

**161- 175 Eglinton Avenue East, Zoning Amendment
Application - Preliminary Report**

Date:	October 7, 2011
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 22 – St. Paul's
Reference Number:	11 269515 STE 22 OZ

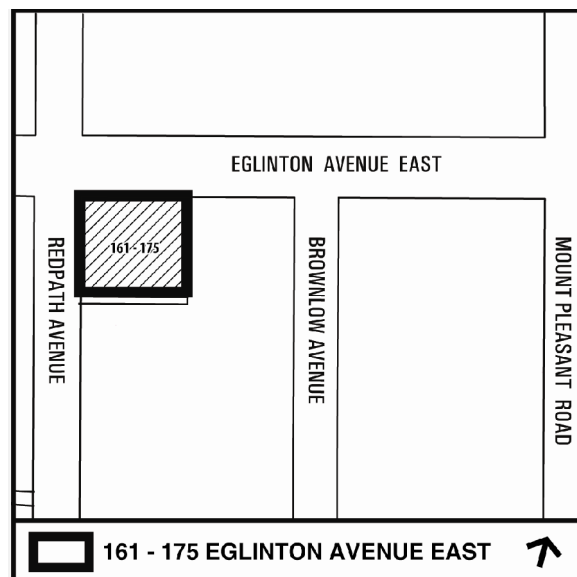
SUMMARY

This application proposes to construct a 33-storey mixed use building containing 378 residential units, commercial uses at grade and 189 parking spaces in a 4-level below grade parking garage at 161 – 175 Eglinton Avenue East.

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.

The next step is to hold a community consultation meeting in the fourth quarter of 2011 to allow the public to review the application and to make their views on the proposal known to staff and the developer.

A public meeting is targeted to be held in the second quarter of 2012, provided that the applicant submits 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 161-175 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

This is a rezoning application to permit the construction of a 33-storey, 112 metre (including mechanical penthouse) mixed commercial and residential building. The proposed building contains 378 apartment units and 631.6 m² of street-related commercial space (refer to Attachment 7: Application Data Sheet).

The existing private laneway at the south end of the site will be retained to provide access to the loading area and to the ramp leading to 4 levels of underground parking (refer to Attachment 1: Site Plan). One hundred and eighty nine parking spaces are proposed for the residents of the building and their visitors.

The proposed development is comprised of the equivalent of an 8-storey base building with a 25-storey residential tower rising above (refer to Attachments 2, 3, 4, 5: Elevations).

Site and Surrounding Area

The site is located on the southeast corner of Eglinton Avenue East and Redpath Avenue. The site contains 2 existing buildings, an 8-storey commercial-office building with grade-related retail at no. 161 and a 2-storey retail building at 173 – 175 Eglinton Avenue East. The 8-storey office building has a small number of surface parking spaces and an underground parking garage both accessed via the existing laneway leading from Redpath Avenue. The 2-storey retail building is occupied by a restaurant on the ground floor and outdoor patio along Eglinton Avenue and a nightclub on the second floor.

Surrounding uses are as follows:

North: an 8-storey mixed use, retail at grade and residential condominium is located to the north on the northeast corner of Redpath Avenue and Eglinton Avenue East. That building includes ground floor retail uses on both Eglinton and Redpath Avenues. West of Redpath Avenue on the north side of Eglinton Avenue East are a number of 2 to 3-storey retail and office buildings.

West: a 17-storey residential condominium building is located across Redpath Avenue to the west of the site. The building stretches the full block on the south side of Eglinton between Redpath and Lillian Avenues and is entirely residential with no retail on the Eglinton frontage.

To the west of that building is the recently approved (rezoning) redevelopment at 79 Dunfield Avenue and 85 – 117 Eglinton Avenue East. The site has been rezoned to permit two residential towers of 30 and 33-storeys including an 8-storey podium. The ground floor includes retail on the Eglinton Avenue frontage.

South: to the south of the site on Redpath Avenue is a converted house which currently contains an acupuncture clinic. South of that is a 4-storey apartment building and a recently completed 21-storey residential condominium with a 4-storey stacked townhouse component located at 83 Redpath Avenue. This building was an infill development on the large site which was originally only occupied by the existing apartment building.

