SUMMARY

This application proposes an 11-storey, 97-unit mixed-use (retail and residential) building fronting onto Eglinton Avenue East and a 4-storey, 12-unit stacked townhouse complex fronting onto Cardiff Road, separated by a service lane. The proposal has a total of 109 residential units, a Floor Space Index of 5.16, 82 vehicle spaces in a two-level underground garage and 114 bicycle parking spaces.

Staff has identified several issues with the proposed development that need to be resolved before staff can support the applications.

This report provides preliminary information on the applications and seeks Community Council's directions on further processing and the community consultation process.

Next steps include a community consultation meeting which has yet to be scheduled. A final report is targeted for the first quarter of 2017, provided that the applicant provides all required information in a timely manner and issues identified in this report are addressed.
RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 492-498 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
There are no previous planning decisions for the subject property.

Pre-Application Consultation
A pre-application consultation meeting with the applicant was held on December 14, 2015. Planning staff advised that it would not support the massing of a single structure straddling the split land use designation of the subject site as it would not conform to the Official Plan. As a result, the applicant is proposing a low-rise development in the Neighbourhood portion of the site linked by an underground garage to a larger built component on the more permissive Apartment Neighbourhood portion of the site along Eglinton Avenue, and has submitted an Official Plan Amendment application. At the meeting, Staff also raised concerns about the massing of the proposed mixed use building and the acceptability of stacked townhouses as a built form on this site.

ISSUE BACKGROUND
Proposal
This application proposes an 11-storey mixed-use (retail and residential) building fronting onto Eglinton Avenue East and a 4-storey stacked townhouse complex fronting onto Cardiff Road separated by a service lane. There are 97 units proposed in the Eglinton Building, and 12 units proposed in the stacked townhouses, for a total of 109 units. The total proposed Gross Floor Area ("GFA") is 8,412 square metres (8,113 square metres residential, 299 square metres retail) with a Floor Space Index of 5.16. 82 vehicle spaces are proposed in a two-level underground garage. 114 bicycle parking spaces are also proposed.

