

**50 - 60 Eglinton Avenue West - Official Plan Amendment and Zoning Amendment Applications - Preliminary Report**

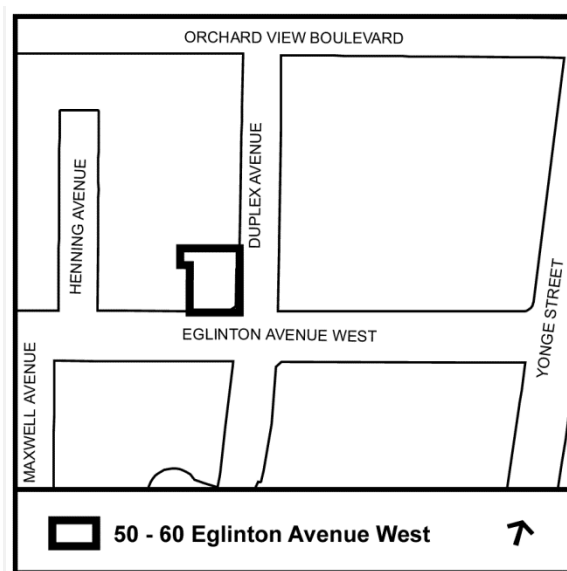
<b>Date:</b>	December 14, 2017
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 16 – Eglinton-Lawrence
<b>Reference Number:</b>	17 250825 NNY 16 OZ

**SUMMARY**

The Official Plan Amendment and Zoning By-law Amendment applications are to allow a 36-storey mixed-use building, including a 2 to 3 storey base building, with a total gross floor area of 27,354.80 square metres. The proposal includes 401 residential dwelling units and 1,872.90 square metres of commercial space located on the ground floor and second floor. A total of 112 parking spaces are proposed in a 4-level underground parking garage accessed from a new rear lane. The proposal includes retention of the Eglinton Avenue West and Duplex Avenue facades of the existing former Toronto Hydro building at 50 Eglinton Avenue West.

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 final report and public meeting under the *Planning Act* will be scheduled after the Midtown in Focus Study is completed and following community consultation and resolution of the issues outlined in this Preliminary Report and that may be identified through the review of the application, agency comments and the community consultation process.



## RECOMMENDATIONS

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### The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 50-60 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.
4. A final report be scheduled following completion of the Midtown in Focus Study.

### Financial Impact

The recommendations in this report have no financial impact.

### DECISION HISTORY

On May 11, 2010, City Council adopted amendments to the Official Plan and Yonge-Eglinton Secondary Plan to implement the policies of the Provincial Growth Plan for the Greater Golden Horseshoe for the Yonge-Eglinton Urban Growth Centre. The Official Plan Amendment established appropriate boundaries for this Urban Growth Centre and these are reflected in the current Official Plan and Yonge-Eglinton Secondary Plan. The subject site is not included in the Yonge-Eglinton Urban Growth Centre. The report for the City initiated Official Plan Amendment for the Yonge-Eglinton Urban Growth Centre is available on the City's website at:

<https://www.toronto.ca/legdocs/mmis/2010/pg/bgrd/backgroundfile-28933.pdf>

At its meeting of December 16, 17 and 18, 2013, City Council adopted amendments to the Official Plan (OPA 231) to implement the results of the Official Plan and Municipal Comprehensive Review for Economic Health and Employment Lands Policies and Designations and Recommendations of Conversion Requests. Among other matters, OPA 231 introduced amendments aimed to stimulate the growth of new office space and maintain current concentrations of office space near rapid transit.

OPA 231 was approved by the Minister of Municipal Affairs and Housing in July 2014. Portions of the amendment are under appeal at the Ontario Municipal Board. Although not in full force and effect, OPA 231 represents Council's long-term land use planning direction.

The subject site is situated within the area of the Eglinton Connects Planning Study. At its meeting of May 6, 7 and 8, 2014, City Council considered the Final Directions Report for the Eglinton Connects Planning Study. City Council adopted 21 recommendations

under the themes of Travelling, Greening and Building Eglinton. The report and Council's direction are available on the City's website at:

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

The Phase 1 (Part 1) Implementation Report for the Eglinton Connects Planning Study was considered by City Council at its meeting of July 8, 2014. City Council adopted Official Plan Amendment 253 that included policies regarding provision of rear laneways for servicing and access along many sections of Eglinton Avenue, including the subject site. City Council also adopted resolutions regarding implementation of the Streetscape Plan. The report and Council's direction are available on the City's website at:

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

The recommendations of the Phase 1 (Part 2) Implementation Report for Eglinton Connects Planning Study were adopted at the August 25, 26, 27 & 28th, 2014 City Council meeting, including the enactment of Zoning By-law 1030-2014. The By-law is in full force and effect except for some outstanding site specific appeals. The subject lands were zoned CR SS2 (x2623) in By-law 1030-2014. The report for the Eglinton Connects Planning Study is available on the City's website at:

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

On August 25, 2014, City Council adopted the report from the Chief Planner and Executive Director, City Planning, on Midtown in Focus: Parks, Open Space and Streetscape Plan for the Yonge-Eglinton Area ("Public Realm Plan"). See the link for the City Council Decision and staff report:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PG35.21>

On June 10, 11, and 12, 2015, City Council adopted Official Plan amendments to the Yonge-Eglinton Secondary Plan (Official Plan Amendment 289) that implement, among other matters, the urban design and public realm policies of the Midtown in Focus Public Realm Plan. The proposed Secondary Plan amendments are under appeal at the OMB. See the following link for to Midtown in Focus – Official Plan Amendment – Final Report:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PG4.2>

OPA 289 outlines a comprehensive public realm strategy, parkland acquisition priorities and a system of public realm improvements that will be implemented as part of new development in the Yonge-Eglinton Secondary Plan Area. The site is within the Midtown Character Area in OPA 289.

The June 12th, 2015 City Council decision requested, among other matters, that the Chief Planner and Executive Director, City Planning, undertake further review of the Yonge-Eglinton Secondary Plan in consultation with other City Divisions, using a robust and high standard of public consultation and with a specific focus on:

- growth analysis to quantify potential growth in the area;
- built form issues;

- clearer direction for growth areas, stable areas and the relationships between these areas; and
- the existing conditions of community and hard infrastructure and the identification of existing and anticipated shortfalls in services and infrastructure.

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 recommendations directed staff to use the draft built form principles contained in the report in the review of the development applications in the Yonge-Eglinton Secondary Plan Area. Planning staff were also directed to use the emerging community infrastructure priorities that have been identified, as part of the development application review process. See the link for the City Council decision and staff report:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG13.1>

City Council on December 5-8, 2017 adopted the Midtown in Focus: Proposals Report from the Acting Chief Planner and Executive Director and directed City Planning staff, in association with staff from the appropriate City Divisions, to undertake stakeholder and public consultation, including open houses, Midtown Planning group meetings and other public meetings as necessary on the "Proposed Yonge-Eglinton Secondary Plan". Direction was also given to City staff to continue to consider and review existing applications within the Secondary Plan area, submitted before November 15, 2017, in the context of the City Council directed Midtown in Focus: Growth, Built Form and Infrastructure Review and proposed Secondary Plan; assess the potential cumulative impact of all applications in the Secondary Plan area on the City's ability to provide the necessary infrastructure to support development; and use planning mechanisms, including holding provisions, as necessary to ensure that growth and infrastructure needs are aligned.

See the link for the City Council Decision and staff report :

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PG24.10>

### **Pre-Application Consultation**

A pre-application consultation meeting was held with the applicant on September 15, 2017 to discuss a preliminary proposal for a 36-storey building, similar to what is being currently being proposed for the site. The applicant also owns the adjacent development site at 90 Eglinton Avenue West that received Council approval for a 24-storey building on July 4-7, 2017.

Staff identified a number of issues with the preliminary proposal at the pre-application meeting, including the following:

- opportunity for the remainder of the 100% office replacement for 90 Eglinton Avenue West being provided in the new development at 50-60 Eglinton Avenue West;
- complete shared lane in rear yard;

- lowering the height of the proposed residential tower so that there is no shadow impact on Eglinton Park;
- reducing the residential tower floor plate size expression, increasing tower setbacks and stepbacks in accordance with the City's Tall Buildings Design Guidelines;
- conservation of heritage resources on site;
- combining parking ramps, loading and service areas with the 90 Eglinton Avenue West development; and
- sensitive integration of the existing 50 Eglinton Avenue West building with the proposed tower.

Staff advised the applicant that a follow-up meeting would be appropriate, but the applicant preferred to submit the application and work through the issues during the processing of the application. A complete application submission checklist was provided to the applicant on October 11, 2017.

## ISSUE BACKGROUND

### Proposal

The applicant is proposing a 36-storey residential tower, including a 2-3 storey base building, with commercial retail space at grade and on the second floor. The proposal includes retention of the Eglinton Avenue West and Duplex Avenue facades of the existing former Toronto Hydro building at 50 Eglinton Avenue West. The proposed building would have a total gross floor area of 27,354.80 square metres, comprising of 25,481.90 square metres of residential floor area and 1,872.90 square metres of commercial floor area.

A total of 401 dwelling units are proposed consisting of a mix of bedroom types, as follows:

Bedroom Type	Number of Units	Overall Percentage
1 Bedroom	102	25.4%
1 Bedroom + Den	167	41.6 %
2 Bedroom	32	8.0 %
2 Bedroom + Den	60	15.0 %
3 Bedroom	40	10.0 %

A total of five grade related pedestrian access points are being proposed, with two retail entrances from Eglinton Avenue West and two retail entrances from Duplex Avenue. The residential access would be provided from Duplex Avenue leading to a glazed residential lobby. The existing decorative entrance and doors at 50 Eglinton Avenue West is proposed to be retained with a vestibule element.

A new 6.9 metre wide east-west lane is proposed at the rear of the site that would connect with the new lane forming part of the Council approved 24-storey development at 90 Eglinton Avenue West. The new lane would provide access to the proposed two at grade

loading spaces and 41 at grade residential visitor bicycle parking spaces. The lane would also provide access to the four level below grade parking garage with 112 vehicle parking spaces (90 resident spaces and 22 visitor spaces) and 361 bicycle parking spaces for residents. No bicycle parking spaces are proposed for the retail space.

The proposed development includes a total of 849.3 square metres or 2.1 square metres for each dwelling unit of indoor residential amenity space and 754 square metres or 1.8 square metres for each dwelling unit of outdoor residential amenity space.

A 536 square metre outdoor amenity area is proposed on the third floor roof, contiguous with a 250 square metre indoor amenity area within the fourth floor. According to the applicant, this outdoor amenity area would provide seating areas, active recreation areas, and a centrepiece communal harvest dining table. A secondary outdoor amenity area would also be provided on the roof of the 36<sup>th</sup> floor, providing for 218.5 square metres of outdoor amenity area. The space would provide for more passive amenity as compared to the 4<sup>th</sup> level amenity area, accommodating lounge chairs and seating tables and chairs. A second indoor amenity area is proposed on the third floor, and would provide for 600 square metres of indoor amenity space.

