



**STAFF REPORT
ACTION REQUIRED**

**Eglinton Connects Planning Study – Phase 1 (Part 2)
Implementation Report**

Date:	July 24, 2014
To:	Planning and Growth Management Committee
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Wards 11, 12, 15, 16, 17, 21, 22, 25, 26, 34, 35, 37
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SUMMARY

Over the last two years, the Eglinton Connects Planning Study examined the future land uses, built form, public realm, and road layout for 19 kilometers of Eglinton Avenue in anticipation of the Eglinton Crosstown LRT, which is expected to open in 2020. Together with many stakeholders and communities along the corridor, a vision for the future of Eglinton Avenue was developed.

The study resulted in a Plan with 21 recommendations, which were adopted by City Council in May 2014, along with direction to consult further on initial implementation measures. Through a detailed study of local conditions and intensive feedback, a site by site strategy has emerged.

This report is the second implementation report related to the Eglinton Connects Planning Study. In July 2014, Council adopted the recommendations of the first implementation report, which included Official Plan Amendments comprised of site and area specific policies, land use changes, and laneway policies. City Council also adopted resolutions to implement the Streetscape Plan.

This report only deals with specific implementation measures related to mid rise buildings. It does not make any recommendations regarding rear laneways, road configurations, cycling infrastructure, Neighbourhood Transition Areas, or tall buildings.

Eglinton will not evolve as a continuous mid rise corridor, but rather, it will change incrementally according to local character and conditions. Of the 19 kilometres, approximately 8.6 kilometres or 45% will remain relatively stable, and no changes are recommended to existing

land use or zoning permissions. These are Apartment Neighbourhoods, Open Spaces and the single-detached housing Neighbourhood section between Bayview Avenue and Laird Drive. Other areas, approximately 4.6 kilometres or 25% of the corridor, will require further study to determine appropriate land uses and built form, transportation infrastructure needs and community services and facility needs. These are the six Focus Areas (West Side, Dufferin, Bayview, Laird, Don Mills and the Golden Mile) and the two Mobility Hubs (Mount Dennis and Kennedy). The study did not include Yonge-Eglinton, which accounts for approximately 0.8 kilometres or 5% since the planning controls in place are specific to that Centre.

For the remaining 5.0 kilometres or 26% of the corridor, this report recommends zoning changes to permit appropriately scaled mid-rise buildings. The lands identified are based on local conditions and context including land use designations, the width of the street and existing lot depths.

Existing height permissions within the areas where zoning changes are proposed vary considerably from 11 metres, 3 storeys to 24 metres, 8 storeys. The study proposed new height limits based on the Performance Standards for Mid-Rise Buildings adopted by Council in 2010 and existing lot depths. New height limits range from 13.5 metres, which translates to 4 storeys, to 25.5 metres, which translates to an 8 storey building. In some cases the height permissions will remain the same, in other cases the change allows increased permissions of 1 to 3 storeys.

The Performance Standards for Mid Rise Buildings direct a 1:1 ratio between the height of a building to the adjacent street right-of-way, so that a mid rise building is never taller than the street is wide. The portion of Eglinton Avenue where mid rise buildings are most appropriate has a 27 metre right-of-way width, which would permit buildings up to 27 metres in height. However, a number of factors including shallow lot depths, the need for rear angular planes to provide transition to the Neighbourhoods and required floor heights, prevent this height from being achieved. Therefore, the maximum heights proposed in the report range from 13.5 metres to 25.5 metres.

Site Plan Approval will continue apply as well as other City policies, guidelines and approvals.

In consultation with local residents and stakeholders, the study acknowledges that in some areas along the corridor such as the West Side focus area, the intersection around Don Mills, parts of the Golden Mile and the Mobility Hubs at Mount Dennis and Kennedy, taller buildings may be appropriate. However, consideration of tall buildings will be the subject of Phase 2 implementation measures, and are not part of this report.

Other changes to the City-wide zoning By-Law No. 569-2013 include refined building setbacks to achieve 4.8-metre sidewalk zones, the provision of a step-back above the fourth storey, and requirements for ground-floor retail in certain areas.

Finally, this report recommends zone category change in a limited number of areas to allow mixed-use buildings, a change from Policy Area 4 to Policy Area 3 to permit a small reduction in

parking requirements for certain land uses, and removing minimum height, setback and other requirements for LRT station entrances. This report also recommends adoption of Urban Design Guidelines to implement matters not covered by the zoning changes.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend City-wide Zoning By-law No. 569-2013, former City of York By-law No. 1-83, former Town of Leaside By-law 1916, and former City of Toronto By-law 438-86 substantially in accordance with the draft Zoning By-law Amendments attached as Attachment 2 to the report of the Chief Planner and Executive Director, City Planning dated July 24, 2014;
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required; and
3. City Council adopt the Urban Design Guidelines for Eglinton Avenue attached as Attachment 3 and direct City Planning staff to apply these guidelines to all new development applications in the study area through the Site Plan Control process.

Implementation Points

The recommendations of the Eglinton Connects Planning Study are being brought forth for implementation in two phases (each involving multiple parts). Phase 1 includes the measures City Council may take now to implement significant elements of the Plan, while Phase 2 contains implementation matters requiring further study or consultation.

Phase 1 measures include Official Plan Amendments, Council Resolutions and Zoning By-law Amendments to implement various elements of the Plan. A report on Phase 1 (Part 1) implementation measures, comprised of Official Plan Amendments and Council Resolutions, was adopted, as amended, by City Council at its July 2014 meeting. This report contains Phase 1 (Part 2) implementation measures and is comprised primarily of amendments to the City-wide Zoning By-law.

There are additional measures that would be required to complete the Eglinton Connects Planning Study and implement the Plan in its entirety. Most involve further work by staff in the City Planning Division and/or other Divisions, additional public input and internal consultation, and may result in further Official Plan Amendments, Zoning By-law Amendments and other measures over time. Staff will report to Council as the work proceeds.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

At its meeting of May 6-8, 2014, City Council considered the Final Directions Report for the Eglinton Connects Planning Study. City Council adopted 21 recommendations under the themes of Travelling, Greening and Building Eglinton, directed staff to undertake further consultation on implementation measures, and report back to the Planning and Growth Management Committee in June. The report and Council's direction are here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PG32.4>

The Final Directions Report on the Planning Study was considered together with reports on the "Eglinton Connects – Environmental Assessment Study" and the "Metrolinx Rapid Transit Program – Allocation of the Public Realm Amount". Both of these reports were also adopted by City Council. These reports and Council's direction are here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PW30.7>

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.EX41.2>

The Phase 1 (Part 1) Implementation Report for the Eglinton Connects Planning Study was considered by City Council at its meeting of July 8-9, 2014. City Council adopted an Official Plan Amendment that included changes to land use designations and various Site and Area Specific Policies regarding laneways and future development at three Focus Areas. City Council also adopted two resolutions regarding implementation of the Streetscape Plan and a *Special Study Areas* land use designation for the Maintenance and Storage Facility (MSF) lands. The report and Council's direction are here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PG34.1>

ISSUE BACKGROUND

City Planning staff began working on the Eglinton Connects Planning Study in January 2012. This comprehensive planning study examined the land use planning framework, built form, public realm and road configuration on Eglinton Avenue.

The study area included about 19 kilometres of Eglinton Avenue between Weston Road and Kennedy Subway Station, corresponding to the extent of the Eglinton Crosstown LRT. Contained in this study was an 11-kilometre section which was subject to an Environmental Assessment study. That study determined a new functional road layout and right-of-way configuration for Eglinton Avenue where the LRT will run underground. Also within the study area were six Focus Areas and two Mobility Hubs that could potentially support additional height and density, for which conceptual demonstration plans were prepared as part of the study (Attachment 1).

A vision for the intensification of Eglinton Avenue was developed in consultation with the community. The vision states that Eglinton will become Toronto's central east-west avenue – a green, beautiful linear space that supports residential living, employment, retail and public uses in a setting of community vibrancy. Its design will balance all forms of mobility and connect

neighbourhoods and natural valley systems to the larger City and the region. The vision resulted in the development of a public realm concept, which considered the treatment of connections, destinations and edges along the corridor.

The study resulted in a Plan with 21 recommendations, grouped under the themes of Travelling, Greening and Building Eglinton. The study also identified implementation mechanisms for each recommendation.

CONSULTATION

May 2014 Public Meetings

Three community meetings were held to consult residents, stakeholders and other interested parties on the Phase 1 implementation measures. The meetings included an open house, presentation by staff, and a question-and-answer session. The consultations allowed the public to review the proposed implementation measures, ask questions of staff, and provide comments for consideration.

The first meeting was held on May 12, 2014, at the Ontario Science Centre in the east-central section of the study area. The second meeting was held on May 15, 2014, at Beth Sholom Synagogue in the west-central part of the study area. A third meeting on May 22, 2014 was organized by Ward councillors at the west end of the study area. The first two meetings were each attended by approximately 150 people, while the third meeting in Mount Dennis was attended by 10 residents. A total of 17 comment sheets were submitted.

Comments Received

The majority of comments received from the public related to the 21 recommendations from the planning study previously adopted by City Council on May 6, 2014. A full analysis of these comments is provided in the June 2014 staff report.

Some members of the public expressed general concerns with the proposed height and scale of mid-rise development in the corridor, expressing a preference for lower-scale development. Concerns included the traffic impact to Eglinton Avenue and the local streets in the surrounding communities created by additional residents, as well as the impact on infrastructure and community services.

Some property owners advocated for an increase to height limits greater than mid-rise, particularly for properties adjacent to the Dufferin Focus Area and in the apartment neighbourhood between Bathurst Street and Chaplin Crescent (where no zoning changes are currently proposed).

No specific objections were received to the proposed Zoning By-law Amendments with respect to the proposed height limit or sidewalk zone setback requirements for the properties affected by this report.

COMMENTS

The implementation of several recommendations of the Eglinton Connects Planning Study requires amendments to City-wide Zoning By-law No. 569-2013.

The properties along Eglinton Avenue which are subject to this report are located in three pre-amalgamation municipalities: the former Cities of Toronto and York and the former Borough of East York. The zoning by-laws of these former municipalities are still in force, pending resolution of appeals of the new City-wide Zoning By-law No. 569-2013. As such, these by-laws may also require amendment to permit mid-rise development.

Due to the complexity of preparing study area-wide amendments to these former by-laws and the relatively short length of time they are expected to remain in force, this report does not make recommendations regarding their amendment to permit mid-rise development. In the event a property owner wishes to build a structure that complies with City-wide Zoning By-law No. 569-2013 (as amended) but not the former by-law, it will be necessary for that owner to submit an application for amendment or a minor variance to the former by-law, as the case may be, until these by-laws are repealed.

Existing Zoning Provisions

a. Land Use

In City-wide Zoning By-law No. 569-2013, the majority of properties fronting onto Eglinton Avenue are in the Commercial Residential zone category, which permits a broad range of commercial and residential land uses typical of main street commercial corridors. A significant number of properties are also currently in the Residential zone category, while a very limited number are in the Residential Apartment zone category.

b. Height Limits

Height limits are generally regulated by the Height overlay map in City-wide Zoning By-law No. 569-2013. Because the zoning along Eglinton Avenue is a consolidation of the zoning by-laws of the former municipalities through which the corridor runs, the existing height limits in the zoning by-law vary considerably for lots with similar characteristics. For example, height limits in the former City of Toronto are generally 16 metres, while height limits in the former City of York are generally 24 metres. In some cases, Eglinton Avenue was the boundary between two former municipalities, and the existing height limits are substantially different on one side of the street than the other.

In CR zones with a Policy Area 2 overlay (i.e. CR zones that correspond to an *Avenues* overlay in Map 2 of the Official Plan) the minimum height is 10.5 metres and 3 storeys.

c. Mid-Rise Performance Standards

Properties fronting Eglinton Avenue that have CR zoning are also typically subject to the performance standards set out in the Development Standard Set 2 (SS2) regulations. SS2 regulations include many (but not all) of the performance standards for mid-rise buildings that were developed through the Avenues & Mid-Rise Buildings Study and adopted by City Council in 2010. Mid-rise performance standards incorporated into SS2 regulations include: a maximum front setback of 3 metres for 75% of the frontage; a requirement for a 7.5-metre rear setback; a prohibition on penetrating a 45-degree angular plane from the rear property line; and, a maximum street wall height of 80% of the width of the street right-of-way. In addition, SS2 prohibits surface parking spaces in front of the building.

d. Parking Requirements

Parking standards are generally regulated by the Policy Area overlay map in City-wide Zoning By-law No. 569-2013. Policy Areas 1 to 4 correspond to the level of transit access provided. Parking requirements are generally lower in Policy Areas with better transit access. Where Eglinton Avenue is designated an *Avenue* in Map 2 of the Official Plan, the majority of properties are in the Policy Area 4 overlay, reflecting the surface transit service currently provided along the *Avenue*. Some areas near existing subway stations are in the Policy Area 3 overlay, reflecting the higher-order transit access available to those properties.

Application of Mid-Rise Building Performance Standards

The Eglinton Connects Planning Study recommended that mid-rise buildings should be the predominant form of development along Eglinton Avenue. The recommendations contained in this report propose amendments to City-wide Zoning By-law No. 569-2013 that would implement the mid-rise building performance standards along a significant portion of Eglinton Avenue, primarily between Keele Street and Duplex Avenue, and to a limited number of blocks east of Mount Pleasant Road. The proposed amendments relate to increased height limits, front setbacks to achieve sidewalk widths, pedestrian perception step-backs, ground-floor retail requirements, and reductions to minimum parking requirements as described below.

a. Changes to Height Limits

This report recommends increasing the height limit on the majority of properties in the centre and west end of the study area to permit the as-of-right development of mid-rise buildings. The proposed changes would apply to the majority of properties fronting onto Eglinton Avenue between Keele Street and Duplex Avenue that have a *Mixed-Use Areas* land use designation in the Official Plan. The proposed increases in height limit would also apply to a limited number of blocks east of Mount Pleasant Road.

The Eglinton Connects Planning Study developed a vision for a contextually sensitive intensification of Eglinton Avenue as a corridor that should have a predominantly mid-rise built form, punctuated by tall buildings at key focus areas. The study recommended that mid-rise

buildings should be permitted as-of-right to encourage this built form by eliminating the need for the submission of rezoning applications.

In 2010, City Council adopted performance standards for mid-rise buildings following the completion of the Avenues & Mid-Rise Buildings Study. A key performance standard is the 1:1 relationship between the height of the building and the width of the right-of-way on which it is situated. This relationship has in many ways become the defining characteristic of mid-rise buildings and means they can be no taller than the width of the right-of-way. There are other performance standards that limit the height and bulk of mid-rise buildings, including maximum street wall heights, pedestrian perception step-backs, rear setbacks, and angular planes.

In areas where zoning for mid-rise buildings is recommended, the planned right-of-way width along Eglinton Avenue is generally 27 metres (identified in Map 3 of the Official Plan). This means that a mid-rise building on Eglinton Avenue could have a maximum height of 27 metres, which is 8 to 9 storeys. However, the performance standards, including angular planes, and lot characteristics often constrain the height that a building on a particular property could achieve. For a right-of-way width of 27 metres, a lot depth of 41 metres is required to achieve the full 27-metre height. For properties that are shallower than 41 metres, the setbacks and angular planes would not allow the building to achieve a height of 27 metres.

The height limits recommended in this report reflect the maximum height the performance standards and lot characteristics allow. The proposed heights have been rounded down to account for full storeys, assuming typical floor-to-ceiling heights of 4.5 metres for the ground floor and 3 metres for upper storeys, and the ability to achieve a reasonable floor plate depth for the uppermost storey. The exact height limits that would apply on each block are listed in the Exceptions in Attachment 2.

Where the height limit in the existing zoning by-law exceeds the height that is achievable under the mid-rise performance standards, the existing height limit will not be changed. However, the effective building height that could be achieved on these properties would still be limited by the performance standards for front and rear angular planes that would continue to apply to these sites. It is recommended that density limits be removed for the properties subject to these amendments. Building envelopes would be controlled by height, setback and angular plane regulations.

Concerns have been expressed throughout the study that increasing as-of-right height limits would reduce potential Section 37 benefits for community facilities and improvements in the study area. The increases in height proposed in this report are minimal over the heights permitted by the existing zoning, providing them as-of-right will therefore result in no significant loss of potential Section 37 benefits. Providing as-of-right zoning, however, is anticipated to shorten the approval process and encourage the development of mid-rise buildings.

Some members of the public also indicated concern that increasing heights would add to traffic congestion along Eglinton and intersecting streets. As part of the Eglinton Connects Planning Study an Environmental Assessment (EA) was conducted for the portion of Eglinton that is the subject of this report (see link above). That EA examined the impact of all of the Travelling,

Greening and Building recommendations of the Eglinton Connects report, including intensification, on traffic.

b. Building Setbacks to Achieve Minimum Sidewalk Zone

This report recommends amending the setback regulations for certain properties fronting onto Eglinton Avenue to achieve minimum sidewalk dimensions shown in the new Eglinton road layout and streetscape plan developed as part of the Eglinton Connects Planning Study. The setback dimensions that would apply to each block, if any, are listed in the Exceptions in Attachment 2.