Existing apartment buildings throughout the *Apartment Neighbourhood* to the south of the site range up to 29 storeys in height.

East: to the east of the site and completing the block on the south side of Eglinton Avenue east to Brownlow Avenue are two 3-storey office commercial buildings with some retail at grade.

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 site is designated *Mixed Use Area* under the City of Toronto Official Plan and abuts an *Apartment Neighbourhood* designation to the north. The *Mixed Use Area* designation permits a range of commercial, residential and institutional uses in single use or mixed use buildings.

The Plan provides a list of criteria which are intended to direct the design and orientation of new development proposals within *Mixed Use Areas*. The proposed development will be evaluated with respect to the full list of criteria found in Section 4.5.2 of the Official Plan. The criteria include:

- create a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- locate and mass 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*;
- locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes;
- locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- provide an attractive, comfortable and safe pedestrian environment;
- take advantage of nearby transit services;
- provide good site access and circulation and adequate supply of parking for residents and visitors; and
- locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences.

Yonge-Eglinton Secondary Plan

The site is also within the boundaries of the Yonge-Eglinton Secondary Plan. The Secondary Plan generally defers to the Official Plan with respect to the applicable development criteria for mixed use buildings. However, some policies of the Secondary Plan do apply. These include:

Section 2.4, "it is a primary objective 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, "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."

Section 2.6, "in accordance with Section 2.3 of this Secondary Plan, commercial development will be strengthened within existing commercial areas by encouraging pedestrian oriented, street-related retail and service uses to locate within established shopping areas. In particular, the following will be supported:

- (i) street-related retail and service uses in the Mixed Use Areas except Area 'E'."

Section 2.8, "parking requirements may be reduced for residential components of mixed use buildings in the *Mixed Use Areas* and residential development in the Apartment Neighbourhoods which are in close proximity to subway access, in order to: reduce conflicts between vehicular traffic and on-street servicing, maximize the utilization of existing parking facilities, and encourage residential uses to locate within the Secondary Plan area."

With respect to the preceding discussion of relevant Official Plan and Secondary Plan policies, an Official Plan Amendment will not be required, provided that the proposed development is found to be in compliance with these and all other applicable policies of the Plan and is otherwise supportable.

Yonge-Eglinton Urban Growth Centre

The Province's Growth Plan for the Greater Golden Horseshoe contains policies to direct a significant portion of future population and employment growth into a number of intensification areas. These areas include five "Urban Growth Centres" (UGC's) within the City. Under the Growth Plan, municipalities were required to delineate the boundaries of the UGC's within their Official Plans.

The proposed development is within one of those five designated Urban Growth Centres and is subject to the policies of the area which is defined as the Yonge-Eglinton Centre by Official Plan Amendment 116 (amendment to the Yonge-Eglinton Secondary Plan).

Tall Buildings Guidelines

Toronto City Council approved the use of the document "Design Criteria for Review of Tall Building Proposals" in June, 2006. In April, 2010, Council extended the authorization of its use.

A tall building is generally defined as a building that is taller than the road right-of-way adjacent to the site. The Design Criteria provide policy recommendations for tall buildings on issues of transition, building placement and orientation, entrances, massing of base buildings, tower floor plates, separation distances, pedestrian realm considerations and sustainable design. This document will be used in the evaluation of the proposed development.

The City's "Design Criteria for Review of Tall Building Proposals" can be found on the City's website at: <http://www.toronto.ca/planning/urbdesign/index.htm>.

Zoning

The site is zoned CR T5.0 C3.0 R3.0 (refer to Attachment 6: Zoning). That classification permits a range of commercial and residential uses up to a total density of 5.0 times the lot area. The height restriction is 48 metres or approximately 16-storeys.

Site Plan Control

This development is subject to site plan control. An application will be submitted.

Tree Preservation

The applicant has submitted a tree inventory, preservation plan and planting plan. There are currently 5 trees on the site. The applicant is proposing to remove 3 of the existing trees, preserve 2 and plant 7 new trees.

