



## STAFF REPORT ACTION REQUIRED

### 368 and 386 Eglinton Avenue East - Zoning Amendment Application and Rental Housing Demolition and Conversion Application - Preliminary Report

<b>Date:</b>	October 25, 2017
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Acting Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 22 – St. Paul's
<b>Reference Numbers:</b>	17 188558 STE 22 OZ and 17 252409 STE 22 RH

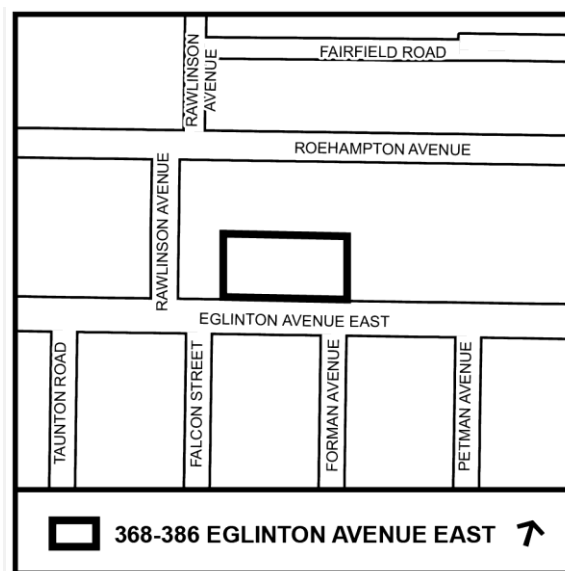
#### SUMMARY

This application proposes to permit an 11-storey addition containing 98 residential units beside an existing 13-storey apartment building.

The existing apartment building contains 149 rental residential units, all of which will be retained. Ten 2-bedroom units on the east side of the existing apartment building, located at its interface with the proposed addition, would be changed to 1-bedroom plus den units. The applicant has filed a Rental Housing Demolition and Conversion application.

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

A final report and public meeting under the Planning Act will be scheduled following the resolution of the outstanding issues, and provided the applicant submits all the required information in a timely manner.



## **RECOMMENDATIONS**

### **The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting for the lands at 368 and 386 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.

### **Pre-Application Consultation**

A pre-application consultation meeting was held with the applicant on April 4, 2016 to discuss complete application submission requirements.

## **ISSUE BACKGROUND**

### **Proposal**

This application proposes an 11-storey addition on the east side of an existing 13-storey apartment building. The existing building and addition would be physically attached but not connected internally. The proposed addition steps back from Eglinton Avenue East at floors 4, 6, 10 and 11 and steps down to the rear lot line at floors 7, 6, 5 and 4. The proposal includes a new drop off area for vehicles to serve the building addition. Indoor and outdoor amenity areas would be shared between the existing building and the addition.

The Rental Housing Demolition application proposes to change 10 rental units on the east side of the existing building from two-bedroom to one-bedroom plus den units by removing the window of the second bedroom at the interface with the addition. Eliminating windows from a bedroom has the effect of removing a bedroom from a unit. The Ontario Building Code requires all bedrooms to have a window, otherwise they must be deemed as another room type. This would result in a 'demolition' of these units per Municipal Code Chapter 667. The applicant proposes to replace the demolished two-bedroom units in the building addition.

The applicant proposes to secure all of the existing 149 rental dwelling units, which have affordable and mid-range rents. The applicant would provide and maintain 10 new two-bedroom rental units in the building addition to replace the two-bedroom units lost in the existing building.

Statistics for the proposal are shown in the table below and more information is contained in Attachments 1, 2 and 5 of this report.

Category		First Submission
Site Area	Existing Site (368 Eglinton Ave E)	5,165.91 square metres
	New Parcel (386 Eglinton Ave E)	790.94 square metres
	Total	5,956.85 square metres
Building Height	Existing Building	13 storeys and 34.45 metres (37.75 metres to top of mechanical penthouse)
	Building Addition	11 storeys and 29.17 metres (34.17 metres to top of mechanical penthouse)
Building Setbacks at Ground Level	North Lot Line	9 metres
	Eglinton Ave E	0.5 metres
	East Lot Line	7.5 metres
	West Lot Line	Attached to existing 13-storey residential building
Gross Floor Area	Existing	11,740.19 square metres
	Building Addition	6,406.3 square metres
	Total	18,146.49 square metres
Floor Space Index Total Existing and Proposed Building Addition		3.05
Number of Units (Existing Building)	Studio	13
	1 Bedroom	109
	2 Bedroom	26
	3 Bedroom	1
	Total	149
Number of Units (Building Addition)	Studio	0
	1 Bedroom	63
	2 Bedroom	37
	3 Bedroom	0
	Total	96
Ground Floor Height		2.79 metres
Parking (Existing Building) (residential: visitor)		160 (152:8)
Parking (Building Addition) (residential: visitor)		42 spaces (26:16)
Bicycle Parking (long-term: short-term)		102 spaces (92:10)
Loading Spaces Total		1 Type G

Category	First Submission
Amenity Space (Existing)	
Interior Residential	63.39 square metres
Exterior Residential	60.06 square metres
New Amenity Space (Building Addition)	
Interior Residential	323.83 square metres
Exterior Residential	289.49 square metres

## Site and Surrounding Area

The subject site is comprised of two properties at 368 and 386 Eglinton Avenue East, is rectangular shaped and relatively flat.

