

**4650 Eglinton Avenue West - Zoning By-law Amendment
Application - Preliminary Report**

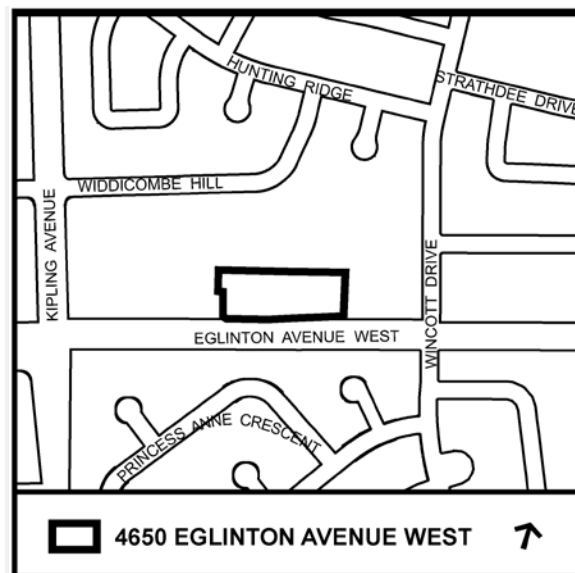
Date:	August 14, 2015
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 4 – Etobicoke Centre
Reference Number:	15 154027 WET 04 OZ

SUMMARY

This application proposes to amend City of Toronto Zoning By-law 569-2013 and the former City of Etobicoke Zoning Code to permit a residential development containing 293 rental apartment units at 4650 Eglinton Avenue West. The development would consist of two, 11-storey mid-rise buildings, connected by a central 5-storey base building (podium) resulting in a floor space index of 3.75 times the area of the lot. A total of 220 parking spaces would be provided, of which 216 would be provided in a single level underground parking garage. The development would be geared towards senior tenants.

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.

A community consultation meeting scheduled by staff in consultation with the Ward Councillor is intended to be held in the fourth quarter of 2015. A Final Report and statutory public meeting under the *Planning Act* to consider the application is targeted for the first quarter of 2016. This target assumes the applicant will provide all required information in a timely matter.



RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 4650 Eglinton Avenue West together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

Pre-Application Consultation

A number of pre-application consultation meetings and discussions were held with the applicant to discuss the planning application and complete application submission requirements, as well as various issues related to the proposal. Identified issues included: built form, building type, site organization and layout, parking, location of landscaped open space, setbacks, pedestrian and vehicular circulation and access and relationship to the neighbouring properties.

An evening community meeting was held by the applicant on February 27, 2014 at which time the area residents had an opportunity to view the proposal and provide comments.

ISSUE BACKGROUND

Proposal

The proposal is for a residential development consisting of two, 11-storey mid-rise buildings connected by a central 5-storey base building (podium). The development would contain a total of 293 rental apartment units, with 151 units in the east tower and 142 units in the west tower. The 5-storey central building would contain multi-purpose rooms and offices for use by the residents. The development would have an overall residential gross floor area of approximately 31,000 m² resulting in a floor space index of 3.75 times the area of the lot (see Attachment 1: Site Plan and Attachments 2a-2d: Elevations).

The development would be geared towards "lifestyle choices of seniors". The units would provide three levels of care services for the tenants. The units in the east tower would consist of self-sufficient apartment units with no care services, while the units in the west tower would have two levels of care service. Some units would provide housekeeping, laundry and meal services, as well as assistance with personal care.

Amenities on site would include a movie theatre, games room, crafts room, sitting areas, bistro, piano lounge and dining areas. The proposed development would provide outdoor amenity space,

including a patio and landscape space, as well as a green space on the roof of the 4th floor of the podium.

The site would have two vehicular access points from Eglinton Avenue West. The western access would share the public road with the abutting National Homes townhouse development, and the eastern access would be part of an easement arrangement with the adjacent property owned by Build Toronto. This access would also provide access to the existing Richview Plaza development to the north of the site.

A total of 220 parking spaces would be provided on site, of which 216 would be underground. A total of 16 at grade bicycle parking spaces would also be provided.

Site and Surrounding Area

The site, previously owned by Build Toronto, is located mid block between Kipling Avenue and Wincott Drive on the north side of Eglinton Avenue West and is currently vacant. The site is approximately 0.82 ha in size and generally rectangular in shape. It has a frontage of approximately 132 m on Eglinton Avenue West and a depth of approximately 66 m.

Surrounding lands uses are as follows:

North: An eleven storey apartment building along the south side of Widdicombe Hill Boulevard and a plaza at the corner of Widdicombe Hill Boulevard and Wincott Drive.

South: Across Eglinton Avenue West is a low rise residential neighbourhood with predominantly single-detached homes and townhouses.

East: Vacant lands owned by Build Toronto.

West: Lands currently under construction by National Homes for 68 townhouse units with a new public road.

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. These policies support the goal of enhancing the quality of life for all Ontarians. 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. City Council's planning decisions are required to be consistent with the PPS.

