

**660 Eglinton Avenue East Zoning By-law Amendment  
Application - Preliminary Report**

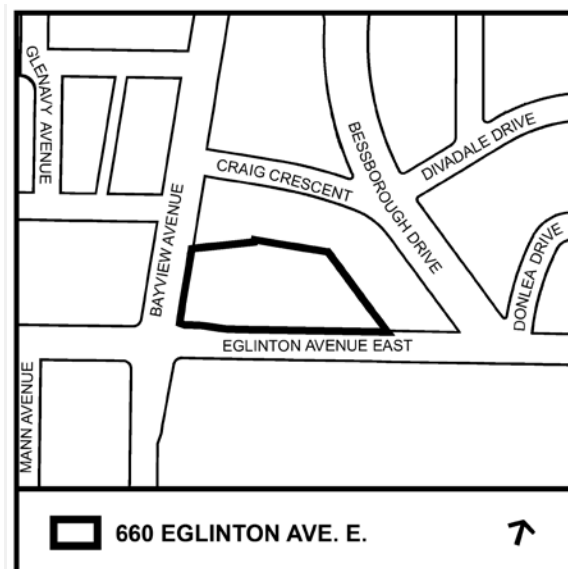
<b>Date:</b>	January 28, 2015
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 26 – Don Valley West
<b>Reference Number:</b>	14 267342 NNY 26 OZ

**SUMMARY**

This application proposes to amend the former Town of Leaside Zoning By-law No. 1916 to permit a 19-storey (66 metre) and a 13-storey (50 metre) apartment building with retail at grade (2,316 m<sup>2</sup>). The two buildings would contain a total of 426 dwelling units and 420 parking spaces with 397 located in a 2-level below grade parking garage and 23 surface spaces. A continuous driveway is proposed along the northern boundary of the site providing access to Eglinton Avenue East and Bayview Avenue. The existing commercial plaza would be demolished.

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

It is intended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor. A final report and public meeting under the *Planning Act* to consider this application is targeted for the fourth quarter of 2015, provided that any required information by the City is submitted in a timely manner by the applicant.



## RECOMMENDATIONS

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### The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 660 Eglinton Avenue East together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations of the Planning Act.

### Financial Impact

The recommendations in this report have no financial impact.

### DECISION HISTORY

In July 2000 City of Toronto Council approved a Zoning By-law for the existing commercial building at 660 Eglinton Avenue East with a maximum commercial gross floor area 4,750 m<sup>2</sup> and permitted a 7-9 storey residential building with 83 residential dwelling units at 1801 Bayview Avenue. The residential building has been constructed and the residential building was subsequently severed from the commercial plaza site. The two sites share the plaza's northerly driveway on Bayview Avenue to access the buildings underground garage and loading area secured with an access right-of-way. Additionally, there are 50 below grade parking spaces at 1801 Bayview Avenue used to serve Sunnybrook plaza.

Eglinton Avenue is identified as an intensification corridor in Metrolinx's Regional Transportation Plan. One project currently underway in this corridor is the Eglinton Crosstown, which is a light rail transit (LRT) line that will run across Eglinton Avenue between Mount Dennis (Weston Road) and Kennedy Station. The intersection of Bayview Avenue and Eglinton Avenue East has been identified as a location for an LRT station. The Bayview Crosstown station will be underground with the primary station entrance proposed for the southeast corner and a secondary entrance proposed for the northwest corner.

The City of Toronto's Eglinton Connects Planning Study examined the future land uses, built form, public realm and road layout on Eglinton Avenue, in anticipation of the opening of the Eglinton Crosstown LRT in 2020. At its meeting of May 6-8, 2014, City Council considered the Final Directions Report for the Eglinton Connects Planning Study.

The report and Council's direction are found here:

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

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. As part of that report OPA #253 was adopted and subsequently appealed to the Ontario Municipal Board by a number of appellants. RioCan, who is the owner of the subject property at 660 Eglinton Avenue East, is one of the appellants. A hearing date has not been set yet. Phase 1 (part 1) of the study also recommended that the planned right-of-way width for certain blocks of this section of Eglinton Avenue East between Bayview Avenue and Laird Drive be increased from 23 metres to 27 metres.

The report and Council's direction can be found here:

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

The Phase 1 (Part 2) Implementation Report for the Eglinton Connects Planning Study was considered by City Council at its meeting of August 25-28, 2014. This report deals with specific implementation measures related to mid rise buildings. The report amended the City-wide Zoning By-law No. 569-2013, former City of York By-law No. 1-83, former Town of Leaside By-law 1916, former City of Toronto By-law 438-86 and adopted Urban Design Guidelines for Eglinton Avenue. The approved zoning by-law recommended by the part 2 report does not cover the subject site as it is located in a Focus Area. The expectation is that zoning by-laws would be amended within the Focus Areas in response to site-specific development applications. The Site and Area Specific policies in the Official Plan relating to each Focus Area are to provide direction for any such amendments.

The report and Council's direction can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PG35.3>

## **Pre-Application Consultation**

A pre-application consultation meeting was held on April 1, 2014 with the applicant to discuss complete application submission requirements.

## **ISSUE BACKGROUND**

### **Proposal**

The application proposes to amend the former Town of Leaside Zoning By-law No. 1916 to permit a mixed-use residential and commercial development at 660 Eglinton Avenue East. The existing commercial plaza would be demolished. The applicant is proposing two residential apartment buildings with a total height of 19-storeys (66 metre) and 13-storeys (50 metre) situated on top of a predominately 8-storey (27.5 metre) base building with a floor space index of 3.92 (see Site Plan Attachment 1 and Roof Plan Attachment 3).

The base building frames both streets and is setback a minimum of 2 metres from Bayview Avenue and 5 metres from Eglinton Avenue East. As the lot is irregularly

shaped along the north and east property lines, setbacks range from a minimum of approximately 7.7 metres to 13 metres.