The existing 13-storey apartment building at 368 Eglinton Ave East is set back approximately 18.3 metres from the street. A circular driveway in front of the existing building provides vehicular access to the site. A third curb cut at the street provides driveway access to the underground parking garage and to a surface parking lot behind the existing building. The other property within the subject site, at 386 Eglinton Avenue East, was formerly owned by Toronto Hydro and is vacant.

All of the existing 149 residential units on the site are rental tenure and have affordable or mid-range affordable rents. All but four of the rental units were occupied at the time of the rental housing application. The rental units have the following bedroom type and rent classifications (according to information provided by the applicant):

Rental Unit Bedroom Type	Rent Category
Studio / Bachelor: 13	7 affordable rents 6 mid-range rents
One-bedroom: 109	40 affordable rents 69 mid-range rents
Two-bedroom: 26	8 affordable rents 18 mid-range rents
Three-bedroom: 1	1 mid-range affordable rent

North: Is a four-storey apartment building at 57 Rawlinson Avenue. Farther north, fronting on Roehampton Avenue, are detached and semi-detached dwellings and a condominium townhouse development.

South: On the block on the south side of Eglinton Avenue East between Falcon Street and Forman Avenue, are detached and semi-detached dwellings, some of which are used for commercial purposes. Also on the south side of Eglinton Avenue East, to the east of Forman Avenue, is a 4-storey office building and a 7-storey apartment building.

East: Is a 10-storey apartment building at 400 Eglinton Avenue East.

West: Are 3 semi-detached dwellings along the north side of Eglinton Avenue east. Farther west are high-rise apartment buildings. Along Rawlinson Avenue are detached, semi-detached and apartment dwellings.

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

The Provincial Policy Statement (2014) ("PPS") provides policy direction Province wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing types and affordability to meet projected requirements of current and future residents;
- Recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and,
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The City of Toronto uses the PPS to guide its official plan and to inform decisions on other planning and development matters. Policy 4.7 states that the Official Plan is the most important vehicle for implementing the PPS. The PPS is issued under Section 3 of the *Planning Act* and all decisions of Council affecting land use planning matters "shall be consistent with" the Provincial Policy Statement.

The Growth Plan for the Greater Golden Horseshoe (2017) (the "Growth Plan") provides a strategic framework for managing growth in the Greater Golden Horseshoe (GGH) region including:

- Setting minimum density targets within settlement areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;

- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and,
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

Like other provincial plans, the Growth Plan builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where relevant legislation provides otherwise. All decisions by Council affecting land use planning matters are required by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan.

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**

### **Chapter 2 – Shaping the City**

#### **Section 2.3.1 Healthy Neighbourhoods**

The proposed development is located on a site designated *Apartment Neighbourhoods* in the Official Plan. Toronto's neighbourhoods are an important asset in the city and a cornerstone policy is to ensure that new development in neighbourhoods respects and reinforces the existing physical character of the area in terms of buildings, streetscapes and open space patterns.

### **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 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 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 its residents.

### **Section 3.2.1 Housing**

Section 3.2.1 of the Official Plan encourages the provision of a full range of housing, in terms of form, tenure and affordability, and the protection of rental housing units.

Rental replacement policy 3.2.1.6 states that new development that would result in the loss of six or more rental housing units will not be approved unless all of the rental housing units have rents that exceed mid-range rents at the time of application, or in cases where planning approvals other than site plan are sought, the following secured:

- at least the same number, size and type of rental housing units are replaced and maintained with similar rents to those in effect at the time the redevelopment application was made;
- for a period of at least 10 years, rents for replacement units will be the rent at first occupancy, increased annually by not more than the Provincial Rent Increase Guideline or a similar guideline as Council may approve from time to time; and
- An acceptable tenant relocation and assistance plan addressing the right to return to occupy one of the replacement rental units at similar rent, the provision of alternative accommodation at similar rents and other assistance to lessen the hardship of relocation.

Rental intensification Policy 3.2.1 states that significant new development on sites containing six or more rental units, where existing rental units will be kept in the new development:

- a) will secure as rental housing, the existing rental housing units which have affordable rents and mid-range rents; and
- b) may secure any needed improvements and renovations to the existing rental housing, in accordance with and subject to Section 5.1.1 of the Plan, without pass-through of such costs in the rents to tenants.

## **Chapter 4 – Land Use Designations**

### **Section 4.2 Apartment Neighbourhoods**

The proposed development is located in an area designated as *Apartment Neighbourhoods*, which are made up of apartment buildings, parks, local institutions, cultural and recreation facilities, small scale retail service and office uses. *Apartment Neighbourhoods* are stable areas of the City and 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 of new and existing residents in *Apartment Neighbourhoods* by massing new buildings to provide a 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.

### **Yonge-Eglinton Secondary Plan**

The site is located within the Yonge-Eglinton Secondary Plan Area (see Attachment No. 4).

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 suitable for family and other households that is: "contextually appropriate and compatible with existing residential uses and residential built form".

The Secondary Plan identifies that Yonge-Eglinton Centre's *Apartment Neighbourhoods* are largely built-up and considered to be physically stable. New development in the Yonge-Eglinton Secondary Plan Area will protect the scale of development in *Neighbourhoods* while minimizing impacts (shadowing, overlook, loss of sky view) on lower scale built form in *Neighbourhoods*. New development will provide transition in height and scale from developments in *Mixed Use Areas* and *Apartment Neighbourhoods* to *Neighbourhoods*, particularly when higher density designations abut a *Neighbourhood*.