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

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

Official Plan

The subject lands are designated *Apartment Neighbourhoods* (western portion) and *Mixed Use Areas* (eastern portion) on Map 14 – Land Use Plan in the Official Plan. The lands are also identified as *Avenues* on Map 2 of the Official Plan.

Apartment Neighbourhoods are comprised of apartment buildings and parks, local institutions, cultural and recreational facilities and small-scale retail, service and office uses that serve the needs of area residents. This designation does not anticipate significant growth within these areas, however, compatible infill development can be accommodated.

Section 4.2 of the Official Plan states that in these established *Apartment Neighbourhoods*, improving amenities and accommodating sensitive infill, where it can improve the quality of life, and promoting environmental sustainability are key considerations. *Apartment Neighbourhoods* are distinguished from low-rise *Neighbourhoods* as a greater scale of building is provided for and different criteria are required to guide development.

Section 4.5.2 of the Official Plan states *Mixed Use Areas* are comprised of a broad range of commercial, residential and institutional use in single use or mixed-use buildings, as well as parks and open spaces and utilities. This designation achieves a number of planning objectives by combining a broad array of uses. The Official Plan notes that not all *Mixed Use Areas* will experience the same scale or intensity of development. Development in the *Mixed Use Areas* along *Avenues* will generally be at a much lower scale than in the *Downtown* and most often lower scale than the *Centres*.

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

This review will:

- include an assessment of the impacts of the incremental development of the entire Avenue segment at a similar form, scale and intensity, appropriately allowing for distinguishing circumstances;
- consider whether incremental development of the entire Avenue segment as identified in the above assessment would adversely impact any adjacent *Neighbourhoods*;
- consider whether the proposed development is supportable by available infrastructure; and
- be considered together with any amendment to the Official Plan or Zoning By-law at the statutory public meeting for the proposed development.”

Further, "development in *Mixed Use Areas* on *Avenues* that precedes the completion of an Avenue Study will:

- support and promote the use of transit;
- contribute to the creation of a range of housing options in the community;
- contribute to an attractive, safe and comfortable pedestrian environment that encourages walking and strengthens local retailing;
- provide universal physical access to all publicly accessible spaces and buildings;
- conserve heritage properties;
- be served by adequate parks, community services, water and sewers, and transportation facilities; and
- be encouraged to incorporate environmentally sustainable building design and construction practices.”

Development applications on *Avenues* prior to an Avenue Study are required to be accompanied by an Avenue Segment Study which discusses the implications for the portion of the *Avenue* resulting from the proposed development. Given the site's split designation and its local and future context, Planning staff recommend that an Avenue Segment Study is not required for this application. Avenue Segment studies are required for lands designated *Mixed Use Areas*, whereas a majority of the site is designated *Apartment Neighbourhoods*, which would not require an Avenue Segment study.

The lands are also designated as *Transit Priority Segment* on Map 5 of the Official Plan.

Eglinton Crosstown Light Rail Transit

Eglinton Avenue West is also identified as a future transit corridor on Map 4 – Higher Order Transit Corridors of the Official Plan.

The Toronto Transit Commission completed a Transit Environmental Assessment for the implementation of a light rail transit (LRT) system within the Eglinton Avenue corridor extending from Kennedy Road in the east to Pearson International Airport in the west. The study recommended construction of an LRT facility within an exclusive right-of-way within the centre of Eglinton Avenue West.

Metrolinx has assumed responsibility for the LRT project which has been divided into two phases. Phase One, currently under construction, extends from Kennedy Station to the Weston Road/Eglinton Avenue West intersection in Mount Dennis. Phase Two of the LRT project between Mount Dennis and Pearson International Airport is currently unfunded and the timing for implementation is unknown. The subject site is located adjacent to the Phase Two LRT corridor.

SmartTrack

The Eglinton Avenue West corridor has also been identified for SmartTrack. The SmartTrack concept builds upon the provincial Regional Express Rail initiative and proposes all-day two-way frequent service operating within two GO Rail corridors (Kitchener and Stouffville/Lake Shore East) and a new heavy rail corridor along Eglinton Avenue West. City Council at its meeting of February 10 and 11, 2015 adopted a Work Program for the entire SmartTrack plan which directed, among other things, "... the City Manager, in partnership with Metrolinx and the Toronto Transit Commission, to undertake a feasibility study of the SmartTrack options on the Eglinton Avenue West corridor from Mount Dennis station to the Mississauga Airport Corporate Centre .."

The City Manager has been directed to include in his report to the Fall 2015 meeting of Executive Committee the results of the feasibility study and the next steps.

City Council's decision can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.EX2.2>

Zoning

The western half of the subject site is zoned Residential Apartment Zone (RA) in City of Toronto Zoning By-law No. 569-2013, enacted by City Council on May 9, 2013 (see Attachment 3: Zoning). Permitted uses include apartment buildings, fire halls, parks and police stations. The maximum permitted building height is 24m, there is no maximum number of storeys.

Building setbacks include a minimum front yard setback of 6.0m, a minimum rear yard setback of 7.5m and minimum side yard setbacks of 7.5m. Despite these setbacks, for any portion of the apartment building with a height greater than 11m, the minimum rear yard setback and side yard setback for each portion of the building above 11m in height must be increased by 1.0m for each additional 2m or part thereof. Zoning By-law 569-2013 is currently under appeal to the Ontario Municipal Board.