Reasons for the Application

The applicant seeks to amend provisions of By-law 438-86 to permit the proposed height of 112 metres and a density of 13.8 times the lot area (48 metres in height and a total mixed use density of 5.0 times the lot area are permitted. Other areas of non-compliance (i.e., parking) will be determined by Buildings Division through their zoning review of the application.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- planning rationale
- shadow studies
- tree preservation plan
- Green Development Standard Checklist
- traffic impact and parking study
- functional servicing report and stormwater management report
- servicing plans
- Qualitative Pedestrian-Wind Assessment

A Notification of Complete Application was issued on October 4, 2011.

Issues to be Resolved

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

- consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;

- conformity with Official Plan policies particularly with respect to the sections on *Mixed Use Areas*;
- built form and massing issues including but not limited to height, tower floor plate size, shadowing, base building massing and articulation. Staff will review the height, density, massing and site orientation of the proposed 33-storey building which is 13.8 times its lot area to determine whether it would be a fit in relation to the existing and planned developments on Eglinton Avenue between Yonge Street and Mt Pleasant Road. (Refer to elevation drawings at Attachments 2 through 5);
- sustainability components of the building and the applicant's commitment to Toronto Green Standard targets; and
- transportation issues which may arise that are related to local traffic impacts, vehicular and bicycle parking, access and loading.

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.

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

CONTACT

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SIGNATURE

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

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ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: East Elevation