New development will promote architectural excellence while also providing for improvements in the public realm. New, flexible, community services facilities and social infrastructure will be provided in a timely manner in the Yonge-Eglinton Secondary Plan Area. New parks and open spaces will be secured in the Yonge-Eglinton Secondary Plan Area along with improvements to the existing parks and open spaces and the public realm.

### **OPA 320**

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment 320 on December 10, 2015. OPA 320 strengthens and refines the Healthy *Neighbourhoods*, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's



goals to protect and enhance existing neighbourhoods and to allow limited infill on underutilized apartment sites in *Apartment Neighbourhoods*.

The Minister of Municipal Affairs approved and modified OPA 320 on July 4, 2016. As OPA 320 has been appealed in its entirety to the OMB, it is relevant but not determinative in terms of the Official Plan policy framework.

OPA 320 as adopted by City Council is available on the City's website at:  
<http://www.toronto.ca/legdocs/bylaws/2015/law1297.pdf>

### **Midtown in Focus: Parks, Open Space and Streetscape Plan and OPA No. 289**

In 2013, the City initiated the Midtown in Focus review to provide an up-to-date planning framework to ensure that growth positively contributes to Midtown's continued livability and local infrastructure keeps pace with development.

On August 25, 2014, City Council adopted Midtown in Focus: Parks, Open Space and Streetscape (Public Realm) Plan for the Yonge-Eglinton Area.  
<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=d421bf26585a2410VgnVCM10000071d60f89RCRD>

The Midtown in Focus Public Realm Plan is a framework for improvements within the Yonge-Eglinton area to parks, open spaces, streets and public buildings to create an attractive, safe and comfortable network of public spaces. The Public Realm Plan recognized that the study area is a vibrant mixed use community with an open and green landscaped character. The Plan also identified five Place-Making Moves that, together with other streetscape improvements and the enhancement and expansion of parkland in the area, will form a thriving system of parks, open spaces and streets. The Midtown in Focus Public Realm Plan supports the public realm policies of the Official Plan as well as the Yonge-Eglinton Secondary Plan.

On June 10-12, 2015, City Council adopted Official Plan amendments (OPA 289) to the Yonge-Eglinton Secondary Plan that incorporate, among other matters, the urban design and public realm policies of the Midtown in Focus Public Realm Plan. As the OPA 289 is currently under appeal at the OMB, it is relevant but not determinative in terms of the Official Plan policy framework. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PG4.2>

OPA 289 provides a comprehensive public realm strategy and a system of improvements in the Yonge - Eglinton Area. Section 2.16 requires that improvements be made to both the private and public realm as part of any new development including: enhancements to streetscapes, the provision of wider sidewalks and the establishment of multi-purpose promenades. Another objective of OPA 289 is to maintain and enhance the open, green, landscaped character of the area; improve and expand the network of parks, open spaces and streetscapes; and create a high-quality public realm to ensure the continued vitality and quality of life in the area.

## Midtown in Focus: Growth, Built Form and Infrastructure Review of Yonge-Eglinton Secondary Plan

The City initiated a second phase of Midtown in Focus in 2015 to address growth, built form and infrastructure issues in the Yonge-Eglinton Secondary Plan Area. This phase builds on the Midtown in Focus Public Realm Plan and will provide clear, comprehensive and locally-specific direction to guide the rapid intensification and change underway. The review will result in an updated planning framework related to land use, built form, heritage, parkland provision, community services and facilities, transportation, municipal servicing and infrastructure.

This phase of Midtown in Focus includes the following activities:

- **Growth Analysis**, including development of near, medium and long term growth estimates to inform the infrastructure assessments.
- **A Built Form Study** to document area character and development trends, develop built form principles and a built form vision, undertake built form testing, visualize a future built form concept and identify policy directions to better guide the area's evolution.
- **A Cultural Heritage Resource Assessment** to document the area archaeological and development history, identify properties of cultural heritage value or interest for listings and designations and identify additional recommendations for conservation and further study.
- **A Community Services and Facilities Strategy** to inventory existing services and facilities, assess needs and opportunities in the context of future growth and demographic change and outline an implementation strategy for priority community infrastructure projects.
- **Transportation and Municipal Servicing Strategies** to document the performance and capacity of existing transportation and municipal servicing infrastructure, evaluate priority areas and identify potential capital upgrades to support continued growth in the Secondary Plan Area.
- An area-wide **Parks Plan** and **public realm strategy for the Davisville area** to complement the 2014 Public Realm Plan for lands in and around the Yonge-Eglinton Centre.

City staff are reporting to the November 15, 2017 meeting of the Planning and Growth Management Committee with a Proposals Report that outlines draft amendments to the Yonge-Eglinton Secondary Plan as well as other emerging directions related to the infrastructure assessments and strategies.

On July 12, 2016, City Council adopted the recommendations in the report from the Chief Planner titled: "Midtown in Focus: Growth, Built Form and Infrastructure Review – Status Report". The report included draft built form principles and its recommendations direct staff to:

- Consider and review applications within the context of the ongoing study;
- Consider the draft built form principles contained in the report in the review of the development applications in the Yonge-Eglinton Secondary Plan Area. The recommendation also directed staff to continue to refine the principles in consultation with landowners and the community; and
- Identify opportunities on City-owned lands for new community infrastructure and secure community infrastructure space, as appropriate, as part of the development application review process.