The eastern half of the subject site is zoned "CR 0.5(c0.5; r0.0) SS3" by Zoning By-law No. 569-2013. The CR zone permits a mix of commercial and residential uses and in this case a maximum commercial density of 0.5 times the area of the lot. The maximum permitted height is 8m. Building setbacks, angular planes and other performance standards affecting the lands are outlined in the Development Standards Set No. 3 (SS3) of the Zoning By-law.

Under the former City of Etobicoke Zoning Code, a zoning classification has not been prescribed to the subject lands. In this instance, the zoning classification of the lands to the north of the subject site would apply. As such, the lands are deemed to be R4 – Fourth Density Residential and CPL – Local Planned Commercial Local Zone.

The R4 zoning allows for a broad range of residential dwellings including single-detached, semi-detached, duplexes and apartment buildings. The maximum permitted height for an apartment building is 14m. The CPL zoning allows for a variety of businesses including banks, business and professional offices, health centres, medical and dental centres, theatres and gasoline stations.

Site Plan Control

The property is subject to Site Plan Control. An application in this regard has yet to be submitted.

Mid-Rise Buildings Urban Design Guidelines

City Council on July 6, 7 and 8, 2010, adopted the recommendations of the *Avenues* and Mid-Rise Buildings Study. The report can be viewed at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2010.PG39.9> .

The study developed guiding performance standards for mid-rise buildings to encourage the development of better designed mid-rise buildings in *Mixed Use Areas* on the *Avenues*. Many of these performance standards have been incorporated into the Development Standards Sets of

Zoning By-law 569-2013. The Mid-Rise Buildings Performance Standards will be applied in the evaluation of the proposal.

Tree Preservation

There are currently several protected private trees located along the north property line of the site. An Arborist Report and Landscape Plan is to be submitted for review by Urban Forestry staff.

Reasons for the Application

An amendment to City of Toronto Zoning By-law 569-2013 and the former City of Etobicoke Zoning Code is required permit the proposed apartment building and to amend applicable performance standards to facilitate the proposed development such as height and setbacks. Other areas of non-compliance may be identified through the zoning review currently being undertaken by Toronto Building staff.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale
- Stage 1 Archaeological Assessment
- Functional Servicing Report and Stormwater Management Report
- Traffic Impact Study
- Phase 1 Environmental Site Assessment
- Limited Phase 2 Environmental Site Assessment
- Preliminary Geotechnical Assessment Report
- Shadow Study
- Toronto Green Standards (TGS) Checklist
- Draft Zoning By-law Amendment

A Notification of Complete Application was issued on June 2, 2015.

Issues to be Resolved

Based on a preliminary review of the proposal, the following issues/concerns have been identified:

- Conformity with the *Apartment Neighbourhoods* policies of the Official Plan;
- Applicability of Section 2.2.3 of the Official Plan (*Avenues*);
- Conformity with the City's Mid-Rise Buildings Urban Design Guidelines Performance Standards including height, massing, provision of dominant building entrance onto Eglinton Avenue West and building materials;
- Compatibility with the existing physical character, built form and pattern of development prevalent in the adjacent established residential neighbourhood;
- Scale and building mass including building setbacks and site layout;
- Ensuring sufficient servicing infrastructure is available to support the proposed development;
- Conformity with the Eglinton Crosstown Light Rail Transit (LRT) Environmental Assessment and the implications of SmartTrack, if any;

- Site functionality for pedestrian access to Eglinton Avenue West;
- Tree preservation on or adjacent to the subject property;
- Site circulation, loading and garbage storage;
- Conformity with City standards on boulevard right-of-ways;
- Submission of a Stage 2 Archaeological Assessment;
- Establishment of easements on the property for the purpose of driveway access to the site;
and
- Applicability of Section 37 of the *Planning Act*.

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

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

CONTACT

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SIGNATURE

Neil Cresswell, MCIP, RPP
 Director of Community Planning
 Etobicoke York District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2a: Elevations