Attachment 3: North Elevation

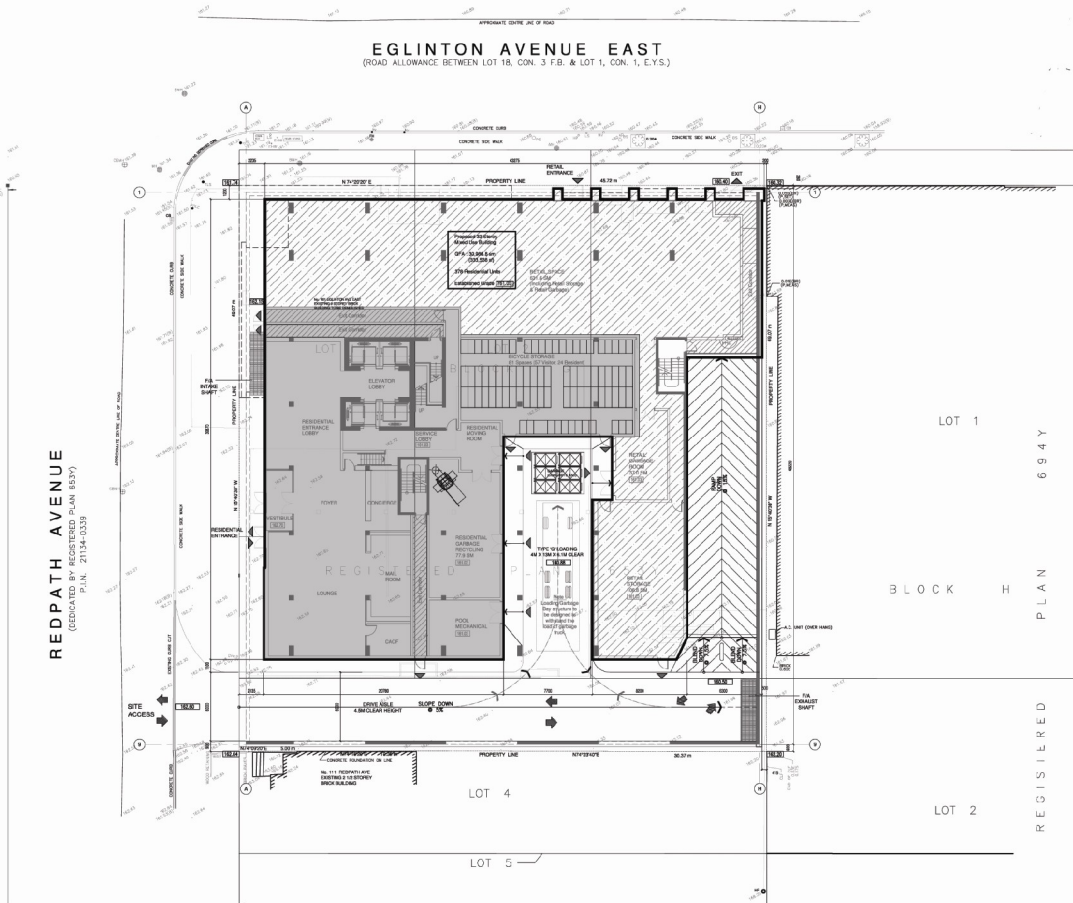
Attachment 4: West Elevation

Attachment 5: South Elevation

Attachment 6: Zoning

Attachment 7: Application Data Sheet

Attachment 1: Site Plan



Site Plan

161 - 175 Eglinton Avenue East

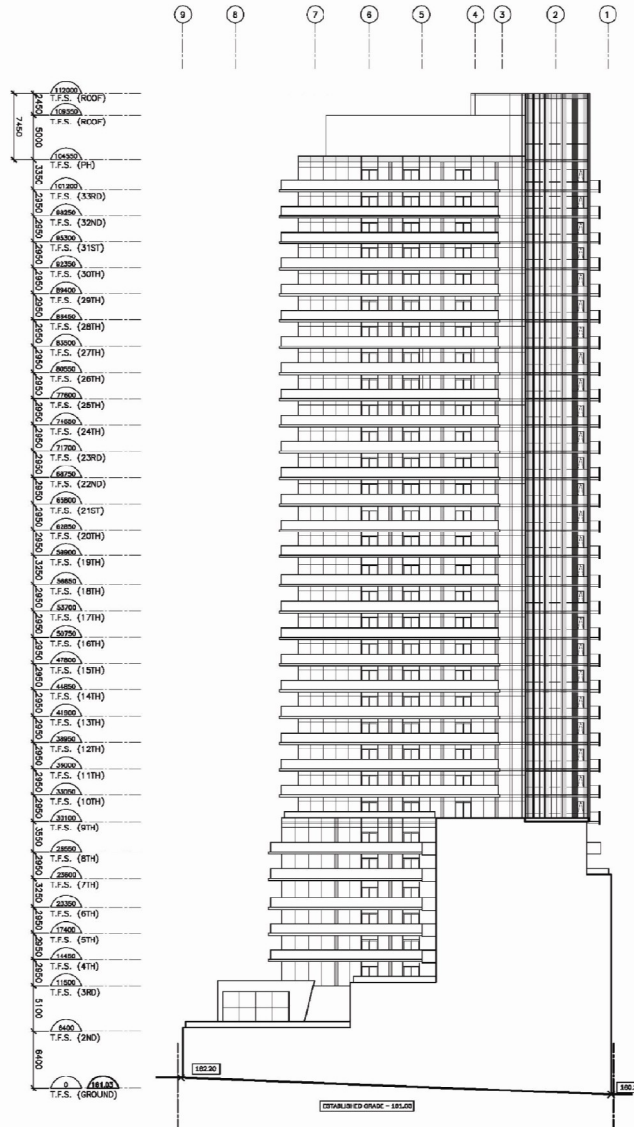
Applicant's Submitted Drawing

Not to Scale
09/29/11



File # 11_269515_OZ

Attachment 2: East Elevation