The draft built form principles of Midtown in Focus are in four categories: Area Structure; Public Realm and Open Space; Walkability and Comfort; and, Heritage and Landmarks. The principles specifically applicable to the review of this application include:

### **Area Structure**

- Organize growth to achieve a hierarchy of intensity of use, building heights, densities and scale tied to proximity of rapid transit service, with greatest heights and densities located at the Yonge-Eglinton Crossroads where two rapid transit lines intersect.
- Provide a variety of building heights to reinforce existing character, promote localized sense of place and create a legible skyline for the district that makes legible and reinforces the area structure when viewed from key vantage points within the broader city.

### **Public Realm and Open Space**

- Reinforce the unique open space amenity and spaciousness provided by the Eglinton Green Line, Midtown Apartment Neighbourhoods and Apartment High Streets by ensuring abundant landscaping at grade and generous building spacing.
- Support active street life and informal surveillance by ensuring the built form frames and animates streets, parks, squares and open spaces with active uses at grade.

### **Walkability and Comfort**

- Locate, design and mass buildings to preserve sky view, allow daylight and sunlight to penetrate to the street and lower building levels and ensure good wind conditions in all seasons, with enhanced standards along the Midtown Villages, Park Street Loop, Eglinton Green Line, major pedestrian routes and parks and open spaces.
- Create a human-scaled public realm where buildings define and support streetscapes.
- Ensure fine-grained pedestrian circulation between and through sites and blocks through the placement and orientation of buildings.

## **Zoning**

The application is zoned R4A Z2.0 in Zoning By-law 438-86, as amended and R(f9.0; d2.0) (x942) in Zoning By-law 569-2013, as amended. Both Zoning By-laws permit residential uses in apartment buildings, with a maximum density of 2.0 times the area of the lot and a maximum height of 18.0 metres. The minimum side and rear yard setbacks are 7.5 metres.

## **Site Plan Control**

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

## **Eglinton Connects**

The subject site falls within the Eglinton Connects Planning Study area. On May 6<sup>th</sup>, 2014, City Council adopted 21 recommendations to achieve the vision for the corridor, including Recommendation #21 with additional performance standards to support local character areas and heritage. This site is identified as an Apartment Neighbourhood Character Area in the Study and the following performance standards apply:

- Front and side setbacks should be consistent with those of neighbouring buildings;
- A consistent front setback should be maintained, and side setbacks should be a minimum of 5.5 metres from the side property line (total of 11 metres between building faces);
- In *Apartment Neighbourhoods* buildings where continuous retail is not part of the context, a front yard setback should be provided equal to adjacent buildings (or at least 3.8 metres per Mid-Rise Performance Standards) to accommodate additional trees;
- Buildings should be oriented consistently with other buildings in the area, but the main entrance should be accessed off of Eglinton Avenue.

## **Rental Housing Demolition By-law**

Section 111 of the *City of Toronto Act, 2006* authorizes Council to regulate the demolition and conversion of residential rental properties in the City. Chapter 667 of the City's Municipal Code, the Rental Housing Demolition and Conversion By-law, implements Section 111. The By-law prohibits the demolition or conversion of rental housing units in buildings containing six or more residential units, of which at least one unit is rental, without obtaining a permit from the City and requires a decision by either City Council or the Chief Planner.

Council may refuse an application, or approve the demolition with conditions that must be satisfied before a demolition permit is issued. These conditions implement the City's Official Plan policies protecting rental housing. Council approval of demolition under Section 33 of the *Planning Act* may also be required where six or more residential units are proposed for demolition before the Chief Building Official can issue a permit for demolition under the *Building Code Act*.

Where an application for rezoning triggers an application under Chapter 667 for rental demolition or conversion, City Council typically considers both applications at the same time. Unlike *Planning Act* applications, decisions made by City Council under By-law 885-2007 are not appealable to the Ontario Municipal Board.

On October 24, 2017, an application was received for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code to demolish ten rental housing units. A Housing Issues Report has been submitted with the application and is under review for consistency with the Official Plan.

As per Chapter 667-14, a tenant consultation meeting shall be held to review the impact of the proposal on tenants of the residential rental property and matters under Section 111.

### **Tree Preservation**

The applicant has submitted an arborist report and tree removals plan indicating that the proposed development will require the removal of 5 privately owned trees. The application is under review by the City's Urban Forestry staff.

### **Reasons for the Application**

The Zoning By-law Amendment application is required to increase the maximum permitted building height from 18 metres to 29 metres, to increase the maximum permitted density from 2 times the site area to 3.05 times the site area and to establish the appropriate development standards.

The applicant has also submitted an application for a Rental Housing Demolition and Conversion permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of the existing rental housing units as the site contains six or more dwelling units, of which at least one is rental.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Planning Rationale Report;
- Housing Issues Report;
- Green Development Standards Checklist and Statistics;
- Pedestrian Level Wind Study;
- Transportation Impact Assessment;
- Sun/Shadow Study;
- Preliminary Geotechnical Investigation Report;
- Hydrogeological Investigation Report;
- Functional Servicing and Stormwater Management Report;
- Noise Control Feasibility Study;
- Tree Inventory and Preservation Plan;
- Arborist Report;

- Sun Shadow Study; and
- Community Services and Facilities Study.