Attachment 2b: Elevations

Attachment 2c: Elevations

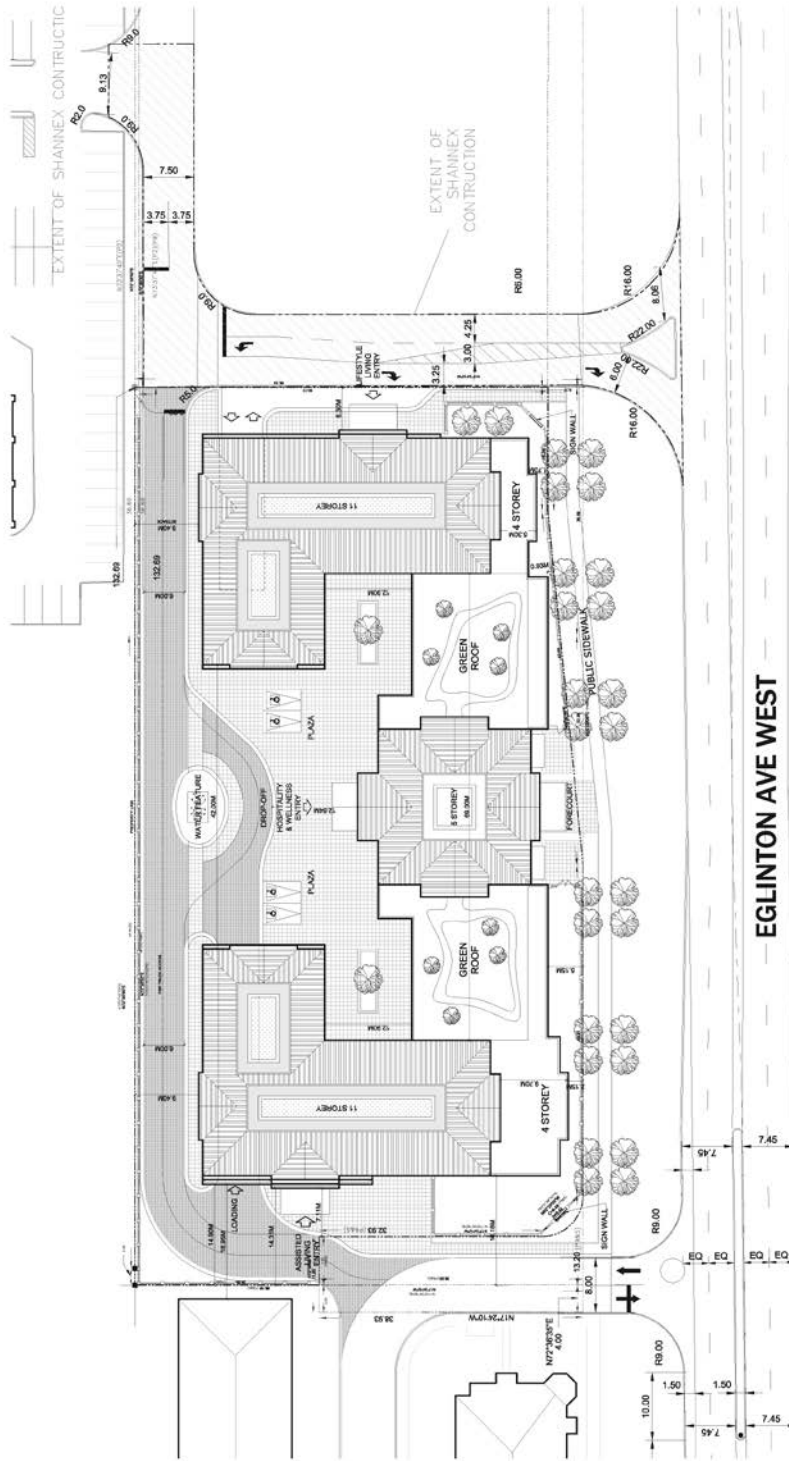
Attachment 2d: Elevations

Attachment 3: Zoning (By-law 569-2013)

Attachment 4: Zoning (Former City of Etobicoke Zoning Code)