The Eglinton Connects Planning Study recommendations included adopting a "complete streets" approach to redesigning the street, and providing wider sidewalks along Eglinton Avenue to improve the pedestrian environment. The performance standards for mid-rise buildings require a minimum sidewalk zone width of 4.8 metres for *Avenues* that have a right-of-way width less than 30 metres. The sidewalk zone includes all elements required in the boulevard, including the pedestrian clearway, street furniture zone, tree planting zone, and marketing areas and patio space for businesses. The study confirmed that a minimum sidewalk zone of 4.8 metres is appropriate on each side of Eglinton Avenue, except at LRT station areas where wider pedestrian circulation areas in the form of corner plazas and other amenities are anticipated.

The Eglinton Connects Environmental Assessment determined the preferred road layout and right-of-way configuration where the Eglinton Crosstown LRT runs underground. In segments where five traffic lanes (for example, sections with left-turn lanes) are required, it is not possible to accommodate a 4.8-metre sidewalk zone within the 27-metre public right-of-way. In these areas, which include approaches to major intersections and segments of Eglinton Avenue where a reserved bus lane must be maintained (from Marlee Avenue to Eglinton West Subway Station), the maximum sidewalk zone that can be achieved is generally 3.4 metres. A typical building setback of 1.4 metres on the blocks fronting these segments would allow the sidewalk zone to be widened to 4.8 metres.

The majority of blocks along Eglinton Avenue will not require a setback to achieve the minimum 4.8-metre sidewalk zone width. In these areas, Eglinton Avenue has a future cross-section that includes four traffic lanes and separated bicycle lanes, leaving enough space within the planned right-of-way width to accommodate sidewalks zones greater than 4.8 metres in width. These blocks are recommended to have a minimum building setback of 0 metres and maximum setback of 0.5 metres in the zoning by-law. The 0.5-metre range for the front setback requirement is intended to provide some flexibility about where the front wall of the building must be located, in case there are constraints present on the site.

On the 22 blocks where sidewalk zone building setbacks are being recommended, the required minimum setback is generally 1.4 metres (1.9 metres maximum), but this varies in some places across the corridor. Blocks that have wider traffic lanes to accommodate buses, and blocks where the road is not centred in the right-of-way, will require larger setbacks to accommodate the full sidewalk zone. For example, the block east of Keele Street will require a 2.5-metre

minimum setback (2.9 metres maximum) on the south side because the roadway is offset from the centreline. All required setbacks will be applied to the total height of the building (i.e. not only to the ground floor).

Because the setbacks are intended to form part of the sidewalk zone and accommodate pedestrian movement, all setbacks will be required to be publicly accessible. Property owners should not be permitted to place obstructions within the setback zone, such as planters, railings, fences, patios, etc. This will be accomplished by obtaining appropriate agreements with landowners, such as those permitted by Section 37 or 45(9) of the *Planning Act*, as a condition of approval for redevelopment of the property.

c. Pedestrian Perception/Character Area Step-back

This report recommends including a pedestrian perception step-back requirement in the zoning by-law, which would require the front façade of new buildings to step back an additional 1.5 metres from the front property line or front setback line above the fourth storey (i.e. above a height of 13.5 metres).

The Avenues & Mid-Rise Buildings Study recommended the introduction of pedestrian perception step-backs to the front façade of buildings taller than 23 metres. The intent was to mitigate the perception of height from the sidewalk and create a comfortable scale for pedestrians. The study did not prescribe the height at which a step-back should occur. The minimum step-back dimension was recommended at 1.5 metres.

The Eglinton Connects study noted that the predominant character of Eglinton Avenue today consists of two to three-storey buildings. This building form represents the "DNA" of Eglinton Avenue, which should be respected and acknowledged by new development that will co-exist with the current building stock. Although new development permitted along Eglinton Avenue will be taller than the existing buildings, a pedestrian perception step-back above the fourth storey will provide a more appropriate transition in height at the street edge. The step-back will respect the scale of existing buildings while establishing a comfortable new context over time.

Staff examined the appropriate height for this step-back with specific reference to the built form context planned for Eglinton Avenue. With maximum building heights at 27 metres and an angular plane beginning above the sixth storey, it was determined that an articulation at the fourth storey was appropriate. This will allow buildings to maintain a consistent street wall height that provides an urban presence on the street, but does not overwhelm the pedestrian experience on the sidewalk. It provides an appropriately proportioned massing of the base and mid-section of the building, ensuring that the base appears taller than the mid-section and the top. It also eliminates the possibility of six-storey sheer walls without any façade articulation adjacent to the sidewalk.

The zoning requirement for the step-back will be reinforced with Urban Design Guidelines that elaborate on the appropriate treatment of this four-storey datum line (Attachment 3). The guidelines speak to appropriate treatments for façade articulation, variation and continuity in

materiality, the physical demarcation of the cornice line, and views to heritage resources. This zoning provision replaces the generic mid-rise building performance standard (4B) for new development on Eglinton Avenue.

d. Ground-Floor Retail Requirements

This report recommends zoning amendments that would require retail uses on the ground floor of new development on certain segments of Eglinton Avenue, primarily in an area from west of Dufferin Street to Bathurst Street, and Chaplin Crescent to Oriole Parkway. Areas where the ground-floor retail requirement would apply are listed in the Exceptions in Attachment 2.

The Avenues & Mid-Rise Buildings Study included a retail study that identified segments of *Avenues* where retail uses should be required on the ground floor. The study included several criteria to determine where retail should be required, including the continuity of an existing retail corridor, the extent of the *Avenue* segment, access and transportation to retail (transit and parking), the retail composition in existing segments (the number and type of businesses, vacancy rates and store sizes), the presence of Business Improvement Areas, market demand to support retail within walking distance, and areas that have specialized retail functions. The retail study identified the segments of Eglinton Avenue noted above as areas that should have a ground-floor retail requirement.

The Eglinton Connects study determined other areas of the corridor that should also have a ground-floor retail requirement, in addition to the areas in the above noted in the retail study. A significant segment from Keele Street to Dufferin Street was recommended for a retail requirement, as well as shorter segments around Mount Pleasant Road, Bayview Avenue and Laird Drive. This report does not recommend amending the zoning by-law to include a ground-floor retail requirement in these additional areas at this time, as a full market analysis regarding the viability of retail in these additional areas has not been undertaken.

Retail uses are still permitted and encouraged on the ground floor of mid-rise buildings in areas where the retail requirement does not apply. The zoning by-law contains incentives for owners to provide ground-floor retail. Buildings that do not provide ground floor retail uses must be set back an additional 4.5 metres from the street under performance standards included in the SS2 regulations. The loss of gross floor area for upper-storey residential uses caused by this regulation ensures that owners will seriously consider the provision of ground-floor retail, but provides the necessary flexibility where a viable market for retail development may not exist.

For detailed recommendations on the height of ground-floor retail spaces, reference should be made to the Urban Design Guidelines in Attachment 3.

Changes to Zone Categories

This report recommends changing the zone category for a limited number of properties that front onto Eglinton Avenue from the Residential to the Commercial Residential zone category, including the associated SS2 performance standards for mid-rise buildings (see Attachment 2).

The properties affected by this proposed change are located on the south side of Eglinton Avenue between Caledonia Road and Harvie Avenue (excluding the Prospect Cemetery lands), and between Mount Pleasant Road and Forman Avenue (excluding the existing townhouse development at the southeast corner of Taunton Road and Eglinton Avenue East). The proposed zone category changes are shown in the maps in Attachment 2.

In July 2014, City Council adopted amendments to the Official Plan land use designation for certain properties along Eglinton Avenue from *Neighbourhoods* to *Mixed Use Areas* to encourage and facilitate lot consolidation and the redevelopment of these properties into mid-rise, mixed-use buildings. The proposed zone categories are consistent with the new land use designations.

This report also recommends changing the zone category of certain lands east and west of Allen Road from Utility and Transportation to Commercial Residential. This change would allow the redevelopment of two former commuter parking lots with mid-rise buildings with integrated station entrances at grade.

Although changes to Official Plan land use designations were also adopted for lands not fronting Eglinton Avenue, including the pilot Neighbourhood Transition Area properties, this report does not recommend any zone category changes for these properties at this time. To develop mixed-use buildings on these lands, owners would be required to submit rezoning or minor variance applications to change the zone category from Residential to Commercial Residential. The development proposals for these sites would then be considered on their merits on a case-by-case basis.

Changes to Parking Standards

This report recommends reducing parking requirements for some land uses on Eglinton Avenue by amending the Policy Areas overlay map in City-wide Zoning By-law No. 569-2013, which regulates the parking requirements for new development.

Properties fronting onto Eglinton Avenue between Weston Road and Kennedy Road should be transferred from the Policy Area 4 overlay district to the Policy Area 3 overlay district in the Zoning By-law to reflect the higher-order transit that will be available along the *Avenue* in the future. This change would provide a small reduction in parking requirements for new development in the corridor, primarily for dwelling units in rental and condominium apartment buildings.

Exemption from Certain Zoning Requirements for Metrolinx

Metrolinx will be constructing several main and secondary entrances for the LRT. Matters related to heights, setbacks, open space, landscaping, vehicle and bicycle parking, retail space and other design criteria for LRT facilities, including station entrances, have been negotiated with Metrolinx through a design process over the past two years. Metrolinx has incorporated these requirements into the bid documents (including Metrolinx's Design Excellence standards)

for the Eglinton Crosstown LRT. Each bidder's designs for the buildings associated with the LRT are required to be compliant with Metrolinx's specifications, otherwise the bid will not be accepted.

With regards to height, all Metrolinx buildings will be required to achieve a minimum height of 4.5, 7.5 or 10.5 metres (equivalent to one, two or three storeys), depending on their significance to the public realm and the existing built-form context.

In the fall of 2014, Metrolinx will issue a Request for Proposals for integrated development at certain LRT station sites. The specific station entrances at which development may occur is difficult to anticipate prior to the conclusion of the RFP process, as it is highly dependent on the market conditions across the corridor and the technical and financial feasibility of construction at specific sites. However, Metrolinx will design all entrance buildings having regard to potential future development.

The City-wide Zoning By-law No. 569-2013 requires a minimum height for many of these site of 10.5 metres and three storeys. Until integrated development occurs, some station buildings are unlikely to achieve a height of 10.5 metres and will only be one storey high. Due to this uncertainty about the timing of development at station sites and the technical issues posed by the complex transit infrastructure below the entrance buildings (escalators, concourses, etc.), Metrolinx requires relief from the current minimum height requirements (where this exists). Relief will also be provided to Metrolinx on use permissions and setback requirements, which are set out in the tender documents.

Maximum heights for these lands will still apply, either through this proposed By-law or through existing By-laws.

As mentioned above, the zoning by-laws of three of the pre-amalgamation municipalities are still in force, pending resolution of appeals of the City-wide Zoning By-law No. 569-2013. Amendments to these three by-laws for Metrolinx properties are proposed in this report (Attachment 2) to provide consistency with the relief provided in the amendments to City-wide Zoning By-law No. 569-2013.

Areas Excluded from Zoning Changes

There are certain areas of the corridor where zoning changes are currently not proposed, even where mid-rise buildings would be appropriate. These areas include the Focus Areas and Mobility Hubs, properties not fronting onto Eglinton Avenue, recent townhouse development and properties for which a development application has been submitted and is currently under review.

a. Focus Areas and Mobility Hubs

At its meeting of July 2014, City Council adopted Site and Area Specific Official Plan Policies to guide the development of three Focus Areas (Bayview, Dufferin and West Side Mall). No zoning changes are proposed at this time for the Focus Areas, but updated land use permissions

may be considered through the use of the Development Permit System in Phase 2. In the interim, development applications received for properties within these Focus Areas will be considered in the context of the Site and Area Specific Policies adopted by City Council, and will require individual applications for zoning by-law amendments.

The remaining Focus Areas (Laird, Don Mills and The Golden Mile) and Mobility Hubs (Mount Dennis and Kennedy) require additional studies and public consultation as part of the Phase 2 work program before Official Plan policies and by-laws guiding future development in these areas can be finalized (see below).

b. Properties Subject to Current Development Applications

This report also excludes any properties subject to development applications currently in progress. Current development applications will be evaluated against the planning policies and regulations currently in place.

The properties excluded from the recommendations for this purpose include:

- 90 Eglinton Avenue West
- 416-418 Eglinton Avenue West
- 875 Eglinton Avenue West
- 927A Eglinton Avenue West
- 1603, 1607 Eglinton Avenue West
- 2270 Eglinton Avenue West

Urban Design Guidelines

The zoning amendments recommended in this report will establish a basic framework for the development of appropriate mid-rise buildings along Eglinton Avenue. Through the course of the study and consultations, it became apparent that there are additional guidelines and performance standards that should apply to new development on Eglinton Avenue. Many of these design measures are qualitative in nature or they require flexibility and discretion in implementation, which makes them difficult to codify through zoning regulations. Urban Design Guidelines have been drafted to address these issues (Attachment 3).

Primarily, the Guidelines are intended to implement public realm concept plan elements including the creation of corner plazas at major intersections and to ensure that buildings create a consistent street edge condition. The Guidelines discourage buildings facing open spaces such as parks and transit plazas from having blank walls, and discourage gaps between buildings or ensure that such gaps are concealed.

The Guidelines speak to the appropriate articulation of the building façade, including the consistency and architectural detailing of cornice lines, and the materiality applied to building façades above and below step-backs.

With respect to ground-floor retail, the Guidelines encourage the development of a fine-grained rhythm of retail frontages facing the street, and ensure that retail entrances are oriented to the sidewalk, and provide weather protection for the sidewalk.

In response to concerns expressed by residents about safety in laneways, a Guideline is included on the appropriate design of building façades that face laneways.

The Urban Design Guidelines are specific to Eglinton Avenue, and are also intended to supplement the performance standards for mid-rise buildings adopted by City Council in 2010, where applicable. The Guidelines are also intended to complement Metrolinx's Design Excellence principles with respect to development of station buildings and other LRT-related facilities. All Guidelines would be applied through site plan control in consultation with applicants and/or Metrolinx, as appropriate.

Eglinton Connects Phase 2 Work Programme

Some of the recommendations contained in the Eglinton Connects Planning Study will be implemented over the longer term. These matters require further study and consideration before the implementation of policies and regulations can be recommended.

City Planning's work program for 2015-2016 currently contains commitments for a more detailed study of the Laird Focus Area, and a scoping exercise for a future Secondary Plan Study for the Golden Mile Focus Area.

Should a Development Permit System (DPS) By-law be adopted by City Council, more specific development regulations could be prepared as part of DPS By-laws for the West Side, Dufferin, and Bayview Focus Areas, if these areas are found suitable for regulation by DPS.

Metrolinx will continue to work with the City on studies related to the Mount Dennis and Kennedy Mobility Hubs. City Planning staff will monitor the status of these studies and will review appropriate implementation steps as necessary.

Other Phase 2 work such as a financial strategy, a building typology investigation of the five 'Special Station Sites', a public art program, targeted employment policies and an approach to monitoring, will be considered in the context of the City Planning's broader work program to determine future approach and timing.

CONCLUSION

The implementation of the Eglinton Connects recommendations through the adoption of various amendments to City-wide Zoning By-law No. 569-2013 and the Urban Design Guidelines proposed in this report will improve the quality of new development and the public realm for current and future residents of the corridor.

