

**538 & 540 Eglinton Ave E – Zoning Amendment  
Application - Preliminary Report**

<b>Date:</b>	January 24, 2011
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 22 – St. Paul's
<b>Reference Number:</b>	10 316220 STE 22 OZ

**SUMMARY**

This application is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to demolish an existing house which is currently used as professional offices and to construct seven, 4-storey townhouse units at 538 and 540 Eglinton Avenue East. Four of these units would front onto Eglinton Avenue East and three would front onto Walder Avenue. All 7 townhouses would have single car integral garages at the rear of each unit. Garages are to be accessed by a private u-shaped, one-way driveway with its entrance and exit on Walder Avenue.

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

The next step is to conduct a community consultation meeting to provide information on the proposed development to local area residents. The community meeting is expected to be held in March 2011. A statutory public meeting is targeted for the summer of 2011 provided the applicant submits, in a timely manner,



all required information in response to any issues which may arise from the circulation of plans to City divisions or from questions and comments raised at the community consultation meeting.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting for the lands at 538 and 540 Eglinton Avenue East together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Pre-Application Consultation**

A pre-application consultation meeting was held with the applicant to discuss complete application submission requirements.

## **ISSUE BACKGROUND**

### **Proposal**

The applicant is proposing to demolish an existing house which is currently used as professional offices and to construct seven, 4-storey townhouse units at 538 and 540 Eglinton Avenue East (refer to Attachment 1: Site Plan). Four of these units would front onto Eglinton Avenue East and three would front onto Walder Avenue. All units have frontage on a public street. All 7 townhouses would have single car integral garages at the rear of each unit. Garages would be accessed by a private u-shaped, one-way driveway with its entrance and exit on Walder Avenue. For site statistics, refer to the Application Data Sheet found at Appendix 5.

### **Site and Surrounding Area**

The subject lands are located at the northeast corner of Eglinton Avenue East and Walder Avenue. The existing house (used as professional offices) has rear yard parking accessed from Walder Avenue. The following uses are adjacent to the site:

- North - primarily single detached houses and the Charlotte Maher Parkette;
- South - a mid-rise apartment building, professional offices, single and semi-detached houses;

- East - office and commercial buildings, a mid-rise apartment building and a commercial plaza including a food store;
- West - professional offices, single and semi-detached houses and mid-rise apartments.

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

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

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

## **Official Plan**

The site is designated *Apartment Neighbourhoods* in the City's Official Plan. *Apartment Neighbourhoods* are distinguished from low-rise *Neighbourhoods* designations because a greater scale of development is permitted. Established *Apartment Neighbourhoods* are considered stable areas in which significant growth is not anticipated but where there may be opportunities for additional townhouses or apartments on underutilized sites.

The Official Plan provides a list of criteria which are intended to direct the design and orientation of new development proposals within *Apartment Neighbourhoods*. The proposed development will be evaluated with respect to the full list of criteria found in Section 4.2.2. The criteria include:

- Locating and massing new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan through means such as providing setbacks from, and/or a stepping down of heights towards, lower-scale *Neighbourhoods*;
- Locating and massing new buildings to frame the edge of streets with good proportion;
- Including sufficient off-street motor vehicle and bicycle parking for residents and visitors; and
- Locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences.

## **Zoning**

The site is zoned R4A Z2.0 under By-law 438-86 (refer to Attachment 3). That zoning permits the proposed townhouse use up to a density of 2.0 times the lot area and with a height restriction of 18 metres.

By-law 1156-2010 (refer to Attachment 4), adopted by Council on August 25, 2010, is the new harmonized zoning by-law which, upon approval by the Ontario Municipal Board, will regulate the zoning of most lands within the amalgamated City of Toronto. The site is zoned R (f9.0; d2.0) under By-law 1156-2010. That zoning allows the proposed townhouse use with a density of up to 2.0 times the lot area, a minimum lot frontage of 9.0 metres and a maximum height of 18 metres.

## **Site Plan Control**

The proposed development is subject to site plan control. An application has been submitted and will be considered concurrently with the Zoning Amendment application.