Statistics for the proposal are shown in the table below and more information is contained in Attachments 1 to 5 and 9 of this report.
<table>
<thead>
<tr>
<th>Category</th>
<th>First Submission March 8, 2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Area</td>
<td>1,631 square metres</td>
</tr>
<tr>
<td>Proposed Setbacks from lot lines</td>
<td></td>
</tr>
<tr>
<td><strong>Eglinton Building</strong></td>
<td></td>
</tr>
<tr>
<td>Eglinton Avenue E</td>
<td>0 m, 3 m stepbacks at 7th, 9th and 10th floors</td>
</tr>
<tr>
<td>Cardiff Road</td>
<td>0 m</td>
</tr>
<tr>
<td>North Property Line</td>
<td>25 m, 3 m stepbacks at 9th and 10th floors</td>
</tr>
<tr>
<td>East Property Line</td>
<td>0 metres, 3 m stepbacks at 7th and 9th floors</td>
</tr>
<tr>
<td><strong>Stacked Townhouses</strong></td>
<td></td>
</tr>
<tr>
<td>Cardiff Road</td>
<td>1 m</td>
</tr>
<tr>
<td>Eglinton Avenue E</td>
<td>32 m</td>
</tr>
<tr>
<td>North Property Line</td>
<td>2 m</td>
</tr>
<tr>
<td>East Property Line</td>
<td>13 m</td>
</tr>
<tr>
<td>Proposed Base Setback on Ground Floor from lot lines</td>
<td></td>
</tr>
<tr>
<td><strong>Eglinton Avenue East</strong></td>
<td>0 m</td>
</tr>
<tr>
<td>Proposed Landscape Setback for Stacked Townhouses</td>
<td></td>
</tr>
<tr>
<td><strong>Cardiff Road</strong></td>
<td>2.5 m</td>
</tr>
<tr>
<td>Gross Floor Area</td>
<td></td>
</tr>
<tr>
<td>Total Residential</td>
<td>8,113 square metres</td>
</tr>
<tr>
<td>Non-Residential</td>
<td>299 square metres</td>
</tr>
<tr>
<td>Total</td>
<td>8,412 square metres</td>
</tr>
<tr>
<td>Floor Space Index</td>
<td>5.16 (per By-law 569-2013)</td>
</tr>
<tr>
<td>Number of Units</td>
<td></td>
</tr>
<tr>
<td>Studio</td>
<td>8 (7%)</td>
</tr>
<tr>
<td>1 Bedroom</td>
<td>54 (50%)</td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>40 (37%)</td>
</tr>
<tr>
<td>3 Bedroom</td>
<td>7 (6%)</td>
</tr>
<tr>
<td>Total</td>
<td>109</td>
</tr>
<tr>
<td>Ground Floor Height – Eglinton Building</td>
<td>3.8 m</td>
</tr>
<tr>
<td>Sidewalk width- Eglinton Avenue East</td>
<td>2.2 m (unchanged)</td>
</tr>
<tr>
<td>Sidewalk width- Cardiff Road</td>
<td>2.2 m (unchanged)</td>
</tr>
<tr>
<td>Proposed Vehicular Parking (residential:visitor:non-residential)</td>
<td>71:11:0 (82 total)</td>
</tr>
<tr>
<td>Proposed Bicycle Parking (long term:short term)</td>
<td>99:15</td>
</tr>
<tr>
<td>Loading Spaces</td>
<td></td>
</tr>
<tr>
<td>Description</td>
<td>1 Type G</td>
</tr>
<tr>
<td>Amenity Space</td>
<td></td>
</tr>
<tr>
<td>Interior Residential</td>
<td>182 square metres (218 required)</td>
</tr>
<tr>
<td>Exterior Residential</td>
<td>141 square metres (218 required)</td>
</tr>
<tr>
<td>Total</td>
<td>325 square metres (436 required)</td>
</tr>
<tr>
<td>Building Height (Eglinton Avenue East)</td>
<td>34 m</td>
</tr>
<tr>
<td>Stacked Town Height (Cardiff Road)</td>
<td>14 m</td>
</tr>
</tbody>
</table>
Site and Surrounding Area

The site is located on the northeast corner of Eglinton Avenue East and Cardiff Road, and includes 492-498 Eglinton Avenue East and 3-7 Cardiff Road. The site is approximately 1,631 square metres in area and is roughly rectangular in shape. It is currently occupied by a series of single detached dwellings and a semi-detached dwelling.

North: Low-rise neighbourhoods consisting of detached and semi-detached dwellings; continuing north is Sherwood Park.

East: Single and semi-detached houses fronting the north side of Eglinton Avenue East. On the south side of Eglinton Avenue East, are a series of apartment buildings of 9 to 12 storeys that have smaller floor plates, and one slab building located just east of Banff Road. Continuing east to Bayview Avenue, there are low-rise retail uses on the corners and Howard Talbot Park on the south side of Eglinton Avenue East, just east of Bayview Avenue.

South: Eglinton Avenue East, followed by a 9 and 12-storey apartment building. Continuing south are low-rise neighbourhoods consisting of detached and semi-detached houses.

West: Cardiff Road, followed by apartment buildings that range from 8 storeys directly across from the proposal, to 6 storeys and 10 storeys. Continuing west there are some commercial office and retail uses at Mount Pleasant Road and 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. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy 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. 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 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. The Growth Plan encourages intensification and envisions increased density in the Urban Growth Centres. The Yonge Eglinton Centre is a designated Urban Growth Centre in the Growth Plan. 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 City of Toronto Official Plan contains a number of policies that apply to the proposed development. A link to the Official Plan can be found here: http://www1.toronto.ca/static_files/CityPlanning/PDF/chapters1_5_dec2010.pdf

Section 2.3.1 Healthy Neighbourhoods
The north portion of the proposed development is designated Neighbourhoods in the Official Plan. Section 2.3.1 of the Official Plan states that "the diversity of Toronto's neighbourhoods, in terms of scale, amenities, local culture, retails services and demographic make up, offers a choice of communities to match every stage of life". Neighbourhoods are where people connect and by focusing development into the centres and avenues we preserve the character of those neighbourhoods. Whether low-rise or apartment buildings, the policies in the Plan are intended to apply equally to both.

