

**875 Eglinton Ave W
Zoning Amendment Application
Preliminary Report**

Date:	June 2, 2011
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 21 – St. Paul's
Reference Number:	11 154462 STE 21 OZ

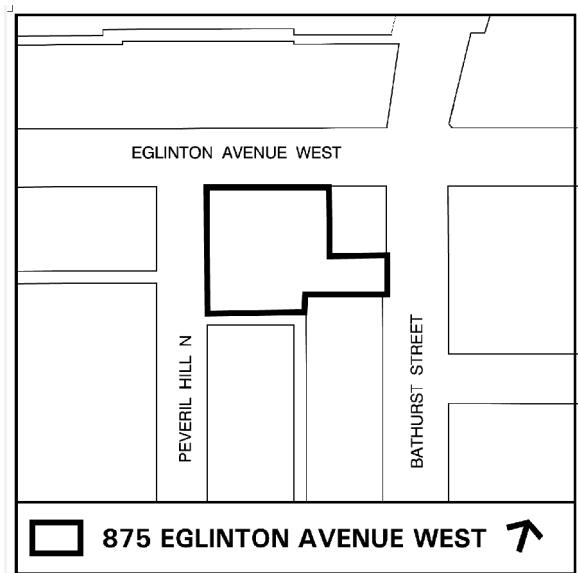
SUMMARY

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

This application proposes to demolish the existing buildings on the western portion of the site at 875 Eglinton Avenue West (south-east corner of Eglinton Ave W and Peveril Hill N), and construct an 11 storey mixed-use building containing both residential and retail/commercial uses. The proposed redevelopment will contain 133 residential units and 134 residential parking spaces, as well as 6 parking spaces for the commercial component. The building on the eastern portion of the site will be maintained.

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

A Public Meeting is planned for Fall 2011. A Final Report is targeted for the fourth quarter of 2011. This target date assumes the applicant will provide all required information in a timely manner.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 875 Eglinton Avenue West 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. At this meeting, staff raised issues with respect to access to and from the site, plans for the eastern portion of the site, and impact to the adjacent low-rise neighbourhood. An Avenue Segment Study was requested as part of the application submission in order to identify remaining soft sites on Eglinton Avenue West to the Allen Expressway and to analyze the impact of the proposed development on the surrounding area.

ISSUE BACKGROUND

Proposal

The proposal is to demolish the existing buildings on the western portion of 875 Eglinton Avenue West, and replace them with a new 11 storey mixed-use residential and retail/commercial building. The proposed building has a maximum height of 11 storeys (41 metres including penthouse) and transitions down to 4 storeys towards the rear of the property which is adjacent to a low-rise residential neighbourhood. The proposed Floor Space Index is 5.79 and the Lot Coverage Ratio is 0.45. The existing building on the easterly portion of the site, currently occupied by a bank, will remain.

The ground floor will contain 625 square metres of retail/commercial uses at the pedestrian level on the Eglinton Avenue West frontage. Also, a two-storey residential lobby is proposed, with access from Peveril Hill North. It is proposed that the site will be accessed from a vehicular driveway that runs through the site from Peveril Hill North to Bathurst Street, along the southern property line. The driveway will provide access to the underground parking garage and loading facilities.

The proposed development consists of 10,896 square metres of residential gross floor area containing 133 residential units, with a unit mix of 40 2-bedroom units and 93 1-bedroom units. Residential and visitor parking is proposed in a 3-level underground parking garage, comprised of 104 residential parking spaces and 5 visitor parking spaces.

Site and Surrounding Area

The subject site is rectangular in shape and approximately 3,347 square metres (36,028 square feet) in size with frontages on Eglinton Avenue West, Peveril Hill North and Bathurst Street. The proposed development will be located on the western portion of the site, with frontages on Eglinton Avenue West and Peveril Hill North. The development site is 1,990 square metres in size (21,421 square feet).

There is an existing 2-storey commercial plaza on the entire subject site which will be demolished to accommodate the proposed development. The eastern portion of the site contains a 2-storey building with a Scotiabank branch and offices that will be retained, along with its existing uses.

The elevation of the entire subject site varies, with the highest point being the northeast corner, and the lowest point being the southwest corner of the site. The difference in elevation between the northern and southern lot lines, of the portion of the site to be redeveloped, is about 2.0 to 3.0 metres, with the northern lot line being the highest point.

The following uses abut the property:

North: 2-storey mixed-use buildings with retail/commercial at-grade with offices and/or residential units above. Further north on Bathurst St is a low rise residential neighbourhood.