## **Tree Preservation**

The applicant has submitted an arborist report and tree preservation plan for review by City Forestry. The arborist report indicates that there are 4 trees within the road allowance adjacent to the site.

## **Reasons for the Application**

The City currently has two general zoning by-laws that apply to the site. By-law 438-86 is the in-force by-law which applies to the former city of Toronto. By-law 1156-2010 is the new Consolidated Zoning By-law which will eventually apply (subject to Ontario Municipal Board approval) to most areas within the amalgamated City of Toronto.

Amendments to both By-laws (438-86 and 1156-2010) will be required to permit the proposed building's density (0.02 times the lot area over the maximum 2.0 times that is permitted), setbacks and percentage of landscaped open space. Additional areas of non-compliance with both Zoning By-laws will be determined through the Building Division zoning review.

The applicant intends to subdivide the site into individual lots through Part Lot Control and will later establish the driveway as a common elements condominium. Both of these processes require applications with the City Planning Division subsequent to the rezoning process.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Architectural Drawings, Alexander Boros Planning and Design Associates
- Preliminary Site Servicing Plan, Politis Engineering Ltd.

- Site Servicing and Stormwater Management Report, Politis Engineering Ltd.
- Landscape Plan, Details and Vegetation Analysis, YMSD Consulting
- Arborist Report, Al Miley and Associates
- Toronto Green Standard For Low-Rise Residential Development

City staff are reviewing the application for completeness.

### **Issues to be Resolved**

Prior to presenting a Final Report to Toronto and East York Community Council, the following issues, as well as any others that may be identified by staff and the public, will need to be reviewed and addressed:

- consistency with the Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe;
- conformity with Official Plan policies, particularly with respect to the sections related to *Apartment Neighbourhoods* and *Built Form*;
- conformity with the applicable Infill Townhouse Design Guidelines; and
- transportation issues related to local traffic impacts, vehicular and bicycle parking and access.

### **Toronto Green Standard**

The Toronto Green Standard (TGS) is a tool which is used to implement the broader environmental policies of the Official Plan. Several of the natural environment policies of the Official Plan encourage green development. These policies are geared to reduce the negative impacts of development on the natural environment through practices such as improved stormwater management, water and energy efficiency, and waste reduction and recycling. These policies also promote development that enhances the natural environment and support green industry.

The TGS Checklist (for low-rise residential development) has been submitted by the applicant and is currently under review by City staff.

For a complete set of standards and detailed specifications of the Toronto Green Standard refer to the City's website at:

<http://www.toronto.ca/planning/environment/greendevlopment.htm>

## **CONTACT**

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## **SIGNATURE**

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Gregg Lintern, MCIP, RPP

Director Community Planning, Toronto and East York District

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## **ATTACHMENTS**

Attachment 1: Site Plan

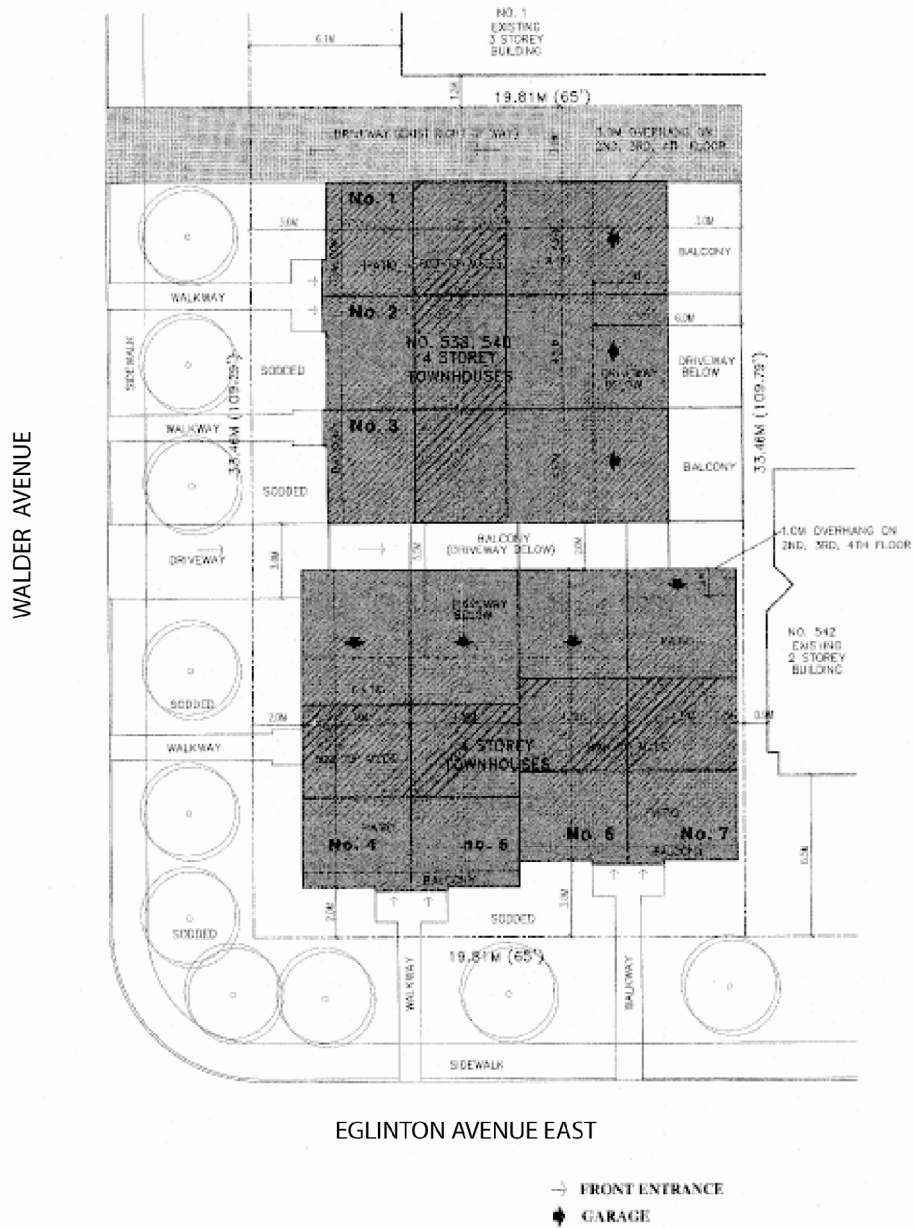
Attachment 2: Elevations (as provided by applicant)

Attachment 3: Zoning (By-law 438-86)

Attachment 4: Zoning (By-law 1156-2010)