The ground floor of the base building includes retail uses (2,316 m<sup>2</sup>), a garbage room, residential lobby and some residential units. There is a 5.49 metre walkway that splits the two buildings only at the ground floor providing access from Eglinton Avenue East through the building to the interior and back of the development. The upper levels of the base building include residential units on floors 2-8, second floor green roofs flanking an outdoor amenity area (707 m<sup>2</sup>) and indoor amenity space (1,014m<sup>2</sup>) on levels 2-3. Also proposed is public open space (721 m<sup>2</sup>) at the southwest corner of the site at the intersection of Bayview Avenue and Eglinton Avenue East. The base building is predominantly 8-storeys in height. It is articulated with various building stepbacks and setbacks at different heights and these are illustrated in further detail on the attachments to this report.

The 19-storey tower is situated closer to the Bayview Avenue and Eglinton Avenue East intersection and the 13-storey tower is situated towards the eastern end of the site. At the 9<sup>th</sup>-storey the residential buildings split from the base building and the two towers have a 20 metre separation distance, and have a 25 metre separation distance above the 10<sup>th</sup>-storey. The floor plate of the Building A tower, located closer to the intersection, has a floorplate of 750 m<sup>2</sup> (9<sup>th</sup>-19<sup>th</sup> floors) and the Building B tower located at the eastern end of the site has a floorplate of 1,295 m<sup>2</sup> (9<sup>th</sup> floor) and floorplate of 750 m<sup>2</sup> above the 9<sup>th</sup> storey. The setbacks for the tower portion of Building A is a minimum of 18 metres from Eglinton Avenue East, 9.6 metres from Bayview Avenue and 20 metres from the north property line. The setbacks for Building B are a minimum of 8 metres from Eglinton Avenue East, approximately 25 metres from the north lot line and approximately 24 metres from the east end of the building to the easterly lot line.

The project would contain a total of 426 dwelling units including 71 one-bedroom, 201 one-bedroom plus dens, 56 two-bedroom and 98 two-bedroom plus dens. The overall suite count and mix would be confirmed as the project progresses and the average suite size is approximately 70 m<sup>2</sup> (754 ft<sup>2</sup>). There would be 229 units located in the 19-storey building and 197 in the 13-storey building.

Proposed are a total of 420 parking spaces with 397 located in a 2-level below grade parking garage and 23 surface spaces located to the rear of the buildings and covered by the landscaped roof terrace. Access to the underground parking garage is located from an internal driveway at the east end of the site. The applicant has indicated that there are an additional 50 off-site parking spaces owned by RioCan located immediately to the north at 1801 Bayview Avenue that will continue to be made available to 660 Eglinton Avenue East. A continuous driveway is proposed along the northern boundary of the site providing access to Eglinton Avenue East and Bayview Avenue. There is a right-of-way easement along the north property line at the site's Bayview Avenue access point that 1801 Bayview Avenue and the subject site share.

There are a total of 442 bicycle parking spaces proposed with 427 for residents and visitors and 15 spaces for commercial purposes. There are 28 surface bicycle spaces

provided, 84 within the underground garage P1 and 330 within the underground garage P2. The proposal includes 3 loading spaces access from a driveway at the rear of the site adjacent to the ramp leading to the underground parking garage (Attachment 1).

For further project information please refer to the Application Data Sheet found as Attachment 7 to this report.

## **Site and Surrounding Area**

The subject property is located at the northeast corner of Bayview Avenue and Eglinton Avenue East. The site is irregularly shaped with an area of 9,469 m<sup>2</sup> (2.34 acres) and a frontage of approximately 166 metres (545 feet) along Eglinton Avenue East and 61 metres (200 feet) along Bayview Avenue.

The site is currently occupied by "Sunnybrook Plaza". The plaza has approximately 4,716 m<sup>2</sup> (50,762 ft<sup>2</sup>) of commercial area. The plaza is predominantly one-storey in height with some second floor office space towards the east end of the building. There are approximately 88 surface parking spaces with 9 located at the back of the building and 79 located at the front of the building adjacent to the street. The site is currently accessed from Eglinton Avenue East, and two additional points from Bayview Avenue that allow a right turn in and out.

There is a retaining wall along a portion of the site at the rear. There is a grade difference between the subject site and the rear yards of the homes abutting to the north, which front on to Craig Crescent and Bessborough Drive, that varies from approximately 1.36 metres (4.5 feet) to approximately 6.7 metres (22 feet). Also, there is a sewer easement in favour of the City that diagonally crosses a portion of the plaza's surface parking area at the southwest corner of the site.

The area contains a mix of residential and commercial uses as follows:

**North:** A 9-storey residential condominium building at 1801 Bayview Avenue that shares a right-of-way access driveway with the subject site. This driveway is used to access the rear of the plaza and the residential building's underground garage and loading area. Also, residential single family detached dwellings back onto the site along Craig Crescent and Bessborough Drive.

**South:** A McDonald's restaurant building is located at the southeast corner of the intersection. Further south on Bayview Avenue are low-rise residential buildings. To the southeast of the site is Howard Talbot Park and Leaside Highschool. On the southwest corner of Bayview Avenue and Eglinton Avenue East is a 6-storey residential condominium building with ground floor commercial.

**West:** Immediately west of the site there is a large commercial plaza containing a grocery store (Metro) and Beer Store. There is surface parking at the front of the building adjacent to the intersection. North of this commercial site is a gas station and

north of Roehampton Avenue is a one-storey car wash building and a 7-storey condominium building with ground floor commercial uses.

East: Single-family detached homes on the north side of Eglinton Avenue East.

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

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation.