CONTACT

Lorna Day
Manager, Eglinton Connects Planning Study
Tel. No. 416-392-2691
Fax No. 416-392-3821
E-mail: lday@toronto.ca

SIGNATURE

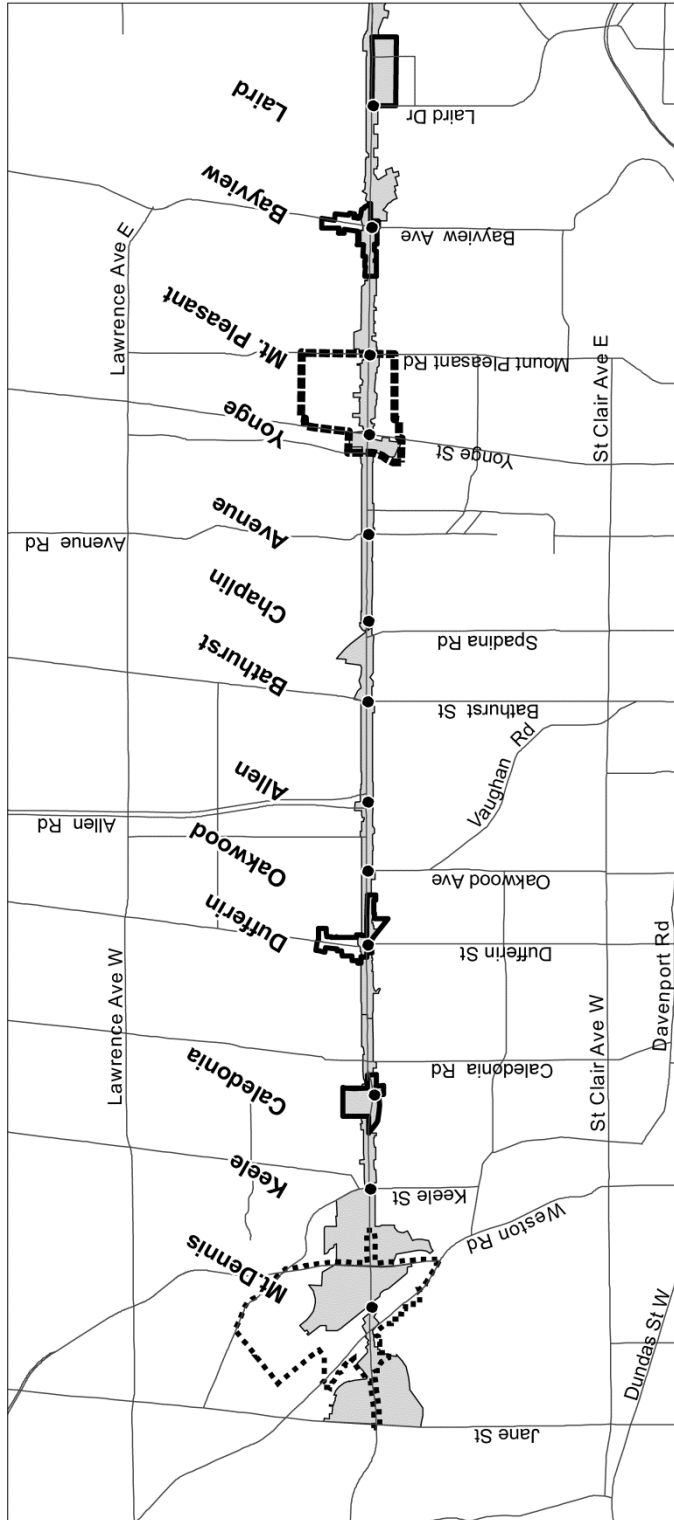
Jennifer Keesmaat, MES, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment 1: Study Area Map
Attachment 2: Draft Amendments to City-wide Zoning By-law No. 569-2013
Attachment 3: Eglinton Connects Urban Design Guidelines

[P:\2014\Cluster B\PLN\pgmc\pg14083]

Attachment 1: Study Area Map

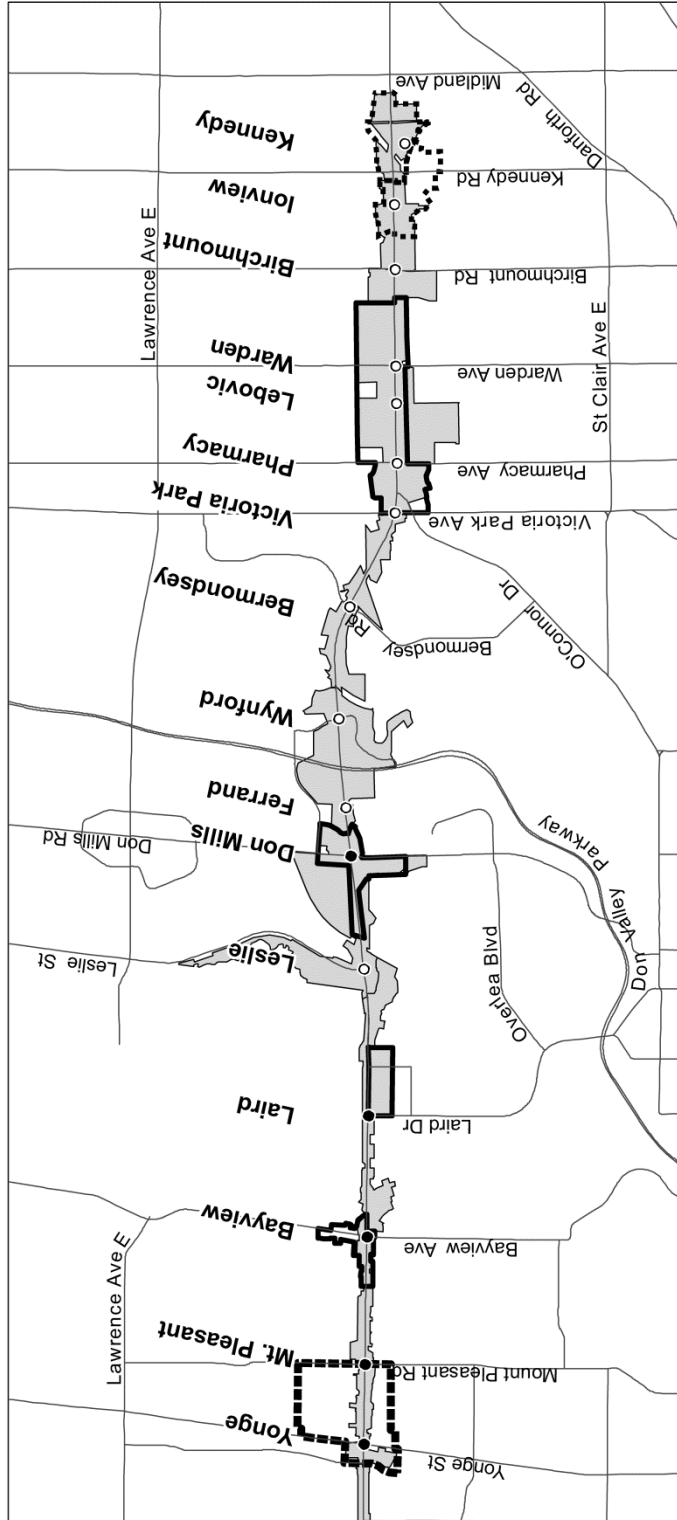


TORONTO City Planning
Attachment 1-1 Study Area

File # 12 141479 SPS 00 0Z



- Underground Stations
- At Grade Stops
- ▭ Focus Area
- ▭ Mobility Hub Study Area
- ▭ Yonge - Eglinton Centre Boundary
- ▭ Parcels fronting Eglinton



Eglinton Connects Planning Study

Toronto City Planning Attachment 1-2 Study Area

File # 12 141479 SPS 00 0Z

Not to Scale
03/13/2013

- Underground Stations
- At Grade Stops
- ▭ Focus Area
- ▭ Mobility Hub Study Area
- ▭ Yonge - Eglinton Centre Boundary
- ▭ Parcels fronting Eglinton

Attachment 2: Draft Amendments to Zoning By-law No. 569-2013

Authority: Planning and Growth Management Committee Item ##, as adopted by City of Toronto Council on ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~ - 2014

To amend the Zoning By-law No. 569-2013, as amended, with respect to certain lands abutting Eglinton Avenue West and Eglinton Avenue East between Jane Street and Kennedy Road.

Whereas Council of the City of Toronto has the authority to pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*.

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagrams '1' to '21' inclusive, attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label for each of the lands outlined by heavy black lines as shown on Diagrams '1' to '9', inclusive, attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by:
 - a) adding each of the lands outlined by heavy black lines on Diagrams '10' and '11', to the Zoning By-law Map in Section 990.10; and
 - b) adding the zone labels to each of the lands outlined by heavy lines as shown on Diagrams '10' and '11'.
5. Zoning By-law No. 569-2013, as amended, is further amended by:
 - a) adding each of the lands outlined by heavy black lines on Diagrams '12' and '13' to the Height Overlay Map in Section 995.20.1; and

b) adding the height and storey label to each of the lands as shown on Diagrams '12' and '13'.

6. Zoning By-law No. 569-2013, as amended, is further amended by:
- a) adding each of the lands outlined by heavy black lines on Diagrams '12' and '13' to the Lot Coverage Overlay Map in Section 995.30.1;
 - b) adding each of the lands outlined by heavy black lines on Diagrams '12' and '13' to the Rooming House Overlay Map in Section 995.40.1; and
 - c) adding each of the lands outlined by heavy black lines on Diagrams '12' and '13' to the Policy Areas Overlay Map in Section 995.10.1.
7. Zoning By-law No. 569-2013, as amended, is further amended by amending the Policy Areas Overlay Map in Section 995.10.1 for each of the lands outlined by heavy black lines on Diagrams '14' to '21', inclusive, by amending the Policy Area label as shown on Diagrams '14' to '21', inclusive.
8. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception Number 2621 as follows:

(2621) Exception CR 2621

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0 metres and 0.5 metres from **the front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from **the front lot line**;

(B) any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest storey of the **building** located below that point; and

Prevailing By-laws and Prevailing Sections:

(A) Section 16(138) of the former City of York by-law 1-83.

9. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception Number 2622 as follows:

(2622) Exception CR 2622

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the maximum height of a **building** or **structure** is 25.5 metres;

(B) at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 2.3 metres and 2.8 metres from **the front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 2.3 metres and 7.8 metres from the **front lot line**; and

(C) any part of a **building** located above the point, measured at 13.5 metres above the at least 1.5 metres from the **building setback** of the highest storey of the **building** located below that point.

Prevailing By-laws and Prevailing Sections: (None Apply)

10. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception Number 2623 as follows:

(2623) Exception CR 2623

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the maximum height of a **building** or **structure** is 25.5 metres;

(B) at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0 metres and 0.5 metres from **the front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from **the front lot line**;

(C) any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest storey of the **building** located below that point; and

(E) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 of former City of Toronto By-law 438-86;

(B) Section 12(2) 119 of former City of Toronto By-law 438-86; and

(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

11. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception Number 2624 as follows:

(2624) Exception CR 2624

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the maximum height of a **building** or **structure** is 25.5 metres;

(B) at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.5 metres and 1.0 metres from **the front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.5 metres and 6.0 metres from the **front lot line**; and

(C) any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest storey of the **building** located below that point.

Prevailing By-laws and Prevailing Sections: (None Apply)

12. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception Number 2625 as follows:

(2625) Exception CR 2625

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the maximum height of a **building** or **structure** is 22.5 metres;

(B) at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0 metres and 0.5 metres from **the front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**;

(C) any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest storey of the **building** located below that point; and

(D) These **premises** must comply with Exception 900.11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 of former City of Toronto By-law 438-86;

(B) Section 12(2) 119 of former City of Toronto By-law 438-86;

(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86; and

(D) City of Toronto by-law 458-2005.

- 13.** Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception Number 2626 as follows:

(2626) Exception CR 2626

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the maximum height of a **building** or **structure** is 22.5 metres;

(B) at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0 metres and 0.5 metres from **the front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**;

(C) any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest storey of the **building** located below that point; and

(D) the first **storey** of the **building** may not be used for residential purposes, other than lobby access.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 of former City of Toronto By-law 438-86;

(B) Section 12(2) 119 of former City of Toronto By-law 438-86; and

(C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

14. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception Number 2627 as follows:

(2627) Exception CR 2627

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the maximum height of a **building** or **structure** is 22.5 metres;

(B) at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 1.9 metres from **the front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 6.9 metres from the **front lot line**;

(C) any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest storey of the **building** located below that point;

(D) the first **storey** of the **building** may not be used for residential purposes, other than lobby access; and

(E) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86;

(B) Section 12(2) 118 of former City of Toronto By-law 438-86;

(C) Section 12(2) 119 of former City of Toronto By-law 438-86;

(D) City of Toronto by-law 458-2005; and

(E) Section 12(1)348 of former City of Toronto By-law 438-86.

15. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception Number 2628 as follows:

(2628) Exception CR 2628

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the maximum height of a **building** or **structure** is 25.5 metres;

(B) at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.6 metres and 2.1 metres from **the front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.6 metres and 7.1 metres from the **front lot line**; and

(C) any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest storey of the **building** located below that point.

Prevailing By-laws and Prevailing Sections:

(A) Section 16(358), former City of York zoning by-law 1-83; and

(B) Section 16(220), former City of York zoning by-law 1-83.

16. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception Number 2629 as follows:

(2629) Exception CR 2629

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the maximum height of a **building** or **structure** is 25.5 metres;

(B) at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0 metres and 0.5 metres from **the front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**;

(C) any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest storey of the **building** located below that point;

(D) the first **storey** of the **building** may not be used for residential purposes, other than lobby access; and

(E) properties located at 253, 253 1/2, 257, 265 Eglinton Avenue West and 187, 189, 191 Highbourne Road must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Properties located at 253, 253 1/2, 257, 265 Eglinton Avenue West and 187, 189, 191 Highbourne Road;

(i) Section 12(2) 118 of former City of Toronto By-law 438-86;

(ii) Section 12(2) 119 of former City of Toronto By-law 438-86; and

(iii) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

17. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception Number 2630 as follows:

(2630) Exception CR 2630

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the maximum height of a **building** or **structure** is 25.5 metres;

(B) at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 1.9 metres from **the front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 6.9 metres from the **front lot line**;

(C) any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest storey of the **building** located below that point; and

(D) the first **storey** of the **building** may not be used for residential purposes, other than lobby access.

Prevailing By-laws and Prevailing Sections:

(A) Section 16(123), former City of York zoning by-law 1-83.

18. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception Number 2631 as follows:

(2631) Exception CR 2631

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the maximum height of a **building** or **structure** is 22.5 metres;
- (B) at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 0.5 metres from **the front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**;
- (C) any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest storey of the **building** located below that point;
- (D) the first **storey** of the **building** may not be used for residential purposes, other than lobby access;
- (E) These **premises** must comply with Exception 900 11.10(2); and
- (F) On the lands municipally known as 483-497 Eglinton Ave. W. in 1968, office is permitted in a six storey building that exists on the site; [TO: 438-86; 12 (1) 315].

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
 - (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
 - (C) Section 12(2) 118 of former City of Toronto By-law 438-86;
 - (D) Section 12(2) 119 of former City of Toronto By-law 438-86; and
 - (E) Section 12(1) 348 of former City of Toronto By-law 438-86.
19. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception Number 2632 as follows:

(2632) Exception CR 2632

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the maximum height of a **building** or **structure** is 19.5 metres;

(B) at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 1.9 metres from **the front lot line**, the remaining 25% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 6.9 metres from **the front lot line**;

(C) any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest storey of the **building** located below that point; and

(D) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

20. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception Number 2633 as follows:

(2633) Exception CR 2633

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the maximum height of a **building** or **structure** is 19.5 metres;

(B) at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 0.5 metres from **the front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**;

(C) any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-

back of at least 1.5 metres from the **building setback** of the highest storey of the **building** located below that point; and

(D) the minimum **lot frontage** for a **lawfully existing detached house** is 8.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

21. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception Number 2634 as follows:

(2634) Exception CR 2634

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the maximum height of a **building** or **structure** is 22.5 metres;

(B) at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 0.5 metres from **the front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**; and

(C) any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest storey of the **building** located below that point.

(D) the minimum **lot frontage** for a **lawfully existing detached house** is 8.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

22. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception Number 2635 as follows:

(2635) Exception CR 2635

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the maximum height of a **building** or **structure** is 25.5 metres;

(B) at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 1.9 metres from **the front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.5 metres and 6.9 metres from the **front lot line**;

(C) any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest storey of the **building** located below that point;

(D) The lands must comply with exception 900.2.10(7); and

(E) These **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 of former City of Toronto By-law 438-86;

(B) Section 12(2) 119 of former City of Toronto By-law 438-86;

(C) Section 12(2) 227 of former City of Toronto By-law 438-86;

(D) Section 12(2) 270(a) of former City of Toronto By-law 438-86;

(E) On 245 Eglinton Ave. E., former City of Toronto by-law 770-84; and

(F) Section 12(2) 63 of former City of Toronto By-law 438-86.

23. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception Number 2636 as follows:

(2636) Exception CR 2636

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the maximum height of a **building** or **structure** is 13.5 metres;

(B) at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 0.5 metres from **the front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**;

(C) any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest storey of the **building** located below that point; and

(D) the first **storey** of the **building** may not be used for residential purposes, other than lobby access.

Prevailing By-laws and Prevailing Sections: (None Apply)

24. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception Number 2637 as follows:

(2637) Exception CR 2637

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the maximum height of a **building** or **structure** is 25.5 metres;

(B) at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0 metres and 0.5 metres from **the front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**;

(C) any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest storey of the **building** located below that point;

(D) any addition or extension above the first storey of a lawfully existing detached house must comply with the minimum building setbacks required by this By-law; [TO: 438-86; 12 (2) 193];

(E) a lawfully existing detached house must comply with exception 900.2.10(7); and

(F) the minimum lot frontage for a lot with a detached house is 7.5 metres. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B'].

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 of former City of Toronto By-law 438-86;

(B) Section 12(2) 119 of former City of Toronto By-law 438-86; and

(C) On 595 Eglinton Ave. E., former City of Toronto by-law 96-0145.

25. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception Number 2638 as follows:

(2638) Exception CR 2638

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the maximum height of a **building** or **structure** is 25.5 metres;

(B) at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0 metres and 0.5 metres from **the front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**; and

(C) any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest storey of the located below that point .

Prevailing By-laws and Prevailing Sections:

(A) Dwelling units must comply with Section 7.2.1, former Town of Leaside zoning by law 1916.

26. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception Number 2639 as follows:

(2639) Exception CR 2639

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the maximum height of a **building** or **structure** is 22.5 metres;

(B) at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0 metres and 0.5 metres from **the front lot line**, and all of the

main wall of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**; and

(C) any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest storey of the **building** located below that point.

Prevailing By-laws and Prevailing Sections:

(A) Dwelling units must comply with Section 7.2.1, former Town of Leaside zoning by-law 1916; and

(B) Section 7.2.4.1, former Town of Leaside zoning by-law 1916.

27. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception Number 2640 as follows:

(2640) Exception CR 2640

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the maximum height of a **building** or **structure** is 25.5 metres;

(B) at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0 metres and 0.5 metres from **the front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**;

(C) any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest storey of the **building** located below that point; and

(D) dwelling units are only permitted above the first floor

Prevailing By-laws and Prevailing Sections: (None Apply)

28. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception Number 2641 as follows:

(2641) Exception CR 2641

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 1.9 metres from **the front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 6.9 metres from the **front lot line**;

(B) any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest storey of the **building** located below that point; and

(C) the first **storey** of the **building** may not be used for residential purposes, other than lobby access.

