

**2270 – 2280 Eglinton Avenue West - Zoning By-law  
Amendment Application - Preliminary Report**

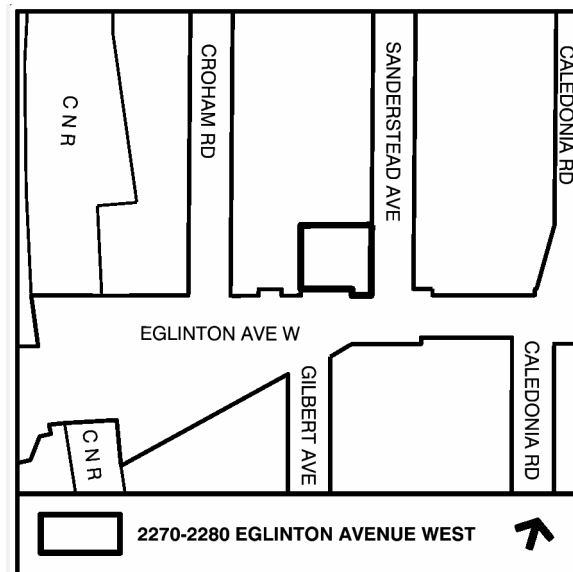
<b>Date:</b>	October 15, 2012
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 15 – Eglinton-Lawrence
<b>Reference Number:</b>	12 233124 NNY 15 OZ

**SUMMARY**

This application proposes to amend former City of York Zoning By-law No. 1-83 for the lands at 2270-2280 Eglinton Avenue West to permit the development of a seven (7) storey mid-rise rental apartment building with at grade parking. The proposed building would contain 30 two and three bedroom units and 113m<sup>2</sup> of retail space and would have a density of 3.3 FSI. The site currently contains a two storey commercial building and a surface parking lot.

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.

It is intended that a community consultation meeting be scheduled in consultation with the Ward Councillor. A Final Report and Public Meeting under the *Planning Act* to consider this application is targeted for the second quarter of 2013 provided all required information is submitted by the applicant in a timely manner.



## 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 2270-2280 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 of 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 on May 18, 2012. At this meeting Planning staff identified complete application submission requirements.

## ISSUE BACKGROUND

### Proposal

The proposal is for a seven storey mid-rise rental apartment building containing 30 units, comprised of 24 two bedroom and 6 three bedroom units. Also proposed is 113m<sup>2</sup> of at grade retail space. There are 17 proposed parking spaces at grade which would be accessed off the flanking street, Sanderstead Avenue. The proposed density is 3.3 FSI.

### Site and Surrounding Area

The site is located on the northwest corner of Eglinton Avenue West and Sanderstead Avenue. The closest major intersection is Eglinton Avenue West and Caledonia Road. The site has an area of 1,050m<sup>2</sup>, with a frontage of 33.5m on Eglinton Avenue West and 33.5m frontage on Sanderstead Avenue. The site is comprised of two properties, one containing a two storey commercial building and the other is a vacant site used for at grade parking.

The site is in close proximity to the future Caledonia LRT station on the Eglinton-Scarborough Crosstown line.

Land uses surrounding the subject site include:

North: Single-detached dwellings directly to the north and farther to the north is an employment area.

East: Commercial and retail uses fronting Eglinton Avenue West in two storey buildings.

West: A fast food restaurant directly abuts the site. Farther to the west are the proposed Caledonia Eglinton-Scarborough Crosstown LRT station, commercial uses and a shopping plaza.

South: There is a Shoppers Drug Mart, currently under construction, directly to the south on Eglinton Avenue West. Farther south is a mix of residential uses in the form of single-detached dwellings and three (3) storey walk up apartments, and some commercial uses.

### **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 Official Plan designates the subject site as *Mixed Use Areas*. *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses in single use or mixed use buildings. The objective of this designation is to allow residents to live, work and shop in the same area and to reduce dependency on private automobiles. This portion of Eglinton Avenue West is an *Avenue* as set out on Map 2. *Avenues* are where reurbanization is expected and encouraged to occur to generate new housing and job opportunities while improving the look of the street, shopping opportunities, transit and the pedestrian environment. 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*. An *Avenue Segment Study* is required to demonstrate that subsequent development of the *Avenue* segment will not have any adverse impacts within the context and parameters of the review.