City Council's planning decisions are required to be consistent with the PPS and to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe. Staff will review the proposal for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

## **Official Plan**

The subject site is located within a *Mixed Use Areas* designation within the Official Plan (Attachment 5). *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. Development criteria in *Mixed Use Areas* includes:

- a) creating a balance of high quality commercial, residential, institutional and open space uses that reduce automobile dependency and meet the needs of the local community;
- b) locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of the Plan, through means such as providing appropriate setbacks and/or stepping down of heights, particularly towards lower scale *Neighbourhoods*;
- c) locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes;
- d) locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- e) provide an attractive, comfortable and safe pedestrian environment;
- f) have access to schools, parks, community centres, libraries, and childcare;
- g) take advantage of nearby transit services;
- h) provide good site access and circulation and an adequate supply of parking for residents and visitors;

- i) locate and screen services areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- j) provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

The Healthy Neighbourhoods policies in Chapter 2 – Section 2.3.1 also require that developments in *Mixed Use Areas* that are adjacent or close to *Neighbourhoods* will: be compatible with those *Neighbourhoods*; provide a gradual transition of scale and density through the stepping down of buildings towards and setbacks from those *Neighbourhoods*; maintain adequate light and privacy for residents in those *Neighbourhoods*; and attenuate resulting traffic and parking impacts on adjacent neighbourhood streets so as not to significantly diminish the residential amenity of those *Neighbourhoods*.

Section 3.1.2 identifies the importance of urban design as a fundamental element of city building and contains built form policies intended to minimize the impacts of new development and guide the form of new buildings to fit within the context of the neighbourhood and the City. These policies guide new development to be located and organized to fit with its existing and/or planned context. They will frame and support adjacent streets, parks and open spaces to improve the safety, pedestrian interest and casual view to these spaces. New developments will locate and organize vehicle parking, vehicular access, service areas and utilities to minimize their impact on the property and on surrounding properties and to improve the safety and attractiveness of adjacent streets, parks and open spaces. New development will be massed and its exterior façade will be designed to fit harmoniously into its existing and/or planned context, and will limit its impact on neighbouring streets, parks, open spaces and properties. New development will be massed to define the edges of streets, parks and open spaces at good proportion. Taller buildings will be located to ensure adequate access to sky view for the proposed and future use of these areas. New development will provide amenity for adjacent streets and open spaces to make these areas attractive, interesting, comfortable and functional for pedestrians. Also, every significant new multi-residential development will provide indoor and outdoor amenity space for residents of the new development. Each resident of such development will have access to outdoor amenity spaces such as balconies, terraces, courtyards, rooftop gardens and other types of outdoor spaces. Similar built form policy objectives are found in Section 3.1.3 as they specifically relate to tall buildings.

Other relevant policies in the "Public Realm" and "Built Form" sections of the Plan will also be used to review this development proposal.

The Toronto Official Plan is available on the City's website at:  
[www.toronto.ca/planning/official\\_plan/introduction.htm](http://www.toronto.ca/planning/official_plan/introduction.htm)

### **Eglinton Connects Planning Study**

The study identified six Focus Areas with lot characteristics that could have a greater capacity to accommodate future population and employment growth. The intersection of Bayview Avenue and Eglinton Avenue East was identified as a Focus Area. As part of

the Phase 1 (part 1) report, Official Plan Amendment 253 was adopted by City Council in July 2014, along with Site and Area Specific Policy 478 implementing policies that would guide the development of the Bayview Focus Area. Such policies include, but are not limited to:

- To support a balance and mix of uses, new development on the lands will: maintain the amount of existing non-residential gross floor area; and include a range of retail establishment sizes.
- Development on the lands will be encouraged to provide structured parking.
- Provide setbacks on the lands at each of the four corners of the Eglinton Avenue East and Bayview Avenue intersection to provide increased pedestrian space.
- Development on the lands will: be predominantly mid-rise in height and form; and provide transition in scale between new development and existing nearby *Neighbourhoods*.
- Development on the lands will provide enhanced community services and facilities.

Phase 1 (Part 2) of the study also included the adoption of a set of Urban Design Guidelines for Eglinton Avenue from Jane Street to Kennedy Road. The Vision for Eglinton Avenue is that it 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 guidelines identify the Bayview Avenue and Eglinton Avenue East intersection as 1 of 13 key opportunity sites to inform the pedestrian experience and image of Eglinton Avenue.

The proposal will be evaluated based on the policy direction in Official Plan Amendment 253 and the Urban Design Guidelines for Eglinton Avenue.

## **Zoning**

The site is zoned Mixed Use Residential Commercial – site specific MRC-1 in the former Town of Leaside Zoning By-law. The site specific By-law 508-2000 includes the commercial plaza and the adjacent residential condominium building lands at 1801 Bayview Avenue. It allows for a variety of residential and commercial uses, plus development standards, that permit the existing commercial plaza and 9-storey residential condominium building to the north. The maximum height and density permitted generally reflects the existing developments with a maximum height of 1 and 2-storeys for the plaza and a commercial floor area of 4,750 m<sup>2</sup> (51,130 ft<sup>2</sup>).

The site is also zoned CR 1.2 (c0.4; r.0.8) SS2 (x1164) within the new City of Toronto Zoning By-law 569-2013. Exception number 1164 indicates that section 6.11.1 of the former Town of Leaside Zoning By-law continues to prevail.

## **Site Plan Control**

A site plan control application has not yet been submitted.



## **City-Wide Tall Building Design Guidelines**

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. If a tall building is considered appropriate for this site then these guidelines will be applied.

The city-wide Guidelines are available at:

<http://www1.toronto.ca/wps/portal/contentonly?vnextoid=80a70621f3161410VgnVCM10000071d60f89RCRD>

## **City-Wide Avenues and Mid-Rise Building Design Guidelines**

In July 2010, Toronto City Council adopted the Avenues and Mid-Rise Buildings Study and Action Plan. City Planning staff use these Guidelines in the evaluation of all new and current mid-rise building development applications. The Mid-Rise Buildings performance standards are guided by the objective to create healthy, livable and vibrant main streets while protecting the stability and integrity of adjacent neighbourhoods.