Prevailing By-laws and Prevailing Sections: (None Apply)

29. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception Number 2642 as follows:

Exception CR 2642

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the maximum height of a **building** or **structure** is 22.5 metres;

(B) at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 1.9 metres from **the front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 6.9 metres from the **front lot line**;

(C) any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest storey of the **building** located below that point; and

(D) the minimum **lot frontage** for a **lawfully existing detached house** is 8.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

30. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception Number 2643 as follows:

(2643) Exception CR 2643

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 0.5 metres from **the front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**;

(B) any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest storey of the **building** located below that point; and

(C) the first **storey** of the **building** may not be used for residential purposes, other than lobby access.

Prevailing By-laws and Prevailing Sections: (None Apply)

31. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception Number 2644 as follows:

(2644) Exception CR 2644

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the maximum height of a **building** or **structure** is 25.5 metres;

(B) at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 0.5 metres from **the front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**;

(C) any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest storey of the **building** located below that point;

(D) 795 Eglinton Avenue East must comply with the following:

- (i) A **mixed use building** is permitted;
- (ii) The maximum **lot coverage** is 40%;
- (iii) The maximum number of **dwelling units** is 88 and the maximum number of extended care beds is 45;
- (iv) The maximum height of a **building** is **7 storeys**;
- (v) The maximum **gross floor area** of commercial and professional office is 794 square metres;
- (vi) The minimum **building setbacks** are as follows:
 - (a) **front yard** is 1.5 metres;
 - (b) the westerly **side yard** is 6.5 metres;
 - (c) the easterly **side yard** is 1.5 metres; and
 - (d) the **rear yard** is 13.7 metres; and
- (vii) The minimum number of **parking spaces** is as follows:
 - (a) apartment **dwelling unit** is 1.25 **parking spaces** per dwelling unit;
 - (b) apartment **dwelling unit** occupied by senior citizens is 1 parking space for each 4 dwelling units;
 - (c) 1 **parking space** for each 47.5 square metres of office floor area; and
 - (d) 1 **parking space** for each 19 square metres of commercial floor area.

Prevailing By-laws and Prevailing Sections: (None Apply)

32. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception Number 2645 as follows:

(2645) Exception CR 2645

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the maximum height of a **building** or **structure** is 25.5 metres;

(B) at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 1.9 metres from **the front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 6.9 metres from the **front lot line**; and

(C) any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest storey of the **building** located below that point.

Prevailing By-laws and Prevailing Sections:

(A) Section 16(338), former City of York zoning by-law 1-83.

33. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception Number 2646 as follows:

(2646) Exception CR 2646

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the maximum height of a **building** or **structure** is 25.5 metres;

(B) at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0 metres and 0.5 metres from **the front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**;

(C) any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest storey of the **building** located below that point; and

(D) the minimum **lot frontage** for a **lawfully existing detached house** is 8.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

34. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception Number 2647 as follows:

(2647) Exception CR 2647

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the maximum height of a **building** or **structure** is 25.5 metres;

(B) at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 1.9 metres from **the front lot line**, and all of the

main wall of the **building** facing a **lot line** abutting Eglinton Avenue must be between 1.4 metres and 6.9 metres from the **front lot line**;

(C) any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest storey of the **building** located below that point;

(D) the first **storey** of the **building** may not be used for residential purposes, other than lobby access; and

(E) these **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 of former City of Toronto By-law 438-86;

(B) Section 12(2) 119 of former City of Toronto By-law 438-86; and

(C) Section 12(2) 270(a) of former City of Toronto By-law 438-8.

35. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10, Exception Number 2648 as follows:

(2648) Exception CR 2648

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) the maximum height of a **building** or **structure** is 19.5 metres;

(B) at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 0.5 metres from **the front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from the **front lot line**;

(C) any part of a **building** located above the point, measured at 13.5 metres above the average elevation of the grade of the **lot line** abutting Eglinton Avenue, must have a step-back of at least 1.5 metres from the **building setback** of the highest storey of the **building** located below that point;

(D) the first **storey** of the **building** may not be used for residential purposes, other than lobby access; and

(E) these **premises** must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 438-86;

(B) Section 12(2) 118 of former City of Toronto By-law 438-86; and

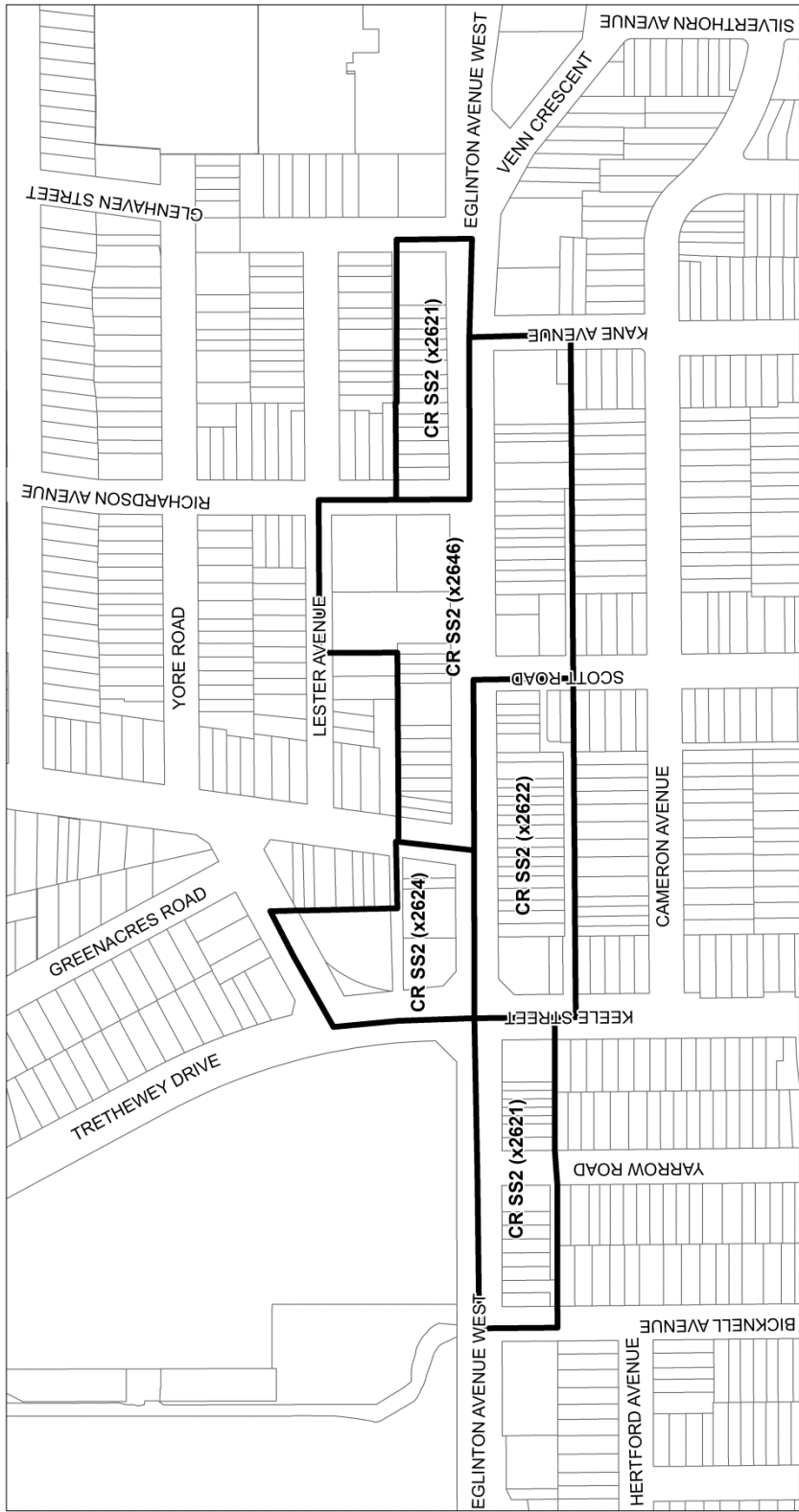
(C) Section 12(2) 119 of former City of Toronto By-law 438-86.

Enacted and passed on **(clerk to insert date)**, 2014.

