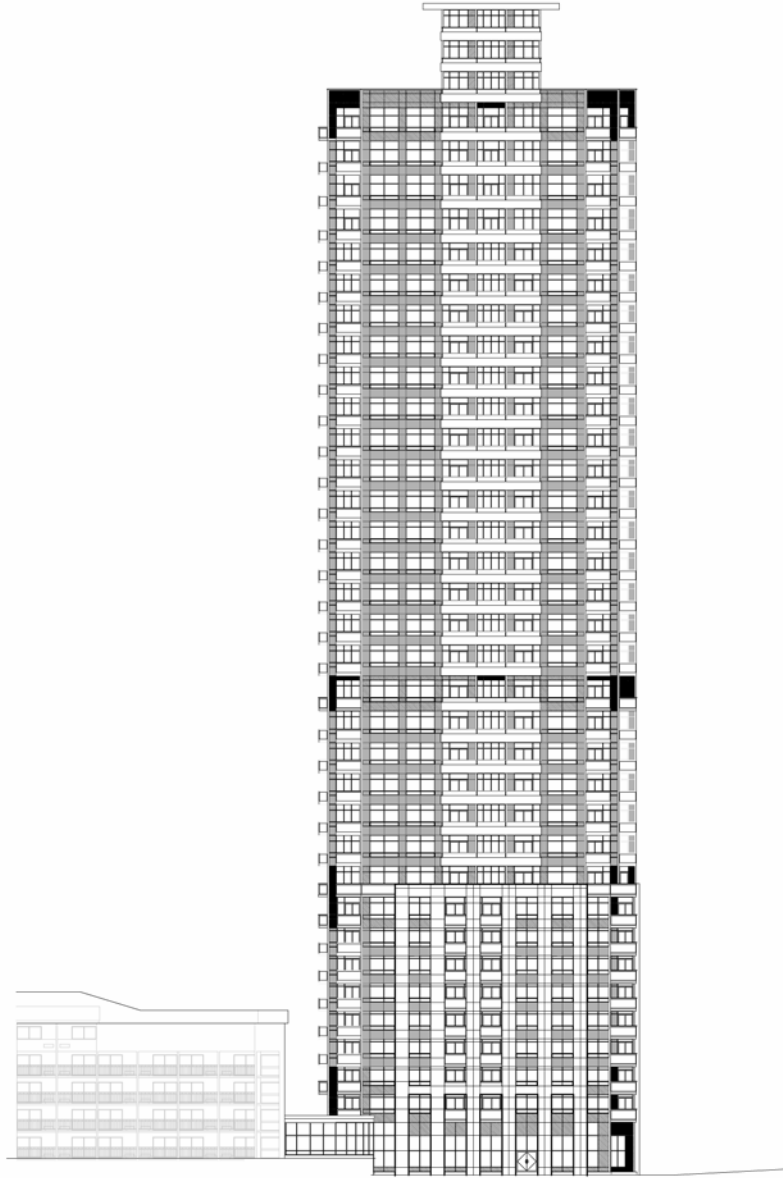
1250 Eglinton Avenue East

Site Plan
Applicant's Submitted Drawing
Not to Scale
03/09/06

File # 04_129307



Attachment 2: Elevations



North Elevation

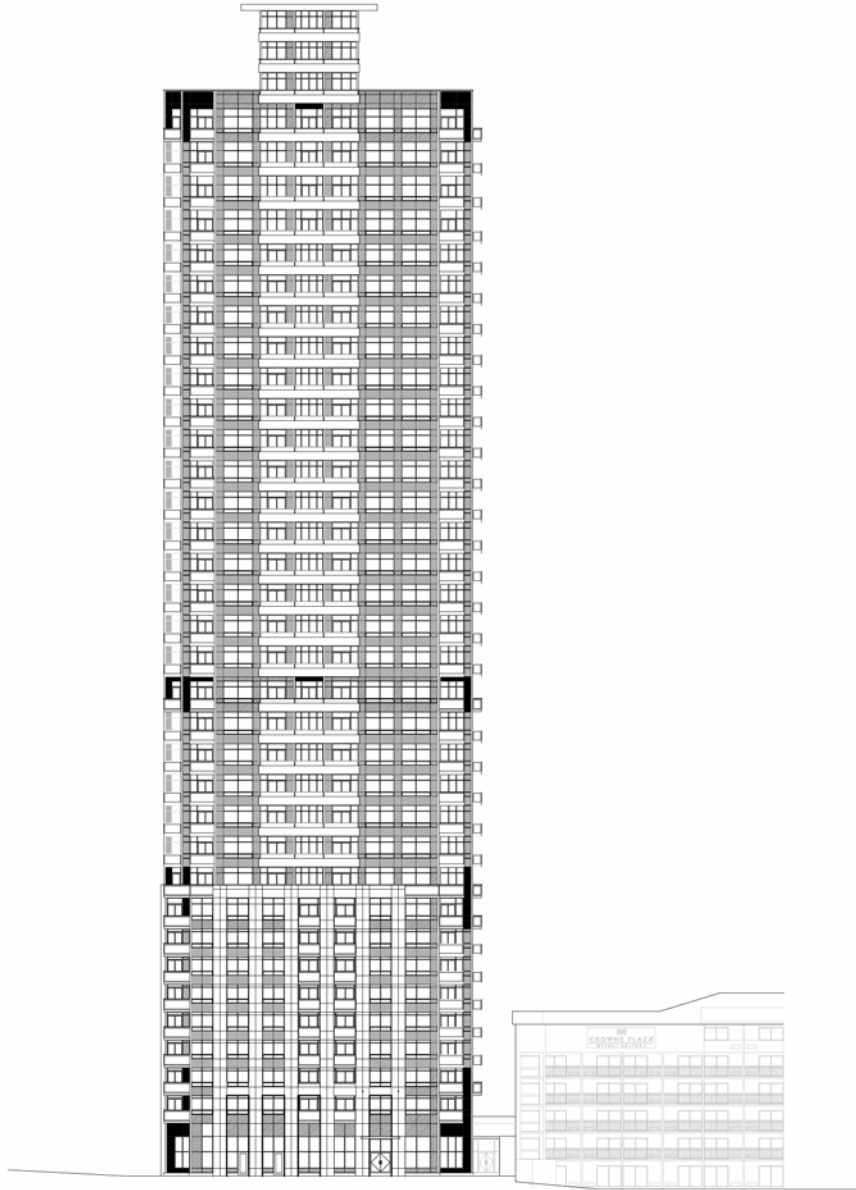
Elevations