Although the intention of the Study is to provide Performance Standards and recommendations for mid-rise buildings on the *Avenues*, they are also appropriate and useful to guide the review of proposals for mid-rise buildings in Mixed Uses Areas not on *Avenues*. As part of the Eglinton Connects Planning Study, 'Volume 2 Appendix F: Planning Objectives and Directions for Focus Areas and Mobility Hubs Studies', it considered that redevelopment should follow a mid-rise form at the Bayview Focus Area.

The city-wide Guidelines are available at:

<http://www1.toronto.ca/wps/portal/contentonly?vnextoid=7238036318061410VgnVCM10000071d60f89RCRD>

## **Reasons for the Application**

An amendment to the Zoning By-law is required to permit the mixed use development at the height and density proposed, and to establish appropriate performance standards to facilitate the proposal including: minimum setbacks, angular plane, maximum coverage, parking ratios, and landscaping requirements.

## **COMMENTS**

### **Application Submission**

The following reports and studies were submitted with the application:

- Tree Inventory and Preservation Plan, dated November 17, 2014,
- Pedestrian Wind Assessment, dated November 5, 2014,
- Urban Transportation Considerations, December 2014,
- Shadow Study, October 2, 2014,

- Functional Servicing report, December 10, 2014,
- Planning Rationale (includes Community Services & Facilities appendix), December 2014, and
- Toronto Green Standard Checklist, December 18, 2014.

City staff are reviewing the application for completeness.

### **Issues to be Resolved**

The Eglinton Connects Planning Study provided a vision and principles for the Bayview Focus Area. The site and area specific policy for the Bayview Focus Area provides direction on appropriate building heights and massing, transportation connections, arrangement of open spaces, and the community services and facilities required to support development. These site and area specific policies will be used to evaluate the development proposal.

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

- The appropriateness of the proposed increase in height and density;
- The appropriateness of the proposal's scale and massing in terms of the built form arrangement on the site, and compatibility with existing buildings and the surrounding context;
- Appropriate transition to surrounding residential neighbourhoods;
- Conformity with the City's Tall Building or Midrise Building Guidelines;
- The location, orientation and organization of the building and site including service areas, building entrance, open space, walkways and ground floor uses;
- Potential impacts on adjacent properties, public streets and open space, including shadow, wind and sky views;
- Review of the proposed amount of non-residential gross floor area;
- Appropriate public realm and streetscaping;
- The need for an Official Plan Amendment to amend the right-of-way along Eglinton Avenue East;
- Review of the parking supply, loading/unloading areas and site access/circulation;
- Potential overlook and privacy issues with adjacent properties;
- Assess any possible heritage value of the existing plaza;
- The appropriateness of the proposed setback from the easement and appropriateness of proposed open space areas;
- The adequacy of the proposed indoor and outdoor residential amenity space; and
- Section 37 of the *Planning Act* to secure appropriate community benefits should the application be recommended for approval.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

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

## **CONTACT**

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E-mail: jandree@toronto.ca

## **SIGNATURE**

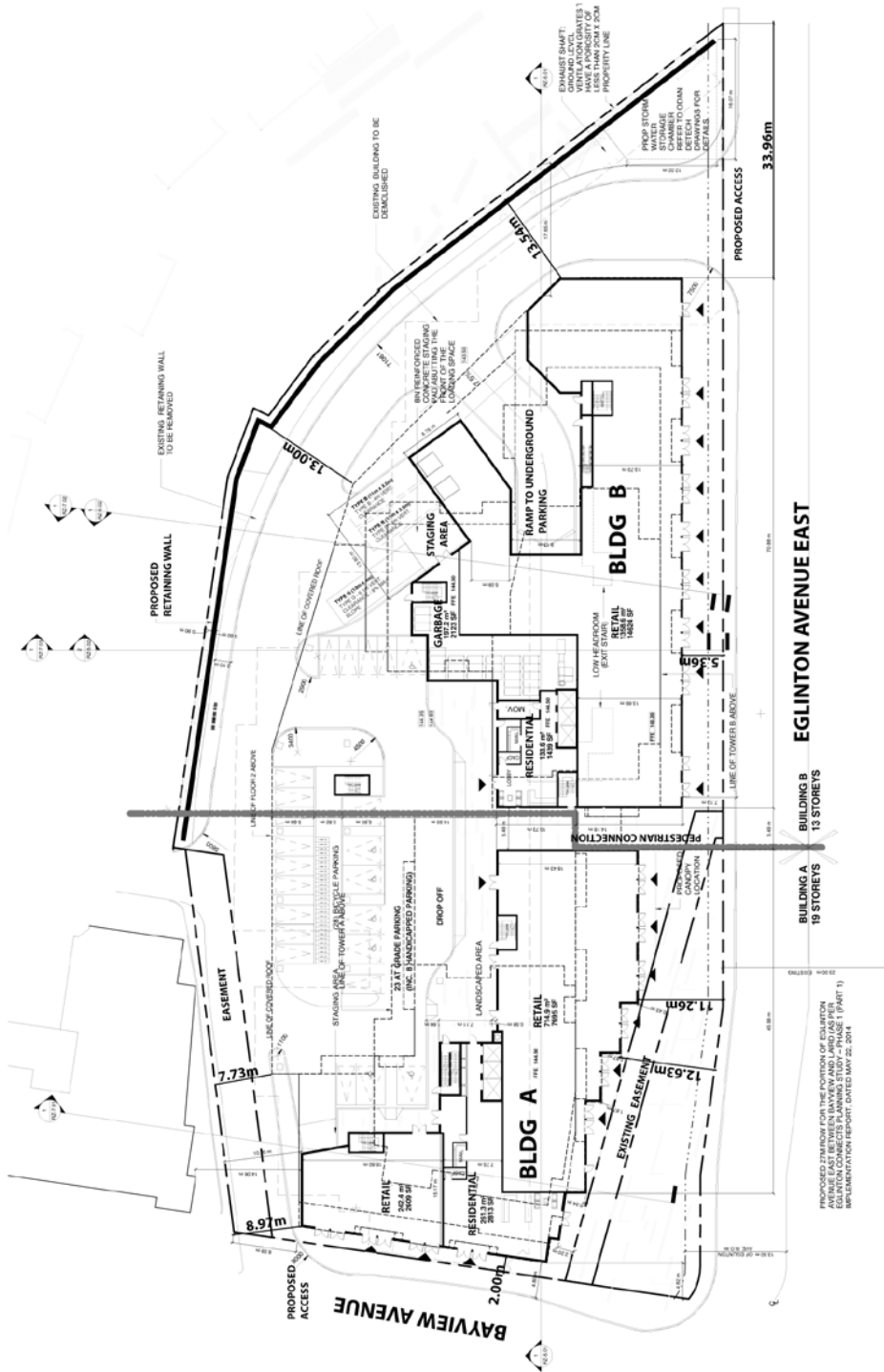
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Allen Appleby, Director  
Community Planning, North York District