A Notification of Incomplete Application was issued on July 31, 2017 and identified that the submission of the following materials was required for a complete application:

- Pedestrian Level Wind Study;
- Rental Demolition and Conversion Declaration of Use and Screening Form; and
- Rental Housing Demolition and Conversion Application.

The additional materials were submitted on September 8, 2017 and a Notification of Complete Application was issued on October 20, 2017.

### **Issues to be Resolved**

The application has been circulated to City divisions and public agencies for comment. Preliminary issues to be addressed include the following:

- prematurity of the application prior to completion of the Midtown in Focus; Growth, Built Form and Infrastructure Review;
- consistency with the Midtown in Focus Public Realm Plan and OPA 289;
- consistency with the draft built form principles of the Midtown in Focus: Growth, Built Form and Infrastructure Review;
- appropriateness of building an addition to a 13-storey apartment building;
- built form, height and massing;
- shadow impacts on adjacent properties;
- mitigation of wind impacts for the outdoor amenity area;
- relationship of the proposed building addition to existing 10-storey building east of the site;
- interface of proposed west facing units with the existing apartment building on the site;
- building setbacks from the front, rear and side property lines;
- reduction in the amount of surface parking on the site;
- rental unit replacement issues including unit layout, the development of a tenant assistance and relocation plan and tenant communication and consultation;
- securing existing rental tenure and rental replacement units by tenure and rents;
- securing needed improvements and repairs to the existing rental housing;
- provision of three-bedroom or larger units;
- provision of a mix of housing tenure types and affordability;
- consistency with Growing Up Guidelines including the provision of 3-bedroom units; and
- resolution of issues related to the rental housing demolition and conversion application.

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

## **CONTACT**

Alex Teixeira, Senior Planner  
Tel. No. (416) 392-0459  
E-mail: Alex.Teixeira@toronto.ca

Jym Clark, Planner (Housing Policy)  
Tel. No. (416) 392-8124  
E-mail: Jym.Clark@toronto.ca

## **SIGNATURE**

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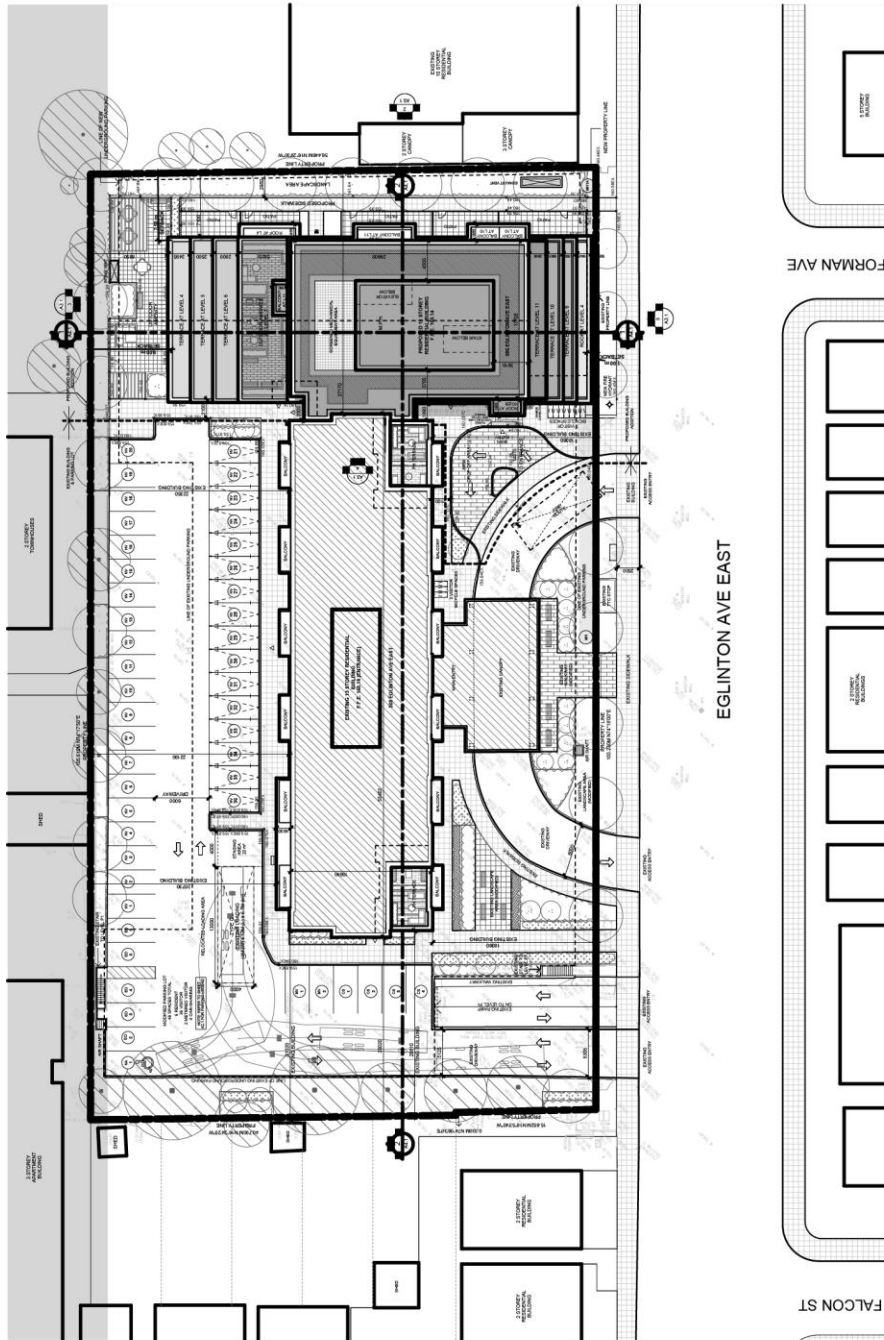
Lynda H. Macdonald  
Acting Director, Community Planning  
Toronto and East York District