Pertinent Development Statistics are provided below for quick reference.

<b>Category</b>	<b>Based on Architectural Plans Submitted by the Applicant</b>
Site Area	1, 7141.9 sq.m.
Building Height	118.75 m (36-storeys) + 5.24 m to top of mechanical penthouse.
Typical Tower Floorplate	794.4 sq.m.
Floor Space Index	15.70 FSI
GFA	
Retail	1,872.9 sq.m.
Residential	25,481.90 sq.m.
<b>Total:</b>	<b>27,354.80 sq.m.</b>
Residential Units	401
Amenity Space	
Indoor	849.3 sq.m (2.1 sq.m. per dwelling unit)
Outdoor	754 sq.m. (1.8 sq.m. per dwelling unit)
Vehicular Parking Spaces	90 resident 22 shared/commercial
Bicycle Parking	361 long-term 41 short-term

### Base Building and Tower Setbacks

	Ground Floor Setbacks	Base Building Setbacks (Floors 2 and 3)	Stepbacks Between the Base Building & Tower	Tower Setbacks
North	Min 10 metres	Min 5.5 metres	Tower cantilevers over base building	Min 5.5 metres
South (from Eglinton Property line)	Min 2.5 metres	Min 2 metres	Min 3.45 metres	Min 5.5 metres
East (from Duplex property line)	0.10 metres	Min 1.5 metres	Min 1.5 metres	Min 1.5 metres
West	0 metres	0 metres	Min 10 metres	Min 10 metres

The proposed tower separation to the City Council approved 24-storey tower at 90 Eglinton Avenue West is a minimum 20 metres with no projecting balconies.

### Site and Surrounding Area

The subject site is located on the northwest corner of Eglinton Avenue West and Duplex Avenue. The site is within 200 metres of the Eglinton subway station and the future Eglinton Crosstown LRT Station. The site has an area of 1,741.9 square metres with 26.69 metres of frontage along Eglinton Avenue West and 32.10 metres of frontage along Duplex Avenue.

The property at 50 Eglinton Avenue West is a corner site occupied with a two storey brick clad building originally constructed to house a hydro-electric building in 1920. The 60 Eglinton Avenue West property consists of a vacant three storey hydro depot building.

Land uses surrounding the subject lands include:

North: The area north of the site is designated *Neighbourhoods* and consists of a four-storey pre-cast concrete and block building housing a Hydro One transformer station, known municipally as 390-400 Duplex Avenue and a low rise residential neighbourhood of 2 and 3-storey residential dwellings.

East: East of Duplex Avenue are lands in the Yonge-Eglinton *Centre*. There is a 6-storey office building on the northeast corner of Duplex Avenue and Eglinton Avenue West. This site is designated *Mixed Use Areas* in the Official Plan. A Zoning By-law Amendment to permit a 39-storey mixed-use building with a height of 122.5 metres and a density of approximately 17.9 FSI on this site was approved in 2012 by the Ontario Municipal Board (File: 09 148228 NNY 16 OZ). Further east extending to Yonge Street is the Rio Can retail and office complex

(22 and 30-storey office buildings with heights of 93.3 and 124.4 metres respectively), and two high-rise apartment towers to the north (17 and 22-storeys and with heights of 64.4 and 48.3 metres respectively). A Zoning By-law amendment application to increase the heights of the two office buildings to 27 and 37-storeys with heights of 110.5 and 148.5 metres respectively, was approved in 2011 (File: 09 110945 NNY 16 OZ).

West: Immediately west is a 6-storey office building at 90 Eglinton Avenue West. This site recently received Council approval for a 24-storey mixed use building with a height of 86.8 metres to top of residential floor and 92.5 metres to top of mechanical penthouse (File: 14 145916 NNY 16 OZ and 16 140393 NNY 16 OZ). This application is currently under appeal at the Ontario Municipal Board. West of Henning Avenue, along Eglinton Avenue West, is a 6-storey office building, 4 and 8 storey office buildings and a 7-storey mixed-use building. These sites are also on the *Eglinton Avenue* and are designated *Mixed Use Areas* in the Official Plan. There are semi-detached dwellings along Henning Avenue further north. There is a 13-storey apartment building on the west side of Edith Drive, adjacent to the north of the 7-storey mixed-use building at the northwest corner of Edith Drive and Eglinton Avenue West. Eglinton Park is further west.

South: On the south side of Eglinton Avenue West is the 4-storey Toronto Police Services 53 Division building situated at the southwest corner of Duplex Avenue and Eglinton Avenue West. This site is also situated on the *Avenue* and designated *Mixed Use Areas* in the Official Plan. At the southeast corner of Duplex Avenue and Eglinton Avenue West is a TTC bus terminal station and future development site with a site specific approval. Further west along Eglinton Avenue West are a series of 3 three-storey rental apartment buildings. Further south is a low rise residential neighbourhood of 2-storey detached dwellings designated *Neighbourhoods*.

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

The Provincial Policy Statement (2014) (the "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; 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. 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 PPS.

The Growth Plan for the Greater Golden Horseshoe (2017) (the "Growth Plan") provides a strategic framework for managing growth in the Greater Golden Horseshoe 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. It provides a framework for managing growth in the GGH 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 application of the Growth Plan's policies are intended to support the achievement of complete communities.

The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the 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 application for consistency with the PPS and conformity with the Growth Plan.

## Official Plan

The site is located on an *Avenue* and is designated *Mixed Use Areas* in the Official Plan (Attachment 7). The site is located in the Yonge-Eglinton Secondary Plan area (Attachment 8) and designated *Mixed Use Areas "C"*.

### *Avenues and Centres Policies*

The growth management strategy for the City steers growth and change to some parts of the City, while protecting neighbourhoods and green spaces from development pressures. Section 2.2.2 of the Official Plan identifies five areas that can best accommodate growth including the *Downtown, Central Waterfront, Centres, Avenues* and *Employment Districts*. The Official Plan directs growth to these areas in order to achieve multiple City objectives. Among other things, it promotes the efficient use of municipal services and infrastructure, concentrates jobs and people in areas well served by transit, promotes mixed-use development to increase opportunities for living close to work and to encourage walking and cycling, and protects neighbourhoods, green spaces and natural heritage features and functions from the effects of nearby development.

The Official Plan recognizes the strategic mid-town location of the Yonge-Eglinton Centre and its continuing role as both an office centre and a desirable living area. The Plan promotes new development within the Yonge-Eglinton Centre and identifies where and how this should occur including through infill development and redevelopment of key sites near the Yonge Street and Eglinton Avenue intersection and along Eglinton Avenue East.

*Avenues* are considered important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities while improving the pedestrian environment, the look of the street, shopping opportunities and transit service for community residents. The Plan recognizes that the *Avenues* will be transformed incrementally, that each is different and that there is no one size fits all approach to reurbanizing them.

Section 2.2.3.1 of the Official Plan provides that reurbanizing the *Avenues* will be achieved through the preparation of *Avenue* studies for strategic mixed use segments. Section 2.2.3.3 of the Official Plan provides for development on an *Avenue* prior to an avenue study subject to certain requirements.

In addition to addressing the policies of the Plan for *Mixed Use Areas*, Section 2.2.3.3 requires that proponents of proposals also address the larger context and examine the implications for the segment of the *Avenue* in which the proposed development is located.

Further, the Plan provides that development requiring a rezoning will not be allowed to proceed prior to completion of an *Avenue* study unless the review demonstrates to Council's satisfaction that subsequent development of the entire *Avenue* segment will have no adverse impacts within the context and parameters of the review. For development within a *Mixed Use Area* that precedes an *Avenue* study, Section 2.2.3.3c

outlines requirements that must be satisfied in addition to all other policies of the Plan including in particular the neighbourhood protection policies.

The City has undertaken an *Avenue* study for Eglinton Avenue; the Eglinton Connects Planning Study, completed in 2014. The study area included the subject site. The resulting By-law 1030-2014 which implemented the results of the Avenue Study established Site Specific Zoning CR SS2 (x2625) for the subject lands. The maximum building height was set at 25.5 metres for this site, along with required minimum setbacks and stepbacks.

### **Healthy Neighbourhoods Policies**

The Official Plan's Healthy Neighbourhoods policies recognize that established neighbourhoods can benefit from directing growth to areas such as the *Avenue* with improved services, amenities and other enhancements while preserving the shape and feel of the neighbourhood. At the boundary points between the neighbourhoods and the growth areas, development in the *Mixed Use Areas* will have to demonstrate a transition in height, scale and intensity to ensure that the stability and general amenity of the adjacent residential area are not adversely affected. To protect *Neighbourhoods* and limit development impacts Section 2.3.1.2 provides that development in *Mixed Use Areas* that are adjacent or close to *Neighbourhoods* will be compatible with those *Neighbourhoods*. Section 2.3.1.2(a-d) contains policies for development in *Mixed Use Areas* to:

- be compatible with the *Neighbourhood*;
- provide a gradual transition of scale and density;
- maintain adequate light and privacy for residents; and
- attenuate resulting traffic and parking impacts.

Policy 2.3.1.3 identifies that intensification of land adjacent to neighbourhoods will be carefully controlled to protect neighbourhoods from negative impact. The policy provides the opportunity to determine through the review of applications involving significant intensification adjacent to a *Neighbourhood* or *Apartment Neighbourhood*, whether a Secondary Plan, area specific zoning by-law or area specific policy should be created in consultation with the local community following an *Avenue* Study or area based study, such as the Council-directed Midtown in Focus study. The policy requires City Council to make this determination at the earliest point in the process.

### **Public Realm and Built Form Policies**

The public realm policies of Section 3.1.1 of the Official Plan recognize the essential role of our streets, open spaces, parks and other key shared public assets in creating a great City. These policies aim to ensure that a high level of quality is achieved in landscaping, urban design and architecture in public works and private developments to ensure that the public realm is beautiful, comfortable, safe and accessible.

The Official Plan recognizes that most of the City's future development will be infill and as such will need to fit in, respect and improve the character of the surrounding area. As a result, the built form policies of Section 3.1.2 seek to ensure that new development is

located, organized and massed to fit harmoniously with the existing and/or planned context and will limit its impacts on neighbouring streets, parks, open spaces and properties. Among other things this harmony is achieved by: massing new buildings to frame adjacent streets in a way that respects the existing and/or planned street proportion; creating appropriate transitions in scale to neighbouring or existing and/or planned buildings, providing for adequate light and privacy and adequately limiting any resulting shadowing of, and uncomfortable wind conditions, on neighbouring streets and properties.