South: An existing public laneway and single detached houses in a low-rise neighbourhood.

East: 2-storey commercial buildings and 4-storey residential apartment buildings further east on Eglinton Ave W.

West: 2-storey mixed-use buildings with retail/commercial at-grade with offices and/or residential units above.

Provincial Policy Statement and Provincial Plans

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

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

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

Official Plan

The City's Official Plan designates the subject site as a Mixed Use Area on Map 17- Land Use Plan. Mixed Use Areas are made up of 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 (Policy 4.5.1). The Official Plan contemplates that Mixed Use Areas will allow Torontonians a place to live, work and shop in the same area, lessen the dependence on cars, and create districts along transit routes that are animated, attractive and safe.

The Official Plan also includes Development Criteria (Policy 4.5.2) to help guide new development in Mixed Use Areas, including in particular:

- Creating a balance of high quality commercial, residential, institutional and open space uses that reduce automobile dependency and meets the needs of the local community;
- 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 appropriate setbacks and/or a stepping down of heights, particularly towards lower scale *Neighbourhoods*;
- Locating and massing new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes;
- Locating and massing new buildings to frame the edges of streets and parks with food proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- Providing an attractive, comfortable and safe pedestrian environment;
- Taking advantage of nearby transit services;
- Providing good site access and circulation and an adequate supply of parking for residents and visitors;
- Locating and screening service areas, ramps, and garbage storage to minimize the impact on adjacent streets and residences; and
- Providing indoor and outdoor recreational space for building residents in every significant multi-unit residential development.

The subject site is identified as an *Avenue* on Map 2 – Urban Structure. Policy 2.2(2) specifically indicates that growth will be directed to Avenues. In the Official Plan, *Avenues* are described as, "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 services for community residents" (Policy 2.2(3)). The Official Plan also states that "the growth and redevelopment of the *Avenues* should be supported by high quality transit services, including priority measures for buses and streetcars, combined with urban design and traffic engineering practices that promote a street that is safe, comfortable and attractive for pedestrian and cyclists" (Policy 2.2.2)

Policy 2.2.3.3b specifically states that: "development in *Mixed Use Areas* on *Avenues*, prior to an *Avenue* Study has the potential to set a precedent for the form and scale of reurbanization along the *Avenue*. In addition to the policies of the Plan for *Mixed Use Areas*, proponents of such proposals will also address the larger context and examine the implications for the segment of the *Avenue* in which the proposed development is located.

This review will:

- i. Include an assessment of the impacts of the incremental development of the entire *Avenue* segment at a similar form, scale and intensity, appropriately allowing for distinguishing circumstances;
- ii. Consider whether incremental development of the entire *Avenue* segment as identified in the above assessment would adversely impact any adjacent *Neighbourhoods*;
- iii. Consider whether the proposed development is supportable by available infrastructure; and
- iv. Be considered together with any amendment to the Zoning By-law at the statutory public meeting for the proposed development.

Policies 2.2.3.3c (i-vii) outline other criteria that development in *Mixed Use Areas* on an *Avenue* that precedes the completion of an *Avenue* Study, must meet.

The portion of Eglinton Avenue West, along the subject site, is designed on Map 4 – Higher Order Transit Corridor, as a Transit Corridor. It is also identified as a Transit Priority Segment on Map 5 – Surface Transit Priority Network.

Mid-Rise Building Guidelines

Toronto City Council, on July 8, 2010, adopted the recommendations contained in the staff report titled, *Avenues and Mid-Rise Building Study and Action Plan*, prepared by City Planning with modifications. Staff will use the Performance Standards for Mid-Rise Buildings in reviewing proposals for a two year monitoring period.

The subject site is included within the Mid-Rise Buildings Study Area, and is therefore subject to Mid-Rise Buildings Guidelines and performance standards. A Mid-Rise building is no taller than the width of the street right-of-way or between 5 and 11 storeys.

The performance standards are guided by the objective to create healthy, liveable and vibrant main streets while protecting the stability and integrity of adjacent neighbourhoods. Key provisions are as follows:

- Buildings are moderate in height – no taller than the ROW is wide;
- Buildings provide an appropriate transition in scale to adjacent neighbourhoods;
- Sidewalks are wide enough to include and support trees, generate a lively pedestrian culture and ensure accessibility for all;
- Sidewalks on the Avenues enjoy at least five hours of sunlight from the spring through to the fall;
- The ground floor of buildings provide uses that enliven sidewalks and create safe pedestrian conditions;
- The public realm should be protected and enhanced by limiting access from the Avenue, encouraging shared access, and creating a public laneway system that is accessed from side streets; and,
- Streetscape and building design reflects excellence in sustainability, urban design and architecture, recognizing the important public role of the Avenue in defining the quality of the life for the City and its neighbourhoods.