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2A: Floor Plan (9<sup>th</sup> Floor)  
Attachment 2B: Floor Plan (10<sup>th</sup>-13<sup>th</sup> Floor)  
Attachment 3: Roof Plan  
Attachment 4A-D: Elevations (East, North, South, West)  
Attachment 5: Official Plan  
Attachment 6: Zoning  
Attachment 7: Application Data Sheet

# Attachment 1: Site Plan



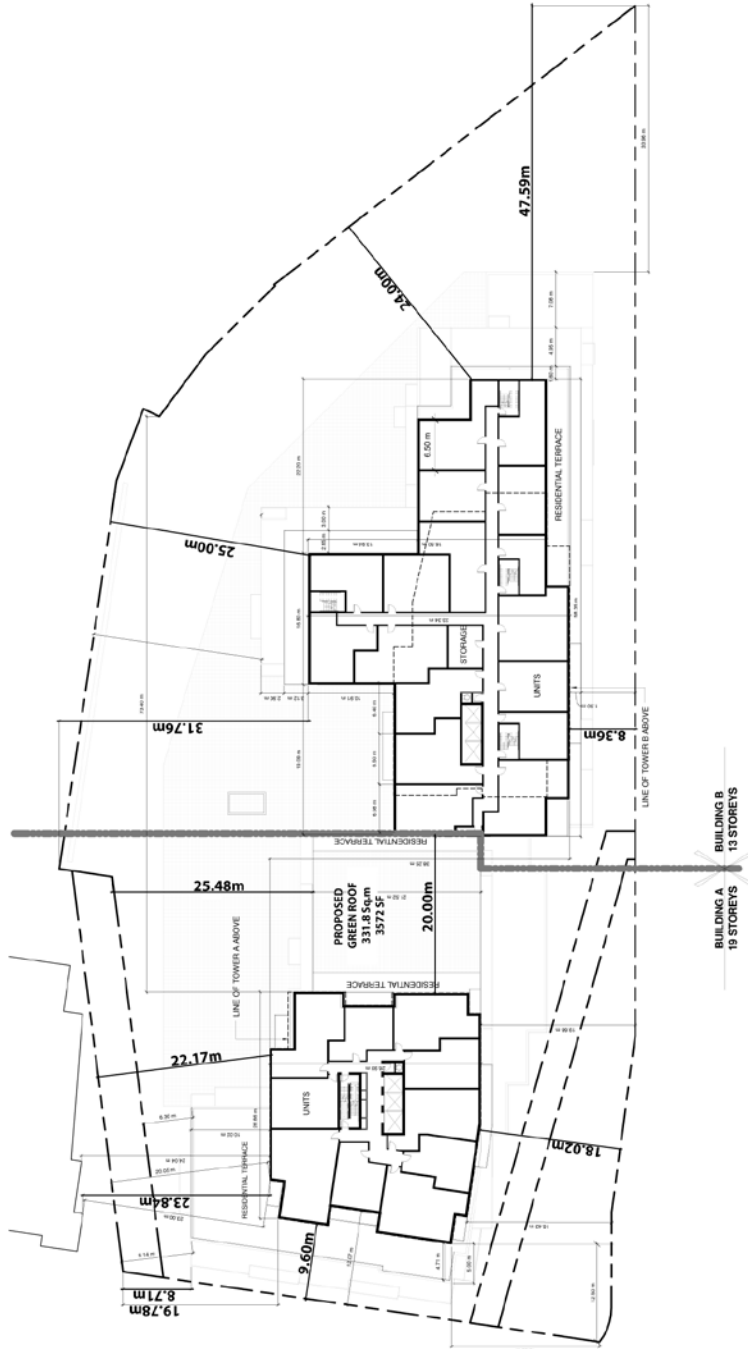