Due to the larger civic responsibility and obligations associated with tall buildings, the built form policies of Section 3.1.3 provide additional design direction to ensure that they fit into the existing and planned context and limit local impacts. The Plan states that although tall buildings are desirable in the right places they do not belong everywhere and are only one form of intensification. Policy 3.1.3.2 requires new tall building developments to address key urban design considerations set out in the Plan.

### ***Mixed Use Areas Policies***

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

Where there is new development proposed in *Mixed Use Areas*, proposals are assessed against development criteria included in Section 4.5.2 of the Official Plan. These criteria include among other matters:

- locating and massing new buildings to provide a transition between areas of differing development intensity and scale, as necessary to achieve the objectives of the Plan, through means such as providing setbacks from and/or stepping down of heights toward lower scale *Neighbourhoods*;
- locating and massing new buildings so as to adequately limit shadow impacts on properties in adjacent lower-scale *Neighbourhoods* particularly during the spring and fall equinoxes;
- locating and massing new buildings to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- locating and screening service areas, ramps, and garbage storage to minimize the impact on adjacent streets and residents; and

- providing indoor and outdoor recreational space for building residents in every significant multi-unit residential development.

### **Heritage Policies**

In the commentary section of Section 3.1.5, Heritage Conservation, it recognizes that Toronto's cultural heritage can be seen in the significant buildings, properties, districts, landscapes and archaeological sites found throughout the city. As stated, their protection, wise use and management demonstrate the City's goal to integrate the significant achievements of our people, their history, our landmarks, and our neighbourhoods into a shared sense of place and belonging for its inhabitants.

Section 3.1.5 includes a number of policies, including development and protection of Heritage Conservation Districts, raising heritage awareness, incentive for conservation and maintenance of heritage properties, heritage impact assessment and development on properties on or adjacent to properties on the heritage register.

### **Secondary Plans**

The Official Plan identifies that Secondary Plans establish local development policies to guide growth and change in a defined area of the City. They outline and promote a desired type and form of physical development with the objective of ensuring highly functional and attractive communities that account for an appropriate transition in scale and activity between neighbouring districts. Policy 5.2.1.2 identifies that Secondary Plans may be prepared for a number reasons. Of particular note for the Yonge-Eglinton area, the Official Plan directs that Secondary Plans will be prepared for areas where development is occurring, or proposed, at a scale, intensity or character which necessitates reconsideration or reconfiguration of local streets, block plans, public works, open space or other public services or facilities. Where Council has determined that a Secondary Plan is necessary in an area, no amendment to the Zoning By-law in an area will be made without prior or concurrent adoption of a Secondary Plan, provided that the Secondary Plan is adopted within a reasonable period of time.

City Council directed staff in June 2016 to consider and review Official Plan amendment and rezoning applications in the Yonge-Eglinton Secondary Plan in the context of the City Council directed Midtown in Focus: Growth, Built Form and Infrastructure Review. At its December 5, 2017 meeting, Council reaffirmed this direction for applications submitted prior to November 15, 2017, and also directed staff to assess the cumulative impact of development in the area on the availability of the necessary infrastructure to support continued development.

### **Section 37**

Policy 5.1.1 of the Official Plan allows for an increase in height and/ or density in return for the provision of community benefits for a proposed development, in accordance with Section 37 of the Planning Act. The proposal meets the minimum 10,000 square metre gross floor area threshold in the Official Plan for Section 37 considerations.

The Official Plan is available on the City's website at:

### **OPA 231**

Official Plan Amendment 231 (OPA 231) promotes new office development in transit rich areas of the City and includes a policy requiring the replacement of office space in certain circumstances. Specifically, Policy 3.1.5.9 requires the replacement and increase of office space on properties that have more than 1,000 square metres of existing office space; the new development includes a residential component; and the property is located in a *Mixed Use Area* and within 500 metres of an existing subway station. Where site conditions and context do not permit an increase in office area on the same site, the required replacement of office floor space may be constructed on a second site prior to or concurrent with the residential development. This policy is under appeal to the OMB, and therefore, it is relevant, but not determinative in terms of the Official Plan policy framework.

The subject site is situated approximately 200 metres west of the existing Eglinton subway station and has frontage on Eglinton Avenue West along the future Eglinton Crosstown LRT line.

The adjacent property at 90 Eglinton Avenue West currently supports a 6-storey, 7,710 square metre commercial building, with 5,853 square metres used for office. The new 24-storey development on the site would provide 2,927 square metres of office floor area, which achieves a 50% rate of office space replacement. Both properties are owned by Madison Group.

There is no office space currently on the site. However, given the site's proximity to the subway station, a mix of office and residential uses will help encourage transit ridership and meet the policy objectives of the Official Plan, including OPA 231.

### **OPA 320**

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment No. 320 on December 10, 2015. OPA 320 strengthens and refines the *Healthy Neighbourhood*, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals in the Official Plan to protect and enhance existing neighbourhoods and to allow limited infill on underutilised apartment sites in *Apartment Neighbourhoods*. In particular, the *Healthy Neighbourhood* policies have been strengthened with respect to situations where development is proposed in *Mixed Use Areas* that are adjacent or close to *Neighbourhoods* and new compatibility criteria address the design of proposed development.

The Minister of Municipal Affairs approved and modified OPA 320 on July 4, 2016. The Ministry received 57 appeals to OPA 320 and it has been appealed in its entirety. As a result, OPA 320 as approved and modified by the Minister is relevant but not determinative in terms of the Official Plan policy framework. In May 2017 the OMB commenced its hearing of appeals of OPA 320 and it is ongoing.

More information regarding OPA 320 can be found here:

<http://www1.toronto.ca/wps/portal/contentonly?vnextoid=c860abe3a6589410VgnVCM10000071d60f89RCRD>

## **Yonge-Eglinton Secondary Plan**

The Yonge-Eglinton Secondary Plan provides a locally focussed policy framework for guiding growth and change in the Secondary Plan area. The general policies of the Secondary Plan establish objectives in relation to land use, the nature and scale of development, transportation, urban form and public realm, community services, and parks and open spaces. The Yonge-Eglinton Secondary Plan Area encompasses lands within the Yonge-Eglinton Centre and surrounding area, and provides a development framework for the Centre as well as the larger Secondary Plan area including the subject site. Refer to Attachment 8.

It is a primary objective of the Secondary Plan to maintain and reinforce the stability of *Neighbourhoods* and to minimize conflicts among uses in *Mixed Use Areas*, *Neighbourhoods*, *Apartment Neighbourhoods* and *Parks and Open Space Areas* in terms of land use, scale and vehicular movement. Section 2.5 provides that the development of mixed use buildings in *Mixed Use Areas* will be encouraged to increase active pedestrian circulation at street level, and to increase housing opportunities for family and other households. Secondary Plan objectives also seek to ensure that the form of buildings promotes a compatible physical and land use relationship between development within the various land use designations and between sites in abutting land use designations, and that all buildings form a positive visual relationship to the street.

Among other things it is the objective of the Secondary Plan, to maintain the existing scale of development within stable *Neighbourhoods* and protect such areas from overshadowing from buildings located in abutting *Mixed Use Areas* and *Apartment Neighbourhoods*, and to secure a transition in height and scale from developments in *Mixed Use Areas* and *Apartment Neighbourhoods* to *Neighbourhoods* and in particular to those sites which abut a *Neighbourhood*.

The Secondary Plan provides for development of the greatest height, density and scale to be situated in *Mixed Use Area "A"*, and development of a lesser scale that is contextually appropriate and compatible with adjacent areas to be located in *Mixed Use Areas "B"*, *"C"*, and *"D"*. The properties at 50-60 Eglinton Avenue West are located within *Mixed Use Areas "C"*.

The Secondary Plan recognizes the importance of higher order transit, existing and planned for Yonge-Eglinton, and Section 2.10 provides opportunity to consider reduced parking requirements for development in *Mixed Use Areas* which are in close proximity to subway and light rapid transit access. Improvements to the public realm are encouraged in association with all development and Section 2.16 provides that when a new development is proposed on a major street, such as Yonge Street and Eglinton Avenue, the possibility of a building setback to provide a wider sidewalk will be

considered. The *Parks and Open Space Areas* policies of Section 2.21 encourage the creation of interesting and engaging parks and opens spaces that are safe, comfortable and accommodate people of all ages and abilities.

The policies of Section 4 of the Secondary Plan for *Mixed Use Areas* seek to ensure a compatible relationship of uses in *Mixed Use Areas* and residential uses in adjacent residential areas and that access points, the relationship of development to the sidewalk, and the location of walls, fences and trees enhance the quality of the streetscape.

### **Eglinton Connects Study**

This comprehensive planning study examined the land use planning framework, built form, public realm and road configuration on Eglinton Avenue between Weston Road and Kennedy Subway Station, corresponding to the extent of the Eglinton Crosstown LRT.

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

The Study findings and implementing zoning by-laws and Official Plan Amendment 253 were adopted by City Council in 2014. The study and links to the various staff reports and implementing by-laws can be found here:

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=of8e86664ea71410VCM10000071d6of889RCRD>

The 'Travelling' recommendations give direction for the future public realm and adjacent right-of-way, and include recommendations for a wider sidewalk, lay-by parking, a bike lane and three lanes of traffic for the right-of-way adjacent to this site. Recommendation #6 also gives direction for a new public lane along the rear of this site to be provided in conjunction with new development. The purpose of the public lane is to extend the network of rear lanes specifically to provide access to below-grade parking, servicing and loading in order to avoid conflicts on Eglinton Avenue. The applicant has included a publicly accessible rear lane in their proposal.

The 'Building' Recommendation #15 from the Study anticipates that new buildings should be mid-rise built form for the portions along Eglinton Avenue that are identified as an *Avenue* in the Official Plan. As a result, the implementing By-law 1030-2014 rezoned the subject lands to permit a maximum height of 25.5 metres. The maximum height permission for the properties west of Henning Avenue along Eglinton Avenue West was set at 22.5 metres. The adjacent site at 90 Eglinton Avenue West was not included in the zoning by-law implementing the Study (as all sites with active applications were excluded). By-law 1030-2014 is in full force and effect except for some outstanding site specific appeals.



## Midtown in Focus Study

### **Midtown in Focus: Parks, Open Space and Streetscape Plan for the Yonge-Eglinton Area**

On August 25, 2014, City Council adopted the report from the Chief Planner and Executive Director, City Planning on Midtown in Focus – the Parks, Open Space and Streetscape Plan ("Public Realm Plan") for the Yonge-Eglinton Area. The Public Realm Plan is available on the City's website at:

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=d421bf26585a2410VgnVCM10000071d60f89RCRD>

The Public Realm Plan is generally focussed on the Yonge-Eglinton *Centre* but also includes streets and open spaces at the edge of the *Centre*, including the subject site.