Applicant's Submitted Drawing

Not to Scale
03/9/06

1250 Eglinton Avenue East

File # 04_129307



South Elevation

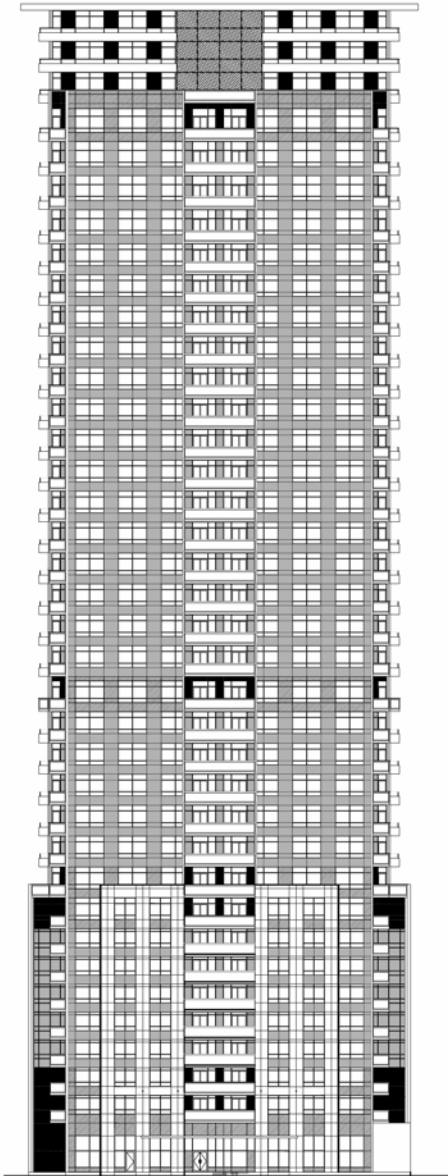
Elevations

Applicant's Submitted Drawing

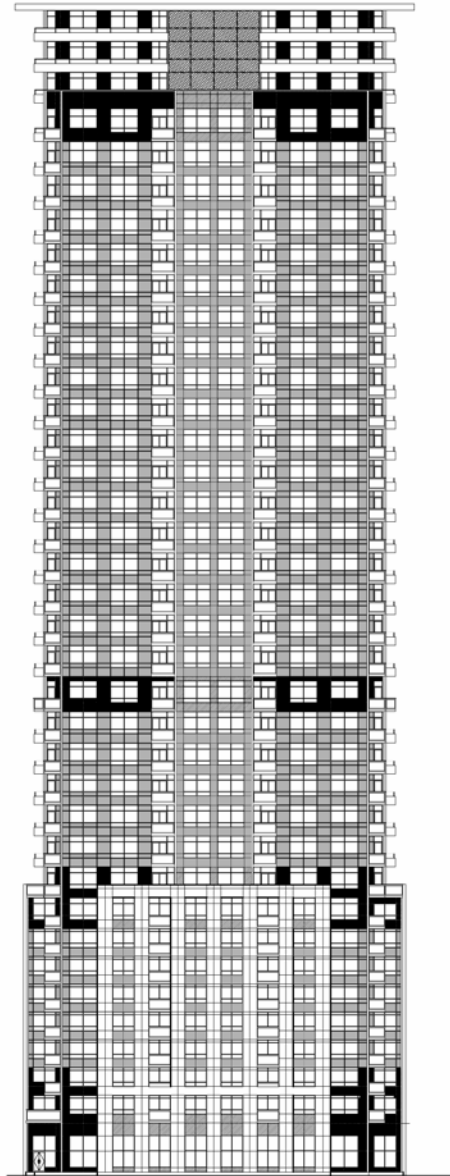
Not to Scale
03/9/06