Attachment 5: Application Data Sheet

Attachment 1: Site Plan

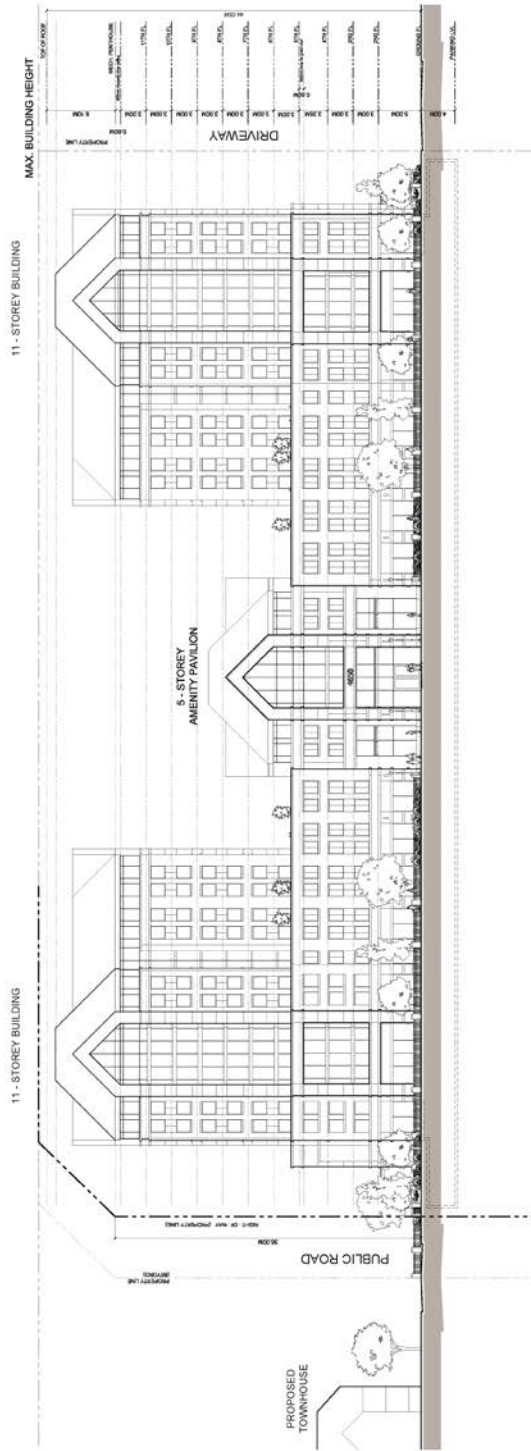


4650 Eglinton Avenue West

Site Plan
 Applicant's Submitted Drawing
 Not to Scale
 05/22/2015

File #15 154027 WET 04 02

Attachment 2a: Elevations



South Elevation

4650 Eglinton Avenue West

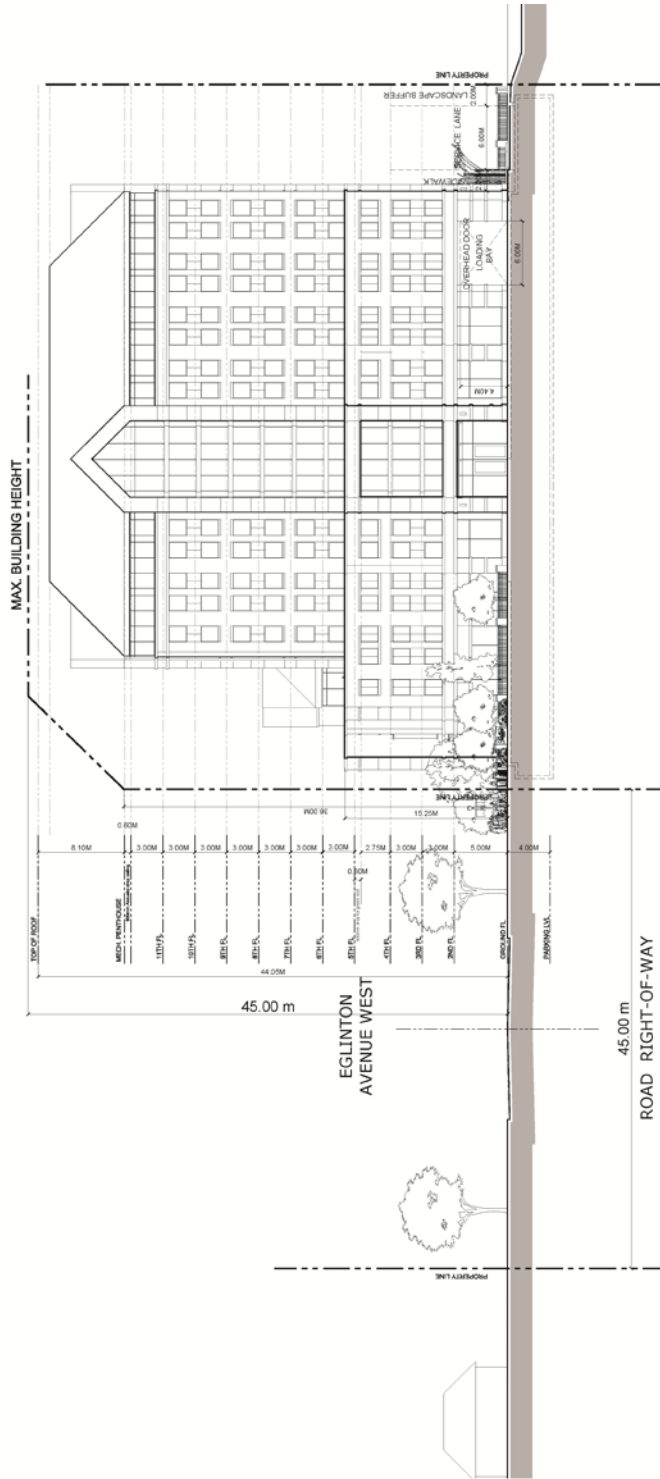
Elevations

Applicant's Submitted Drawing

Not to Scale
05/22/2015

File #15 154027 WET 04 0Z