EAST Elevation

Elevations

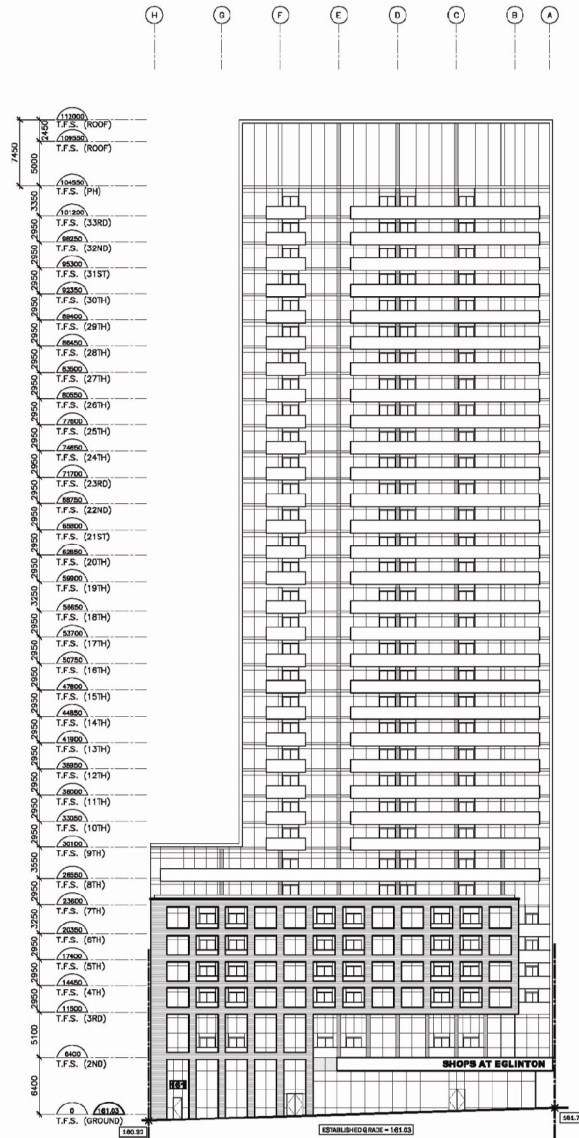
Applicant's Submitted Drawing

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161 - 175 Eglinton Avenue East

File # 11_269515_02

Attachment 3: North Elevation



NORTH Elevation

Elevations

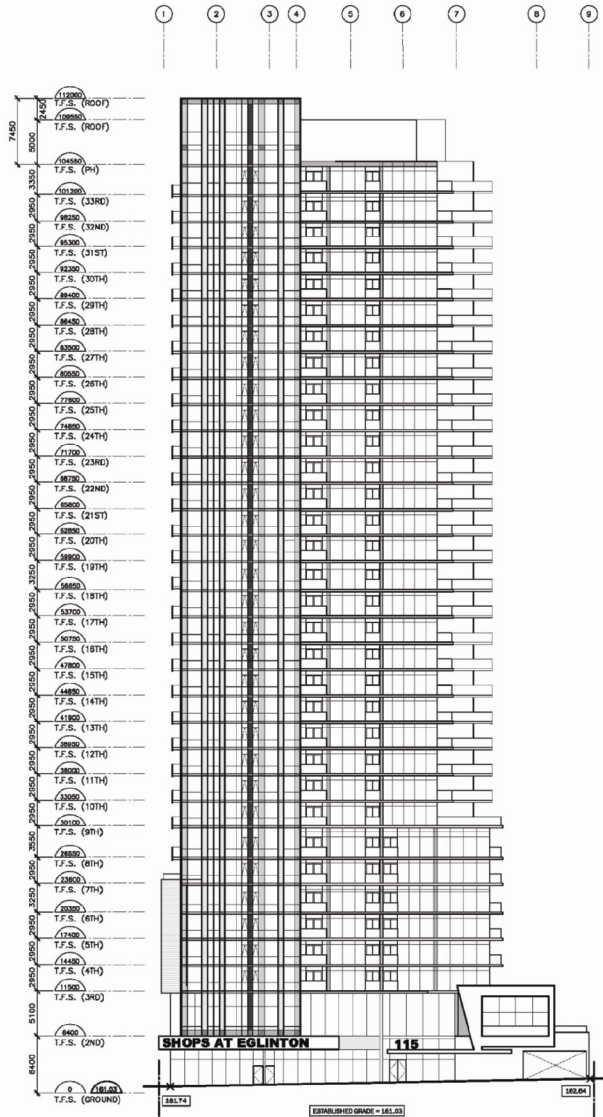
Applicant's Submitted Drawing

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161 - 175 Eglinton Avenue East