The Public Realm Plan is a framework for improvements within the Yonge-Eglinton area to the network of parks, open spaces, streets and public buildings to create an attractive, safe, and comfortable network of public spaces. The Plan recognizes that the study area has a distinct quality and character, consisting of a vibrant mixed use community with an open and green landscaped character. Focusing on the public realm as a fundamental contributor to quality of life in Midtown, the Plan provides a vision for the maintenance and enhancement of this character. The Plan outlines 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 Public Realm Plan supports the public realm policies of the Official Plan as well as the Yonge-Eglinton Secondary Plan.

### **Midtown in Focus: Official Plan Amendment No. 289**

On June 10, 11, 12, 2015, City Council adopted Official Plan amendments to the Yonge-Eglinton Secondary Plan (Official Plan Amendment 289) that implement, among other matters, the urban design and public realm policies of the Midtown in Focus Public Realm Plan. OPA 289 outlines a comprehensive public realm strategy, parkland priorities and specific objectives to guide City-initiated improvements and developments in the Yonge-Eglinton Secondary Plan Area.

The Secondary Plan amendments are under appeal at the OMB. As directed by City Council in 2014, City staff continue to use the vision, principles and priorities of the approved plan as a guide in the review of development applications and parkland acquisition. The staff report as adopted by Council is available on the City's website: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PG4.2>

### **Midtown in Focus: Growth, Built Form and Infrastructure Review**

The City Planning Division is leading an inter-divisional review of growth, built form and infrastructure issues in the Yonge-Eglinton area that builds on the Midtown in Focus Public Realm Plan. The review is a response to the rapid intensification and change underway in parts of the Yonge-Eglinton Secondary Plan area. New and proposed development in the Yonge-Eglinton area is occurring at a rate, scale and intensity that exceeds the City's projections made in the previous decade, and is not currently directed in sufficient detail by the existing Yonge-Eglinton Secondary Plan or the provincial Growth Plan for the Greater Golden Horseshoe (2017). Continued development in a complex and mature urban environment like the Yonge-Eglinton Secondary Plan area requires careful attention. The cumulative impact of development currently proposed in the area – and its scale, intensity and character – has the potential to adversely affect quality of life and sense of place in Midtown's collection of neighbourhoods.

The objective of the review is to ensure that growth positively contributes to Midtown's continued livability and vitality by establishing a clear and up-to-date planning framework and ensuring that local transportation, municipal servicing and community infrastructure keeps pace with development.

The review began in late 2015, based on City Council's direction, and 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 guide the location, scale and form of future development.
- A **Cultural Heritage Resource Assessment** to document the area's 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 Study** 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 Assessments** to document the performance and capacity of existing transportation and municipal servicing infrastructure, evaluate priority areas and identify potential capital upgrades required to support continued growth in the Secondary Plan area.
- An area-wide **Parks Plan** highlighting parkland expansion and acquisition priorities to meet the needs of a growing population and **public realm strategy for the Davisville area** to complement the 2014 Parks, Open Space and Streetscape Plan for lands in and around the Yonge-Eglinton Centre.

The Built Form component of the current phase of the Midtown in Focus study will establish a built form vision for Yonge-Eglinton that aligns and assists with the implementation of the Parks, Open Space and Streetscape Plan. It is being shaped by evidence-based analysis and consultation regarding existing attributes, area character and future aspirations. The final vision will include principles, the identification of a structure plan to inform and shape decisions on land use, detailed definition of the vision and policy directions for specific character areas, and enhanced direction for transition and other performance standards.

The June 2016 Midtown in Focus Status Report outlined an emerging structure of future character areas, areas distinguished by their distinct built form attributes, land use patterns and relationships with adjacent areas. The subject site is situated in the "Henning Fringe", one of the "Midtown Fringes", critical areas where transition from the higher density mixed use Midtown Cores such as the Yonge-Eglinton Crossroads to the surrounding neighbourhoods and Main Street Villages occurs.

At its June 12, 2016 meeting, City Council endorsed in principle Draft Built Form Principles and emerging community infrastructure priorities and directed staff to consider the principles in the review of development applications and continue to refine the principles in consultation with landowners and the community. The draft built form principles address the various issues and considerations identified above with both area-wide direction and principles that are specific to individual character area categories or the relationships between different character areas.

The principles are organized into four thematic areas: 1) Area Structure, 2) Public Realm and Open Space, 3) Walkability and Comfort and 4) Heritage and Landmarks. Relevant principles include:

- 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.
- maintain and reinforce the stability of low-rise neighbourhoods through the use of different approaches to transition in growth areas that reflect prevailing character and minimize shadow and privacy impacts.
- 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.
- locate, design and mass buildings to preserve skyview, 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.

### **Midtown in Focus: Proposals Report**

On November 15, 2017, Planning and Growth Management Committee adopted the Midtown in Focus: Proposals Report from the Acting Chief Planner and Executive Director which included recommendations that City Council direct City Planning staff, in

association with staff from the appropriate City Divisions, to undertake stakeholder and public consultation, including open houses, Midtown Planning group meetings and other public meetings as necessary on the "Proposed Yonge-Eglinton Secondary Plan". Direction was also given to City staff to continue to consider and review existing applications within the Secondary Plan area, submitted before November 15, 2017, in the context of the City Council directed Midtown in Focus: Growth, Built Form and Infrastructure Review and proposed Secondary Plan; assess the potential cumulative impact of all applications in the Secondary Plan area on the City's ability to provide the necessary infrastructure to support development; and use planning mechanisms, including holding provisions, as necessary to ensure that growth and infrastructure needs are aligned. The following is a link to the City Council Decision and staff report:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PG24.10>

The Proposed Yonge-Eglinton Secondary Plan Update, dated November 2017, sets out a 25-year vision for Midtown Toronto that emphasizes the importance of complete communities and the diversity of Midtown's character areas. It envisions Midtown as a green, resilient, connected, inclusive and prosperous place. The proposed Plan also provides detailed direction on the appropriate scale and location of future growth and links growth with the provision of infrastructure.

In the Proposed Secondary Plan Update, the subject site has been allocated a maximum height of 24-storeys based on shadow impacts on Eglinton Park and has also been included in the proposed Henning Character Area. The section reads as follows:

#### Section 4.5.4 Henning

- 4.5.4.1 The Henning Character Area accommodates an important cluster of office and institutional spaces close in the Yonge-Eglinton Transit Station Area and a cluster of single and semi-detached dwellings.
- 4.5.4.2 Development within the *Mixed Use Areas* on Eglinton Avenue west of Henning Avenue will consist of mid-rise office and institutional uses, with retail and service uses at grade, in a form that minimizes impacts to adjacent *Neighbourhoods*.
- 4.5.4.3 Development within the *Mixed Use Areas* on Eglinton east of Henning Avenue will provide a minimum of 13,000 m<sup>2</sup> of office gross floor area, representing the combined existing office floor area on the sites. The office floor may be distributed between sites on the east side of Henning Avenue within the Henning Character Area.
- 4.5.4.4 Development adjacent to Eglinton Avenue will:
  - (a) Include at-grade street-related retail, service uses and community facilities with a strong civic presence, with primary entrances on Eglinton Avenue;

- (b) Only include retail above the ground floor when accompanied by activated at-grade retail and/or community services and facility spaces.

4.5.4.5 Tall buildings, where permitted, on the north side of Eglinton Avenue West between Eglinton Park and Duplex Avenue will be set back a minimum of 3.0 metres at grade and above established grade from the property line adjacent to Eglinton Avenue. Setbacks at-grade may be required west of Henning Avenue to accommodate relief zones at entrances, patios and other pedestrian amenities.

4.5.4.6 Base buildings and mid-rise buildings will:

- (a) Create a generally consistent streetwall to a maximum height of 4 storeys (13.5m);
- (b) Step back above the streetwall height. An angular plane will be taken from a height equivalent to 80 per cent of the right-of-way width and subsequent storeys must fit within a 45-degree angular plane from this point; and
- (c) Not exceed a maximum height equivalent to the adjacent right-of-way width, except on the west side of Henning which may develop to a height of 32.5 metres to accommodate replaced and/or new office and institutional uses.

4.5.4.7 New pedestrian mid-block connections and/or laneways will be provided to strengthen connections to adjacent communities and nearby destinations.

The policies in the Midtown in Focus: Proposed Yonge-Eglinton Secondary Plan Update dated November 2017 are emerging policies which are expected to be finalized in the Spring of 2018. A final report on this application for 50-60 Eglinton Avenue West will be scheduled after the Secondary Plan Update is completed.

## **Zoning**

In the former City of Toronto By-law 438-86, the site is zoned CR T3.0 C3.0 R2.0 with a maximum permitted height of 15 metres.

In the new City of Toronto By-law 569-2013, the site is zoned CR 3.0 (c3.0; r2.0) SS2 with a maximum permitted height of 15 metres.

Zoning By-law 1030-2014, which implements the Eglinton Connects study, has amended By-law 569-2013 and established Site Specific Zoning CR SS2 (x2623) for this site which permits a maximum height of 25.5 metres, and the following requirements for any new development on the site;

- At least 75% of the main wall of the building facing a lot line abutting Eglinton Avenue must be between 0 metres and 0.5 metres from the front lot line, and all

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

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

Sections 12(2) 118, 12(2) 119 and 12(2) 270(a) of former City of Toronto By-law 438-86, generally related to certain use and height permissions in the Yonge-Eglinton area, continue to prevail on the site.

### **Site Plan Control**

This proposal is subject to Site Plan Control. The applicant has not yet submitted a site plan application.

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

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The city-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

### **Heritage**

A Heritage Impact Assessment (HIA) from ERA was submitted with the application and reviewed by staff of Heritage Preservation Services. The HIA was prepared to provide information regarding the buildings located on the development site. The building at 50 Eglinton Avenue West is described as a two-storey brick hydro substation building constructed in 1920 with simple Art Deco architectural elements, and 60 Eglinton Avenue West is described as a three storey brick building, constructed in the early 1960's for use as a hydro control centre. The street facing façade of 60 Eglinton Avenue West has been significantly altered since its construction.

The applicant is proposing to demolish the building at 60 Eglinton Avenue West, however the proposed development would conserve 50 Eglinton Ave West, integrating the street facing elevations into the development proposal. Alteration of the east facade is contemplated for the purpose of allowing ground floor retail and larger windows on the second floor. Further analysis regarding heritage conservation is required by City staff.

While the buildings are not listed on the City of Toronto's Heritage Register, nor Designated under Part IV of the Ontario Heritage Act, they may be reviewed as having heritage potential for inclusion on the City's Heritage Register through the Midtown in Focus study.

### **Midtown in Focus: Cultural Heritage Resource Assessment (CHRA)**

In September 2015, as part of the Midtown in Focus study, City staff along with its consultants Taylor Hazel Architects and Timmins Martelle Heritage Consultants, initiated the Cultural Heritage Resource Assessment, a comprehensive assessment and documentation of cultural heritage resources, including built heritage, cultural heritage landscapes and archaeological resources, in the *Apartment Neighbourhoods* and *Mixed-Use Areas* within the Midtown in Focus Study Area.