Name,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



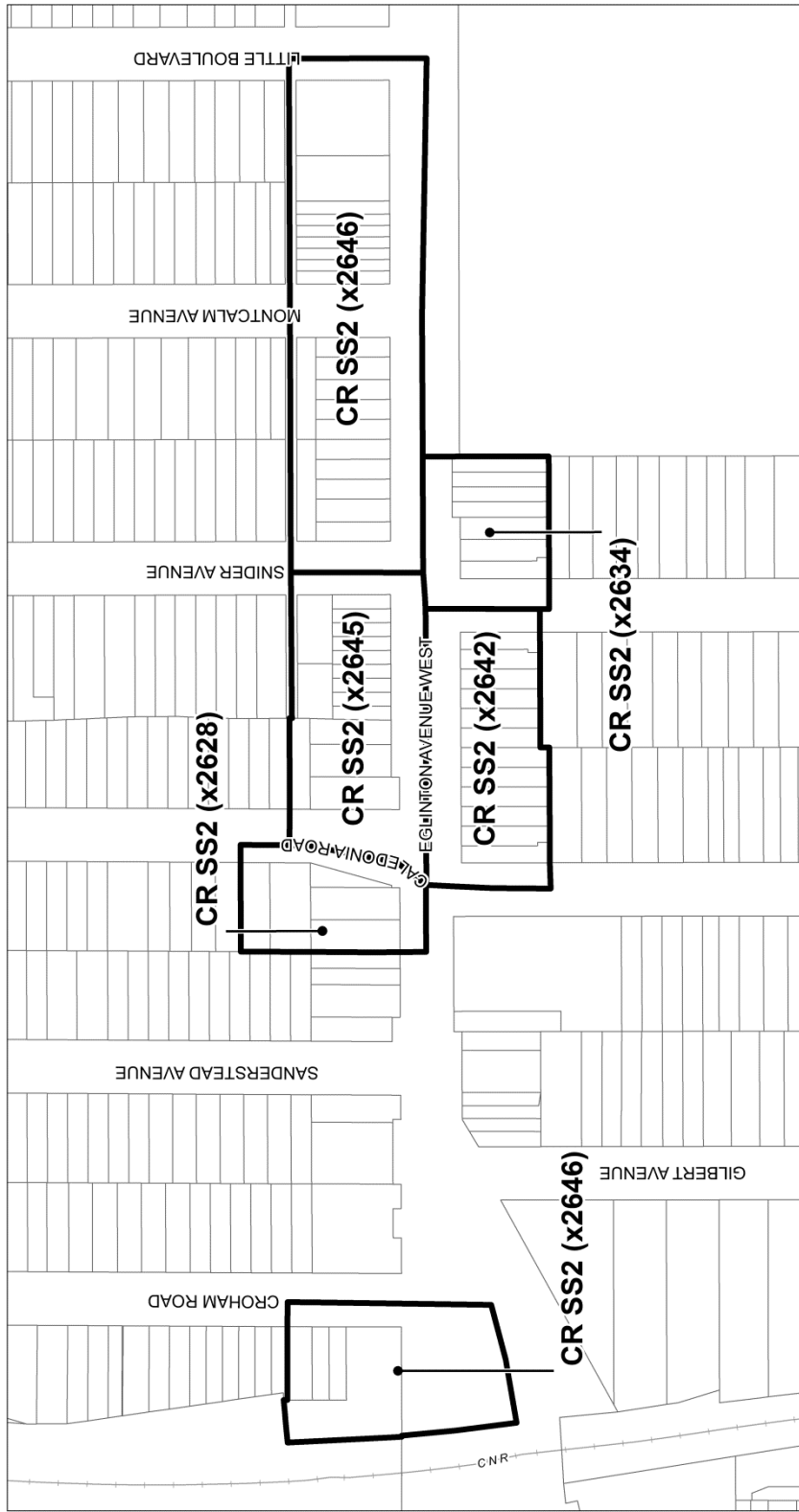
Eglinton Connects Planning Study

Diagram '1' - Zoning Amendments

File # 12 141479 SPS 00 0Z



City of Toronto By-Law 569-2013
 Not to Scale
 7/23/2014



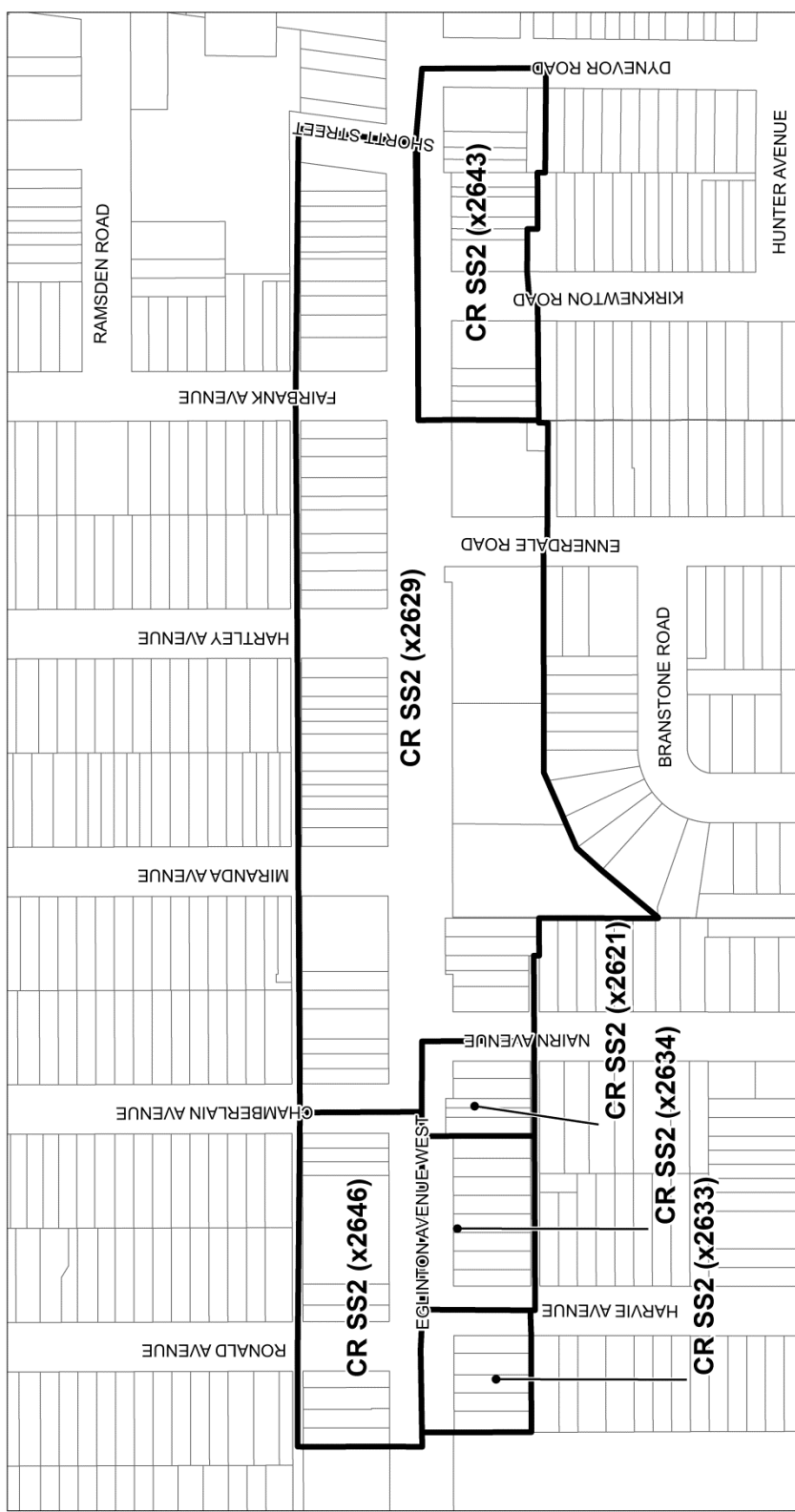
Eglinton Connects Planning Study

Diagram '2' - Zoning Amendments

File # 12 141479 SPS 00 0Z



City of Toronto By-Law 569-2013
 Not to Scale
 7/23/2014



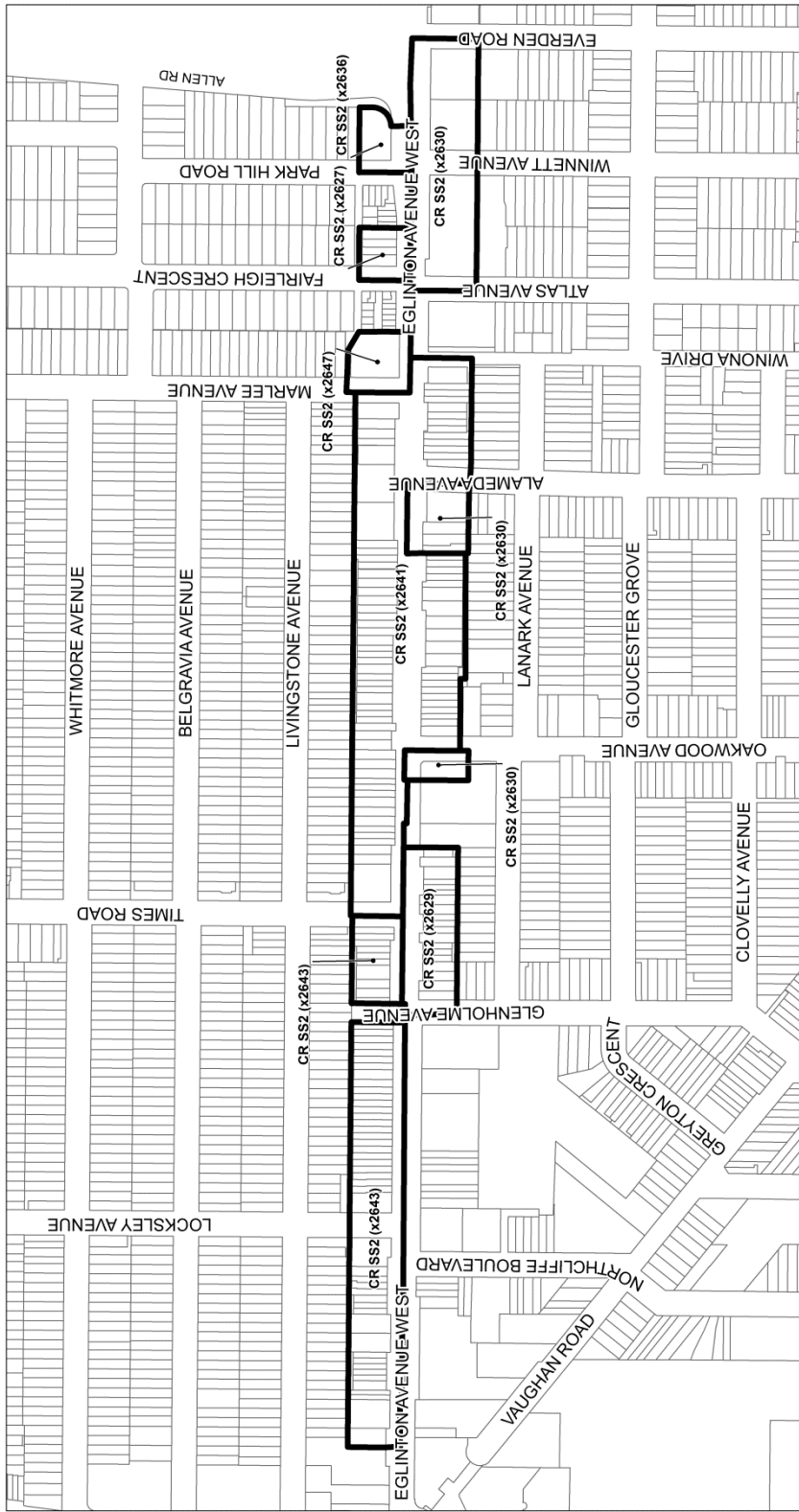
Eglinton Connects Planning Study

Diagram '3' - Zoning Amendments

File # 12 141479 SPS 00 0Z



City of Toronto By-Law 569-2013
 Not to Scale
 7/23/2014



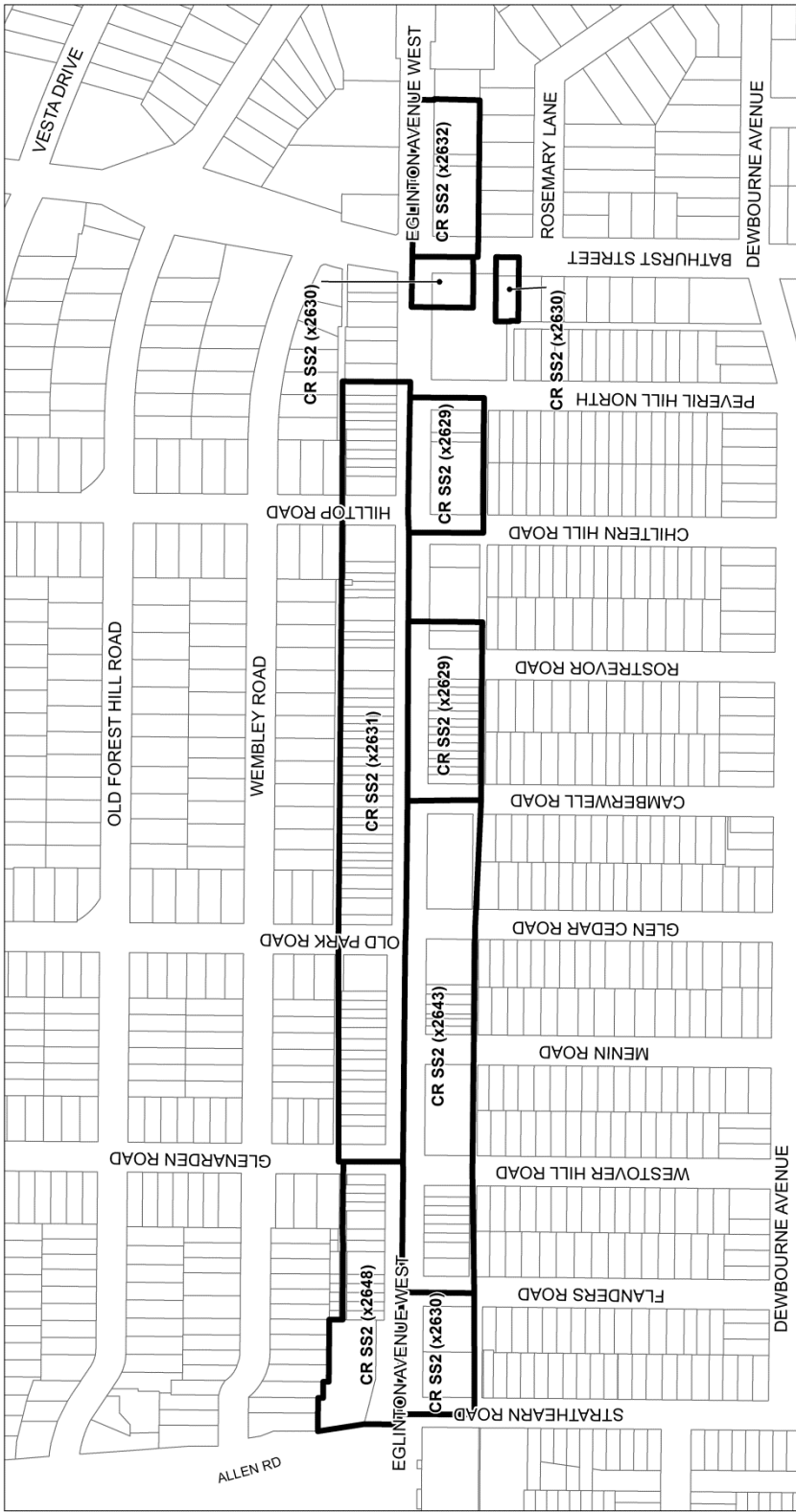
Eglinton Connects Planning Study

Diagram '4' - Zoning Amendments

File # 12 141479 SPS 00 0Z



City of Toronto By-Law 569-2013
 Not to Scale
 7/23/2014



Eglinton Connects Planning Study

Diagram '5' - Zoning Amendments

File # 12 141479 SPS 00 0Z



City of Toronto By-Law 569-2013
 Not to Scale
 7/23/2014



Eglinton Connects Planning Study

Diagram '6' - Zoning Amendments

File # 12 141479 SPS 00 0Z



City of Toronto By-Law 569-2013
 Not to Scale
 7/23/2014



Eglinton Connects Planning Study

Diagram '7' - Zoning Amendments

File # 12 141479 SPS 00 0Z



City of Toronto By-Law 569-2013
 Not to Scale
 7/23/2014



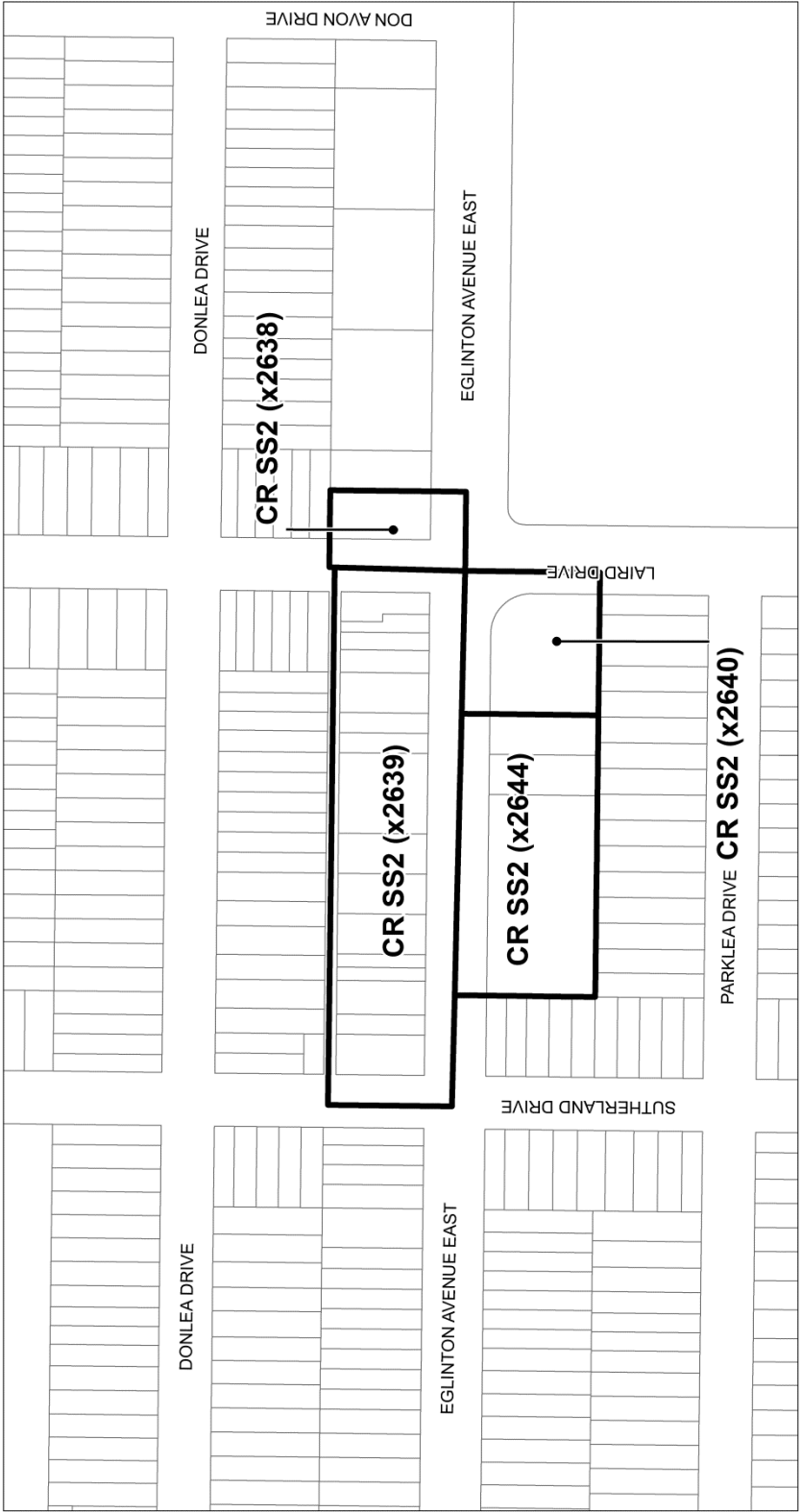
Eglinton Connects Planning Study

Diagram '8' - Zoning Amendments

File # 12 141479 SPS 00 0Z



City of Toronto By-Law 569-2013
 Not to Scale
 7/23/2014



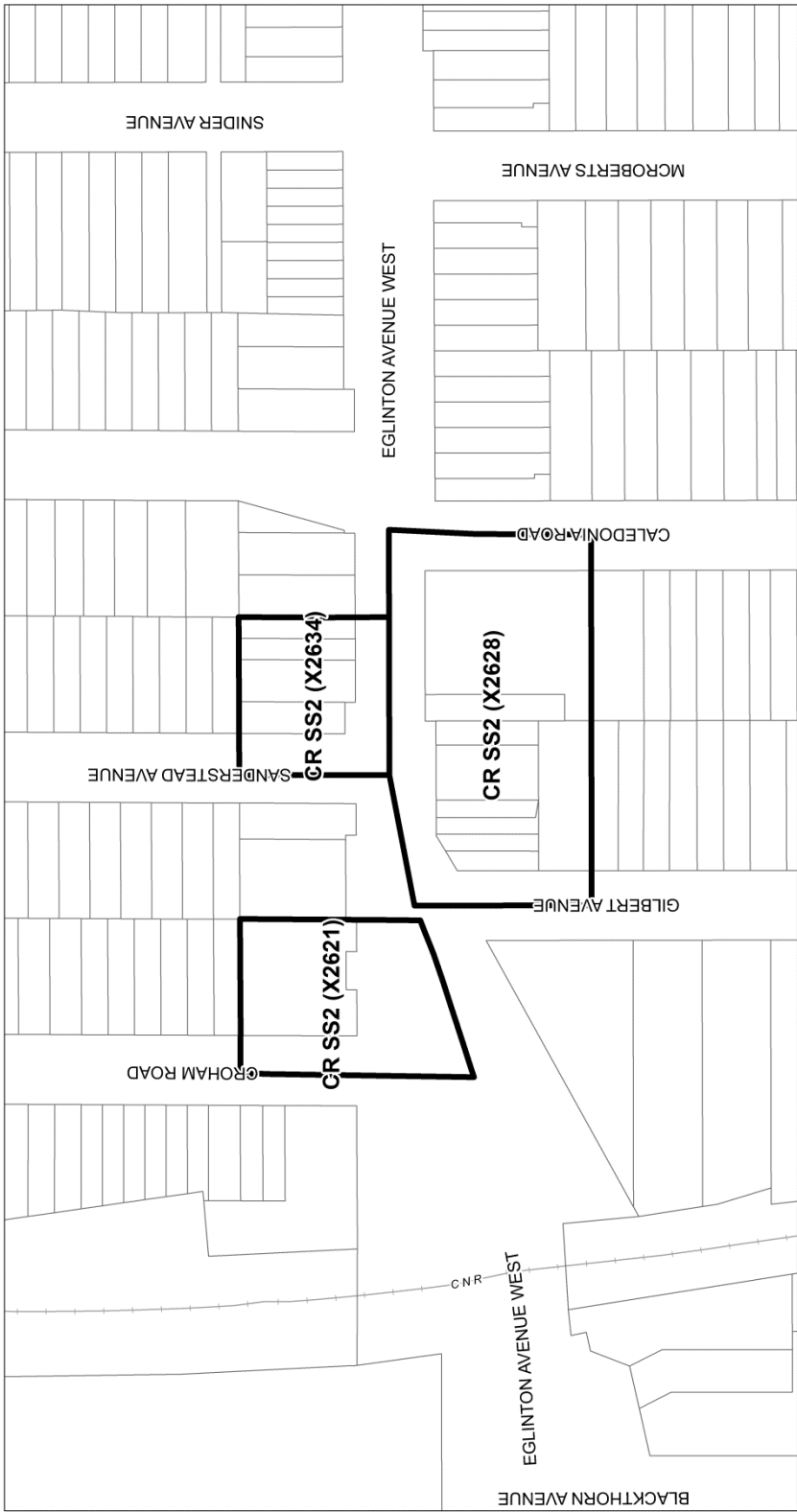
Eglinton Connects Planning Study

Diagram '9' - Zoning Amendments

File # 12 141479 SPS 00 0Z



City of Toronto By-Law 569-2013
 Not to Scale
 7/23/2014



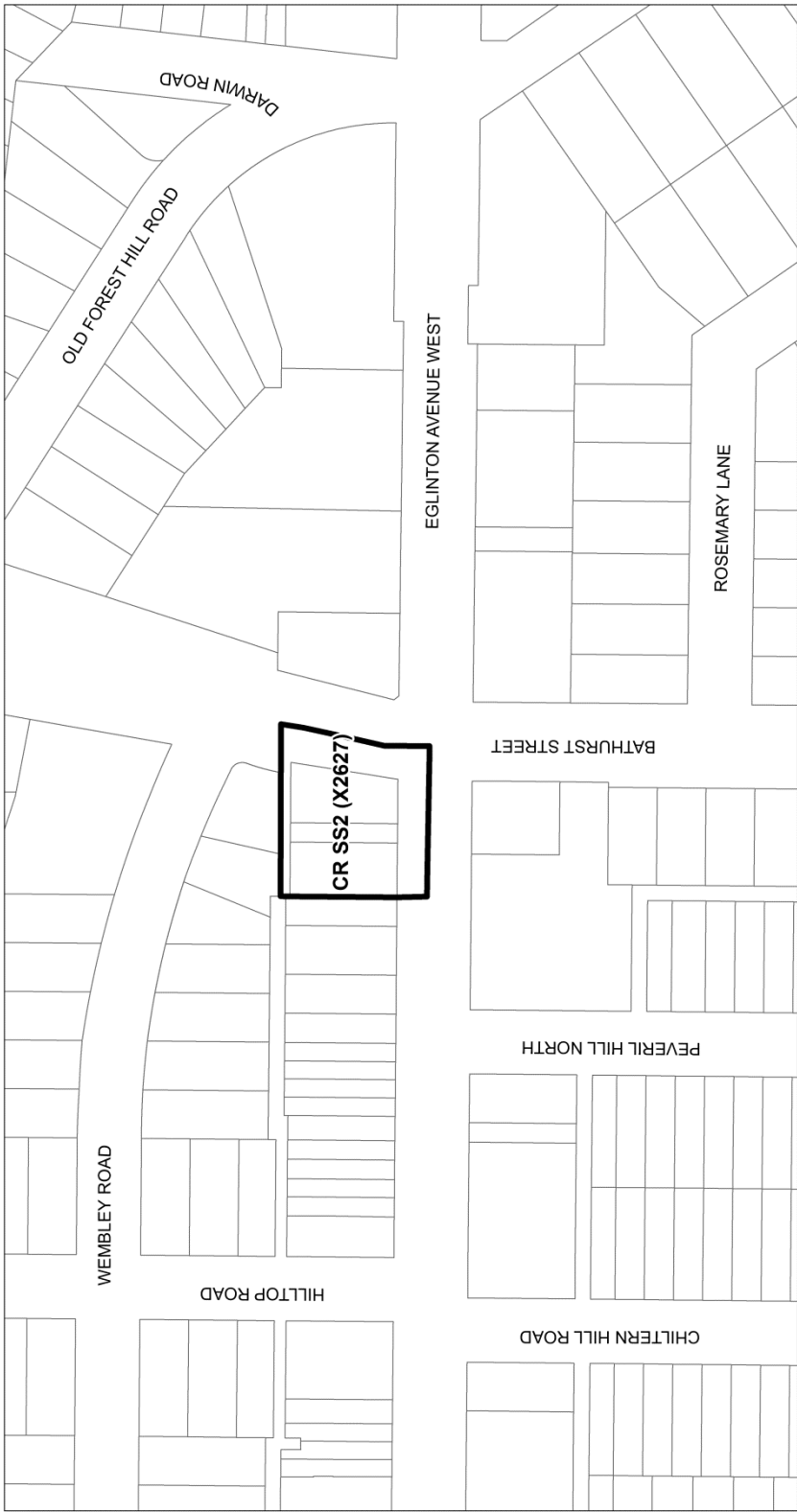
Eglinton Connects Planning Study

Diagram '10' - Zoning Amendments

File # 12 141479 SPS 00 0Z



City of Toronto By-Law 569-2013
 Not to Scale
 7/23/2014



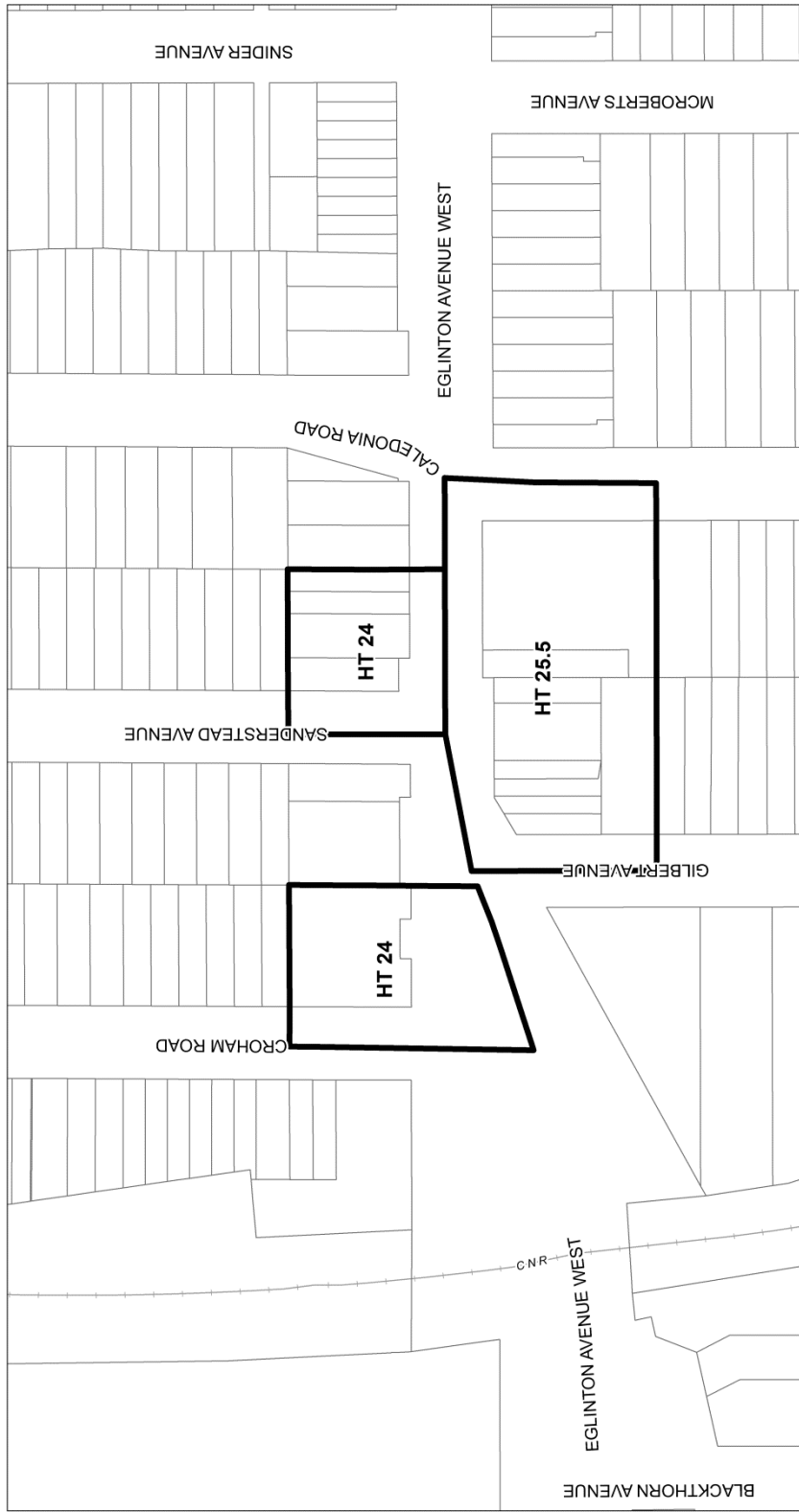
Eglinton Connects Planning Study

Diagram '11' - Zoning Amendments