660 Eglinton Avenue East

Site Plan  
 Applicant's Submitted Drawing

File # 14 267342 NNY 26 02

Not to Scale  
 01/13/2015

**Attachment 2A: Floor Plan (9<sup>th</sup> Floor)**



**660 Eglinton Avenue East**

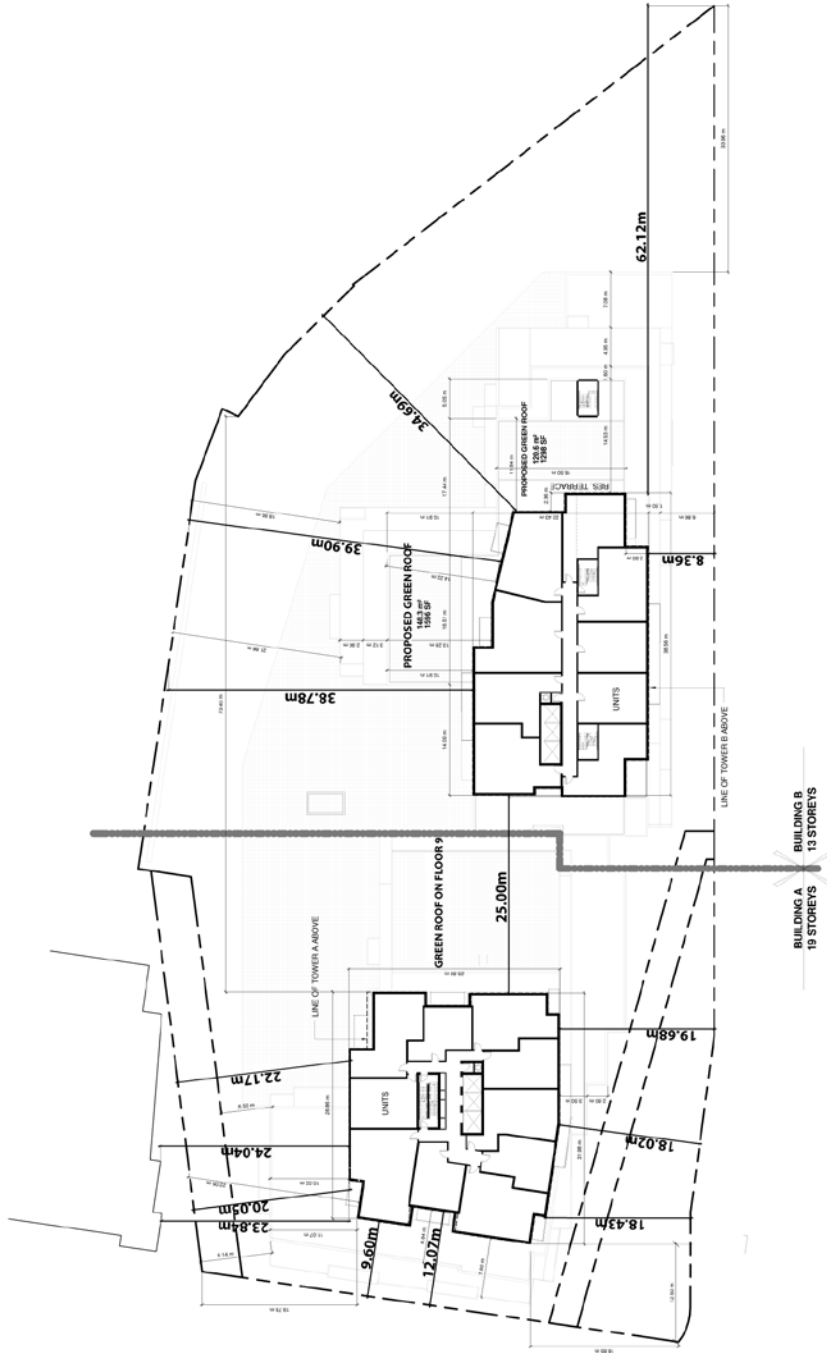
**Floor Plan (9th floor)**

Applicant's Submitted Drawing

Not to Scale  
01/13/2015

File # 14 267342 NMY 26 0Z