In 2008 Metrolinx identified Eglinton Avenue as an "intensification corridor" in the Regional Transportation Plan. These corridors are areas that will have upgraded transit

services sufficient to accommodate growth and development. In November 2009, City Council approved a Transit Project Assessment Study for the proposed LRT along Eglinton Avenue from Pearson Airport to Kennedy Road. In November 2011, Planning and Growth Management Committee adopted recommendations calling for the portions of the LRT between Jane Street and Eglinton Avenue West and McCowan Road and Ellesmere Road to be endorsed for an *Avenue* Study, to be completed by the first quarter of 2014. As a result of this, a core team of City Planning staff was assembled to conduct a large scale *Avenue* Study for Eglinton Avenue, which is presently underway. The following is the link to the website for this study:

<http://www.toronto.ca/planning/eglinton/eglintonplanningstudy.htm>

## **Zoning**

The subject site is currently zoned Main Street Commercial/Residential (MCR) in the former City of York Zoning By-law No. 1-83. The maximum height and density permitted is eight storeys or 24 metres, whichever is the lower, and an FSI of 2.5. The MCR zone permits townhouses, apartment houses, nursing homes, home occupations, retail stores, offices, restaurants, hotels, recreational uses, theatres, funeral parlours, institutional uses (with exceptions), commercial schools, public garages and any use accessory to these uses.

## **Site Plan Control**

A Site Plan Control Application has been submitted and is being reviewed concurrently with the subject application.