1250 Eglinton Avenue East

File # 04_129307



East Elevation



West Elevation

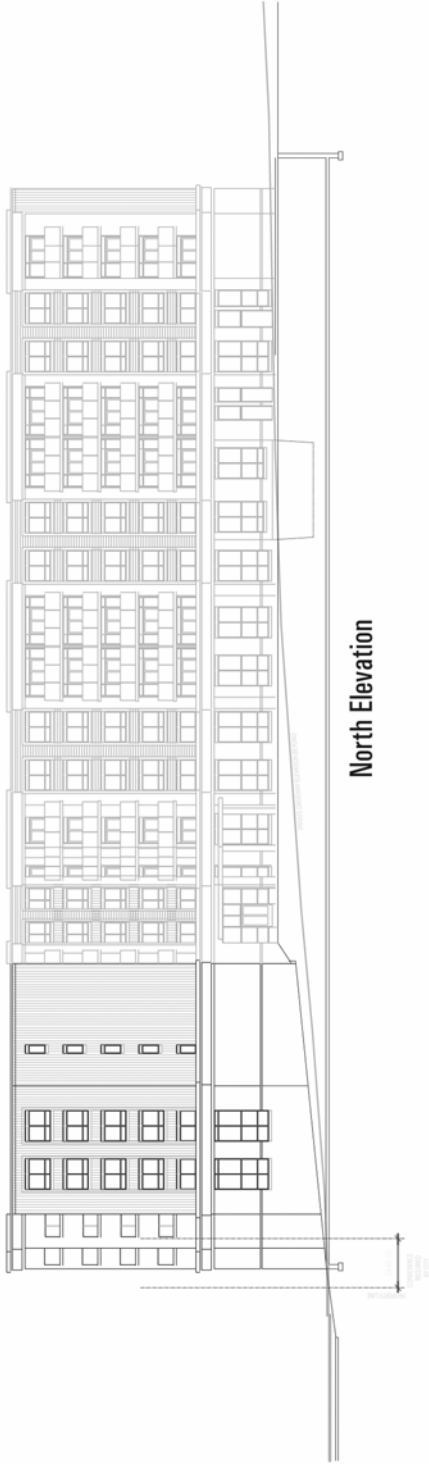
Elevations

Applicant's Submitted Drawing

Not to Scale
03/9/06

1250 Eglinton Avenue East

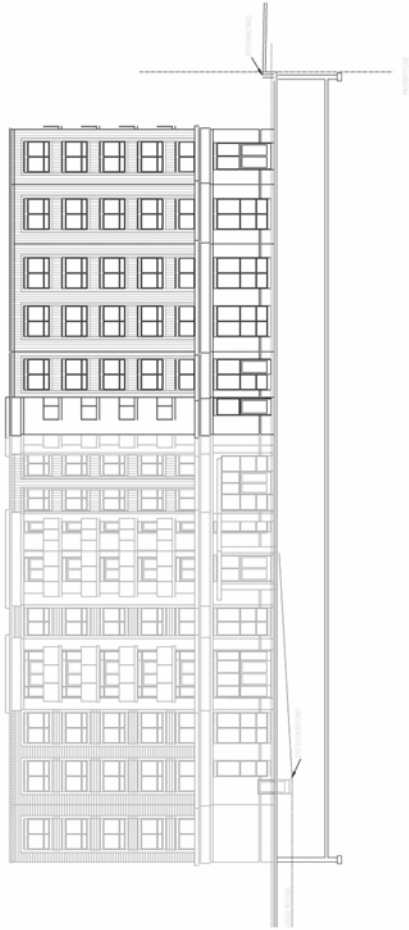
File # 04_129307