The proposal is currently under review for compliance with the Mid-Rise Building Guidelines and performance measures.

Zoning

The subject site is subject to the City of York Zoning By-law 1-83, as amended, and is zoned MCR – Main Street Commercial/Residential. A range of uses are permitted including an apartment house, retail store, office, and restaurant.

MCR regulations include: a maximum building height of 8 stories or 24 metres; a maximum floor space index of 2.5; the requirement that all access for vehicles be from a flanking street or public lane; angular plane provisions of 63% from a rear lot line which abuts an R1 or R2 district; and the requirement that at least one major building entrance provide direct access to the street.

Site Plan Control

The proposal is subject to Site Plan Control. The applicant has not yet submitted an application.

Toronto Green Standard

The Toronto Green Standard (TGS) is a tool 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 has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

Reasons for the Application

The proposed height at 11 storeys plus mechanical penthouse (41 metres) and the proposed density of 5.79 FSI, require an amendment to the zoning by-law, as the permitted maximum building height is 8 stories or 24 metres and maximum floor space index is 2.5. Further areas of non-compliance with the by-law will be identified through the review of the application.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale Report, prepared by Walker Nott Dragicevic;
- Eglinton Avenue West, Avenue Segment Study, prepared by Walker Nott Dragicevic;
- Traffic Impact Analysis, prepared by BA Group;
- Servicing Report, prepared by Dillion Consulting Ltd.;
- Environmental Noise Feasibility Report, prepared by Valcoustics Canada Ltd.;
- Archaeological Study, prepared by Archaeological Services Inc.;
- Phase 1 Environmental Site Assessment, prepared by Construction Control Inc.;
- Pedestrian Level Wind Assessment, prepared by Theakston Environmental Control;
- Arborist Report, prepared by Bruce Tree Expert Company Ltd.; and
- Shadow Studies, prepared by Quadrangle Architects Ltd.

A Notification of Complete Application was issued on May 13, 2011.

Issues to be Resolved

Issues to be addressed include, but are not necessarily limited to:

- Height and massing relationships with the immediate area and with abutting properties;
- Compliance with the Mid-Rise Guidelines;
- Traffic and site servicing;
- Access to site from Bathurst Street;
- Shadow impacts on the pedestrian realm;
- Coordination with the proposed Eglinton LRT including, the proposed secondary station entrance and ventilation shaft; and,
- Identification and securing of community benefits under Section 37 of the Planning Act should the proposed development, or some version thereof advance.

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

CONTACT

Sipo Maphangoh, Planner

Tel. No. 416-338-5747

Fax No. 416-392-1330

E-mail: smaphan@toronto.ca

SIGNATURE

Gregg Lintern, Director, MCIP, RRP
Community Planning, Toronto and East York District