Policy 2.3.1.1 states that Neighbourhoods and Apartment Neighbourhoods are considered physically stable areas. Policy 2.3.1.2 states that developments in Mixed Use Areas, Regeneration Areas and Apartment Neighbourhoods that are adjacent or close to Neighbourhoods will:"be compatible with those Neighbourhoods, provide a gradual transition of scale and density, as necessary to achieve the objectives of this Plan through the stepping down of buildings towers and setbacks from those Neighbourhoods, maintain adequate light and privacy for residents in those Neighbourhoods, and attenuate resulting traffic and parking impacts." Policy 2.3.1.3 goes on to state that intensification of land adjacent to Neighbourhoods will be carefully controlled. The intent is that Neighbourhoods will be: "protected from negative impact".

Chapter 3 – Built Form

Section 3.1.2 Built Form
The Official Plan states that architects and developers have a civic responsibility to create buildings that not only meet the needs of their clients, tenants and customers, but also the needs of the people who live and work in the area who will encounter the building in their daily lives. New development in Toronto will be located and organized to fit with its existing and/or planned context. It will do this by: generally locating buildings parallel to the street or along the edge of a park or open space, having a consistent front yard setback, acknowledging the prominence of corner sites, locating entrances so they are clearly visible and providing ground floor uses that have views into and access from streets. New development will also locate and organize vehicle parking and vehicular access to minimize their impacts on the public realm. Furthermore, new development will create appropriate transitions in scale to neighbouring existing and/or planned buildings, limit shadowing on streets, properties and open spaces and minimize any additional shadowing and uncomfortable wind conditions on neighbouring parks to preserve their utility.
New development will be massed to define the edges of streets, parks and open spaces to ensure adequate access to sky view for the proposed and future uses. New development will also provide public amenity, enhance the public realm through streetscape improvements and ensure that significant new multi-unit residential development provides indoor and outdoor amenity space for residents of the new development.

Chapter 4 – Land Use Designations

Section 4.1 Neighbourhoods
The stacked townhouse component of the proposal is located in a Neighbourhoods designated area. These areas are considered to be physically stable areas and new development will respect and reinforce the existing physical character. No buildings larger than four storeys are permitted in a Neighbourhood. Where a more intense form of development than the prevailing building type has been approved, it will not be considered as a precedent when reviewing new applications. Small-scale retail, service and office uses are permitted on properties in Neighbourhoods that legally contained such uses prior to the approval of the Official Plan. New small scale retail, service and office uses may be permitted through re-zoning where it can be demonstrated that there will be no adverse impacts.

Section 4.2 Apartment Neighbourhoods
The "mid-rise" portion of the proposed development is located in an Apartment Neighbourhoods designated area. Apartment Neighbourhoods are made up of apartment buildings, parks, local institutions, cultural and recreation facilities, small scale retail service and office uses. Apartment Neighbourhoods are generally not intended for significant growth. Compatible infill, however, is contemplated on sites containing existing apartment buildings that have underutilized land.

New and infill development will improve the quality of life for both new and existing residents. New and infill development in Apartment Neighbourhoods will contribute to the quality of life by massing new buildings to transition between areas of different development intensity and scale. In particular, Neighbourhoods will be protected through setbacks and/or stepping down of heights. New and infill development will also frame the edges of streets and parks, screen service areas, limit shadow and mitigate wind on parks and open spaces as well as Neighbourhoods. It will also enhance the safety, amenity and animation of adjacent streets and open spaces.