**Attachment 2B: Floor Plan (10-13<sup>th</sup> Floor)**



**660 Eglinton Avenue East**

**Floor Plan (10 - 13 floor)**

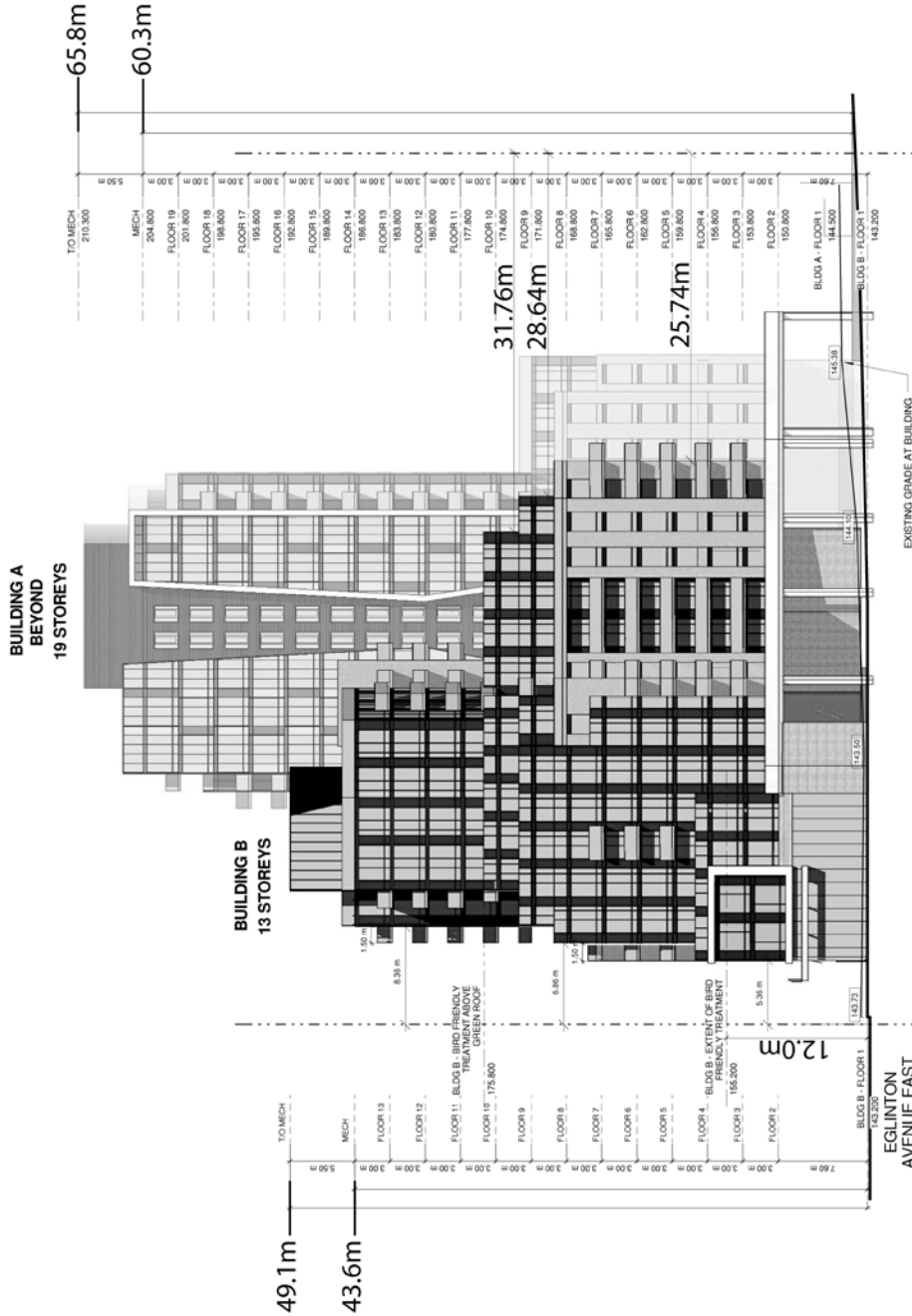
Applicant's Submitted Drawing

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File # 14 267342 MWY 26 0Z



# Attachment 4A: Elevations (East)



660 Eglinton Avenue East

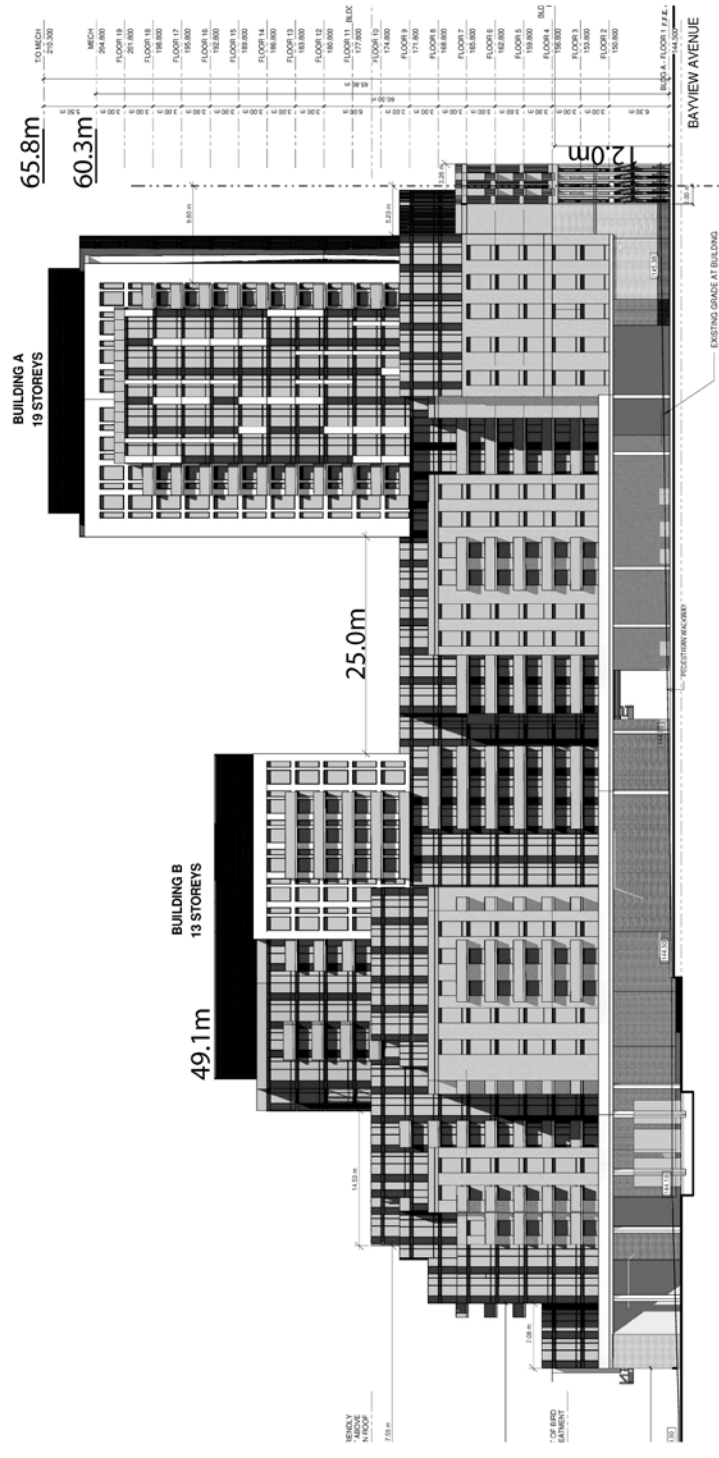
East Elevation  
 Applicant's Submitted Drawing