## **Reasons for the Application**

The current proposal does not meet certain requirements of the MCR zone. The proposed height of 27.5m and density of 3.3 FSI exceeds the By-law permissions. An amendment to the Zoning By-law is required to accommodate the proposed development which may include additional performance standards.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Planning Rationale Letter
- Sun Shadow Study
- Toronto Green Standard Checklist
- Tree Protection Plan
- Stormwater Management Report
- Traffic Impact and Parking Study

City staff are reviewing the completeness of the application, including the need for an Avenue Segment Study.

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.

### **Issues to be Resolved**

On a preliminary basis, the following issues have been identified:

- The need for an *Avenue* Segment Study and its relationship to the Eglinton-Scarborough Crosstown Planning Study;
- Compatibility with the Council approved Mid-Rise Building Guidelines and Performance Standards;
- Siting of the building and the relationship of the building to public streets;
- Compatibility and fit with neighbouring residential uses, including building type, setbacks, built form and streetscape;
- Appropriateness of the proposed height, density and massing;
- Quality and character of building facades;
- The limited amount of retail/commercial space on the ground floor and the resulting lack of animation of the Eglinton Avenue streetscape; and
- Appropriateness of the location and amount of parking on site.

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

### **CONTACT**

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### **SIGNATURE**

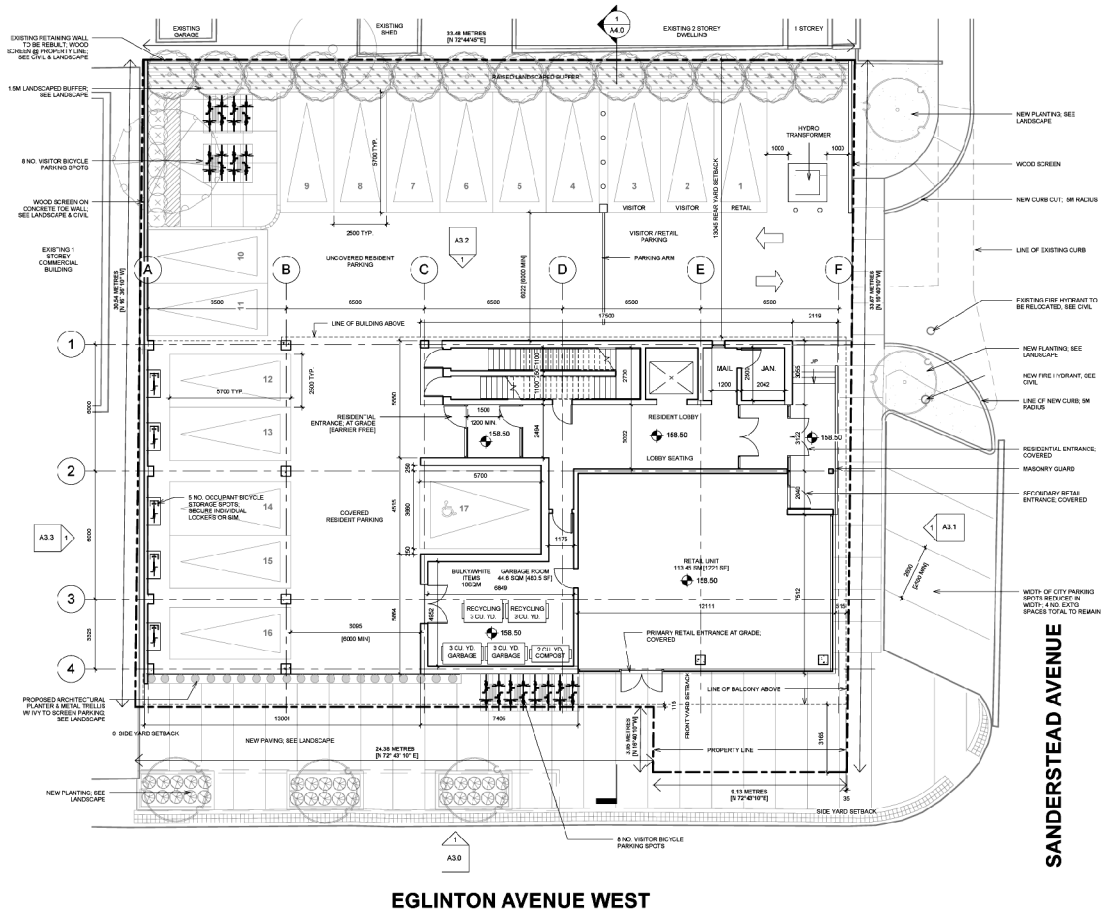
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Allen Appleby, Director  
Community Planning, North York District