File # 12 141479 SPS 00 0Z



City of Toronto By-Law 569-2013
 Not to Scale
 7/23/2014



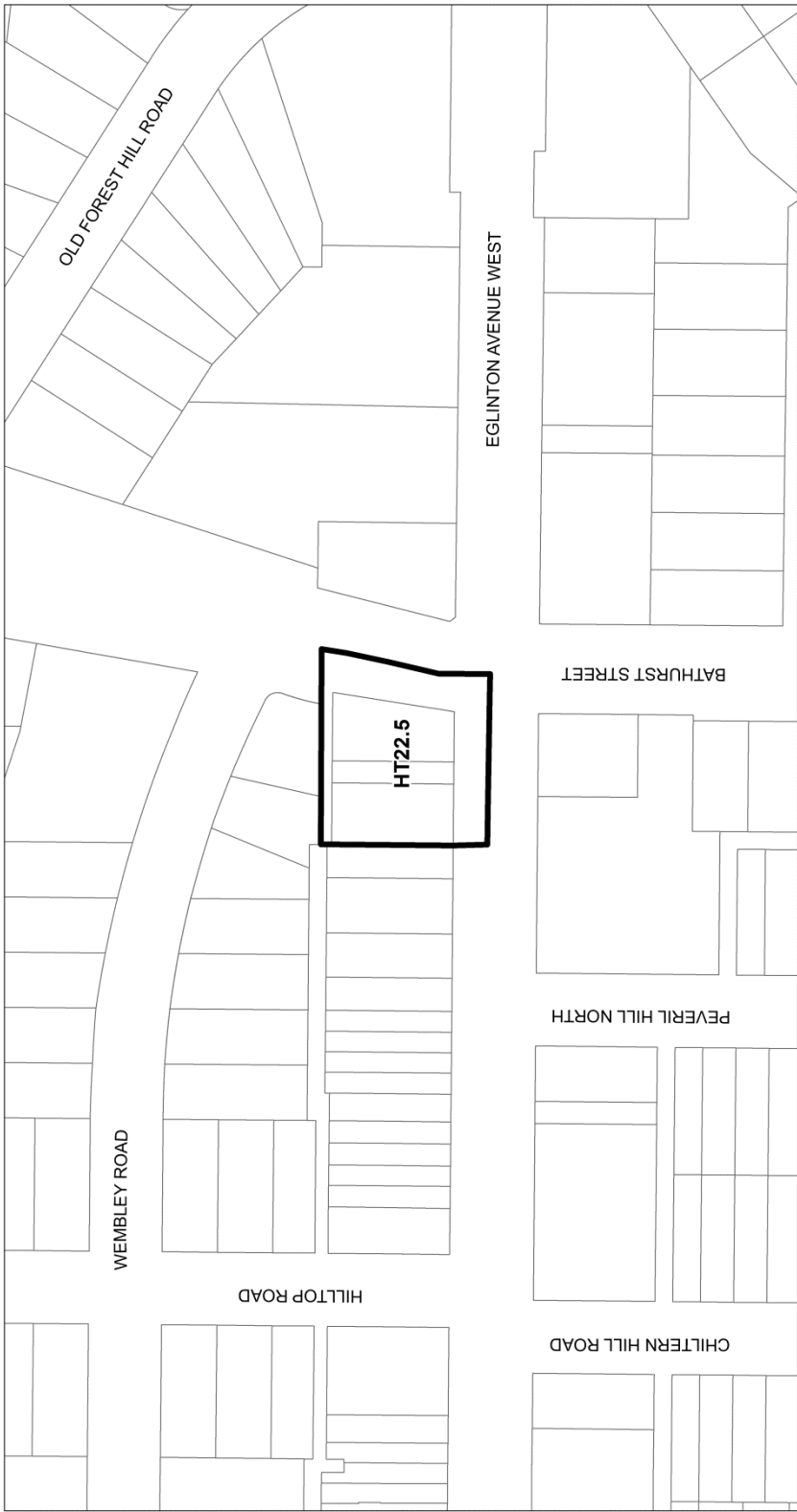
Eglinton Connects Planning Study

Diagram '12' - Height Overlay

File # 12 141479 SPS 00 0Z



City of Toronto By-Law 569-2013
 Not to Scale
 7/23/2014



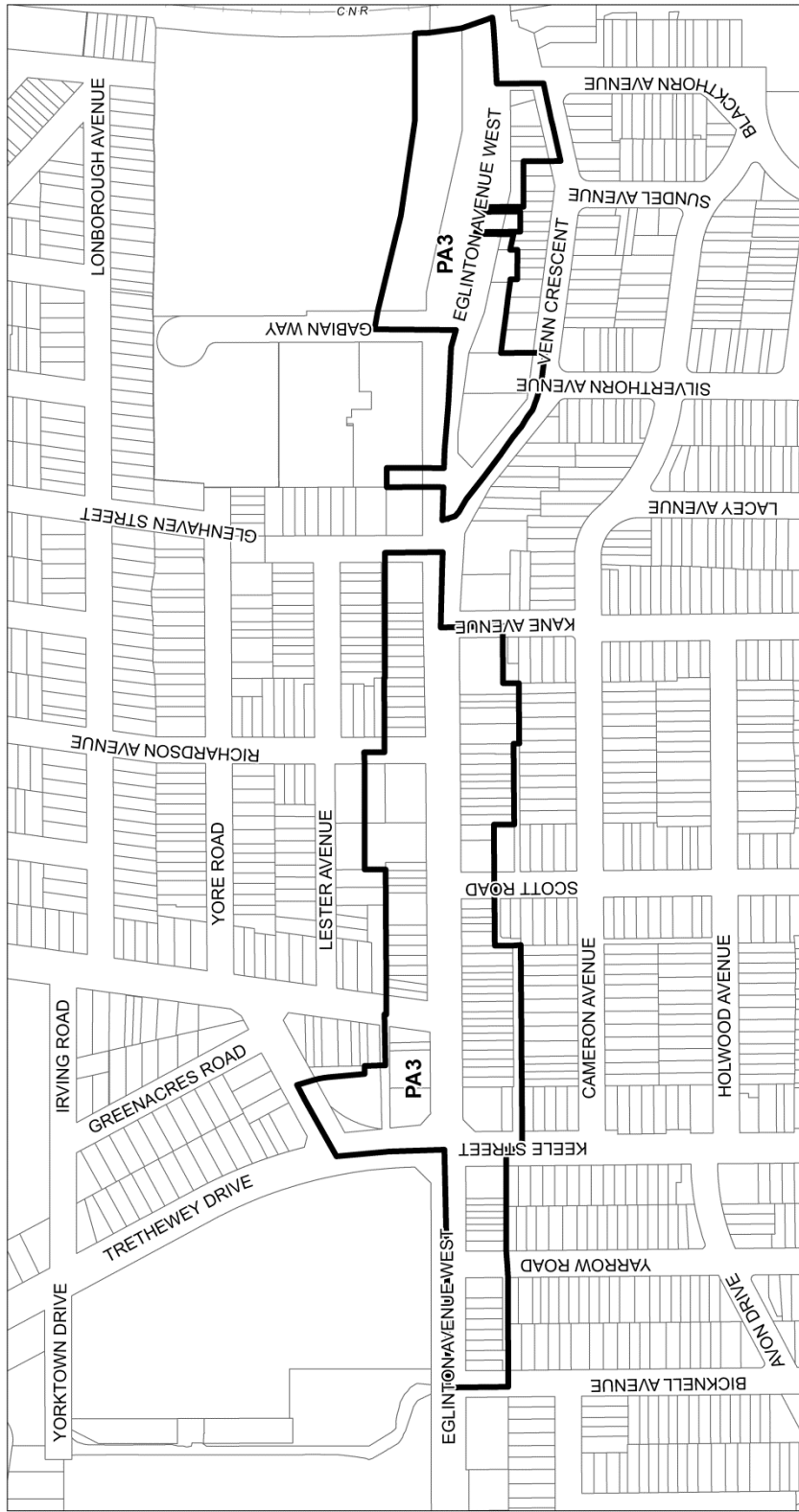
Eglinton Connects Planning Study

Diagram '13' - Height Overlay

File # 12 141479 SPS 00 0Z



City of Toronto By-Law 569-2013
 Not to Scale
 7/23/2014



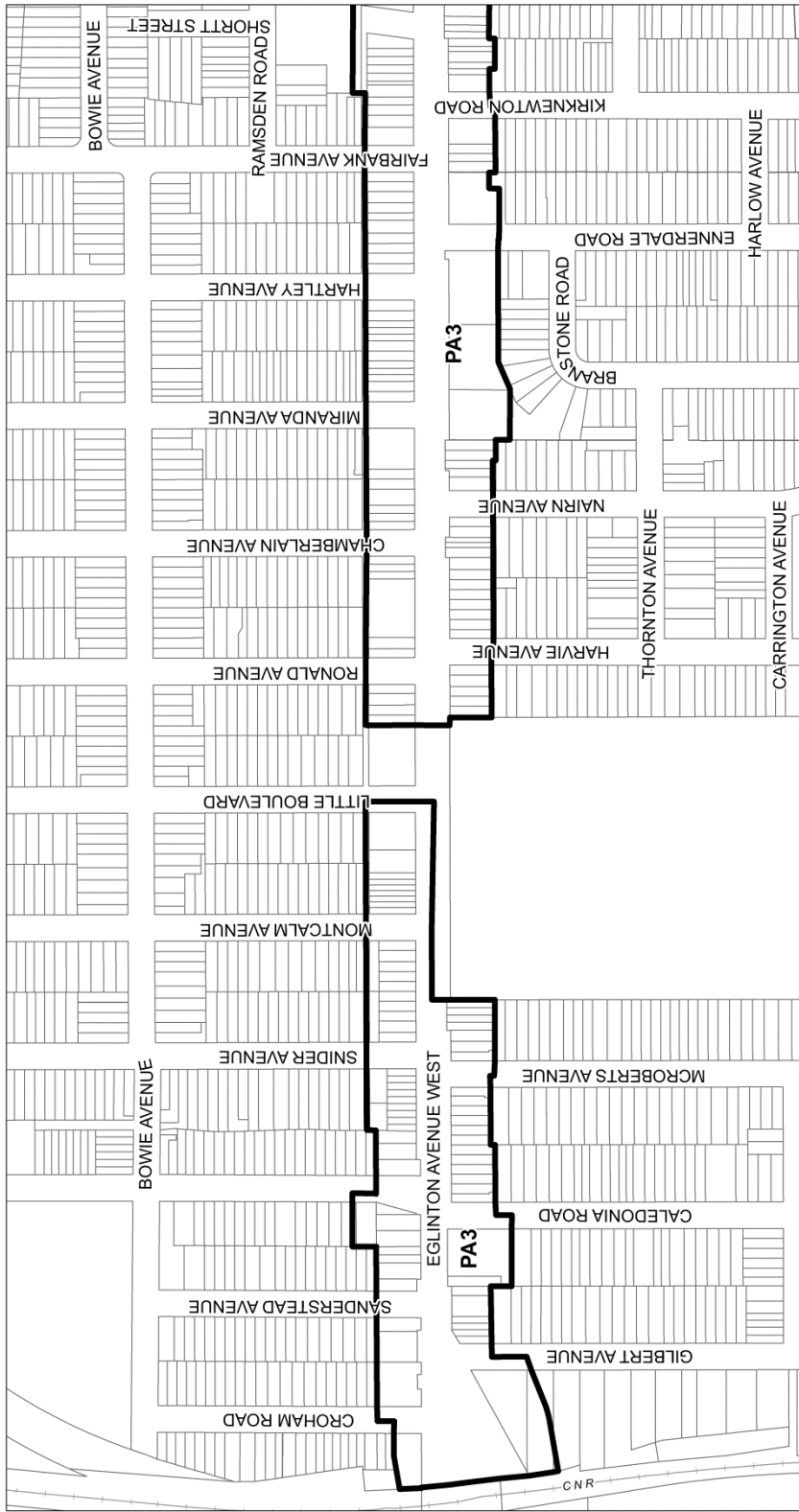
Eglinton Connects Planning Study

Diagram '14' - Policy Area Overlay

File # 12 141479 SPS 00 0Z



City of Toronto By-Law 569-2013
 Not to Scale
 7/23/2014



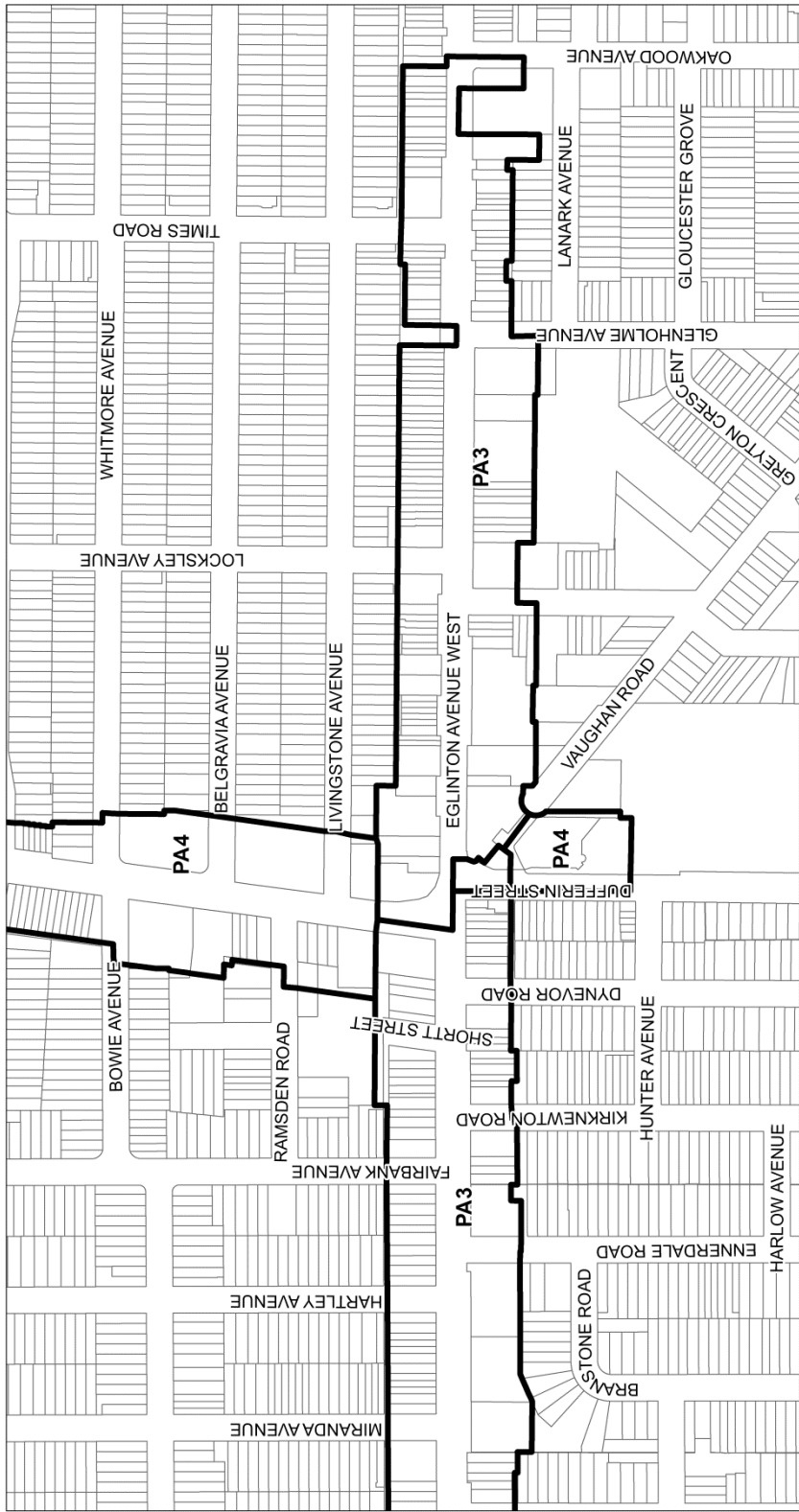
Eglinton Connects Planning Study

Diagram '15' - Policy Area Overlay

File # 12 141479 SPS 00 0Z



City of Toronto By-Law 569-2013
 Not to Scale
 7/23/2014



Eglinton Connects Planning Study

Diagram '16' - Policy Area Overlay

File # 12 141479 SPS 00 0Z



City of Toronto By-Law 569-2013
 Not to Scale
 7/23/2014



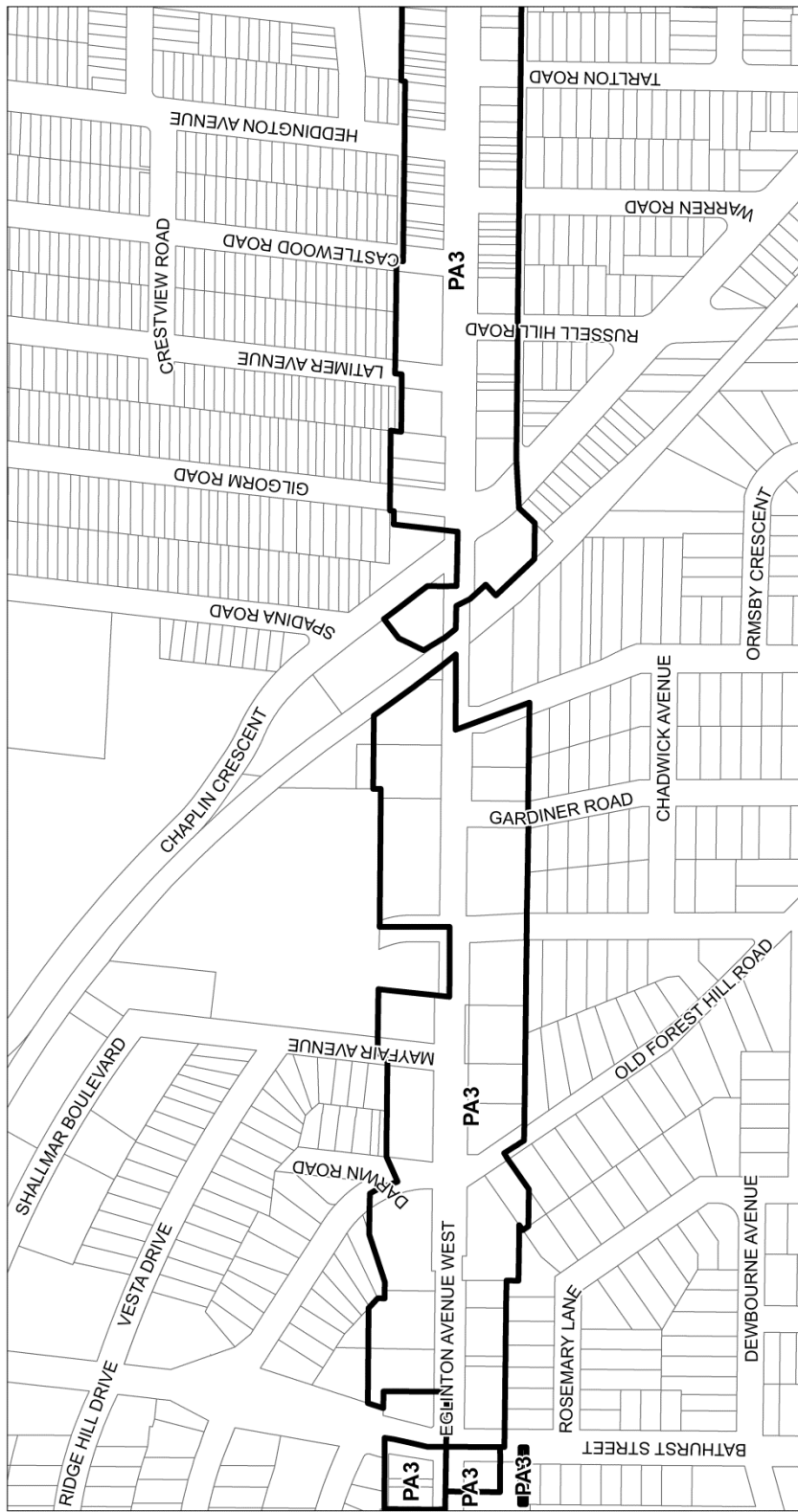
Eglinton Connects Planning Study

Diagram '17' - Policy Area Overlay

File # 12 141479 SPS 00 0Z



City of Toronto By-Law 569-2013
 Not to Scale
 7/23/2014



Eglinton Connects Planning Study

Diagram '18' - Policy Area Overlay

File # 12 141479 SPS 00 0Z



City of Toronto By-Law 569-2013
 Not to Scale
 7/23/2014



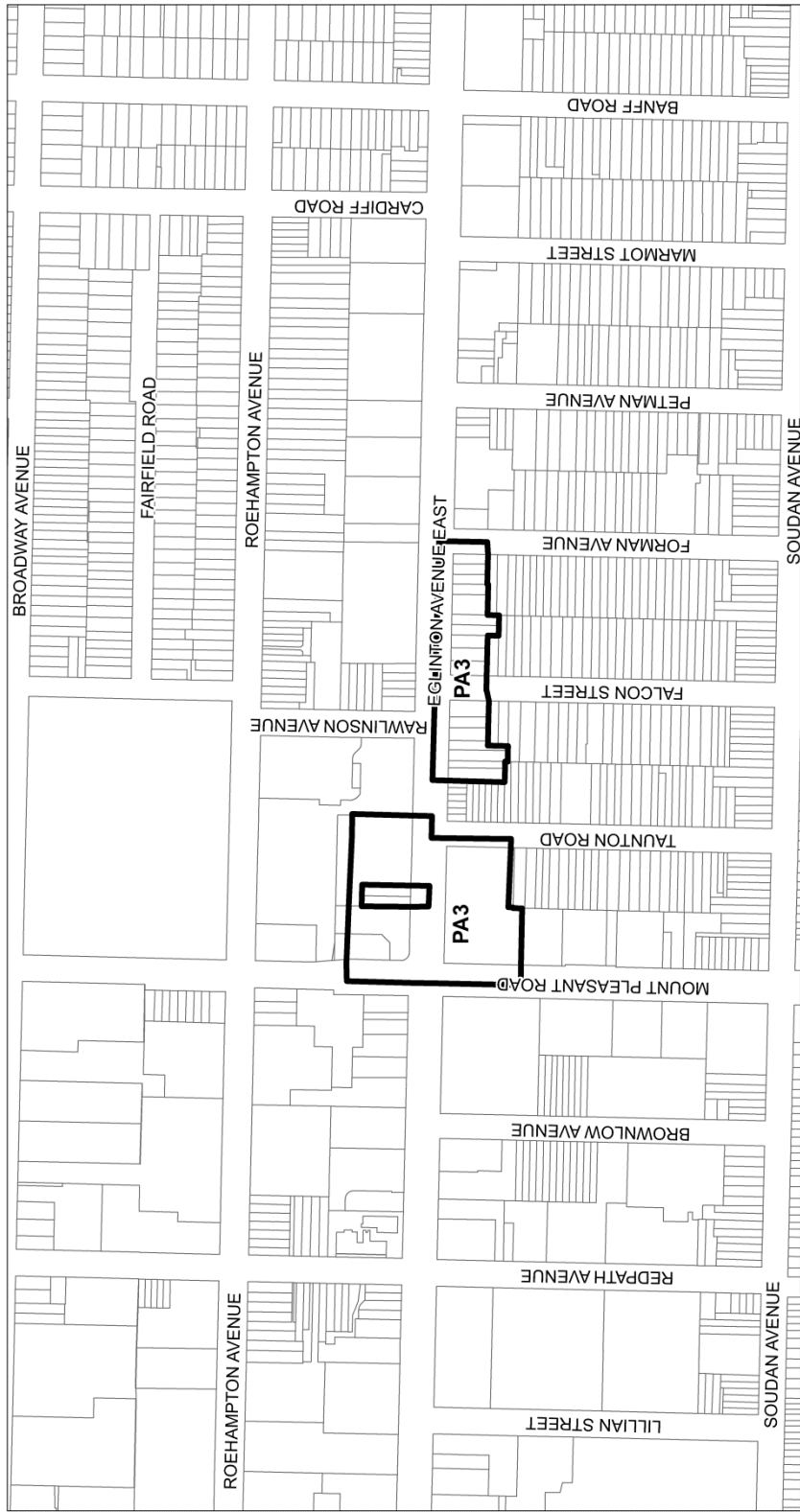
Eglinton Connects Planning Study

Diagram '19' - Policy Area Overlay

File # 12 141479 SPS 00 0Z



City of Toronto By-Law 569-2013
 Not to Scale
 7/23/2014



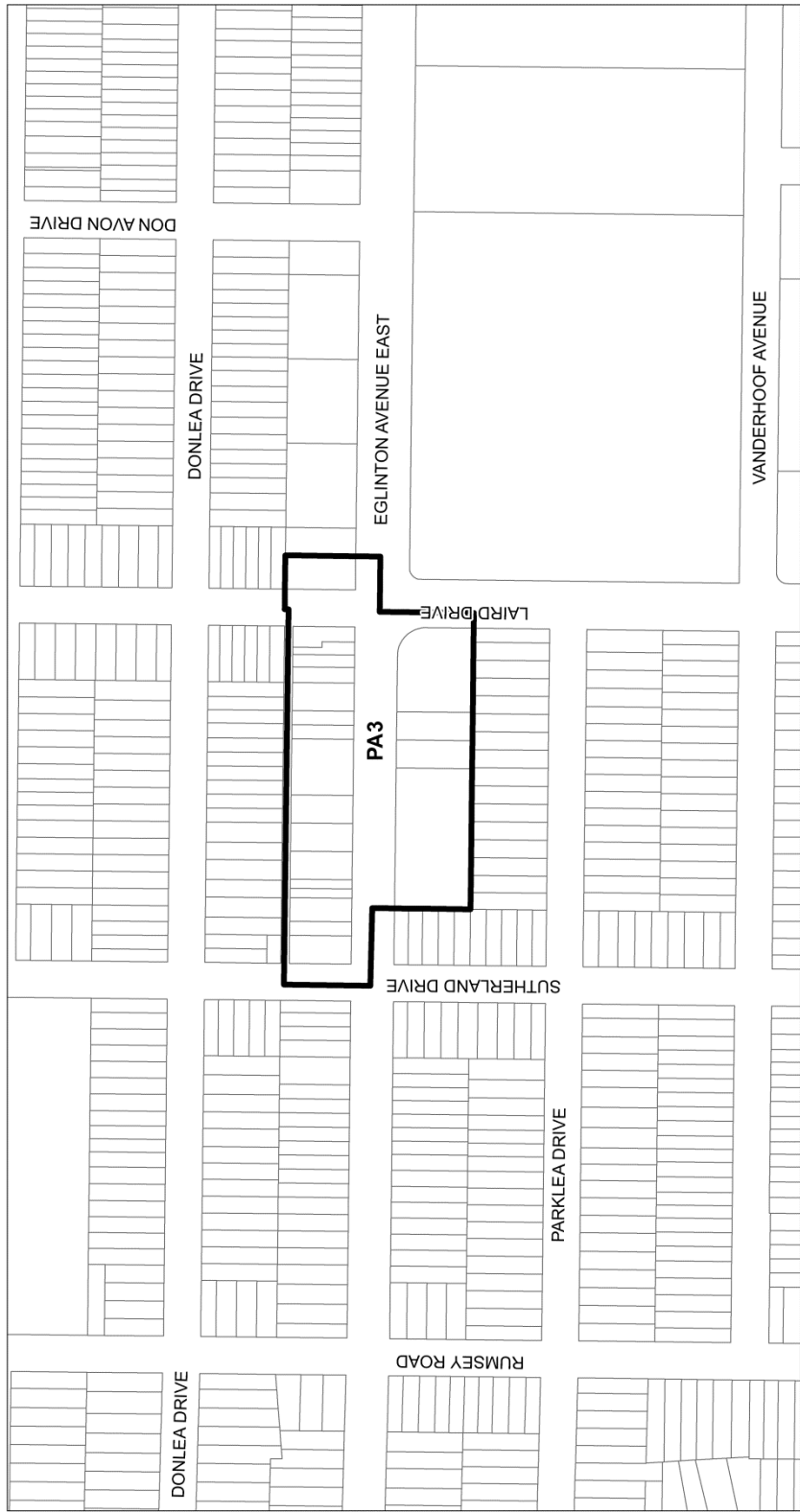
Eglinton Connects Planning Study

Diagram '20' - Policy Area Overlay

File # 12 141479 SPS 00 0Z



City of Toronto By-Law 569-2013
Not to Scale
7/23/2014



Eglinton Connects Planning Study

Diagram '21' - Policy Area Overlay

File # 12 141479 SPS 00 0Z



City of Toronto By-Law 569-2013
 Not to Scale
 7/23/2014

Authority: Planning and Growth Management Committee Item xx.x as adopted by City of Toronto Council on ~, 2014