Infill development will also maintain an appropriate residential amenity on site, provide existing residents with access to community benefits, maintain adequate sunlight, privacy and areas of landscaped open space, front onto public streets and provide pedestrian entrances from adjacent public streets. Furthermore, infill development in Apartment Neighbourhoods will provide adequate on-site, below grade, shared vehicular parking for both new and existing development, screen surface parking, preserve important landscape features and walkways, consolidate loading, servicing and delivery facilities and preserve or provide adequate alternative on-site recreational space for residents.
**Yonge-Eglinton Secondary Plan**

The site is located in the Yonge-Eglinton Secondary Plan Area. A primary objective of the Yonge-Eglinton Secondary Plan is to maintain and reinforce the stability of *Neighbourhoods* and to minimize conflicts among *Mixed Use Areas*, *Apartment Neighbourhoods*, *Neighbourhoods* and *Parks and Open Space Areas* in terms of land use, scale and vehicular movement. The Secondary Plan also requires that a full range of housing options (form, tenure) be provided in the Yonge-Eglinton Area that is suitable for family and other households in that manner that is: "contextually appropriate and compatible with existing residential uses and residential built form."

The *Mixed Use Areas* in the Official Plan contain a mix of retail, service commercial, office and residential uses with the highest concentration at Yonge Street and Eglinton Avenue and a smaller concentration at the Yonge/Davisville subway station (see Attachment 8).

Commercial development will be strengthened in the Yonge-Eglinton Area, specifically, the following will be supported:

- street related retail and service uses in the *Mixed Use Areas* except Area 'E';
- office commercial uses in the *Mixed Use Areas* 'A', 'B', 'C'; and 'D'; and
- restricted retail uses in *Mixed Use Area* 'E'.

New development in the Yonge-Eglinton Secondary Plan Area will protect the scale of development in *Neighbourhoods* while minimizing impacts (shadowing, overlook, loss of skyview) on lower scale built form in *Neighbourhoods*. New development will transition in height and scale from developments in *Mixed Use Areas* and *Apartment Neighbourhoods* to *Neighbourhoods*, particularly when higher density designations abut a *Neighbourhood*.

The Yonge-Eglinton Secondary Plan states that the highest densities will be located in *Mixed Use Area* 'A', with developments of a lesser scale located in *Mixed Use Areas* 'B', 'C' and 'D'. Higher density development is permitted in *Apartment Neighbourhoods* with nearby subway station access. Reduced parking requirements are permitted in the Yonge-Eglinton Secondary Plan Area where it can be demonstrated that projected travel can be accommodated by means other than the automobile. Bicycle linkages, facilities and new pedestrian connections will also be encouraged.

New development will promote architectural excellence while also providing for improvements in the public realm. New, flexible, community service facilities and social infrastructure will be provided in a timely manner in the Secondary Plan Area. New parks and open spaces will also be secured in the Yonge-Eglinton Secondary Plan Area along with improvements to the existing parks and open spaces as well as the public realm.
Development within the Yonge-Eglinton Secondary Plan Area will satisfy the requirements of the Growth Plan for the Greater Golden Horseshoe, transition down in height from Yonge Street and Eglinton Avenue east towards Mount Pleasant Avenue, be compatible with the character of existing Neighbourhoods and maintain a high quality of residential amenity. Investment in public transit infrastructure will be a priority in the Yonge-Eglinton Centre.

**Mid-Rise Design Guidelines**

In July 2010, Council directed staff to use the Mid-Rise Buildings Performance Standards in the evaluation of mid-rise building development proposals. In November 2013, Council adopted an extended monitoring period in order to measure the effectiveness of the Standards.

Mid-rise buildings are the 'in between' scale of building; they are bigger than houses but smaller than towers. Mid-rise buildings have a good scale and relationship to the street. They define or make walls to the street that are tall enough to feel like a city and provide lots of usable space, but low enough to let the sun in and open the view to the sky from the street. They support a comfortable pedestrian environment, and animate the street by lining the sidewalk with doors and windows with active uses including stores, restaurants, services, grade related apartments, and community uses. Mid-rise buildings may contain a single use like an office or residential apartment but they usually contain a mix of uses which may include retail, office, community service, and residential all in the same building.