### **ATTACHMENTS**

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

# Attachment 1: Site Plan



## Site Plan

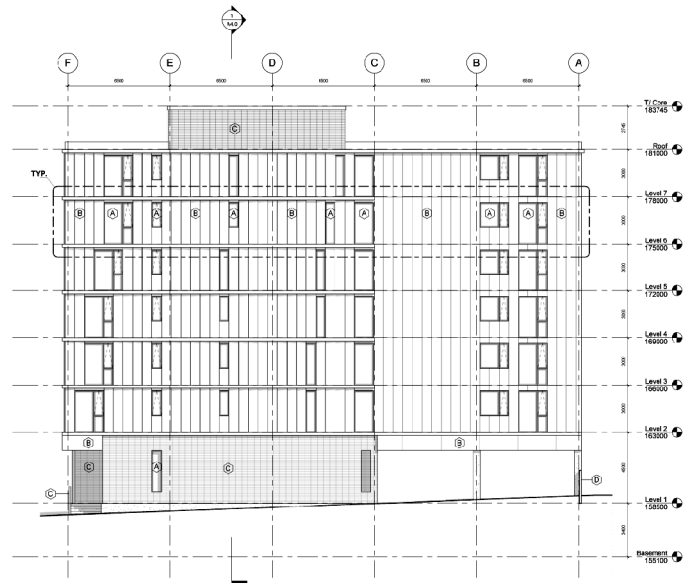
## 2270-2280 Eglinton Avenue West

Applicant's Submitted Drawing

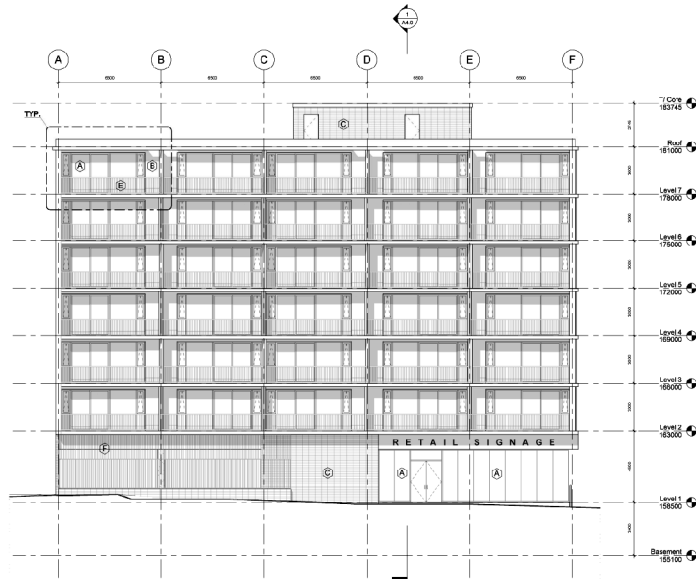
Not to Scale  
09/19/2012

File # 12 233124 NNY 15 0Z

## Attachment 2: Elevations



**NORTH ELEVATION**



**SOUTH ELEVATION**

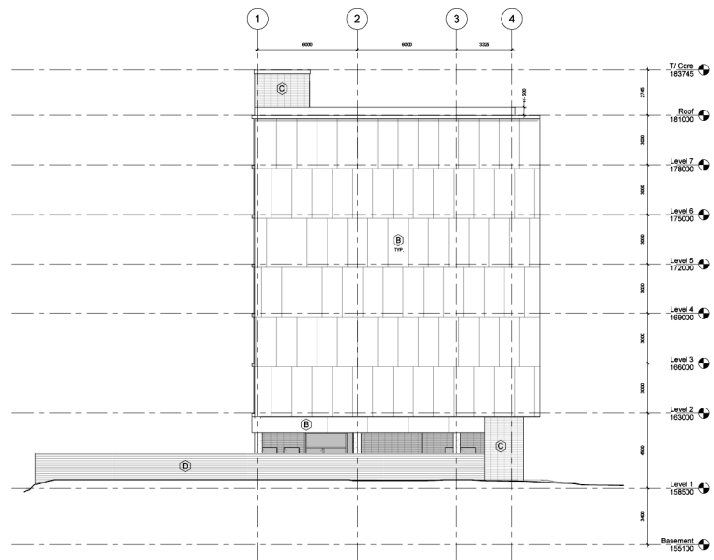
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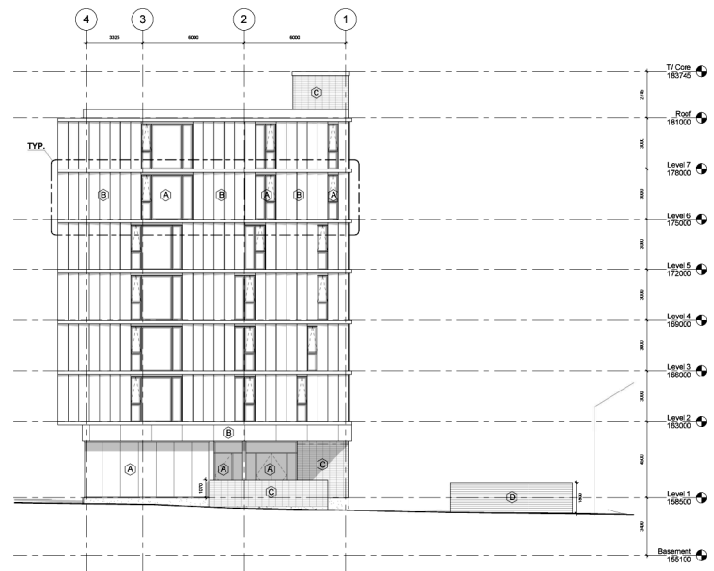
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**WEST ELEVATION**