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File # 14 267342 NNY 26 0Z



**Attachment 4B: Elevations (North)**



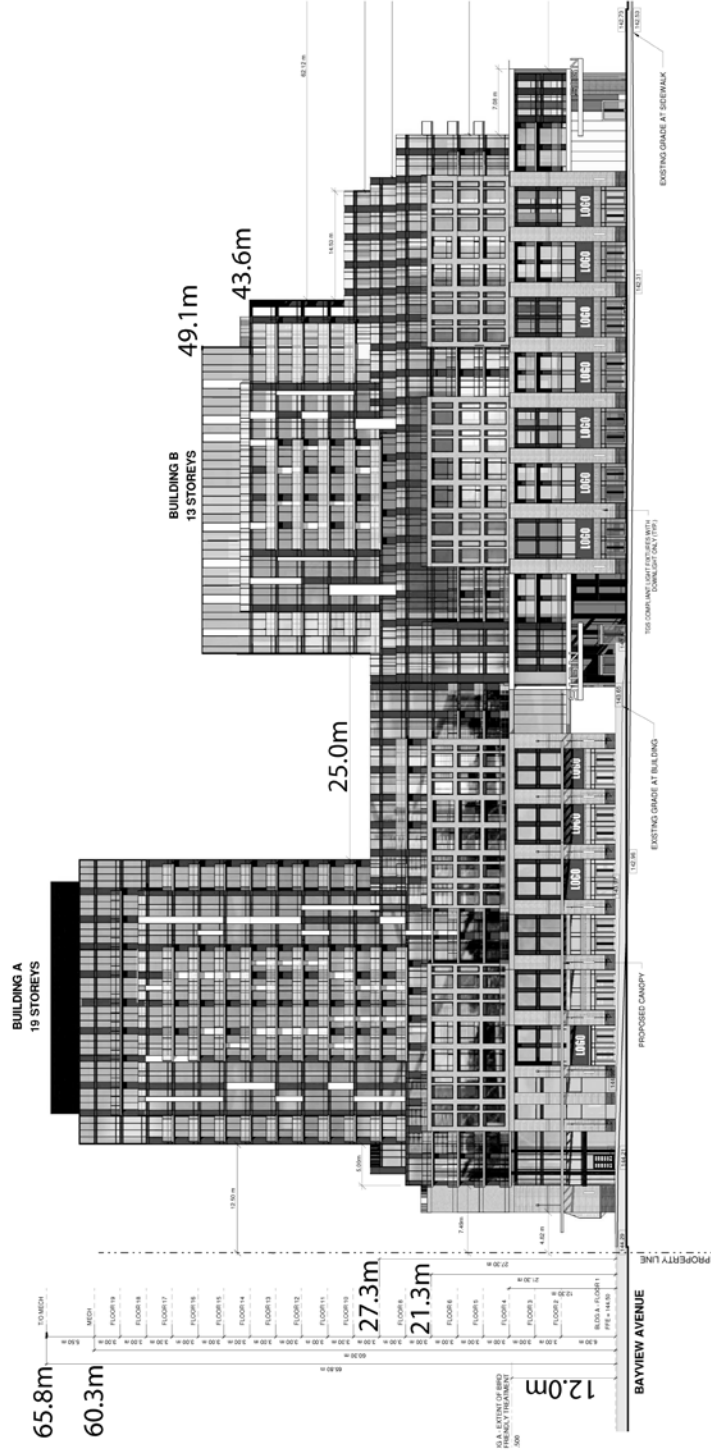
**660 Eglinton Avenue East**

**North Elevation**  
 Applicant's Submitted Drawing

File # 14 267342 NMY 26 0Z

Not to Scale  
 01/13/2015

# Attachment 4C: Elevations (South)



660 Eglinton Avenue East

**South Elevation**  
Applicant's Submitted Drawing

File # 14 267342 NWY 26 02

Not to Scale  
01/13/2015



### Attachment 5: Official Plan



**Toronto** City Planning  
**Extract from Official Plan**

**660 Eglinton Avenue East**

File # 14 267342 NNY 26 0Z

- |  |  |
|--|--|
|  Site Location            |  Parks & Open Space Areas |
|  Neighbourhoods           |  Parks                    |
|  Apartment Neighbourhoods |  |
|  Mixed Use Areas          |  |

  
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## Attachment 6: Zoning



**Zoning By-Law No. 569-2013**

**660 Eglinton Avenue East**

**File # 14 267342 NNY 26 02**

Location of Application

See Former Borough of East York By-Law No. 1916

<b>R</b> Residential	<b>CR</b> Commercial Residential
<b>RD</b> Residential Detached	<b>O</b> Open Space
<b>RM</b> Residential Multiple	<b>OR</b> Open Space Recreation

<b>R1B</b> Low Density Residential
<b>O</b> Open Space (Parks)



Not to Scale  
Extracted: 01/13/2015

## Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Number:	14 267342 NNY 26 OZ
Details	Rezoning, Standard	Application Date:	December 23, 2014

Municipal Address: 660 EGLINTON AVE E

Location Description: PLAN 1908 PT LOT 314 RP 66R19643 PART 3 \*\*GRID N2601

Project Description: The application proposes to amend the former Town of Leaside Zoning By-law No. 1916 to permit a 19-storey (66 metre) and a 13-storey (50 metre) apartment building with retail at grade (2,316 m<sup>2</sup>). The two buildings would contain a total of 426 dwelling units and 420 parking spaces with 397 located in a 2-level below grade garage and 23 surface spaces. A continuous driveway is proposed along the northern boundary of the site providing access to Eglinton Avenue East and Bayview Avenue. The existing commercial plaza would be demolished.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Goodmans LLP		Turner Fleischer	Riocan Holdings (Sunnybrook) Inc.

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	MRC-1	Historical Status:	N
Height Limit (m):		Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	9649	Height:	Storeys:	19	
Frontage (m):	166.22		Metres:	65.8	
Depth (m):	61.45				
Total Ground Floor Area (sq. m):	3044				<b>Total</b>
Total Residential GFA (sq. m):	34819		Parking Spaces:	420	
Total Non-Residential GFA (sq. m):	2316		Loading Docks	3	
Total GFA (sq. m):	37135				
Lot Coverage Ratio (%):	32.15				
Floor Space Index:	3.92				

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	34819	0
Bachelor:	0	Retail GFA (sq. m):	2316	0
1 Bedroom:	272	Office GFA (sq. m):	0	0
2 Bedroom:	154	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	426			

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