North Elevation



South-East Elevation



West Elevation

Seniors Residence Elevations

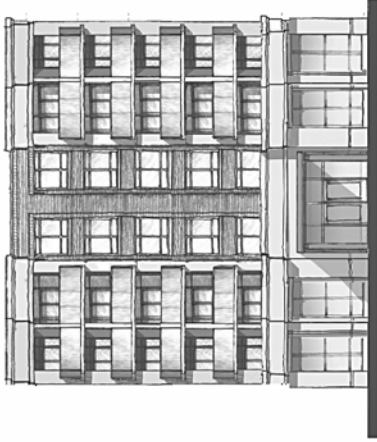
Applicant's Submitted Drawing

Not to Scale
04/03/06



1250 Eglinton Avenue East

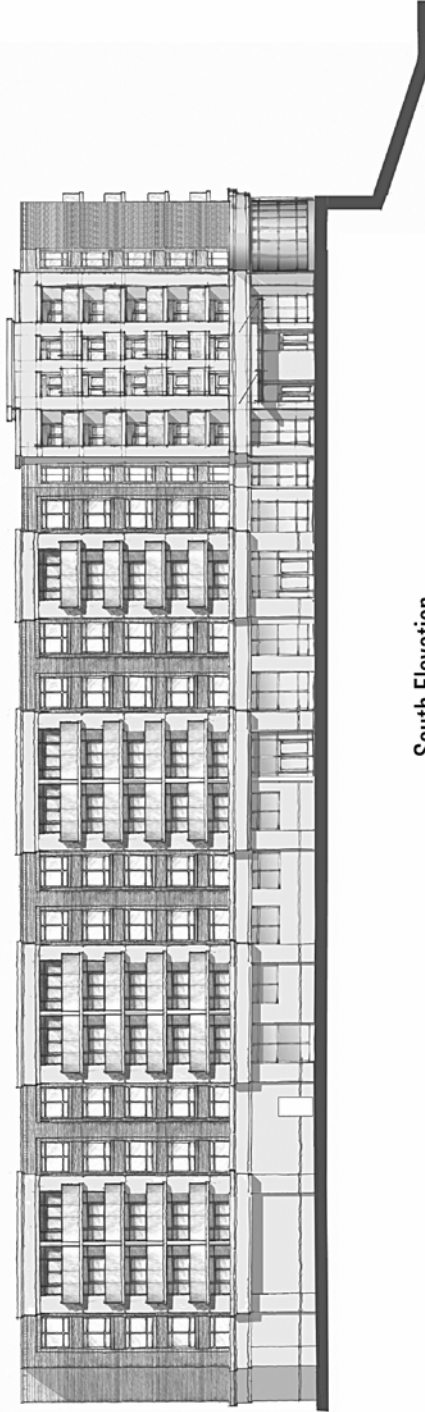