The CHRA includes a historical overview for Midtown, provides a Stage I archaeological assessment and, applying provincial criteria, identifies potential cultural heritage resources for the Heritage Register, including individual properties, Heritage Conservation Districts, and Cultural Heritage Landscapes. For the purpose of identification of properties with potential cultural heritage value or interest, the scope of work was limited to the boundaries of the growth centre, which includes the areas designated in the Official Plan as *Apartment Neighbourhoods* and *Mixed Use Areas*. The City's consultants completed the CHRA in April 2017. City Staff conducted further analysis and requested revisions were made where appropriate.

With the completion of the CHRA, City staff conducted a further field survey of the growth centre and identified additional properties for inclusion on the City's Heritage Register. In total 331 properties in the Midtown in Focus study area have been identified as properties with potential cultural heritage value.

Council at its meeting of October 2, 3 and 4, 2017, approved 258 properties for inclusion on the City's Heritage Register as part of a first phase in identifying heritage properties through the Midtown in Focus Planning Study. The following is a link to the City Council Decision and staff report:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PG22.5>

City staff will bring forward future listing and designation reports in Q1 2018 for the additional properties identified as having potential heritage value in the Midtown in Focus study area, including a review of the properties identified within this application to assess their heritage potential.

### **Reasons for the Application**

The Official Plan Amendment has been submitted to establish a Site and Area Specific Policy to permit a mixed use building with a maximum height of 36 storeys and 125 metres. The Zoning By-law Amendment application has been submitted to establish proposed uses and the development standards for the proposed development related to, among other matters, maximum density and height, commercial and residential floor area, number of residential units, parking and loading requirements, building envelopes and required residential amenity space.

All areas of non-compliance with the zoning by-law will be identified through the circulation and review process.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Architectural Plans (Context Plan and Statistics, Site Plan, Parking Plan, Floor Plans, Roof Plan, Elevations and Section);
- Shadow Study;
- Toronto Green Standards Checklist;
- Supporting digital massing model;
- Planning Rationale;
- Community Services and Facilities Study;
- Public Consultation Strategy;
- Heritage Impact Assessment;
- Noise and Vibration Feasibility Study;
- Pedestrian Level Wind Stud;
- Functional Servicing Report;
- Stormwater Management Report;
- Schematic Design Stage Energy Strategy Report;
- Arborist Report;
- Hydrogeological Site Assessment;
- Geotechnical Investigation Letter ; and
- Phase 1 Environmental Site Assessment.

A Notification of Incomplete Application issued on November 16, 2017 identifies the outstanding material required for a complete application submission as follows:

- Energy Strategy Report.

The outstanding material was submitted on November 20, 2017 and a Notification of Complete Application was subsequently issued on November 21, 2017. The application was eventually determined to be complete as of the application submission date of October 20, 2017.



## Issues to be Resolved

At its December 5, 2017 meeting, City Council adopted a recommendation determining the need for a comprehensive update to the Yonge-Eglinton Secondary Plan. The Yonge-Eglinton Secondary Plan update is required to ensure that new development does not continue to negatively impact Midtown's collection of diverse neighbourhoods and that adequate infrastructure is provided to support continued growth. Staff are not in a position to report on the application until the completion of the updated Yonge-Eglinton Secondary Plan.

As previously discussed in this report, the Midtown in Focus Review has incorporated extensive consultation and detailed analysis of existing conditions, area character, development trends, infrastructure capacity and more to establish a clear and up-to-date planning framework for the area. This framework includes a vision and objectives to guide the physical evolution of the Secondary Plan area and up-to-date policy direction regarding growth targets, land use and the location, scale and form of tall buildings. In addition, the plan is to provide detailed direction in terms of priorities for parkland improvement and expansion, public realm improvements and community, transportation and servicing infrastructure as well as specific development criteria for the identified character areas.

As directed by City Council when the Midtown in Focus: Proposals Report was considered, since this application was submitted before November 15, 2017, City staff will process this application concurrently with the Secondary Plan Review. However, as directed by City Council, the application is to be considered and reviewed in the context of the City Council directed Midtown in Focus: Growth, Built Form and Infrastructure Review and proposed Secondary Plan; assessing the potential cumulative impact of this application and others on the City's ability to provide the necessary infrastructure to support the development; and using planning mechanisms, including holding provisions, as necessary to ensure that growth and infrastructure needs are aligned.

Issues have been identified with the current proposal that will need to be addressed through the review of this application. A preliminary list of the concerns are provided below:

- consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
- conformity with all applicable Official Plan policies and the Yonge-Eglinton Secondary Plan policies, including in particular the Healthy Neighbourhoods policies, the Built Form policies, Heritage Conservation policies, Parks and Open Space policies and *Mixed Use Areas* policies and Development Criteria, and the provision of appropriate transition measures between the proposed development towards the lower scale neighbourhood north of the site;

- consistency with the emerging vision for the Yonge Eglinton area as outlined in the Midtown in Focus: Proposed Yonge-Eglinton Secondary Plan Update dated November 2017;
- compliance with the City-Wide Tall Buildings Design Guidelines, including, but not limited to, residential tower floorplate size, tower setbacks and setbacks;
- overall scale, density and height of development;
- opportunities to improve site organization by combining parking ramp access, loading and servicing areas with the 90 Eglinton Avenue West development and by providing an integrated vehicle drop off area;
- reorganization of the ground floor to provide more retail space;
- integrating with the approved base building massing and scale for 90 Eglinton Avenue West, including continuous weather protection;
- opportunities to improve the amount of space for pedestrian circulation at the corner;
- addressing pedestrian level wind impacts;
- increasing the size of the proposed two bedroom and three bedroom units and including design features to make the proposed building family friendly;
- opportunity for the remainder of the 100% office replacement for 90 Eglinton Avenue West being provided in the new development at 50-60 Eglinton Avenue West, since Madison Group owns both sites;
- lowering the height of the proposed residential tower so that there is no shadow impact on Eglinton Park;
- addressing heritage conservation concerns with regards to the 50 Eglinton Avenue West building;
- review of proposed public realm and streetscape design;
- review transportation impacts, vehicular access and appropriateness of proposed site organization and loading space design;
- fulfilling parkland dedication requirements;
- appropriateness of proposed site servicing and stormwater management; and
- identification and securing of public benefits pursuant to Section 37 of the Planning Act, should the proposal in some form, be approved.

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.

The report identifies significant concerns with the proposal as currently submitted. City staff will work with the applicant through the review of the application and the ongoing Midtown in Focus study to resolve the outstanding concerns with the application and align the proposal with the directions in the proposed Yonge-Eglinton Secondary Plan update considered by City Council at its December 5th, 2017 meeting.

## **CONTACT**

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## **SIGNATURE**

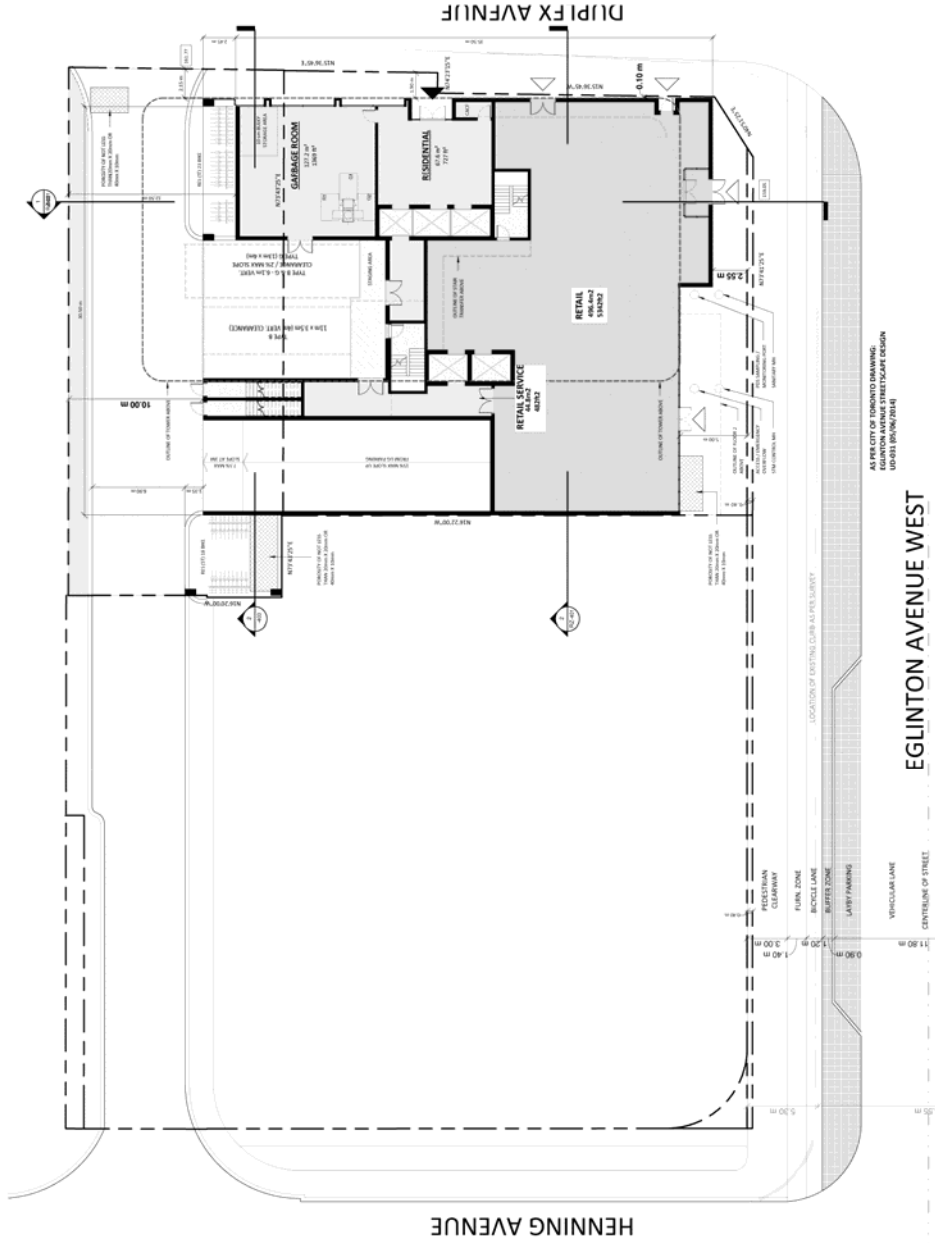
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Joe Nanos, Director  
Community Planning, North York District