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## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2a: North Elevation  
Attachment 2b: South Elevation  
Attachment 2c: East Elevation  
Attachment 2d: West Elevation  
Attachment 3: Zoning  
Attachment 4: Yonge-Eglinton Secondary Plan  
Attachment 5: Application Data Sheet

## Attachment 1: Site Plan



### Site Plan

Applicant's Submitted Drawing

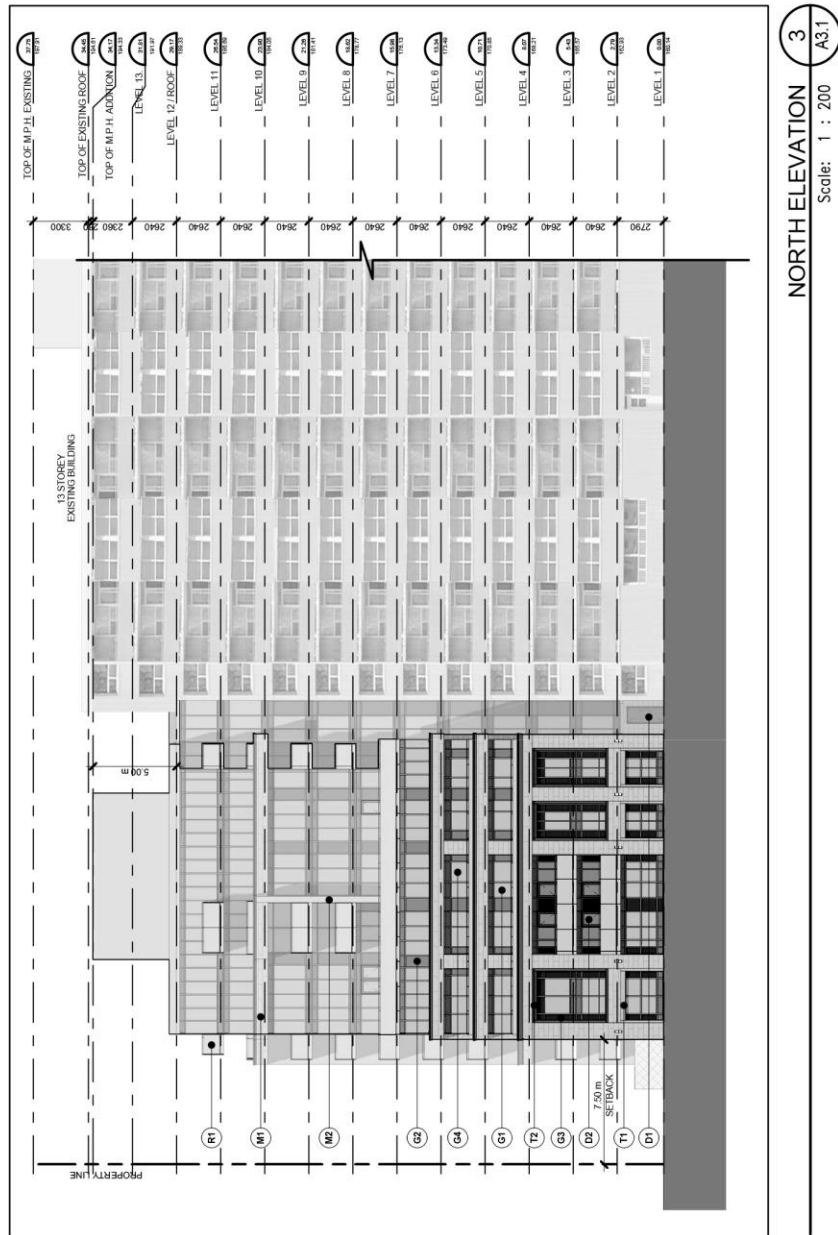
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368-386 Eglinton Avenue East