The height of a mid-rise building varies from street to street, as mid-rises are defined as buildings that are no taller than the width of their adjacent street right-of-way (the width of the publicly owned portion of the street). In Toronto, on the 20 metre wide streets, a mid-rise is 5 or 6 stories high. On the wider arterial streets, a mid-rise may be taller, up to a maximum of 11 storeys on the widest Avenues. The proposed 11-storey component at 492 Eglinton Avenue East has a height of 34 metres (including mechanical), the planned right-of-way width of Eglinton Avenue East is 27 metres.

Mid-rises typically are designed with stepbacks or terraces at upper levels to make them appear lower in height from the street, and to allow sunlight and sky views on the sidewalk. While the current application is not located on an Avenue, the mid-rise guidelines can be used to inform the review of development on a site specific basis where the context suggests this form may be appropriate.

**Eglinton Connects**

Eglinton Connects was a study undertaken by the City of Toronto Planning Division that looked at the future of Eglinton Avenue, and how to best leverage investment in rapid transit for the benefit the city.

With the Province of Ontario investing in the design and construction of the Eglinton Crosstown LRT, a number of planning opportunities and challenges present themselves, including the prospect of increased density along Eglinton Avenue.
The City of Toronto undertook Eglinton Connects, a comprehensive planning study along the length of the Eglinton Avenue corridor, to prepare for these challenges, and to realize the opportunities for the communities along the line. On July 8, 9, 10 and 11, 2014 City Council adopted the Eglinton Connects Planning Study – Phase 1 (Part 1) Implementation report.

As part of Eglinton Connects, the lands on the north side of Eglinton Avenue East at Cardiff Road were studied for the possibility of increased density. Prior to Council's final decision, the lands at 492-498 Eglinton Avenue East were contemplated for re-designation to Mixed Use Areas with the inclusion of a Neighbourhood Transition Area that would allow a prospective developer to construct a 27-metre (approximately 8-9 storeys) mid-rise building. The proposed land use designation changes, however, were not made and the implementation of the Neighbourhood Transition Area was done only as a pilot project at Eglinton Avenue West and Croham Road.

Yonge-Eglinton Secondary Plan Review
The City Planning Division is leading an inter-divisional review of growth, built form and infrastructure issues in the Yonge-Eglinton area. The Growth, Built Form and Infrastructure Review will inform the development of up-to-date policy that will guide growth in the area and, in combination with necessary capital upgrades identified through the review, support the vitality and quality of Midtown Toronto.

The review began in mid-2015 and has three key activities:

1. **Growth Analysis** which includes completing a demographic and economic profile of the area, undertaking an evaluation of growth trends, and completing an analysis of potential near, medium and longer term growth estimates.

2. **Built Form Study** which will analyse built form character, trends and impacts and develop a built form vision to guide the area's evolution. In addition, a Cultural Heritage Resource Assessment is being undertaken which will identify properties of cultural heritage value or interest and outline recommendations for further study, conservation, listings and designations.

3. **Infrastructure Review** of the performance and capacity of key infrastructure – community services and facilities, transportation, water, wastewater and stormwater – and a gap analysis informed by the growth estimates to identify emerging infrastructure priorities.

City staff anticipates reporting to City Council in 2016 with a Proposals Report that identifies key findings and emerging directions from the study. Following a Council decision on the Proposals Report, further consultation will occur on recommended directions and proposed amendments to the Yonge-Eglinton Secondary Plan.

**Official Plan Amendment 320**
On December 10, 2015 City Council approved Official Plan Amendment 320 to revise the Healthy Neighbourhoods, Neighbourhoods and Apartment Neighbourhoods policies of the Plan. The intent of these changes is to clarify, strengthen and refine the policies within these sections to support the Plan's goals to protect and enhance existing
neighbourhoods and allow limited infill on underutilized apartment sites in Apartment Neighbourhoods. As well, OPA 320 implements the City's Tower Renewal Program by promoting the renewal and retrofitting of older apartment buildings and encouraging small scale retail, institutional uses and community facilities at grade in apartment buildings to better serve residents.