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

To amend each of:

**Zoning By-law No. 569-2013 for the City of Toronto, as amended,
By-law No. 438-86 for the former City of Toronto, as amended,
By-law No. 1916 for the former Town of Leaside, as amended, and
By-law No. 1-83 for the former City of York, as amended,
respecting regulations applicable to buildings that are used for the operation of a transit system along Eglinton Avenue West and Eglinton Avenue East**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. By-law No. 569-2013 as amended, is further amend to:
 - (A) Add to Clause 40.10.40.11 Height Exemptions, a new regulation (7), so that it reads:

(7) A **building** used only for a **transportation use** that is part of a transit facility along Eglinton Avenue West or Eglinton Avenue East is not required to comply with regulation 40.10.40.10(4); and
 - (B) Add to Clause 40.10.40.71 Setbacks Exemptions, a new regulation (5), so that it reads:

(5) A **building** used only for a **transportation use** that is part of a transit facility along Eglinton Avenue West or Eglinton Avenue East is not required to comply with regulation 40.10.40.70(2).
2. By-law No. 1-83 of the former City of York as amended is further amended to add a new paragraph to section 3.1.2 PUBLIC SERVICES AND UTILITIES, so that it reads:

3.1.2 PUBLIC SERVICES AND UTILITIES

The local municipal corporation or any local Board or agency thereof, may use any land or erect or use any building or structure in any district except a G District, provided that such use of a building or structure located in any R District shall be in substantial compliance with the height, coverage and yard regulations prescribed for such district, but there shall be no exterior storage in yards of goods, materials or equipment in any R District. Any building erected or used under the provisions of this Section shall be of a character and maintained in general harmony with residential buildings of the type permitted in said district.