File # 11_269515_02

Attachment 4: West Elevation



WEST Elevation

Elevations

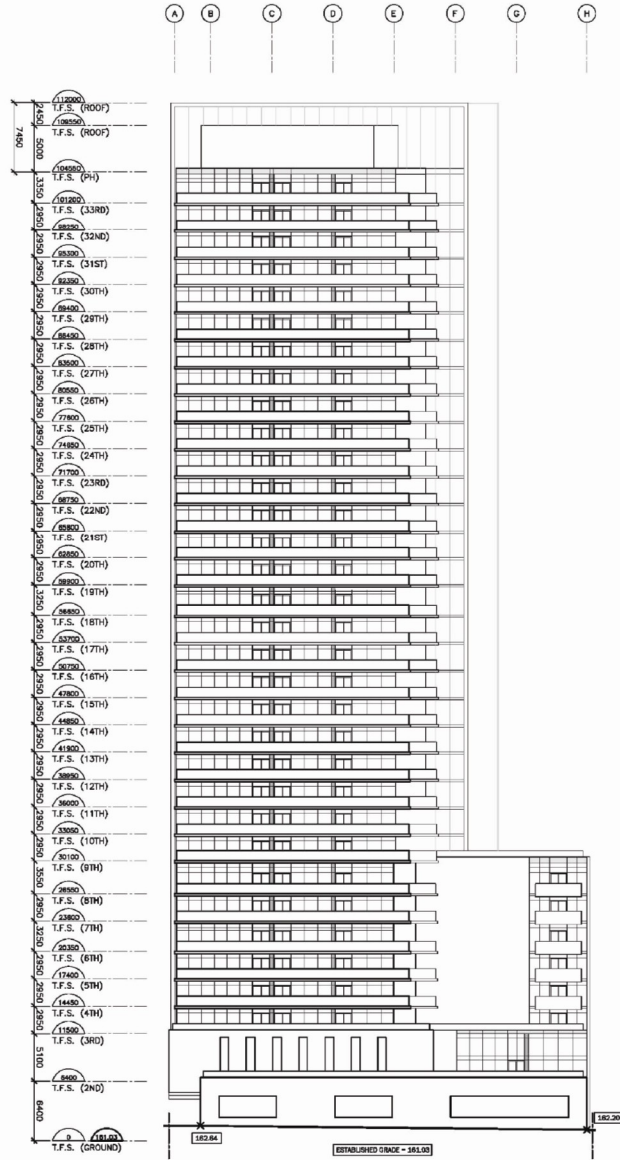
Applicant's Submitted Drawing

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161 - 175 Eglinton Avenue East