The amendment is now Council policy and has been submitted to the Minister of Municipal Affairs and Housing for approval


**Zoning**

The application has a split zoning designation over the assembled properties. It is zoned R4A Z2.0 and R1S Z0.6 in 438-86, as amended, with height limits of 9 and 18 metres. The property is also zoned R (f9.0; d2.0) (x942) and R (f9.0; d0.6) (x956) in 569-2013, as amended, with height limits of 9 and 18 metres. The zones permit a variety of residential uses. A zoning exemption also applies to the site that allows row houses subject to certain limitations.

**Site Plan Control**

A site plan application is required but has not been submitted.

**Reasons for the Application**

An Official Plan Amendment is required to permit the connected underground parking garage. Staff are also evaluating if an Official Plan Amendment is required to permit the proposed stacked townhouse built form.

A zoning by-law amendment is required because the proposed development, among others, exceeds the height and density permissions in the in-force zoning by-law.

**COMMENTS**

**Application Submission**

The following reports/studies were submitted with the application:

- Arborist Report;
- Architectural Plans;
- Civil & Utilities Plans;
- Community Services and Facilities Report;
- Draft Zoning By-laws (438-86 and 569-2013);
- Draft Official Plan Amendment;
- Geotechnical Study;
- Landscape and Lighting Plans;
- Planning Rationale;
- Stormwater Management Report;
- Sun/Shadow Study;
- Plan of Survey;
- Toronto Green Standard Checklist; and
- Transportation Impact Study.

A notification of complete application was issued on April 8, 2016.

**Issues to be Resolved**

The principal issue to be resolved relates to the split land use designation of the site in the Official Plan. The south portion of the site is designated *Apartment Neighbourhoods* while the north portion is designated *Neighbourhoods*. The *Apartment Neighbourhoods* designation forms a fairly shallow band that runs along the north side of this section of Eglinton Avenue East. With the introduction of the Eglinton Crosstown LRT, densification along this *Apartment Neighbourhoods* corridor is anticipated, but is challenged by the shallow lot pattern fronting on Eglinton Avenue and the adjacent low-rise built form in the *Neighbourhoods* to the north.

This application invites consideration of a development form, facilitated with an Official Plan Amendment, which would allow for some increased density along Eglinton Avenue East in support of the LRT, with a transitional element to the *Neighbourhood*. The Eglinton Connects study contemplated a partial re-designation of these properties to *mixed-use* with a "neighbourhood transition area" which would allow for the development of a 27-metre tall mid-rise building. These policies were ultimately never implemented and show the challenges of attempting to achieve increased density on constrained sites.

The applicant is proposing to address these challenges with a tall "mid-rise" building along Eglinton Avenue East and four-storey stacked townhouses within the *Neighbourhood*. Along this section of Eglinton Avenue, the street right-of-way is 27 metres, which would correspond to an approximately 8 to 9-storey building under the Mid-Rise Building Guidelines. There is a question as to whether or not this is the best way to proceed and Staff may not ultimately support this approach. The application does raise an important question about densification along Eglinton Avenue East that should be addressed through the review of the Yonge-Eglinton Secondary Plan.

Staff have identified other issues, including but not limited to the following:

- Compliance with the Official Plan, including the precedent of the approach to development on this site in the event that this or a similar scheme is approved.

- Overall scale of the development and compliance with the Mid-Rise Building Guidelines. Staff are examining the proposed stacked townhouses to evaluate their compatibility with the *Neighbourhood* as well as the scale of the proposed mid-rise component and issues of prevailing character.
- Servicing: The amount of parking provided, functional servicing, hydrogeological, site organization and other issues that may arise through the review of the proposal.