File # 17 188558 STE 22 0Z



## Attachment 2a: North Elevation



### North Elevation

Applicant's Submitted Drawing

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09/08/2017

368-386 Eglinton Avenue East

File # 17 188558 STE 22 02

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09/08/2017

File # 17 188558 STE 22 0Z

13 STOREY EXISTING BUILDING

TOP OF M.P.H. EXISTING

TOP OF EXISTING ROOF

TOP OF M.P.H. ADDITION

LEVEL 13

LEVEL 12 ROOF

LEVEL 11

LEVEL 10

LEVEL 9

LEVEL 8

LEVEL 7

LEVEL 6

LEVEL 5

LEVEL 4

LEVEL 3

LEVEL 2

LEVEL 1

PROPERTY LINE

2790 2800 2810 2820 2830 2840 2850 2860 2870 2880 2890 3000

7.00 m

5.00 m

4.00 m

2.50 m

1.00 m SETBACK

16.80 m

22.02 m

14.00 m

11.50 m

9.00 m SETBACK

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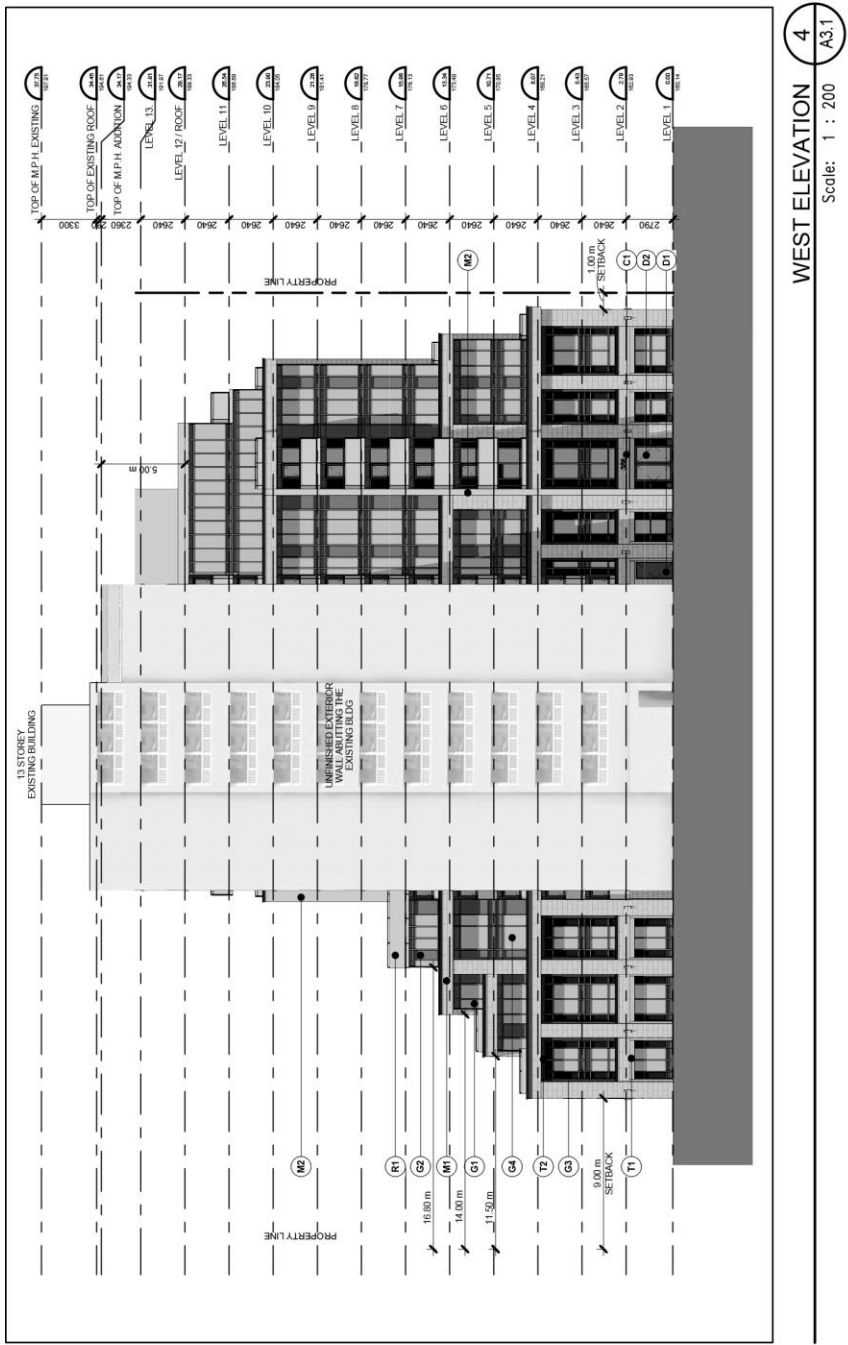
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Not to Scale  
09/08/2017