Attachment 2b: Elevations



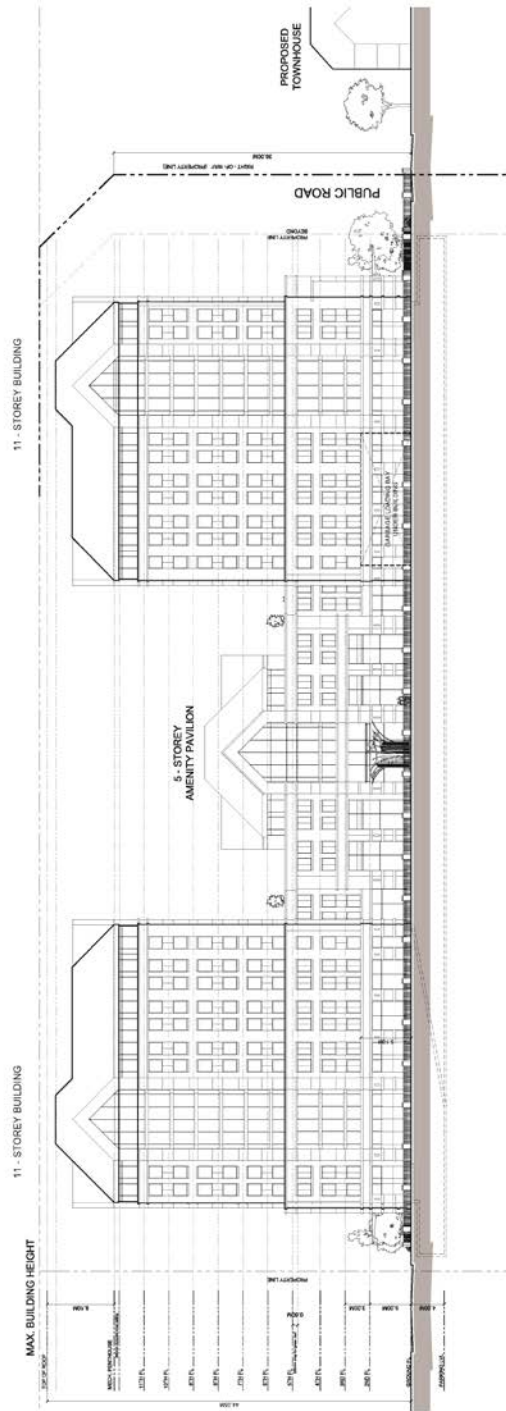
East Elevation

4650 Eglinton Avenue West

Elevations
Applicant's Submitted Drawing
Not to Scale
05/22/2015

File #15 154027 WET 04 02

Attachment 2c: Elevations



North Elevation

4650 Eglinton Avenue West

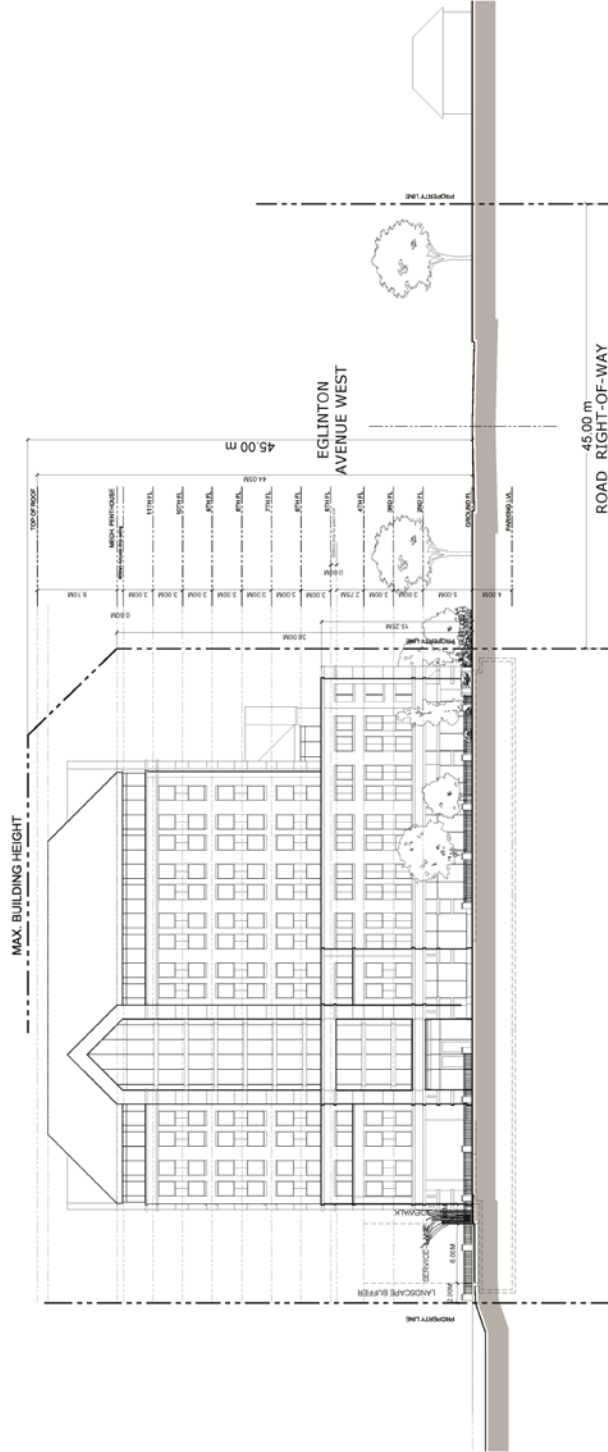
Elevations

Applicant's Submitted Drawing

Not to Scale
05/22/2015

File #15 154027 WET 04 02

Attachment 2d: Elevations