Attachment 5: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

Applicant's Submitted Drawing

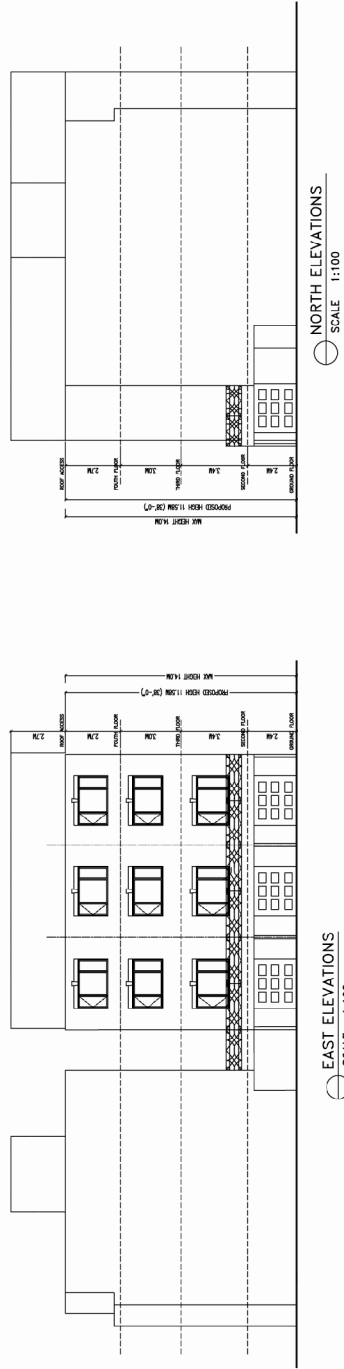
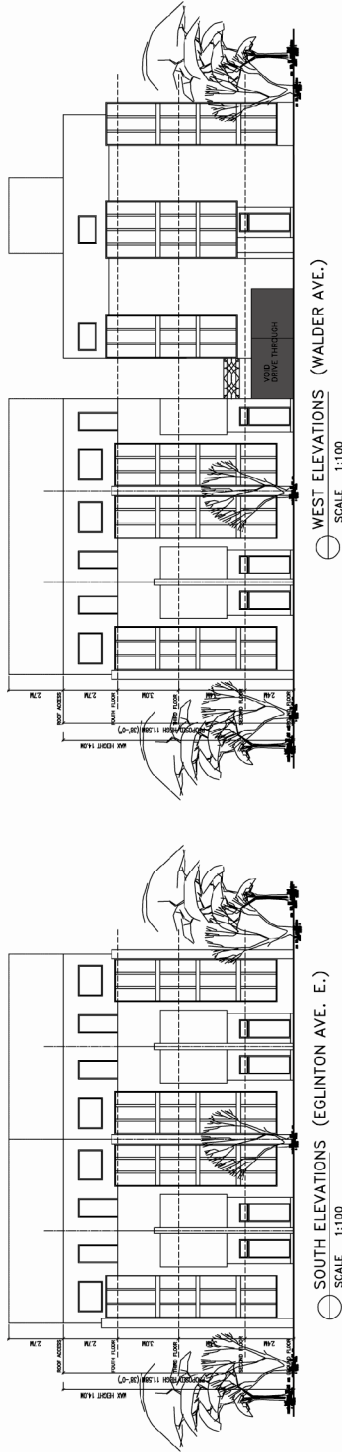
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01/13/11