File # 17 188558 STE 22 0Z

Attachment 2d: West Elevation



West Elevation  
Applicant's Submitted Drawing  
Not to Scale  
09/08/2017

368-386 Eglinton Avenue East

File # 17 188558 STE 22 0Z

### Attachment 3: Zoning



Zoning By-Law No. 569-2013

368-386 Eglinton Avenue East

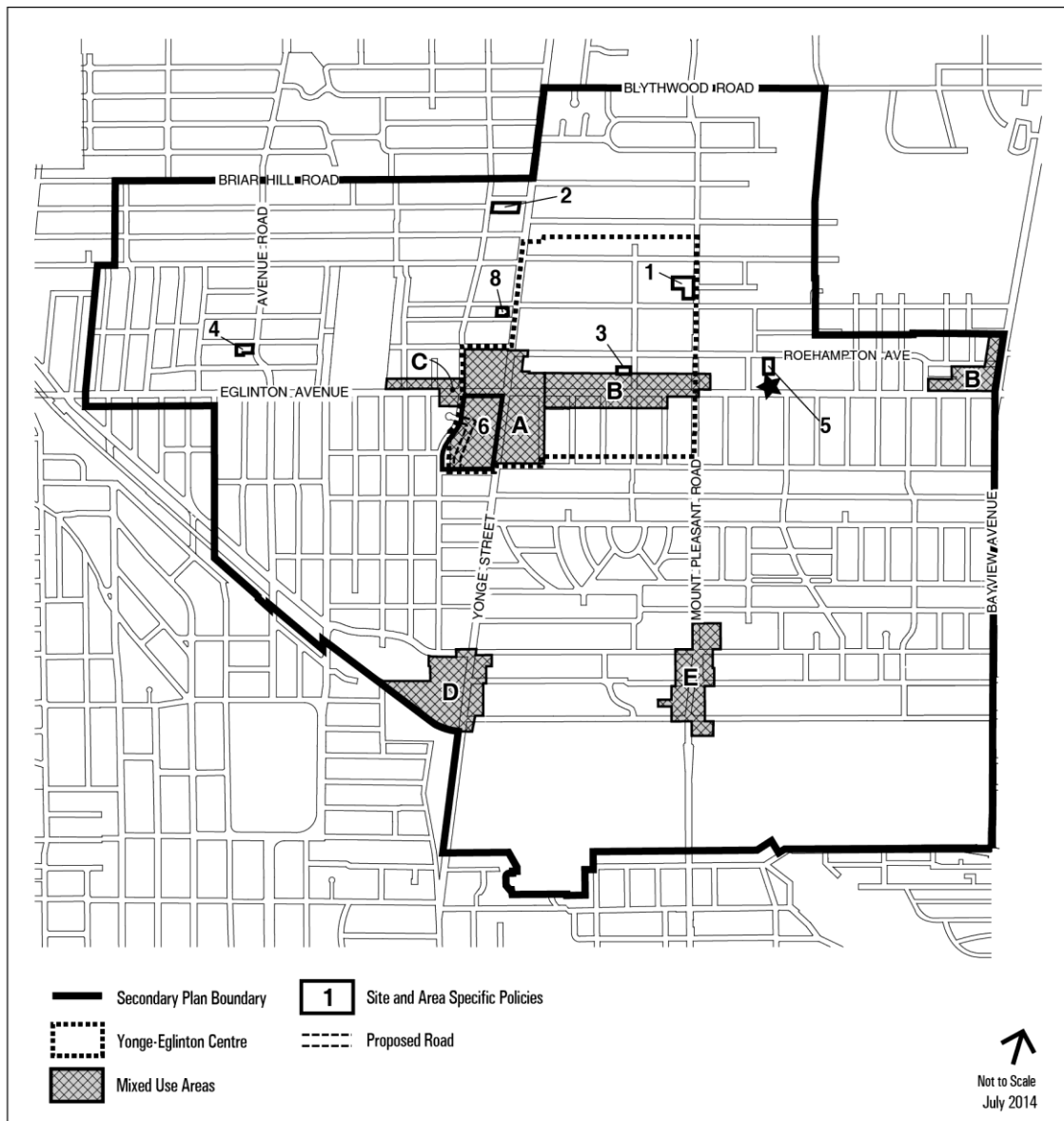
File # 17 188558 STE 22 02

Location of Application  
**R** Residential **RD** Residential Detached

See Former City of Toronto By-Law No. 438-86  
**R1S** Residential District  
**R4A** Residential District

Not to Scale  
 Extracted: 09/07/2017

## Attachment 4: Yonge-Eglinton Secondary Plan



### Yonge-Eglinton Secondary Plan

MAP 21-1 Land Use Plan

368-386 Eglinton Avenue East

File # 17 188558 STE 22 02

★ Subject Site - 368-386 Eglinton Avenue East

Not to Scale  
09/07/2017

## Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	17 188558 STE 22 OZ
Details	Rezoning, Standard	Application Date:	June 27, 2017
Municipal Address:	368 and 386 EGLINTON AVENUE EAST		
Location Description:	PLAN 639 PT LOTS 27 TO 29 RP R3154 PART 1 **GRID S2201		
Project Description:	11-storey, 96-unit addition on east side of existing 13-storey, 148-unit apartment building.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
JANICE ROBINSON GOLDBERG GROUP, 2098 AVENUE ROAD, TORONTO ON, M5M 4A8	JANICE ROBINSON GOLDBERG GROUP, 2098 AVENUE ROAD, TORONTO ON, M5M 4A8	KIRKOR ARCHITECTS AND PLANNERS, 20 MARTIN ROSS AVENUE, TORONTO ON, M3J 2K8	THE HOWARD PROPERTY COMPANY INC., 5875 HIGHWAY 7, WODBRIDGE ON, L4L 1T9

### PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	N
Zoning:	R4A Z2.0	Historical Status:	N
Height Limit (m):	18	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	5,956	Height:	Storeys:	11
Frontage (m):	105.2		Metres:	29.17
Depth (m):	56.4			
Total Ground Floor Area (sq. m):	1,811.1			<b>Total</b>
Total Residential GFA (sq. m):	18,146		Parking Spaces:	186
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	18,146			
Lot Coverage Ratio (%):	30			
Floor Space Index:	3.05			

### DWELLING UNITS

#### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Rental		<b>Above Grade</b>	<b>Below Grade</b>
Rooms:	0	Residential GFA (sq. m):	18,146	0
Bachelor:	13	Retail GFA (sq. m):	0	0
1 Bedroom:	171	Office GFA (sq. m):	0	0
2 Bedroom:	59	Industrial GFA (sq. m):	0	0
3 + Bedroom:	1	Institutional/Other GFA (sq. m):	0	0
Total Units:	244			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	Alex Teixeira, Senior Planner
	<b>TELEPHONE/EMAIL:</b>	(416) 392-0459/Alex.Teixeira@toronto.ca