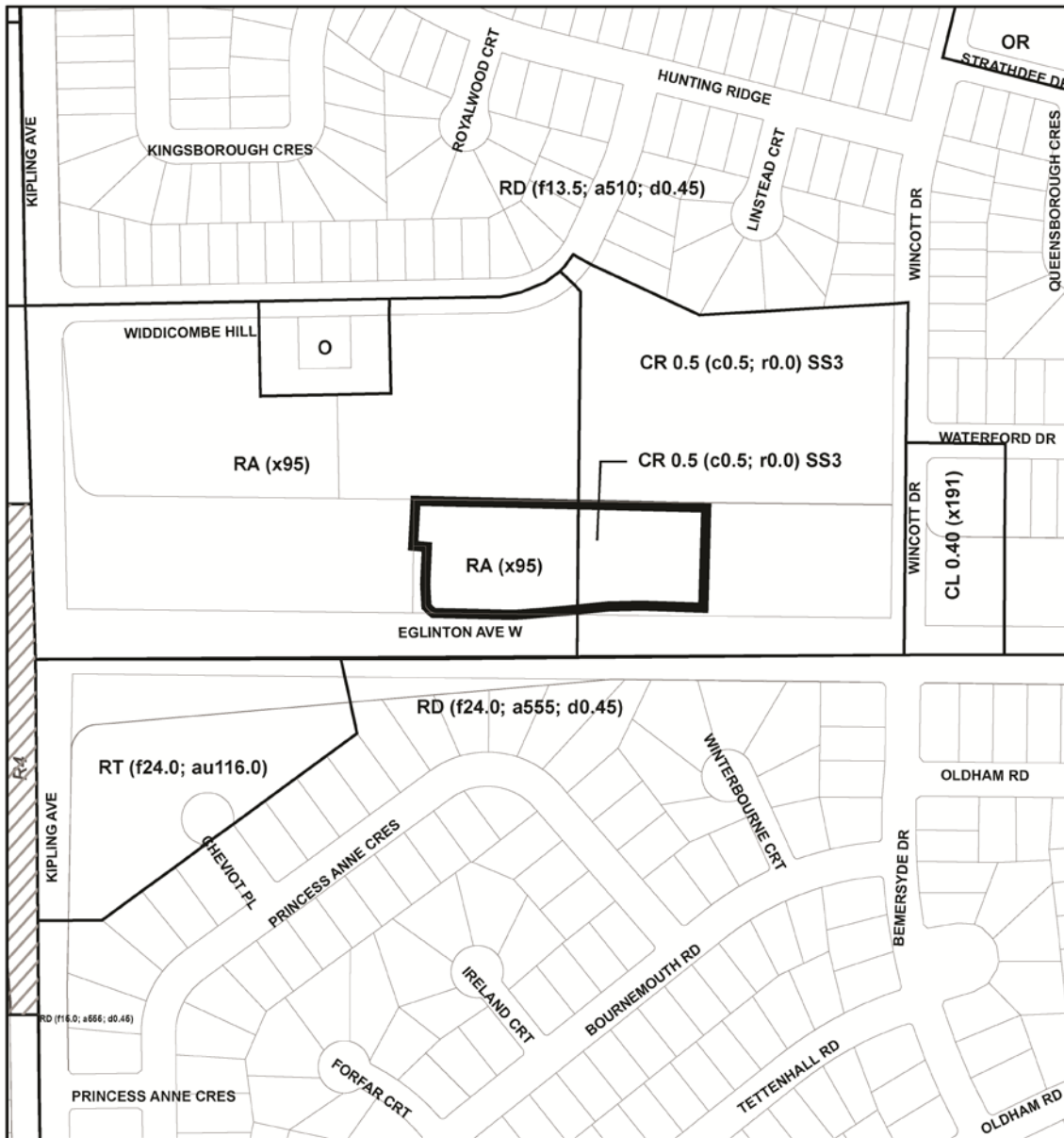
West Elevation

Elevations
4650 Eglinton Avenue West

Applicant's Submitted Drawing
 Not to Scale
 05/22/2015

File #15 154027 WET 04 02

Attachment 3: Zoning (By-law 569-2013)



Zoning By-law 569-2013

4650 Eglinton Avenue West

File # 15 154027 WET 04 02



Location of Application

- RD Residential Detached
- RT Residential Townhouse
- RA Residential Apartment
- CR Commercial Residential