File # 04_129307



North-West Elevation



East Elevation



South Elevation

Seniors Residence Elevations

Applicant's Submitted Drawing

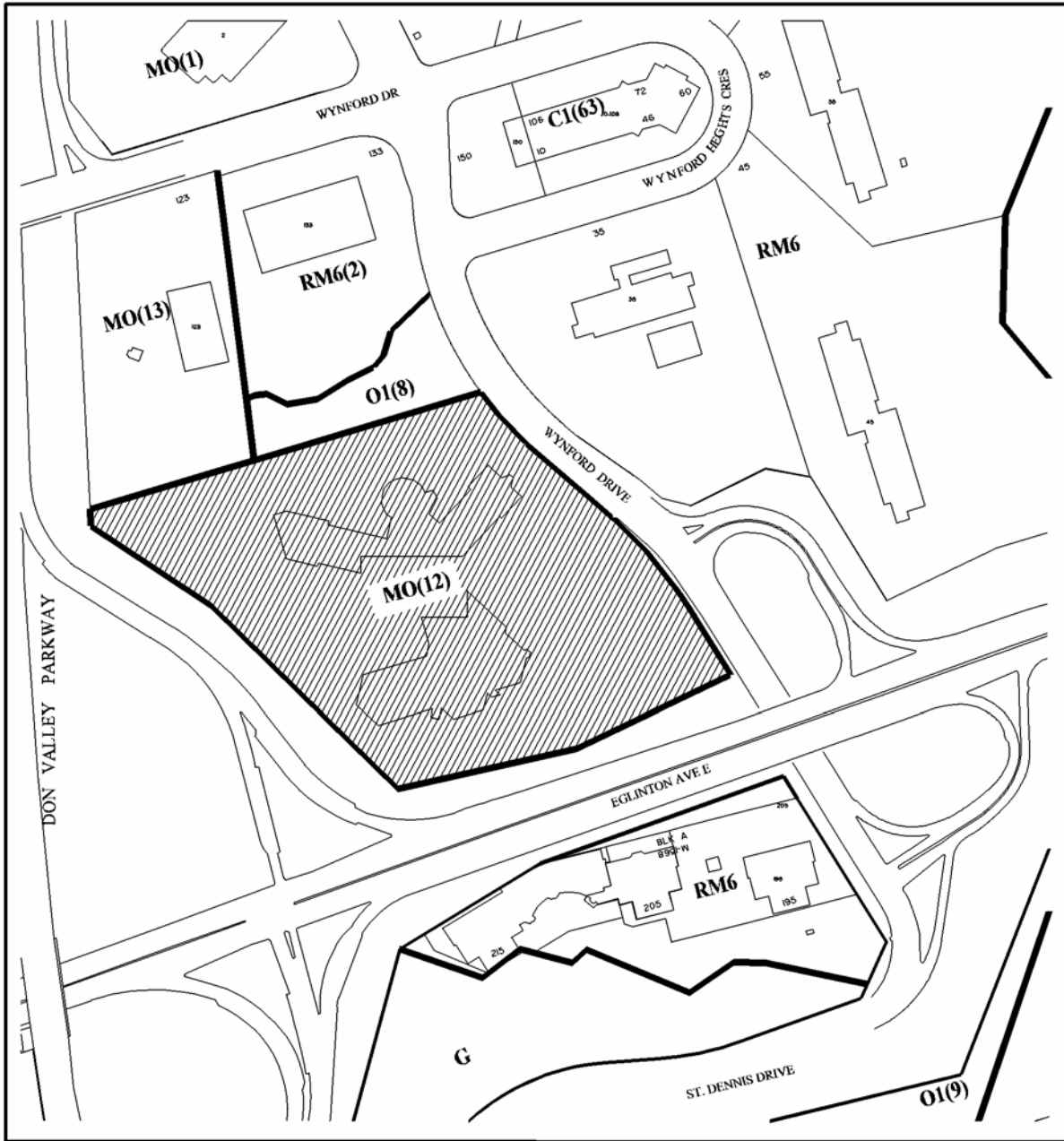
Not to Scale
04/18/06



1250 Eglinton Avenue East

File # 04_129307