The building setback requirements, landscape open space requirements of this by-law do not apply to a building or structure constructed and used only for the operation of a mass transit system or a transportation system that is part of a transit facility along Eglinton Avenue West.

3. By-law No. 1916 of the former Town of Leaside, as amended, is further amended, to add a new Section 6.1.3 - Public Transit Facilities, so that it reads:

6.1.3 Public Transit Facilities

Despite the requirements of Section 6.2 to 6.11, they do not apply to a building or structure constructed and used only for the operation of a mass transit system or a transportation system that is part of a transit facility along Eglinton Avenue East.

4. By-law No. 438-86 of the former City of Toronto as amended is further amend to add a new exception Number 12 to Chapter 11 Permissive Exceptions, so that it reads:

Chapter 11 (1) PERMISSIVE EXCEPTIONS

12. A building or structure constructed and used only for the operation of a mass transit system or a transportation system that is part of a transit facility along Eglinton Avenue West or Eglinton Avenue East, is not required to comply with Section 8(3) Part II 2, 8(3) Part II 4, 8(3) Part III and 8(3) Part IV 2.

Enacted and passed on **(clerk to insert date)**, 2014.

Name,

Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

Attachment 3

Urban Design Guidelines for Eglinton Avenue from Jane Street to Kennedy Road

Purpose

The purpose of the Eglinton Avenue Urban Design Guidelines (Jane Street to Kennedy Road) is to elaborate on the intent and provide guidance in implementing specific elements of the Eglinton Vision and Public Realm Concept Plan contained in the Eglinton Connects Planning Study.

1. Street Corner Articulation
2. Street Edge Continuity
3. Character Areas
4. Retail Edges
5. Laneway Building Edges
6. Boulevard Enhancements

The Guidelines are intended to be applied in conjunction with applicable City of Toronto built form policies and guidelines specifically as listed below:

- City of Toronto Official Plan
- Eglinton Connects Planning Study, including the Eglinton Avenue Streetscape Plan – Jane Street to Kennedy Road
- Mid-Rise and Avenues Building Performance Standards
- Tall Buildings Guidelines where identified as appropriate

Additional applicable standards and references that inform the implementation of the Supplementary Guidelines include:

- Eglinton Avenue Municipal Class Environmental Assessment (Black Creek Drive to Brentcliffe Road)
- City of Toronto Coordinated Street Furniture Program
- City of Toronto Streetscape Manual
- City of Toronto Planting Solutions in Hard Boulevard Surfaces Best Practices Manual
- Metrolinx Design Excellence Document for the Eglinton Crosstown LRT
- Metrolinx Mobility Hub Guidelines and the City adopted recommendations of the Mount Dennis and Kennedy Mobility Hub Studies

Vision for Eglinton Avenue:

"Eglinton will become Toronto's central east-west avenue – a green beautiful linear space that supports residential living, employment, retail and public uses in a setting of community vibrancy.

Its design will balance all forms of mobility and connect neighbourhoods and natural valley systems to the larger city and the region."

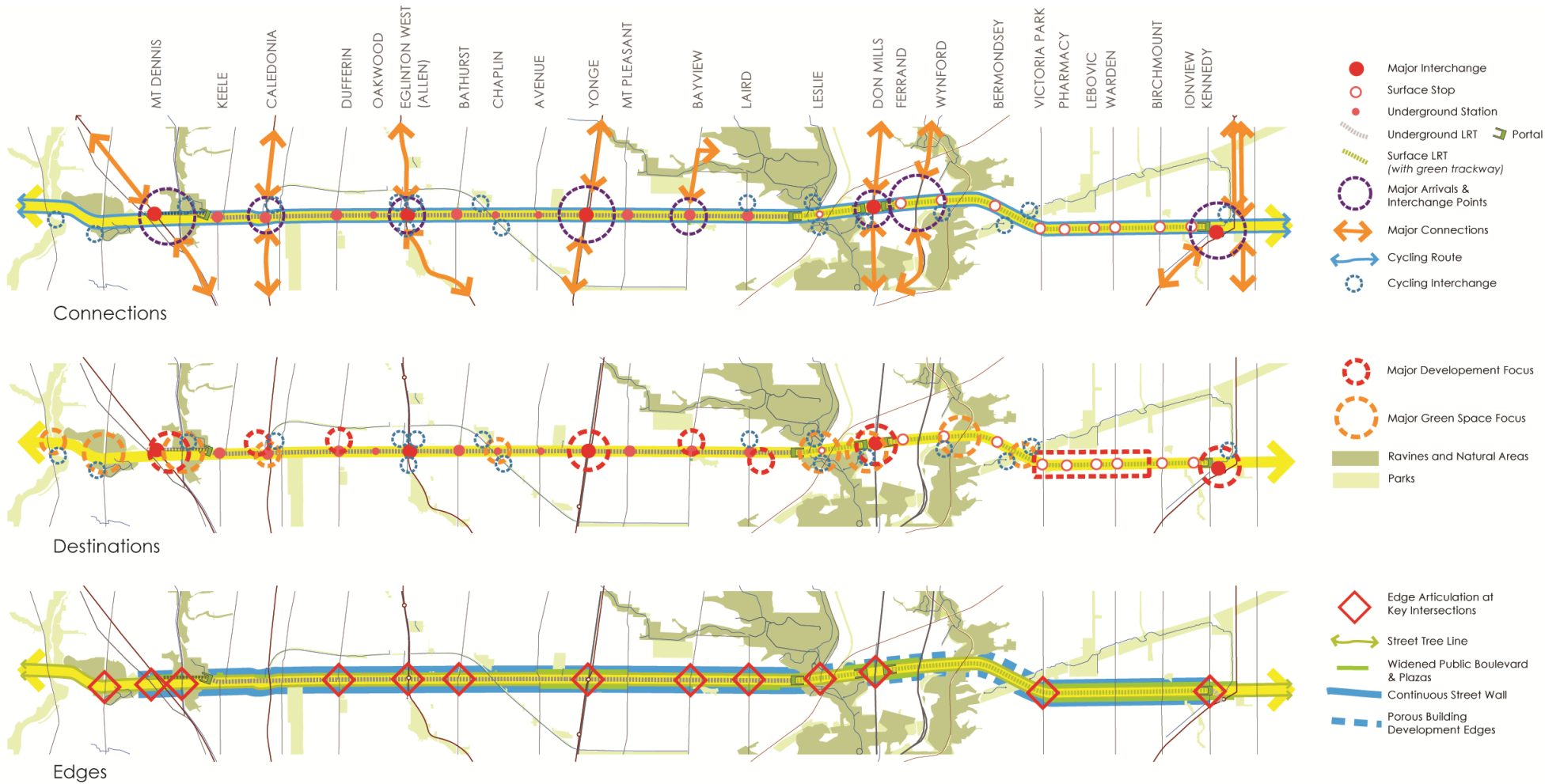


Figure 1 The Public Realm Concept Plan for Eglinton Avenue (Jane Street to Kennedy Road)

Supplementary Guidelines

1. Street Corner Articulation

1.1 Corner Setbacks and Plazas

Thirteen intersections were identified in the Public Realm Concept Plan Edge component as being key opportunities to inform the pedestrian experience and image of Eglinton Avenue. The intersections are at Eglinton Avenue and:

- 1) Jane Street
- 2) Weston Road
- 3) Black Creek Drive
- 4) Dufferin Street
- 5) Allen Road West Side
- 6) Allen Road East Side
- 7) Yonge Street
- 8) Bayview Avenue
- 9) Laird Drive
- 10) Leslie Street
- 11) Don Mills Road
- 12) Victoria Park Avenue
- 13) Kennedy Road

Buildings at these street corners should provide additional street corner building setbacks to create a small open space with a minimum area of 25 square meters for pedestrian circulation, gathering place, small patio, public art, station plazas and/or other place-making functions. The building design facing this setback should create a focal point that signifies the importance of the intersection.

References:

Mid-Rise Building Performance Standards 4C, 7B, 11
Eglinton Connects Public Realm Concept Plan
Eglinton Connects Planning Study Recommendations 2, 4, 9, 18, 19, 20

2. Street Edge Continuity

2.1 Street Edge

Front façades should form a consistent street wall over time. The front wall of new buildings should be at either the property line or the new setback line (depending on location) despite existing adjacent buildings.

References:

Mid-Rise Building Performance Standards 4C, 7B, 8A
EGLINTONconnects>Planning Study Recommendations 2, 20

2.2 Building Side Walls

Blank side walls on or adjacent to the side property line abutting an open space or visible to open views are to be avoided. Such building side walls are to be designed as front facades with elements such as main windows, walkways and landscaping that create a visually active edge and contribute to casual surveillance of the adjacent open space. The potential for this condition are at development sites adjacent to new or existing public parks e.g. Eglinton Park and at new Crosstown station plazas.

References:

Mid-Rise Building Performance Standards 7B, 8B, 8C, 8D, 11

2.3 Transition to Neighbourhood Height Context

New buildings that are (a) adjacent to land designated as *Neighbourhoods* in the Official Plan, and/or (b) that propose heights greater than the existing permitted buildings heights on adjacent sites, are to provide a height transition in order to minimize the impact of the building height difference. This is particularly applicable on deep or irregular sites.

References:

Mid-Rise Building Performance Standards

2.4 Gaps Between Buildings

Adjacent buildings, including LRT entrance and ancillary buildings fronting Eglinton Avenue, should not create gaps that may become opportunities for unmaintained spaces and unsafe activities. Where it is necessary to have a gap between buildings, the façade should be extended to create a screen or gate to prevent unauthorized access, preferably through 'wing walls' that extend the front façades of the building.

References:

Mid-Rise Building Performance Standards 8B, 8D, 11, 15

2.5 Cornice Lines and Materiality

The cornice lines at the fourth and sixth storeys, where the building is required to step back, should be accented with an appropriate architectural detail to help articulate the façade and to emphasize the consistency of the street wall height.

The street-facing façades of buildings should have a more solid appearance below the step-back line, and may have a lighter or more transparent presence above the step-back line.

The solid portions of the façade below the step-back line should be comprised of at least 50% brick, stone or similar solid material, while the façade above the step-back line should have at least 30% brick, stone or similar solid material.

Where retail space is provided on the ground floor, a high degree of transparency is encouraged, with glazing to comprise approximately 60% of the ground-floor façade.

References:

Mid-Rise Building Performance Standards 14, 15, 18, 19E
Eglinton Connects Planning Study Recommendation 21

2.6 Step-Backs for Heritage Resources

On blocks where designated heritage buildings or other heritage resources are to be retained such as the Eglinton Grand Theatre, a pedestrian perception step-back should be provided to maintain the cornice line of the existing buildings that will be retained on the block. The step-back should be at least 3 to 6 metres behind the main wall of the building. Additional step-backs should be provided to maintain views to significant heritage features of buildings from the sidewalk, such as architectural elements or signs.

References:

Mid-Rise Building Performance Standards 19C, 19E

3. Character Areas**3.1 Identified Character Areas**

The Avenues and Mid-Rise Building Study identified Character Areas that are reinforced in the Eglinton Connects Planning Study. The areas are:

- 1) Eglinton Hill/Keeleesdale
- 2) Fairbank/International Market
- 3) Forest Hill/Upper Village
- 4) Forest Hill Mid-Rise Apartment Corridor
- 5) Eglinton Way
- 6) Eglinton Park
- 7) Yonge/Eglinton
- 8) Mount Pleasant/Bayview
- 9) Leaside
- 10) Leaside Apartment Corridor

The design of new buildings, setbacks and landscapes in these areas should refer to Volume 1, Appendix A (Heritage) of the Eglinton Connects Planning Study, as well as conduct a thorough review of local conditions and context.

4. Retail Edges**4.1 Retail in Character Areas**

Character Area existing retail characteristics such as the rhythm of shop front entrances and windows, retail size, ground floor height, and cornice lines should inform the design of retail in new developments in the area. Exterior appearance in such cases is of particular importance.

References:

Mid-Rise Building Performance Standards 15, 19D, 19E, 19G

4.2 Retail Storefronts

The width of the ground floor retail storefronts should match the rhythm of the existing storefronts in a Character Area. The maximum width of retail storefronts should approximate the average existing retail storefronts in a Character Area.

Retail storefronts are to maximize the use of transparent window glazing in order to maintain visual connection between the retail store interior and the public boulevard. The use of store window display arrangements and advertising signs/panels and other opaque window and door coverings should maintain this visual connection.

References:

Tall Building Design Guidelines Section 2.2
Mid-Rise Building Performance Standards 7B, 15, 19D
Eglinton Connects Planning Study Recommendations 20, 21

4.3 Retail Entrances

The main entrance doors of all retail stores along Eglinton Avenue and flanking public streets should be directly from the street. Larger retail stores with wider store fronts should provide secondary entrances to animate the street.

Entrance door swings should not reduce or interrupt the public sidewalk width. It is recommended that entrance doors swinging out towards the public sidewalk be recessed from the retail façade line.

An operable retail entrance should be provided at minimum every 15 metres along buildings fronting Eglinton Avenue.

References:

Mid-Rise Building Performance Standards 7B, 15
Eglinton Connects Planning Study Recommendation 21

4.4 Weather Protection for Retail Entrance and Public Sidewalk

Retail entrances should be provided with weather protection such as a canopy, architectural wall feature, building projection, or landscape element. Extending the entrance weather protection elements to include the public sidewalk is encouraged and encroachment agreements over the public right-of-way should be supported. Special attention should be given to uses adjacent to LRT entrances and stops where pedestrians may be concentrated.

Colonnades are generally discouraged but may be permitted if a minimum 3 metre depth is provided and the colonnades are a minimum 6 metres in height. They should be designed and spaced to maintain clear views to the uses behind and promote ease of pedestrian flow.

Reference:

Tall Building Design Guidelines Section 4.4

5. Laneway Building Edges

5.1 Buildings Adjacent to Laneways

The ground floor portion of a building adjacent to a laneway should be designed in a manner to enhance safety and provide proper interfacing with the lane. Crime Prevention Through Environmental Design (CPTED) should be considered in building design.

The ground-floor elevation facing the laneway should avoid or minimize wall returns that create entrapment zones and blind corners.

Garage doors and other openings facing the laneway should be flush with the wall.

Equipment such as hydro or gas meters should be recessed or placed tightly against the exterior wall line.

Building security systems, where provided, should include monitoring of activity in the laneway.

Wall mounted lighting directed to the laneway should be placed on the building exterior wall, and designed to light the laneway and not nearby homes.

The provision of residential windows that overlook the laneway are encouraged to provide passive surveillance by building occupants.

Reference:

CPTED (Crime Prevention Through Environmental Design)

6. Public Boulevard Enhancements

6.1 Building Front Yard Setback to Supplement Public Boulevard Width

Eglinton Connects identified four public boulevard segments along Eglinton Avenue that would benefit from additional width to be provided from the frontage of adjacent developments. These segments and the rationale for their enhancement are:

- 1) Weston Road to Black Creek Drive – expanded public boulevard on the north side of Eglinton Avenue to respond to the Humber and Black Creek context of this street segment.
- 2) Laird Drive to Brentcliffe Road (south side of Eglinton Avenue) – coincides with the Laird Focus Area on the south side of Eglinton Avenue where a mixed use frontage is envisioned.
- 3) Leslie Street to Ferrand Drive – to respond to and create a street presence for the East and West Don River Valley
- 4) Victoria Park Avenue to Lebovic Avenue (north side of Eglinton Avenue) – to enhance the street frontage for a mixed used edge envisioned for the Golden Mile Focus Area.

Reference:

Eglinton Connects Appendix C Streetscape Plan, Appendix F Focus Areas and Appendix H Comprehensive Map