## **ATTACHMENTS**

Attachment 1: Site Plan & Floor 1  
Attachment 2: Floors 2 & 3  
Attachment 3: Floors 4 to 6  
Attachment 4: Tower Floor Typical  
Attachment 5: Elevations – South and East  
Attachment 6: Elevations – North and West  
Attachment 7: Extract from Official Plan  
Attachment 8: Yonge-Eglinton Secondary Plan Map 21-1, as amended by OPA 289  
Attachment 9: Zoning By-law 438-86  
Attachment 10: By-law 569-2013  
Attachment 11: Application Data Sheet

Attachment 1: Site Plan & Floor 1



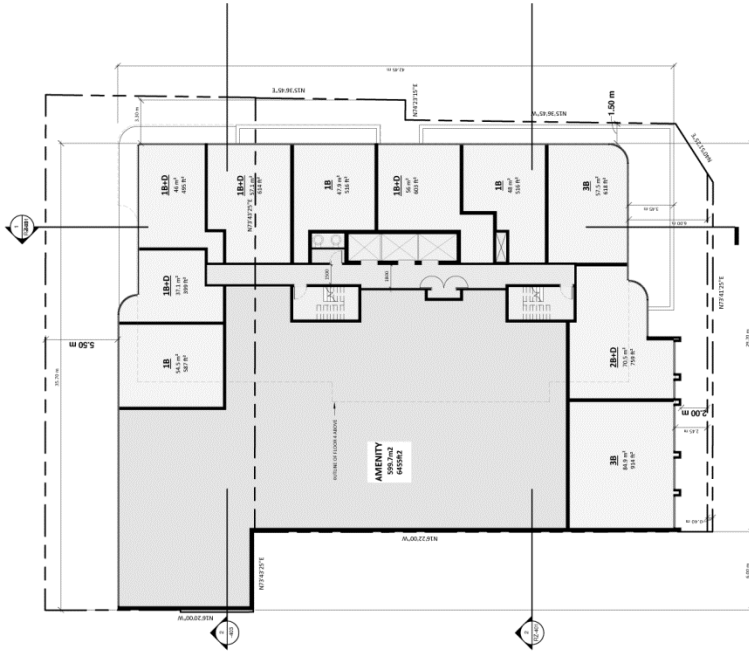
**Site Plan & Floor 1**  
 Applicant's Submitted Drawing  
 Not to Scale  
 11/08/2017



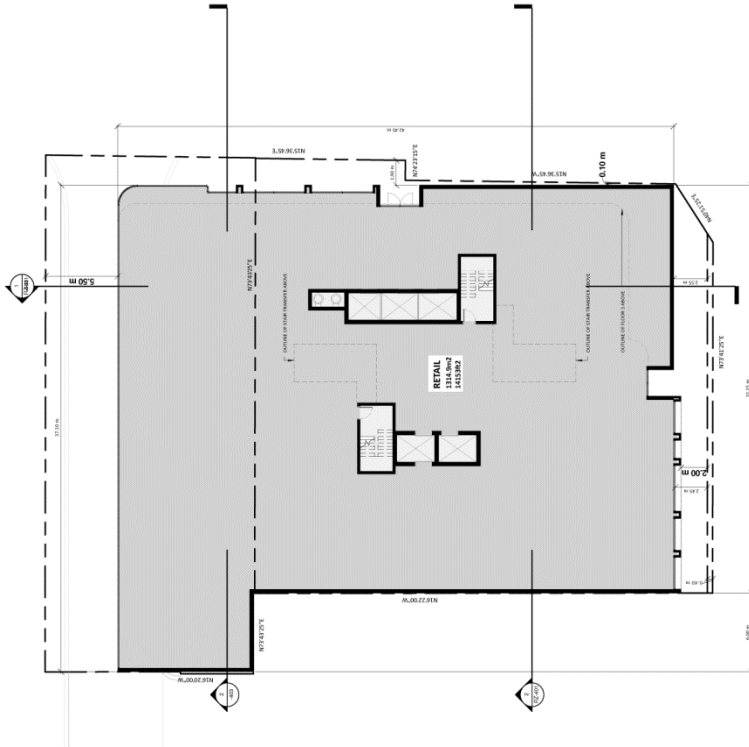
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**Attachment 2: Floors 2 & 3**