City Planning Staff will also review the application for appropriate Section 37 benefits in the event that Staff is able to support this or a revised proposal. Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT
Giulio Cescato, Senior Planner
Tel. No. 416-392-0459
E-mail: gcescat@toronto.ca

SIGNATURE

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

(P:\2016\Cluster B\pln\TEYCC\11376202099.doc) - vc

ATTACHMENTS
Attachment 1: Site Plan
Attachment 2: North Elevation
Attachment 3: East Elevation
Attachment 4: South Elevation
Attachment 5: West Elevation
Attachment 6: Zoning
Attachment 7: Official Plan
Attachment 8: Yonge-Eglinton Secondary Plan
Attachment 9: Application Data Sheet
Attachment 2: North Elevation

North Elevation
Applicant's Submitted Drawing

492-498 Eglinton Avenue East & 3-7 Cardiff Road

File #: 16-124754 STE 22 OZ

Not to Scale
03/17/2016
Attachment 5: West Elevation

West Elevation
492-498 Eglinton Avenue East & 3-7 Cardiff Road
Applicant’s Submitted Drawing

Not to Scale
03/17/2016

File # 16:124754 STE 22 OZ

Staff report for action – Preliminary Report – 492-498 Eglinton Avenue East & 3-7 Cardiff Road 17
Attachment 8: Yonge-Eglinton Secondary Plan

Yonge Eglinton Secondary Plan
Map 21 Land Use Plan (July 2014)

492-498 Eglinton Avenue East &
3-7 Cardiff Road

File # 16 124754 STE 22 OZ

Staff report for action – Preliminary Report – 492-498 Eglinton Avenue East & 3-7 Cardiff Road 20
Attachment 9: Application Data Sheet

Application Type: Official Plan Amendment & Rezoning
Application Number: 16 124754 STE 22 OZ
Details: OPA & Rezoning, Standard
Application Date: March 8, 2016
Municipal Address: 492-498 EGLINTON AVENUE EAST AND 3-7 CARDIFF ROAD
Location Description: PLAN 1544 PT LOT 1 **GRID S2201
Project Description: 11-storey mixed-use residential building with retail on the ground floor along Eglinton Avenue East and 12 stacked townhouse units on Cardiff Road.

Applicant: 492 Eglinton Ave. E. Inc.
156 Duncan Mill Rd. Ste. 23A
Toronto, ON
M3B 3N2
Agent: Hunter and Associates Ltd.
555 Richmond St. W. Ste. 405
Toronto, ON
M5V 3B1
Architect: Raw Design
317 Adelaide St. W. Ste. 405
Toronto, ON
M5V 1P9
Owner: 1634934 Ontario Corp.
492 Eglinton Ave. E
Toronto, ON
M4P 1N3

PLANNING CONTROLS

Official Plan Designation: Apartment Neighbourhoods; Neighbourhoods
Site Specific Provision: N
Zoning: R (f9.0; d2.0) (x942); R (f9.0; d0.6) (x956)
Historical Status: N
Height Limit (m): 18 m ; 9 m
Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq. m): 1631
Frontage (m): 9
Depth (m): 50396
Total Ground Floor Area (sq. m): 1057
Total Residential GFA (sq. m): 8113
Total Non-Residential GFA (sq. m): 299
Total GFA (sq. m): 8412
Lot Coverage Ratio (%): 64.8
Floor Space Index: 5.16

Total
Parking Spaces: 82
Loading Docks: 1

Dwelling Units

Tenure Type: Condo, Freehold
Rooms: 0
Bachelor: 8 (7%)
1 Bedroom: 54 (50%)
2 Bedroom: 40 (37%)
3 + Bedroom: 7 (6%)
Total Units: 109

FLOOR AREA BREAKDOWN (upon project completion)

Above Grade Below Grade
Residential GFA (sq. m): 8113 0
Retail GFA (sq. m): 299 0
Office GFA (sq. m): 0 0
Industrial GFA (sq. m): 0 0
Institutional/Other GFA (sq. m): 0 0

CONTACT: Giulio Cescato, Senior Planner
TELEPHONE: 416-392-0459
EMAIL: gcescat@toronto.ca

Staff report for action – Preliminary Report – 492-498 Eglinton Avenue East & 3-7 Cardiff Road 21