538 Eglinton East  
540 Eglinton East

File # 10\_316220

## Attachment 2: Elevations



**538 Eglinton Avenue East**  
**540 Eglinton Avenue East**

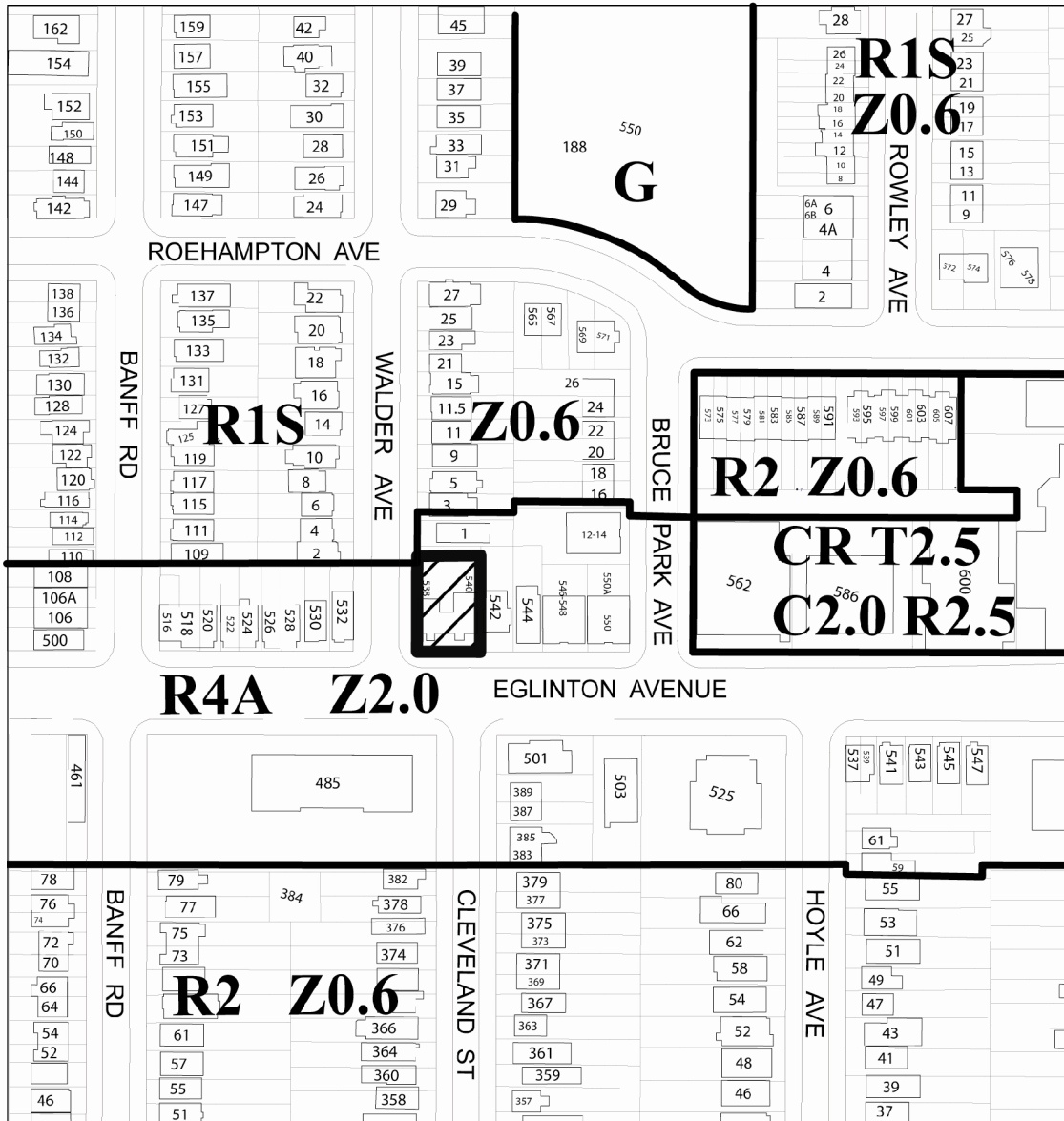
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**Elevations**  
Applicant's Submitted Drawing