② FLOOR 3  
1:150



① FLOOR 2  
1:150

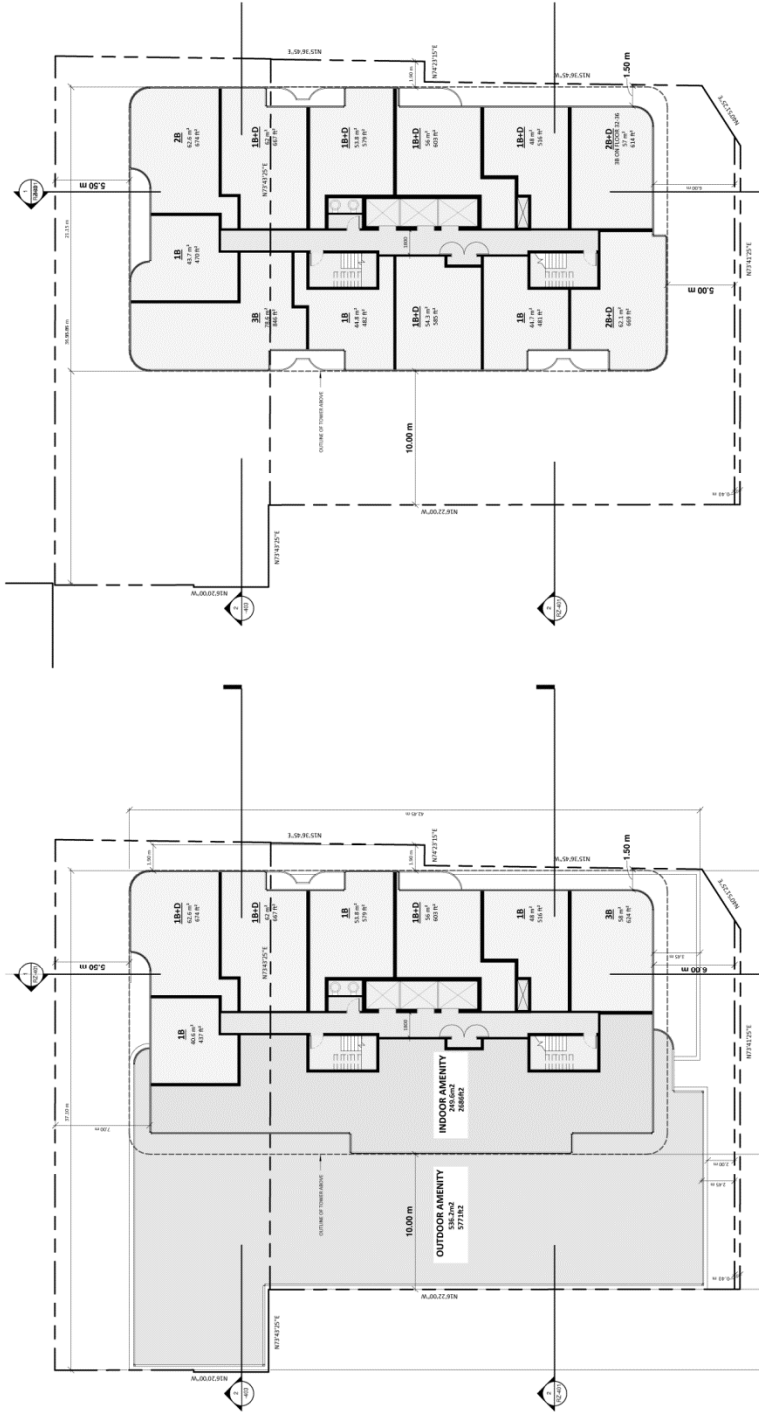
**50 - 60 Eglinton Avenue West**

**Floors 2 & 3**  
Applicant's Submitted Drawing

File # 17 250825 NNY 16 0Z

Not to Scale  
11/08/2017

**Attachment 3: Floors 4 to 6**



① FLOOR 4  
1:150

② FLOOR 5-6  
1:150

**Floors 4 to 6**

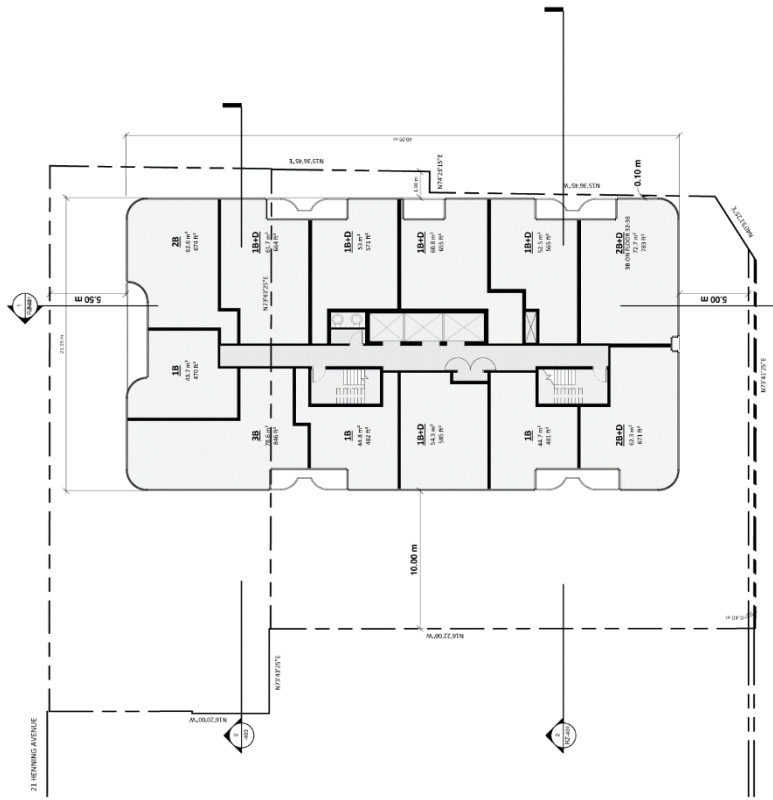
Applicant's Submitted Drawing

Not to Scale  
11/08/2017

**50 - 60 Eglinton Avenue West**

File # 17 250825 NNY 16 0Z

**Attachment 4: Tower Floor Typical**



TFA: 794.4 m<sup>2</sup>

**Floors Typical**

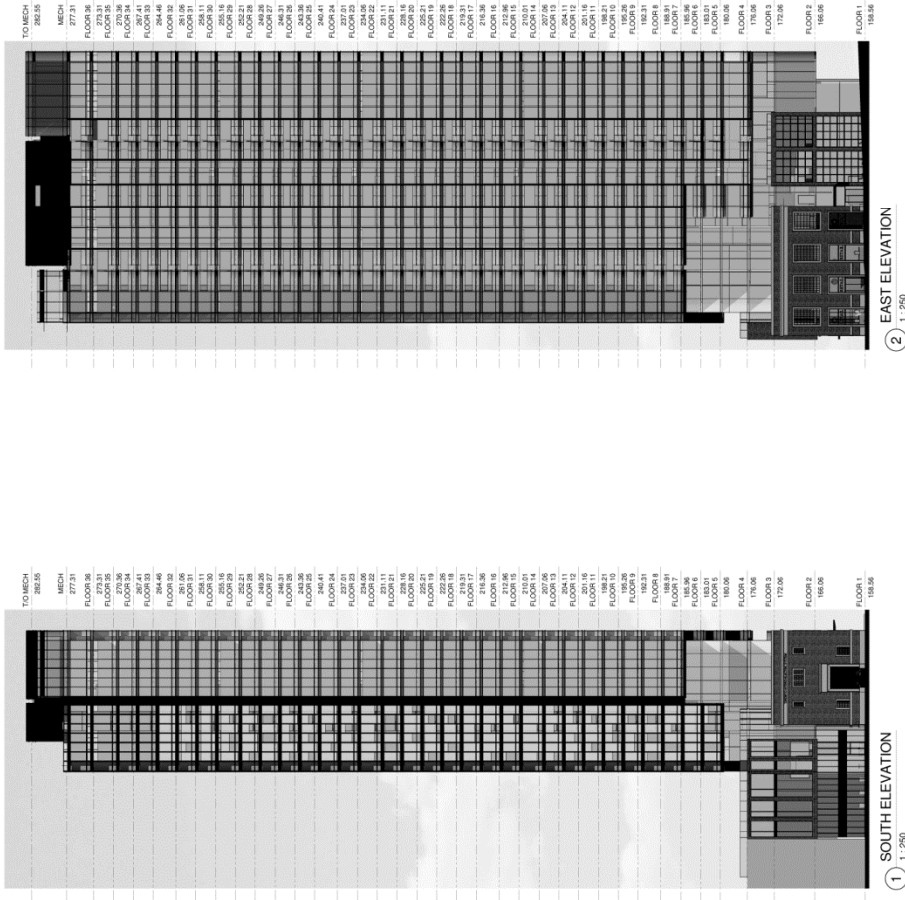
Applicant's Submitted Drawing

Not to Scale  
11/08/2017

**50 - 60 Eglinton Avenue West**

File # 17 250825 NNY 16 0Z

**Attachment 5: Elevations – South and East**



**Elevations - South & East**  
 Applicant's Submitted Drawing  
 Not to Scale  
 11/08/2017

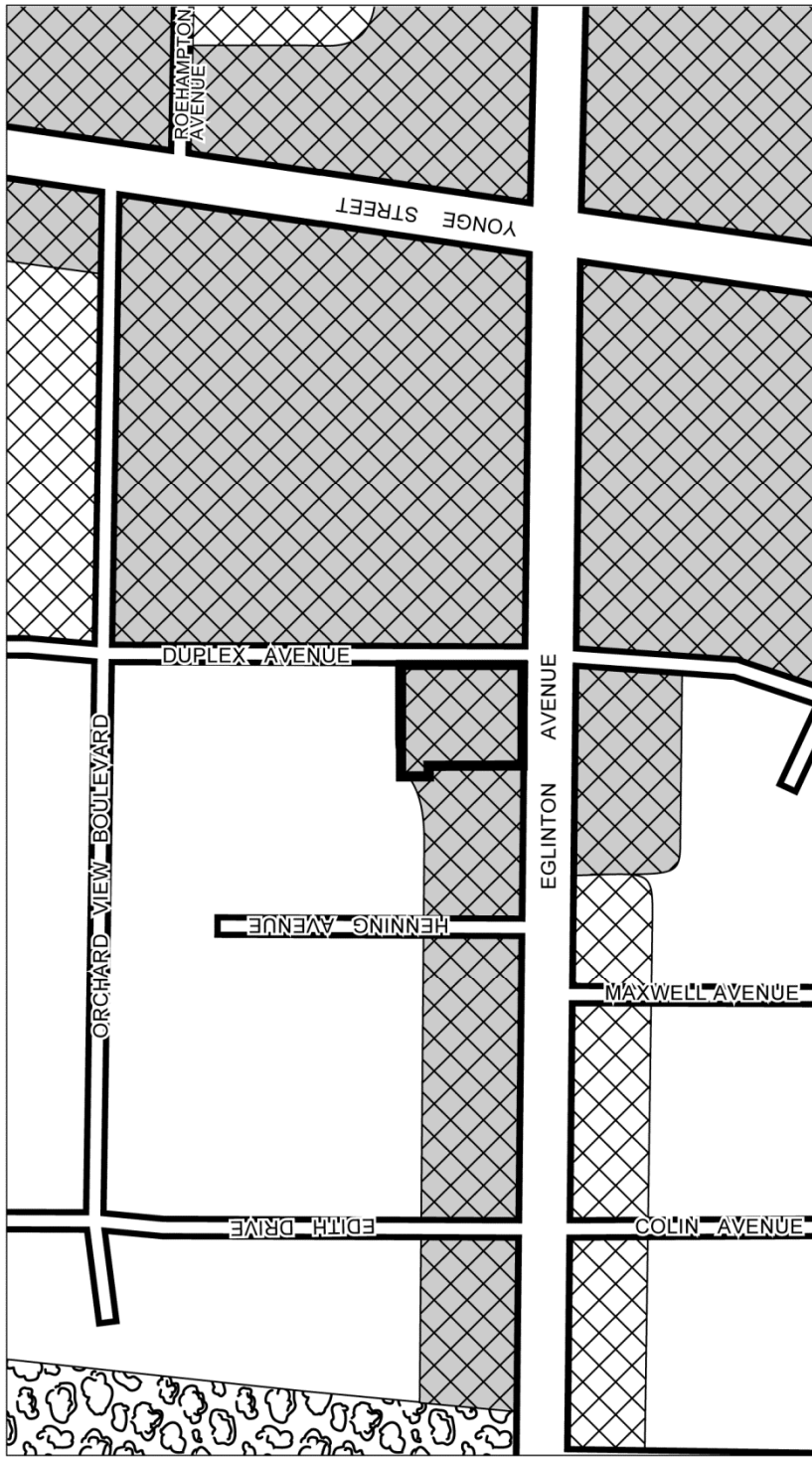
**50 - 60 Eglinton Avenue West**

File # 17 250825 NNY 16 0Z











Attachment 7: Extract from Official Plan



50 - 60 Eglinton Avenue West

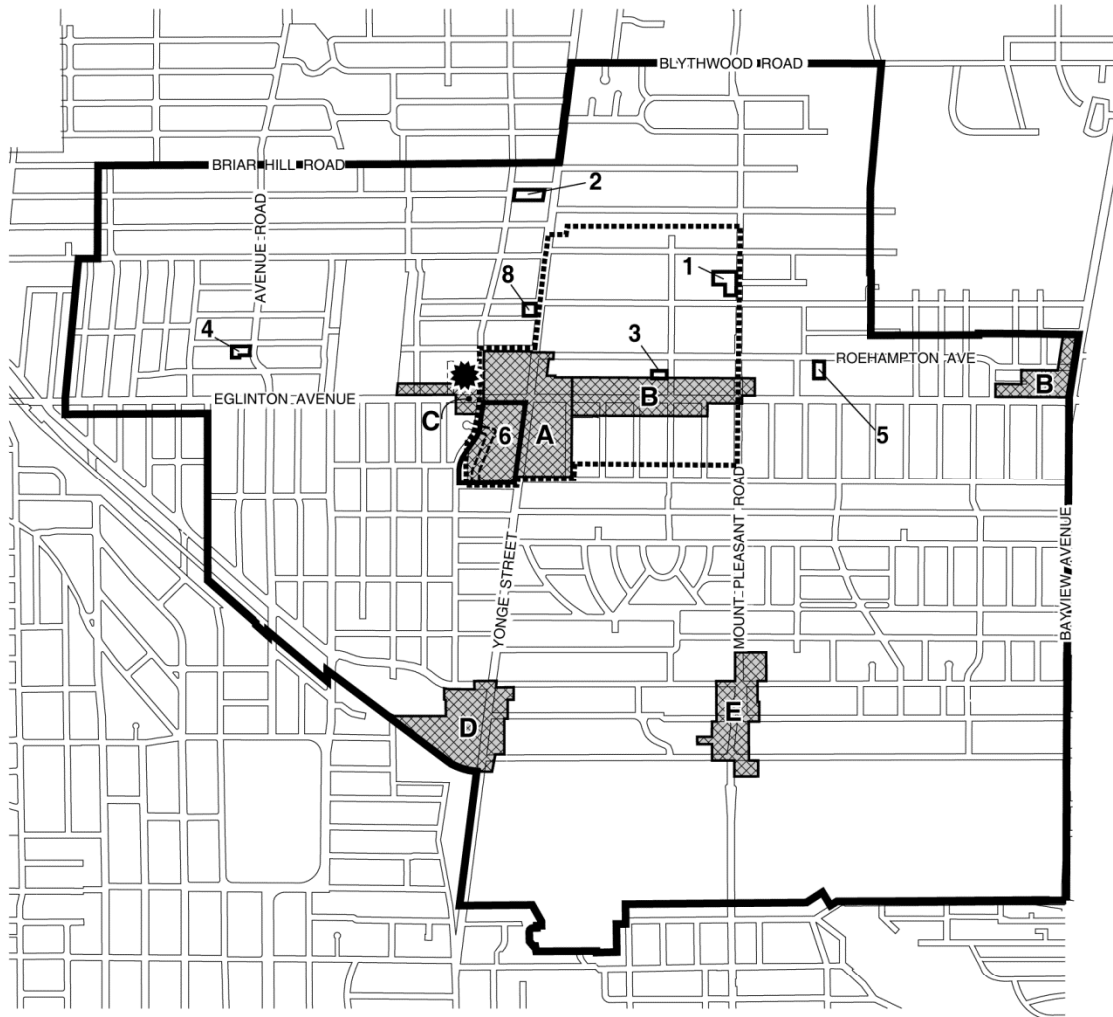
**Toronto**  
Extract from Official Plan