(p:\2011\Cluster B\pin\teycc14388848017.doc) - es

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: North Elevation

Attachment 3: South Elevation

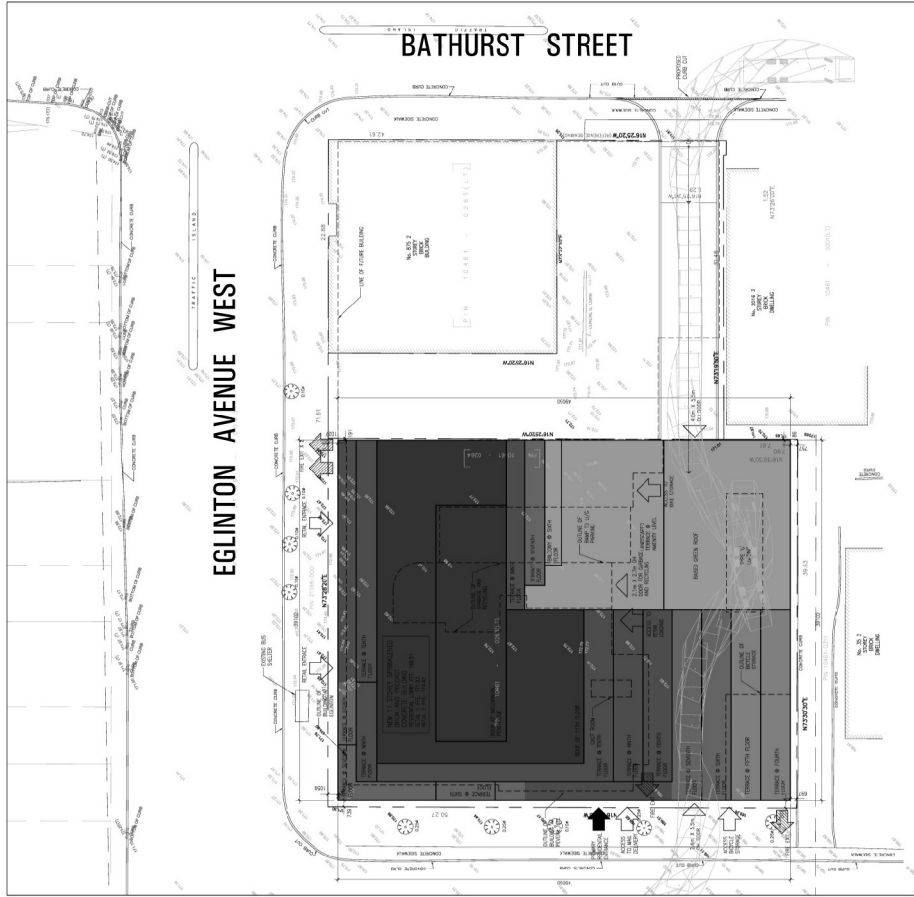
Attachment 4: East Elevation

Attachment 5: West Elevation

Attachment 6: Zoning (Toronto By-law 438-86 and York By-law 1-83)