**EAST ELEVATION**

## Elevations

## 2270-2280 Eglinton Avenue West

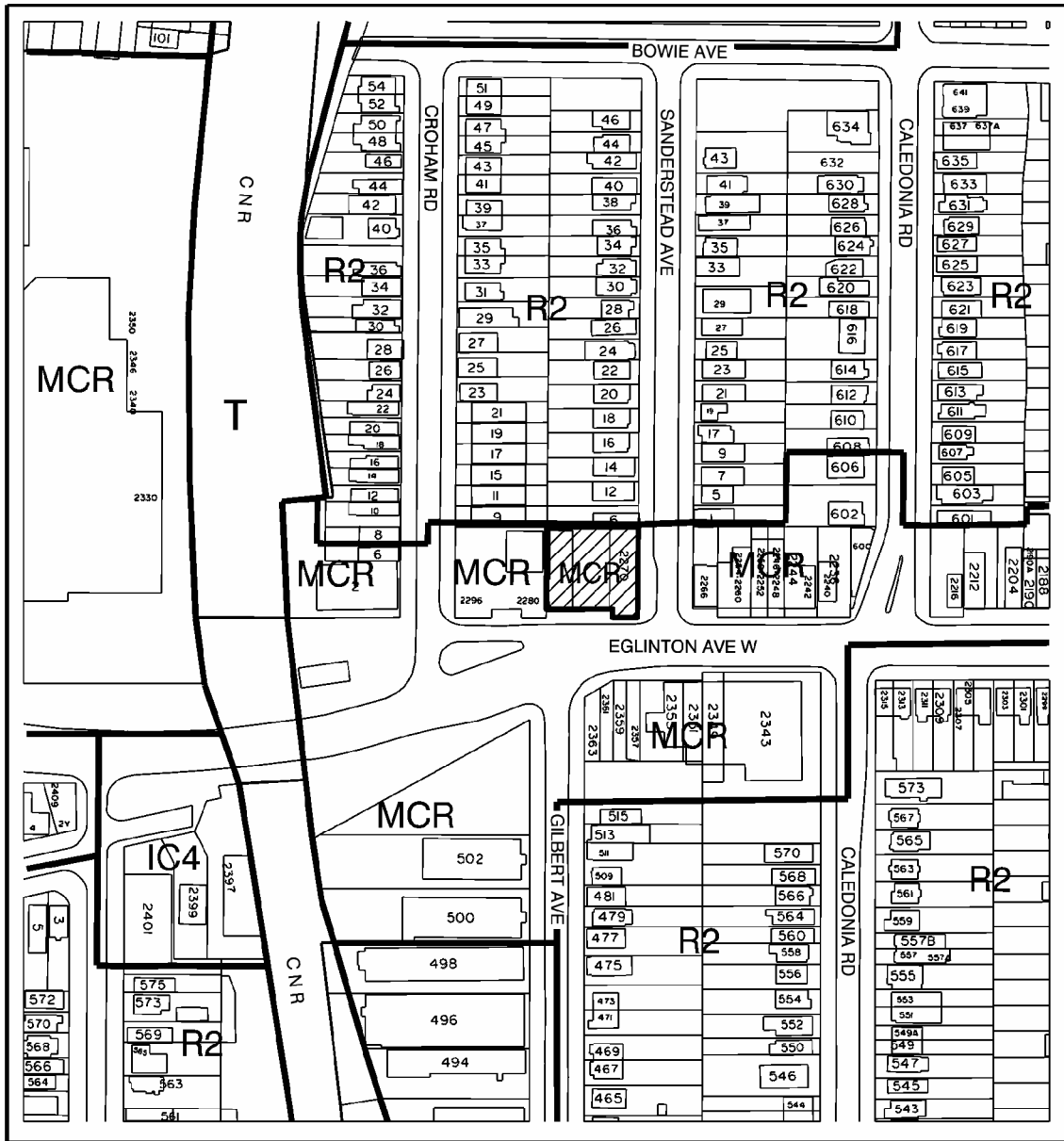
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### Attachment 3: Zoning



2270-2280 Eglinton Avenue

File # 12 233124 NNY 15 02

- R2 Residential Zone
- MCR Mixed Commercial Residential
- T Transportation & Utilities

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category



Not to Scale  
Former York Zoning By-law 1-83  
Extracted 09/19/2012

## Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	12 233124 NNY 15 OZ
Details	Rezoning, Standard	Application Date:	August 21, 2012

Municipal Address: 2270 EGLINTON AVE W  
 Location Description: PLAN 1700 LOT 54 PT LOT 55 \*\*GRID N1505  
 Project Description: Proposing to construct a seven (7) storey mid-rise apartment building with 30 residential units and a small commercial component with parking at grade. Currently, there is a small 2 storey commercial building that occupies the western portion of the subject site with remainder of the property being a parking area all of which will be demolished to facilitate the proposal.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
THE BIGLIERI GROUP LTD			2270-2280 EGLINTON AVENUE WEST GP INC

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	MCR	Historical Status:
Height Limit (m):		Site Plan Control Area:

### PROJECT INFORMATION

Site Area (sq. m):	1050.23	Height:	Storeys:	7
Frontage (m):	33.51		Metres:	27.45
Depth (m):	33.57			
Total Ground Floor Area (sq. m):	258.39			<b>Total</b>
Total Residential GFA (sq. m):	3378.96		Parking Spaces:	17
Total Non-Residential GFA (sq. m):	113.45		Loading Docks	0
Total GFA (sq. m):	3429.41			
Lot Coverage Ratio (%):	34.46			
Floor Space Index:	3.32			

### DWELLING UNITS

Tenure Type:	Rental
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	24
3 + Bedroom:	6
Total Units:	30

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	3378.96		0
Retail GFA (sq. m):	113.45		0
Office GFA (sq. m):	0		0
Industrial GFA (sq. m):	0		0
Institutional/Other GFA (sq. m):	0		0

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