Attachment 3: Zoning



 **Toronto** Urban
Development Services
Zoning

1250 Eglinton Ave. E

File # 04_129307

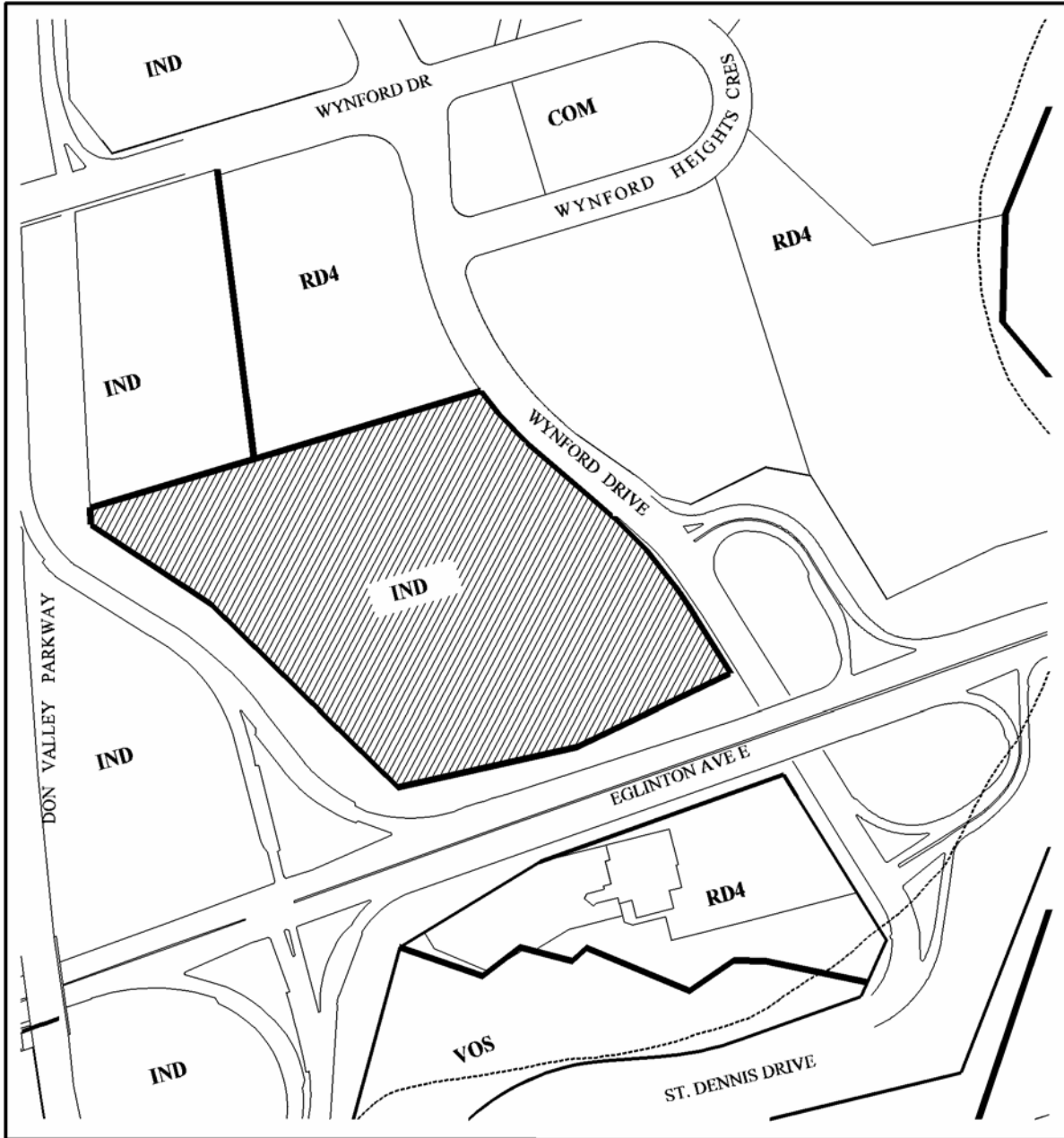
RM6 Multiple-Family Dwellings Sixth Density Zone
C1 General Commercial Zone
MO Industrial-Office Business Park Zone