Attachment 7: Application Data Sheet

Attachment 1: Site Plan



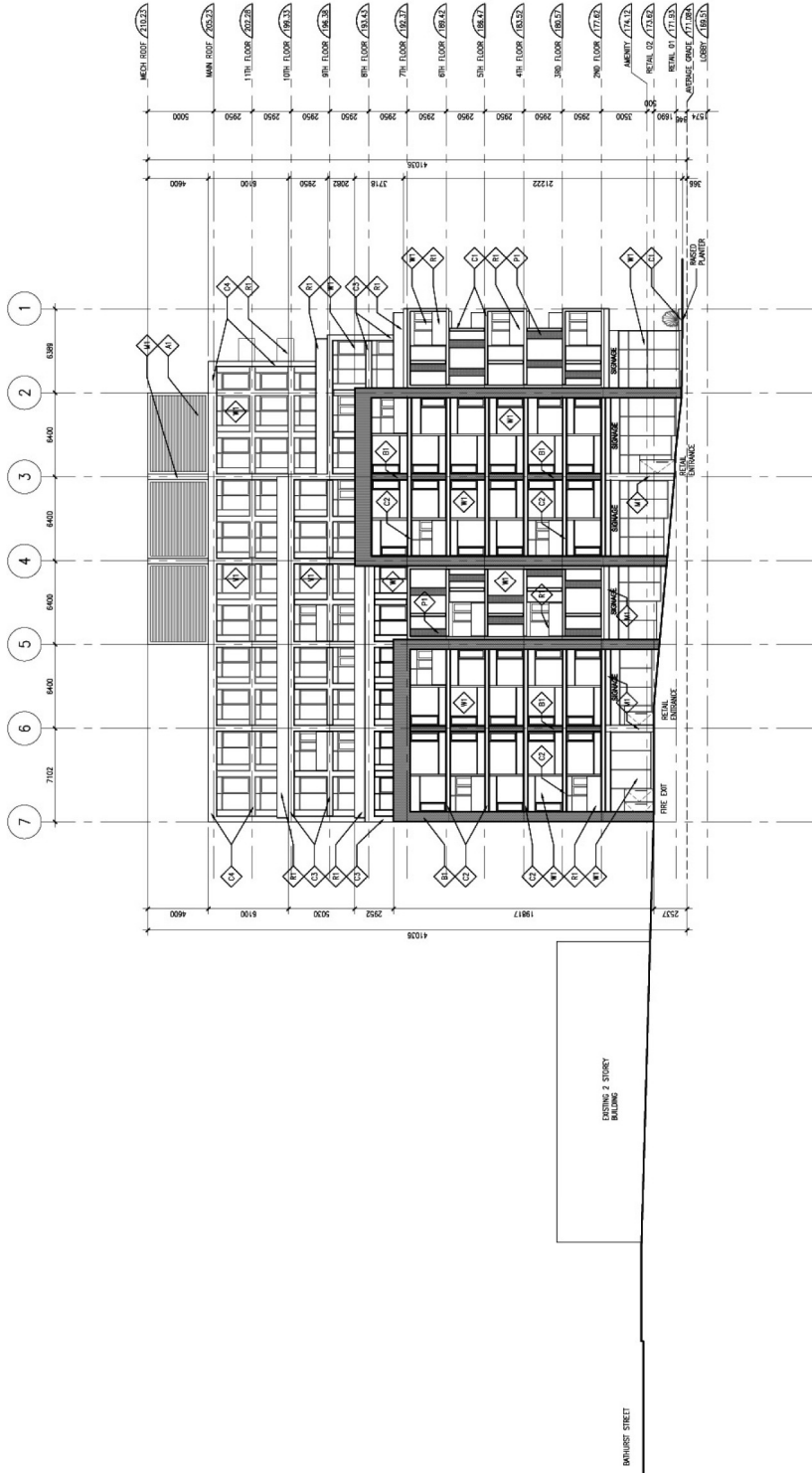
875 Eglinton Avenue West

Site Plan
 Applicant's Submitted Drawing

File # 11_154462_0Z

Not to Scale
 05/17/11

Attachment 2: North Elevation



North Elevation

875 Eglinton Avenue West

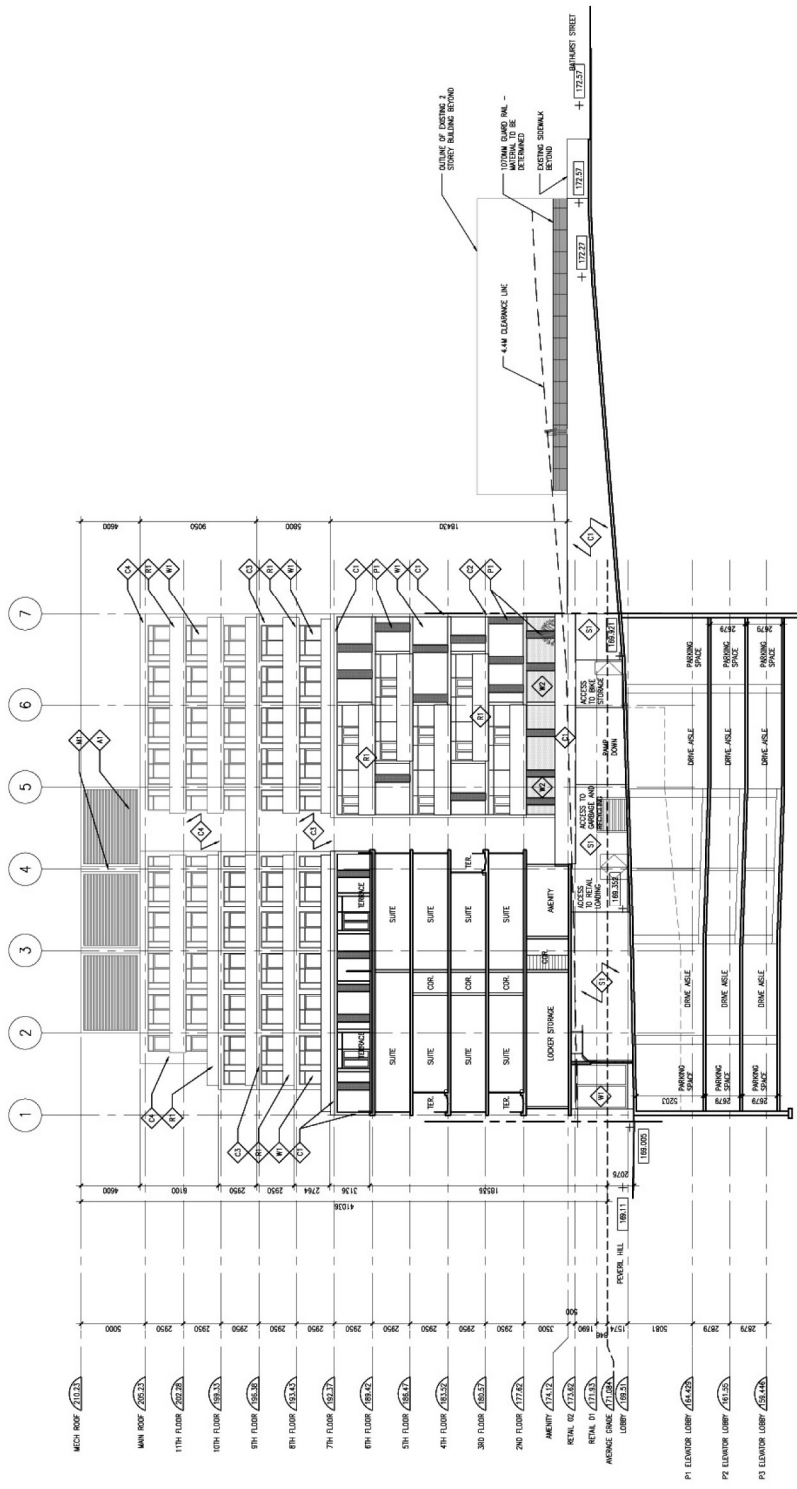
North Elevation

Applicant's Submitted Drawing

Not to Scale
05/17/11

File # 11_154462_0Z

Attachment 3: South Elevation



South Elevation

875 Eglinton Avenue West

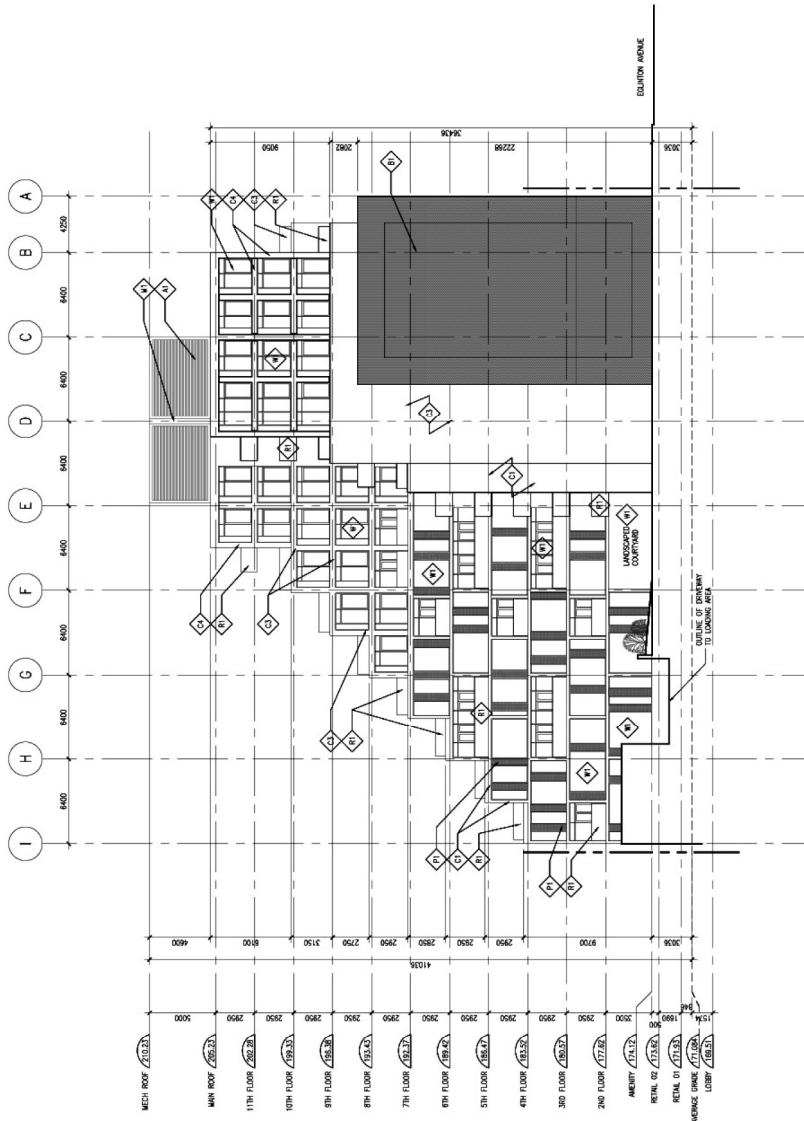
South Elevation

Applicant's Submitted Drawing

Not to Scale
05/17/11

File # 11_154462_02

Attachment 4: East Elevation



East Elevation

875 Eglinton Avenue West

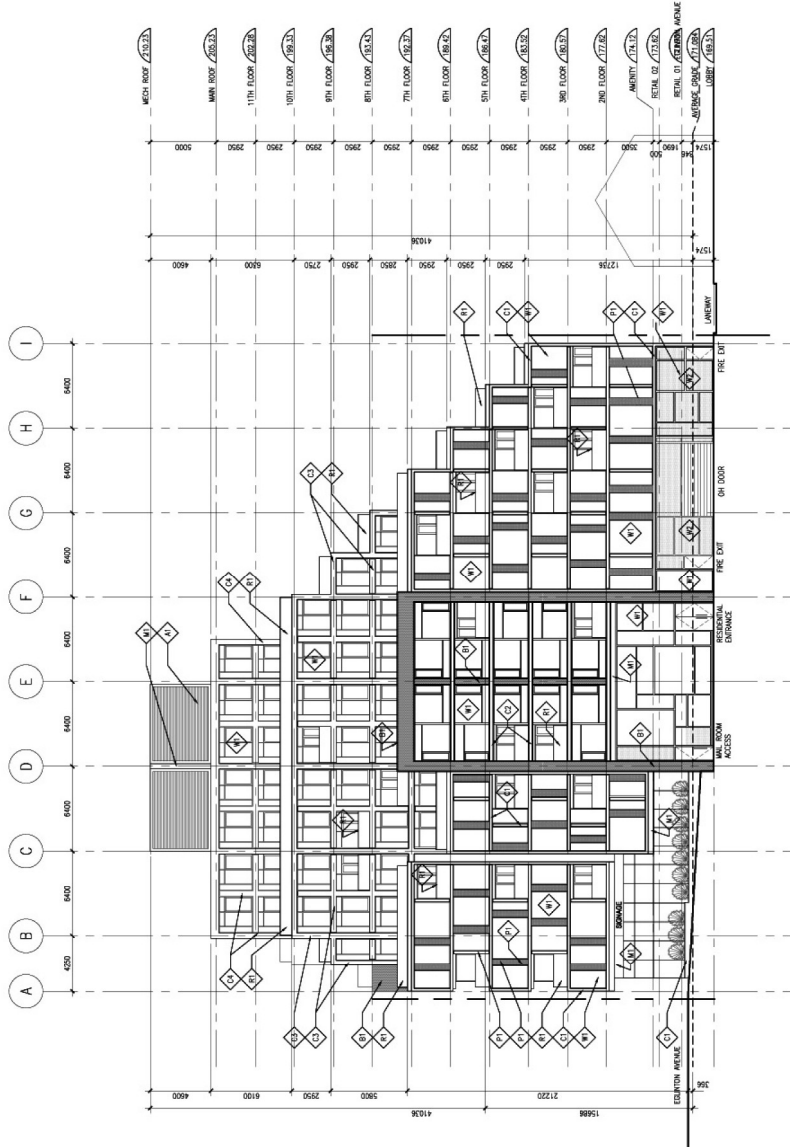