File # 11_269515_02

Attachment 5: South Elevation



SOUTH Elevation

Elevations

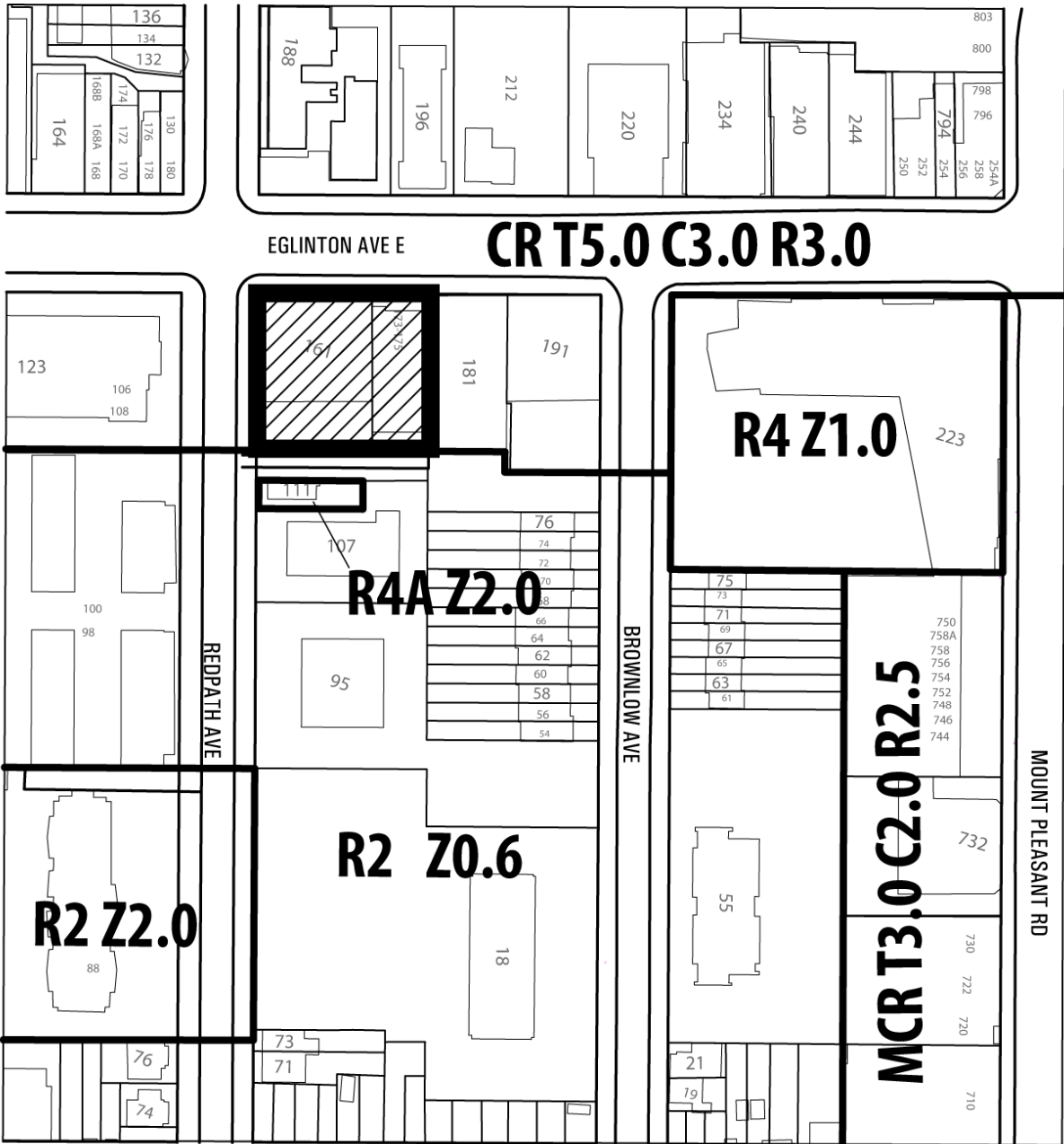
Applicant's Submitted Drawing

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09/29/11

161 - 175 Eglinton Avenue East

File # 11_269515_OZ

Attachment 6: Zoning



161 - 175 Eglinton Avenue East

File # 11_269515_OZ

R2 Residential District
 R4 Residential District
 CR Mixed Use District

MCR Mixed Use District



Not to Scale
 Zoning By-law 438-86 as amended
 Extracted 09/30/2011

Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	11 269515 STE 22 OZ
Details	Rezoning, Standard	Application Date:	September 6, 2011

Municipal Address: 161 EGLINTON AVE E
 Location Description: PLAN 653 BLK G LOTS 1 & 2 **GRID S2204
 Project Description: Standard rezoning application for new mixed use building with retail and residential above - 33 stories - 378 residential units - 189 parking spaces - 4 levels below grade parking - 284 bicycle parking spaces

Applicant:	Agent:	Architect:	Owner:
SHERMAN BROWN DRYER KAROL		GIANNONE PETRICONE ASSOCIATES	EGLINTON REDPATH HOLDINGS INC

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	CR T5.0 C3.0 R3.0	Historical Status:	
Height Limit (m):	48	Site Plan Control Area:	

PROJECT INFORMATION

Site Area (sq. m):	2242.7	Height: Storeys:	33
Frontage (m):	45.72	Metres:	104.55 (excluding mech. Penthouse of 7.45 metres)
Depth (m):	49.07		
Total Ground Floor Area (sq. m):	1413		Total
Total Residential GFA (sq. m):	30355.2	Parking Spaces:	189
Total Non-Residential GFA (sq. m):	631.6	Loading Docks	1
Total GFA (sq. m):	30986.8		
Lot Coverage Ratio (%):	63		
Floor Space Index:	13.82		

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	67
1 Bedroom:	230
2 Bedroom:	81
3 + Bedroom:	0
Total Units:	378

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	30355.2	0
Retail GFA (sq. m):	631.6	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

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