O1 Open Space Zone
G Greenbelt Zone



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

Attachment 4: Official Plan




 **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 5: Application Data Sheet

APPLICATION DATA SHEET

Application Type: Official Plan Amendment & Rezoning
Details: OPA & Rezoning, Standard
Application Number: 04 129307 NMI 26 OZ
Application Date: April 29, 2004

Municipal Address: 1250 EGLINTON AVE E, TORONTO ON
Location Description: PLAN M1158 BLK B **GRID N2602
Project Description: To construct a 34 storey residential tower and a six storey seniors building on the same site as the existing Crowne Plaza Hotel (the hotel is to remain).

PLANNING CONTROLS

Official Plan Designation: IND
Zoning: MO(12)
Height Limit (m): 0
Site Specific Provision:
Historical Status:
Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m):	36421	Height:	Storeys:	34
Frontage (m):	181.13		Metres:	102
Depth (m):	75.76			
Total Ground Floor Area (sq. m):	9818			Total
Total Residential GFA (sq. m):	42381		Parking Spaces:	803
Total Non-Residential GFA (sq. m):	20893		Loading Docks	3
Total GFA (sq. m):	63274			
Lot Coverage Ratio (%):	26.96			
Floor Space Index:	1.74			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

	Condo, Other		Above Grade	Below Grade
Tenure Type:	Condo, Other			
Rooms:	0	Residential GFA (sq. m):	42381	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	20893	0
Total Units:	448			

CONTACT: PLANNER NAME: Dan Nicholson, Planner
TELEPHONE: (416) 395-7110

Attachment 6

Requirements to be addressed through a Section 37 Agreement

Community Planning staff recommend that the following requirements/issues be addressed through an Agreement under Section 37 of the Planning Act:

The requirement of space in the seniors building for use on a regular basis by the community:

1. The space to be provided to the satisfaction of the Chief Planner, including:
 - a) Program space to include directly accessible washroom facilities; storage and a kitchenette.
 - b) Space to be located at grade and to be fully accessible to the disabled.
 - c) Access to the program space is to be direct to limit intrusion to the private space of the seniors building.
 - d) A set schedule should be developed outlining the times and hours (on a weekly basis) that the space would be made available for external program purposes
 - e) There would be no costs associated with the use of the space by the future programming agency.
2. caretaking services to be the responsibility of the owner.
3. requirements for damage deposits are to be waived.
4. appropriate parking be made available at no cost..
5. the space is to be provided for a minimum period of 10 years at no cost to the City or the agency that will program the space.
6. the space can be used by either the City's Parks, Forestry and Recreation Division or a community based not for profit organization (such organization to be acceptable to the owner) which provides programming for seniors.

The requirement that the applicant provide \$300,000 for use toward the provision of community services and facilities and/or parks and open space improvements.

Priority for a period of 3 years after completion of the development should be given to funding initiatives in the Wynford community, either for parks and open space purposes or community services and facilities. After that time, if no acceptable project is identified, the funds are to be applied to community service improvements in the immediate surrounding communities, such as Don Mills and/or Flemingdon Park.

1. The funds are to be payable prior to the introduction of Bills.
2. Interest accruing from the funds will be added to the value of the contribution and not diverted for other purposes.

Attachment 6