East Elevation

Applicant's Submitted Drawing

Not to Scale
05/17/11

File # 11_154462_OZ

Attachment 5: West Elevation



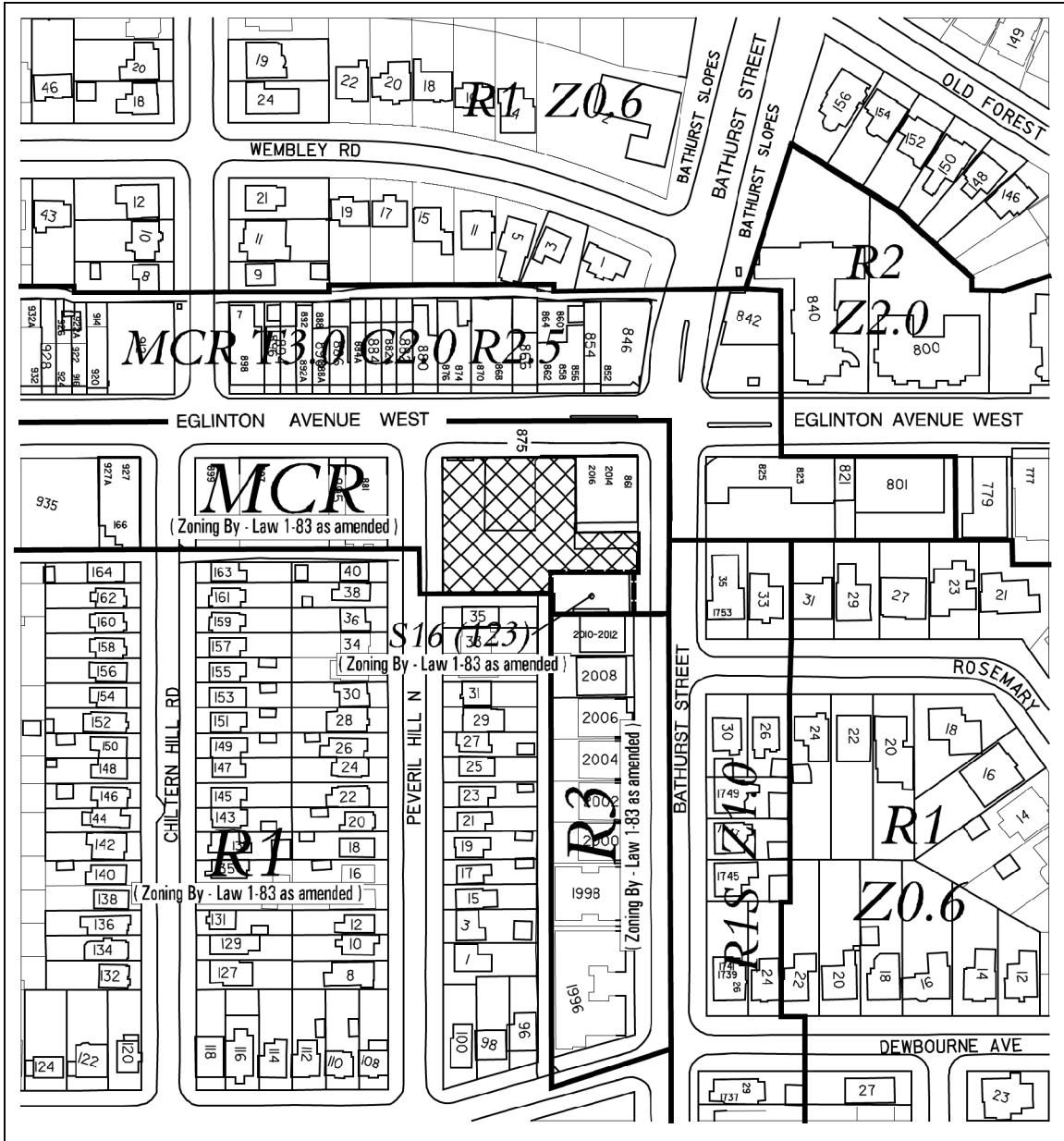
West Elevation

875 Eglinton Avenue West

West Elevation
 Applicant's Submitted Drawing
 Not to Scale
 05/17/11

File # 11_154462_OZ

Attachment 6: Zoning (Toronto By-law 438-86 & York By-law 1-83)



875 Eglinton Avenue West

File # 11_154462_02

- R1 Residential District
- R1S Residential District
- R2 Residential District
- R3 Residential District
- MCR Mixed-Use District

Not to Scale

TORONTO ZONING CATEGORIES (Zoning By - Law 438-86 as amended)
 YORK ZONING CATEGORIES (Zoning By - Law 1-83 as amended)
 Extracted 05/16/2011

Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	11 154462 STE 21 OZ
Details	Rezoning, Standard	Application Date:	March 25, 2011
Municipal Address:	875 EGLINTON AVE W		
Location Description:	PLAN M378 PT LOTS 498-500 PLAN M511 BLK A RP 66R5401 PART 1 **GRID S2102		
Project Description:	Rezoning application to permit the re-development of the lands for the purposes of a new 11 storey mixed use building complete with 625 square meters of retail at grade and 133 residential units above. A below grade parking facility containing 140 parking spaces is also proposed. The existing building on the lot would be demolished		

Applicant:	Agent:	Architect:	Owner:
PATRICK DEVINE			UPPER VILLAGE INVESTMENTS LIMITED

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning :	MCR	Historical Status:	No
Height Limit (m):	8 stories or 24m	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	1990	Height:	Storeys:	11
Frontage (m):	40		Metres:	36.436
Depth (m):	50			
Total Ground Floor Area (sq. m):	904			Total
Total Residential GFA (sq. m):	10896		Parking Spaces:	140
Total Non-Residential GFA (sq. m):	625		Loading Docks	1
Total GFA (sq. m):	11521			
Lot Coverage Ratio (%):	45.4			
Floor Space Index:	5.79			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	93
2 Bedroom:	40
3 + Bedroom:	0
Total Units:	133

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	10896	0
Retail GFA (sq. m):	625	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT:	PLANNER NAME:	Sipo Maphangoh, Planner
	TELEPHONE:	416-338-5747