Not to Scale  
01/13/11




### Attachment 3: Zoning



**TORONTO** City Planning  
Zoning

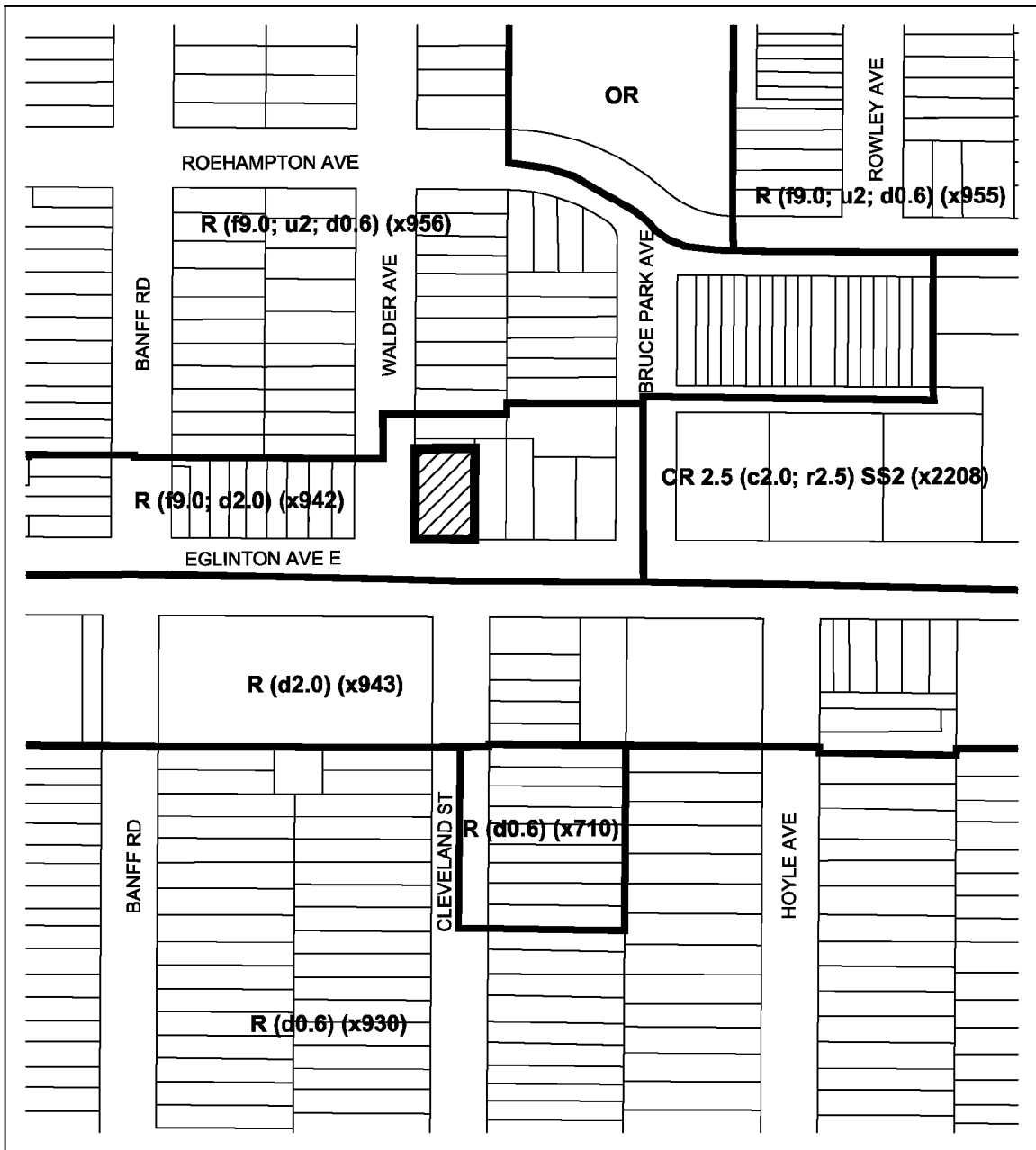
538 Eglinton Avenue East  
540 Eglinton Avenue East

File # 10\_316220

	Site Location				
R1S	Residential District	R4A	Residential District	G	Parks District
R2	Residential District	CR	Mixed-Use District		

↑  
Not to Scale  
Zoning By-law 438-86 as amended  
10/27/10 - MH

Attachment 4: Zoning (By-law 1156-2010)




Zoning-City of Toronto By-law 1156-2010

538, 540 Eglinton Avenue E

File # 10 316220

-  Location of Application
- R** Residential
- OR** Open Space Recreation
- CR** Commercial Residential

 Not to Scale  
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## Attachment 5: Application Data Sheet

<i>Application Type</i>	Rezoning	Application Number:	10 316220 STE 22 OZ
Details	Rezoning, Standard	Application Date:	December 17, 2010
Municipal Address:	538 & 540 Eglinton Ave. E.		
Location Description:	CON 1 EYS PT LOT 1 ***GRID S2201		
Project Description:	Zoning by law amendment application to permit the redevelopment of the land for a new 7 unit infill townhouse development (Freehold) serviced by common element driveway leading to private parking to the rear of each unit. Each unit to front onto a municipal street. Separate application for common element condo to follow.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
ALEX BOROS DESIGN INC.			DOUGLAS BRUCE BROWN

### PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods	Site Specific Provision:	
Zoning:	R4A Z2.0	Historical Status:	
Height Limit (m):	18	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	664.3	Height:	Storeys:	4
Frontage (m):	19.8		Metres:	11.58
Depth (m):	33.5			
Total Ground Floor Area (sq. m):	158			<b>Total</b>
Total Residential GFA (sq. m):	1354		Parking Spaces:	7
Total Non-Residential GFA (sq. m):	0		Loading Docks:	0
Total GFA (sq. m):	1354			
Lot Coverage Ratio (%):	23.8			
Floor Space Index:	2.04			

### DWELLING UNITS

Tenure Type:	Freehold
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	7
Total Units:	7

### FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	1354	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Tim Burkholder, Senior Planner</b>
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