File # 17 250825 NMY 16 0Z







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

↗  
Not to Scale  
11/08/2017

**Attachment 8: Yonge-Eglinton Secondary Plan Map 21-1, as amended by OPA 289**



July 2014

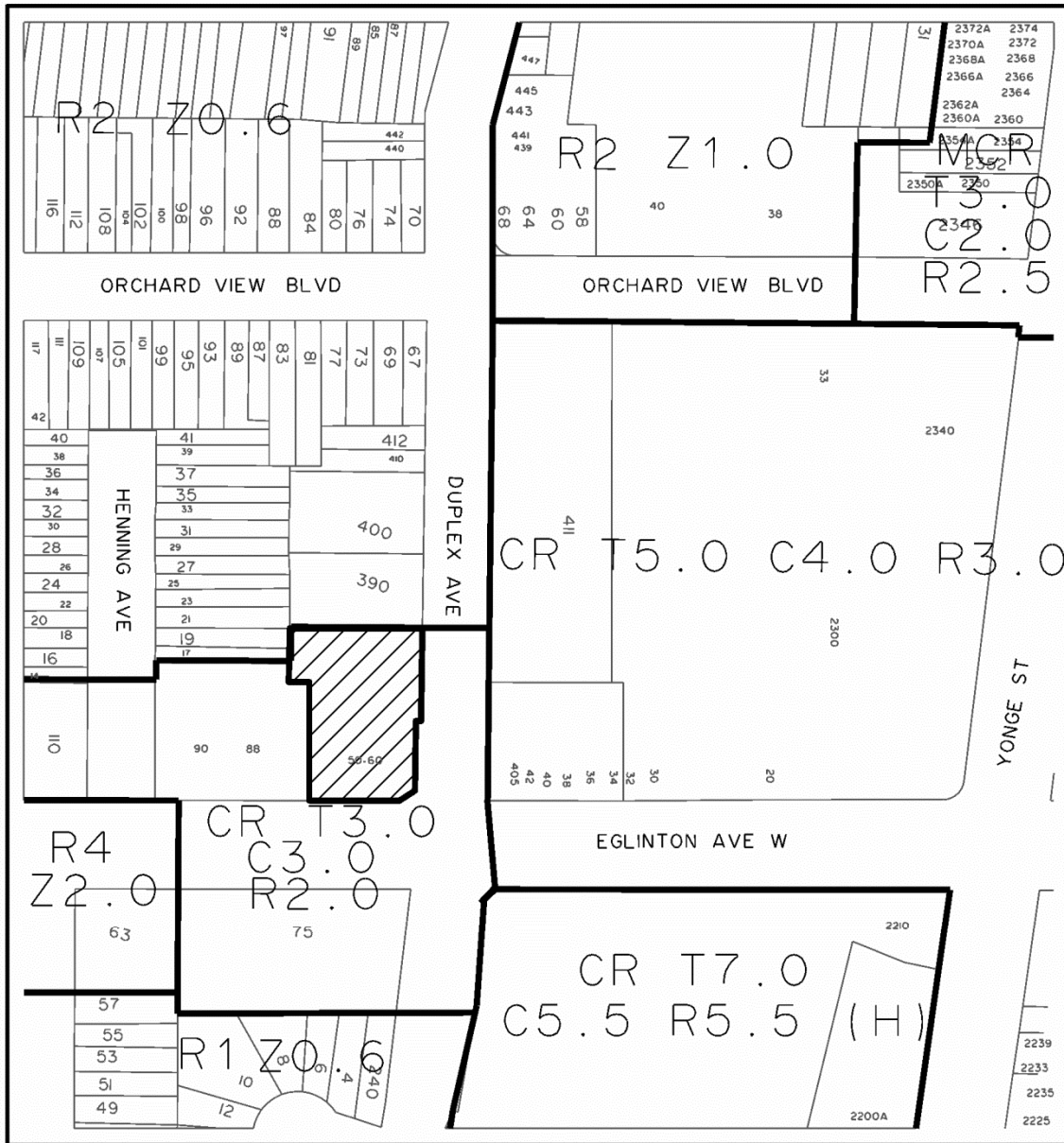
-  50-60 Eglinton Avenue West
-  Secondary Plan Boundary
-  Yonge-Eglinton Centre
-  Mixed Use Areas
-  Site and Area Specific Policies
-  Proposed Road

**Yonge-Eglinton Secondary Plan - MAP 21-1 Land Use Plan**      **50-60 Eglinton Avenue West**

Not to Scale   
11/08/2017

File # 17 250825 NNY 16 0Z

Attachment 9: Zoning By-law 438-86



Zoning By-Law No. 438-86

50 - 60 Eglinton Avenue West

File # 17 250825 NNY 16 02



Location of Application

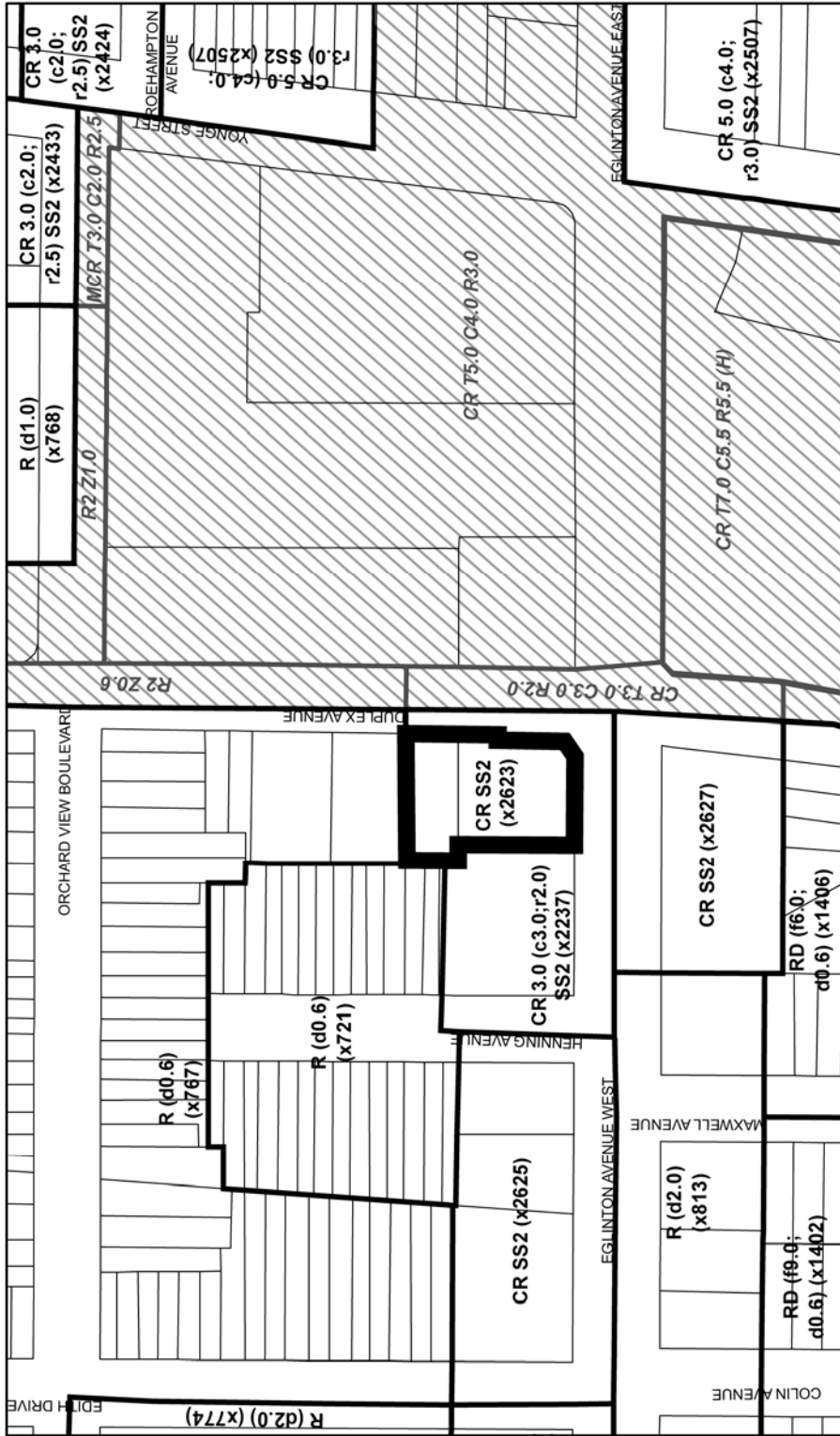
MCR Mixed-Use District  
CR Mixed-Use District

R1 Residential District  
R2 Residential District  
R4 Residential District



Not to Scale  
Extracted 11/08/2017



Attachment 10: By-law 569-2013



Zoning By-Law No. 569-2013

50 - 60 Eglinton Avenue West

File # 17 250825 NNY 16 0Z

-  Location of Application
-  Residential
-  Residential Detached
-  Commercial Residential
-  R1 Residential District
-  R2 Residential District
-  CR Mixed-Use District
-  MCR Mixed-Use District



See Former City of Toronto By-Law No. 438-86



Not to Scale  
Extracted: 11/08/2017

## Attachment 11: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	17 250825 NNY 16 OZ
Details	OPA & Rezoning, Standard	Application Date:	October 20, 2017
Municipal Address:	50-60 Eglinton Avenue West		
Location Description:	Northwest corner of Eglinton Avenue West and Duplex Avenue.		

**Project Description:** Official Plan Amendment and Zoning By-law Amendment applications to allow a 36-storey mixed-use building with a total gross floor area of 27,354.80 square metres. Proposal includes 401 residential dwelling units and 1,872.90 square metres of commercial space located on the ground floor and second floor. A total of 112 parking spaces are proposed in a 4-level underground parking garage accessed from a new rear lane.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architects:</b>	<b>Owner:</b>
Madison Group 369 Rimrock Road Toronto, ON M3J 3G2		Turner Fleischer and Hariri Pontarini 67 Lesmill Road, Toronto M3B 2T8	60 Eglinton West Limited 369 Rimrock Road Toronto, ON M3J 3G2

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	Mixed Use Areas 'C'
Zoning:	By-law 438-86 CR T3.0 C3.0 R2.0 By-law 569-2013, as amended CR SS2 (x2623) By-law 1030-2014	Historical Status:	N
Height Limit (m):	25.5 metres in Eglinton Connects Zoning By-law 1030-2014	Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq. m):	1741.9	Height:	Storeys:	36
Frontage (m):	26.69 on Eglinton		Metres:	118.75 top of res floor 124 top of mechanical roof
Depth (m):	32.1 on Duplex			
Total Ground Floor Area (sq. m):	814.7			<b>Total</b>
Total Residential GFA (sq. m):	25481.9		Parking Spaces:	112
Total Non-Residential GFA (sq. m):	1872.9		Loading Docks	2
Total GFA (sq. m):	27354.8			
Lot Coverage Ratio (%):	46.8			
Floor Space Index:	15.7			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		<b>Above Grade</b>	<b>Below Grade</b>
1 Bedroom:	269 (67%)	Residential GFA (sq. m):	25481.9	0
2 Bedroom:	92 (23%)	Retail GFA (sq. m):	1872.9	0
3 + Bedroom:	40 (10%)			
Total Units:	401			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Mark Chlon, Senior Planner</b>
	<b>TELEPHONE:</b>	<b>416-395-7166 (email: Mark.Chlon@toronto.ca)</b>