- CL Commercial Local
- O Open Space
- OR Open Space Recreation
- XX Xx



See Former Zoning Code of the City of Etobicoke V131

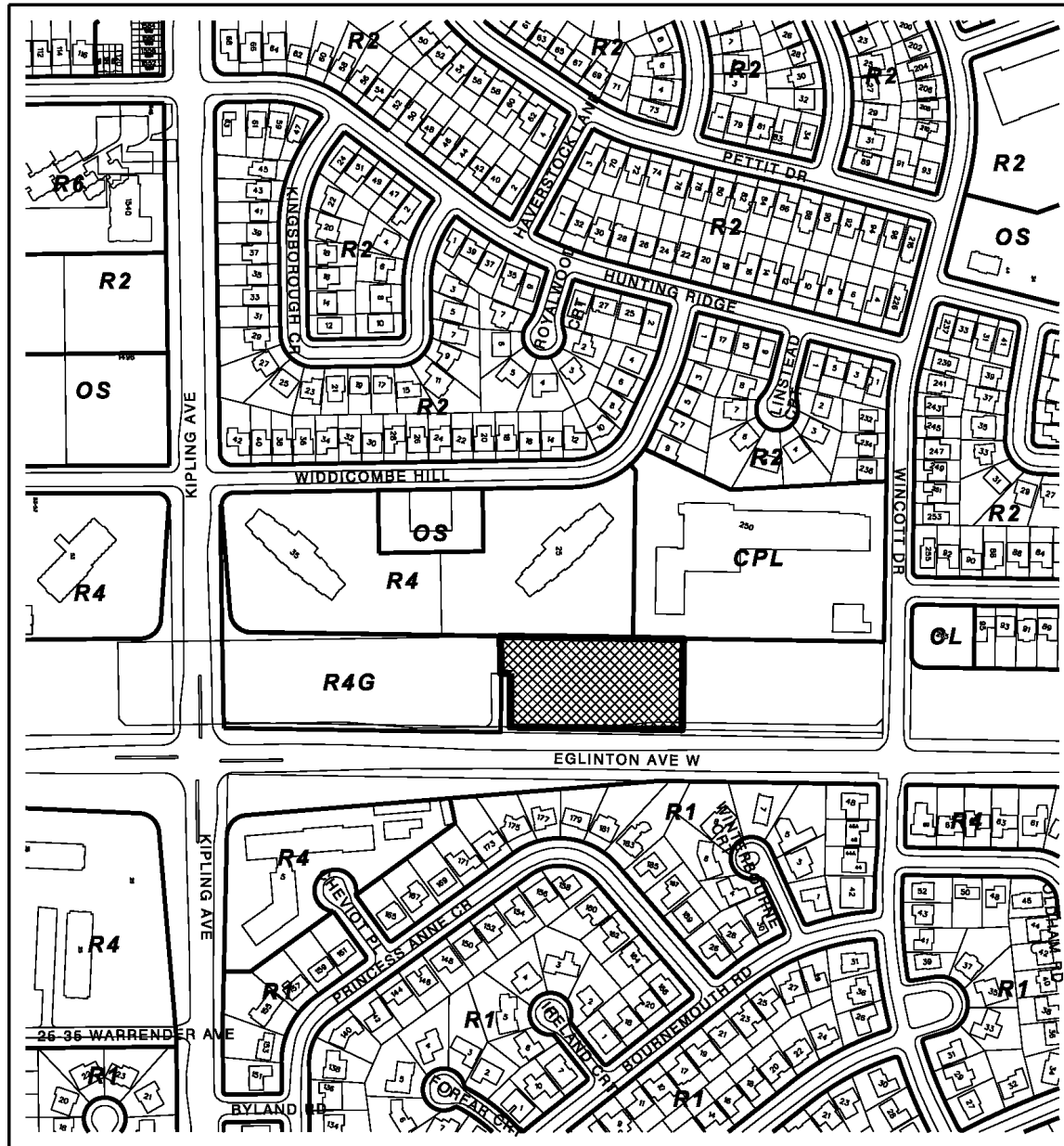
R4

Residential Fourth Density



Not to Scale
Extracted 05/21/2015

Attachment 4: Zoning (Former City of Etobicoke Zoning Code)



4650 Eglinton Avenue West
File # 15 154027 WET 04 0Z

- R1 Residential First Density
- R2 Residential Second Density
- R4 Residential Fourth Density
- R4G Residential Fourth Density Group
- R6 Residential Sixth Density
- CPL Commercial Planned Local
- OS Public Open Space

↑
Not to Scale
Former Etobicoke By-law 11,737
Extracted 07/09/2015

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	15 154027 WET 04 OZ
Details	Rezoning, Standard	Application Date:	May 8, 2015

Municipal Address: 4650 EGLINTON AVE W

Location Description: PLAN 6864, PART BLOCK O, PART 1 FOOT RESERVE Q RP 66R26555
PART 3 RP 66R27108 PART 1

Project Description: To permit the development of a 293 unit rental apartment building with two 11 storey mid-rise buildings connected by a central 5 storey building. The total residential gross floor area of the project would be 30 988 square metres.

Applicant:	Agent:	Architect:	Owner:
SHANNEX ONTARIO LTD.			BUILD TORONTO INC.

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods and Mixed Use Areas	Site Specific Provision:	N
Zoning:	RA(x95), CR and R4, CPL	Historical Status:	
Height Limit (m):	24m	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	8263	Height:	Storeys:	11
Frontage (m):	132		Metres:	45
Depth (m):	66			
Total Ground Floor Area (sq. m):	4158			Total
Total Residential GFA (sq. m):	30988		Parking Spaces:	220
Total Non-Residential GFA (sq. m):			Loading Docks	0
Total GFA (sq. m):	30988			
Lot Coverage Ratio (%):	50.32			
Floor Space Index:	3.75			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Rental		Above Grade	Below Grade
Rooms:		Residential GFA (sq. m):	30988	0
Bachelor:	93	Retail GFA (sq. m):	0	0
1 Bedroom:	139	Office GFA (sq. m):	0	0
2 Bedroom:	61	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	293			

CONTACT: PLANNER NAME: Ellen Standret, Planner
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