

**2270-2280 and 2296 Eglinton Avenue West, 6 Sanderstead Avenue and 9 Croham Road – Zoning By-law Amendment Application - Preliminary Report**

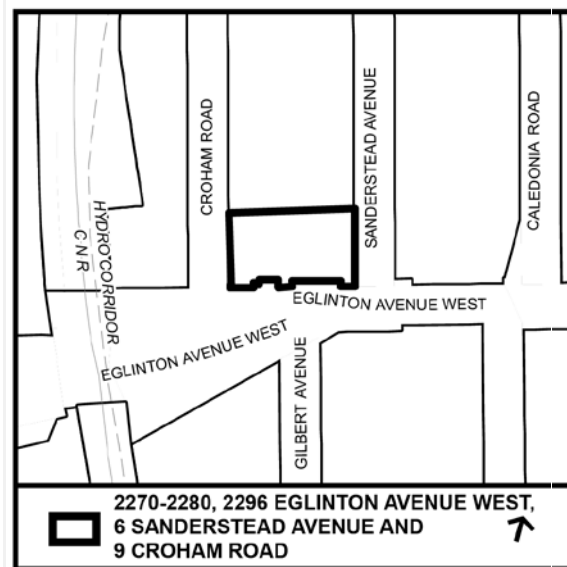
<b>Date:</b>	February 2, 2018
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 15 – Eglinton-Lawrence
<b>Reference Number:</b>	17 278869 NNY 15 OZ

**SUMMARY**

This application proposes to amend the former City of York Zoning By-law No. 1-83 and City of Toronto Zoning By-law No. 569-2013 for the lands at 2270-2280, 2296 Eglinton Avenue West, 6 Sanderstead Avenue and 9 Croham Road to permit an 8 storey 24.4 metre high mixed-use mid-rise rental building containing 122 residential units, 656.9 square metres of retail space at grade, 128 bicycle parking spaces and 92 vehicular parking spaces in 2 levels of underground parking.

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

It is intended that a community consultation meeting be scheduled in consultation with the Ward Councillor. A Final Report and Public Meeting under the *Planning Act* to consider this application will be scheduled provided all required information is submitted by the applicant in a timely manner.



## 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 2270-2280, 2296 Eglinton Avenue West, 6 Sanderstead Avenue and 9 Croham Road together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

### Financial Impact

The recommendations in this report have no financial impact.

### DECISION HISTORY

In July 2013, City Council approved a Zoning By-law Amendment for a 7 storey mid-rise rental apartment building with 29 dwelling units and commercial uses on the ground floor at 2270-2280 Eglinton Avenue West. A concurrent Site Plan application (12 212273 NNY 15 SA) was submitted in 2012. The applications were closed on March 10, 2015. Council's decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.NY25.40>

### Pre-Application Consultation

A pre-application consultation meeting was held on September 27, 2017 with the applicant to discuss complete application submission requirements for a revised built form at 2270-2280 Eglinton Avenue West which would include properties at 6 Sanderstead Avenue and 9 Croham Road. Items that were discussed included:

- adherence to 45 degree angular planes; and
- closure of the right turn lane from westbound Eglinton Avenue West to northbound Croham.

### ISSUE BACKGROUND

#### Proposal

The application proposes an eight storey mixed-use rental mid-rise building containing 122 residential dwelling units with 656.9 square metres of retail space at grade. The proposed building is comprised of 57 one bedroom units, 59 two bedroom units, 6 three bedroom units and 3 at-grade retail units. The mixed-use building would have a total gross floor area (GFA) of 10,346.2 square metres and a Floor Space Index (FSI) of 3.93 times the area of the lot.

The subject lot contains an irregular front lot line, therefore the proposal contemplates a land exchange with the City of Toronto which entails conveying 40.8 square metres of land to the City of Toronto and conveying 33.4 square metres from the City of Toronto to the landowner, resulting in a total proposed lot area of approximately 2,645 square metres (see Attachment #1).

The front yard setback at the ground floor along Eglinton Avenue West would vary between 0.57 metre and 4.37 metres after the land exchange due to the irregular front lot line. The southwest corner of the building would contain the commercial uses at grade, while the southeastern portion of the building would contain the entrance to the residential portion of the property. The building incorporates a 4 storey street wall along Eglinton Avenue West. The front wall rises to five storeys at the intersection of Eglinton Avenue West and Croham Road. The side yard setback along Croham Road would be 5.8 metres. The side yard setback from Sanderstead Avenue would vary from 5.6 metres to 8.4 metres from north to south. Stepbacks would occur on the fifth floor along Sanderstead Avenue and at the sixth floor along Croham Road. The building would maintain a setback of 8.25 metres to the residential properties to the north. Stepbacks occur on the fourth, fifth, sixth and seventh floors along the rear (north) end of the structure. The ground floor height would be 4.5 metres. The 2<sup>nd</sup> floor is cantilevered over the ground floor from west to east along Eglinton Avenue West to provide weather protection for pedestrians.

The applicant proposes to close and acquire the right turn lane from westbound Eglinton Avenue West to northbound Croham Road along a portion of the frontage and use the reclaimed public realm as a plaza with pedestrian amenities. This plaza would be opposite a proposed plaza in front of the LRT/GO Transit Station at 2400 Eglinton Avenue West and currently under construction. The applicant also proposes to remove the parking layby on the west side of Sanderstead Avenue which abuts the site and widen the sidewalk.

A total of 404.6 square metres of indoor amenity space and 187 square metres of outdoor amenity space is proposed on the ground and eighth floors of the building. Additional private terraces or balconies are proposed for a majority of units.

There are 92 proposed vehicular parking spaces which consist of 70 resident parking spaces, 17 residential visitors parking spaces and 5 retail parking spaces. Vehicular access would be off of the 6.0 metre wide private laneway/driveway proposed along the northern boundary of the subject site that will connect to Croham Road and Sanderstead Avenue. The private driveway leads to two levels of underground parking. A total of 128 bicycle parking spaces are proposed primarily indoors on the ground floor accessed via the rear private laneway/driveway. The remaining bicycle parking spaces will be provided in the P1 Level of the underground parking garage and outdoors. A combined Type 'G' and Type 'B' loading space is also proposed along the rear of the building to accommodate both residential and retail commercial activity including garbage and recycling pick up, commercial deliveries and residential move-ins.

The application proposes 7 street trees fronting on Eglinton Avenue West along with an additional 4 trees proposed in the public plaza fronting Eglinton Avenue West. Additionally, 3 street trees are proposed along Croham Road, 4 trees are proposed along the rear of the site and 4 street trees are proposed along Sanderstead Avenue. The application proposes a 1.5 metre landscape buffer with 4 proposed trees along the north (rear) property line.

Table 1 – Site Statistics

Total Gross Floor Area (m <sup>2</sup> )	10,346.2
Retail Gross Floor Area (m <sup>2</sup> )	656.9
Residential Gross Floor Area (m <sup>2</sup> )	9689
Floor Space Index	3.93
Vehicular Parking	92
Bicycle Parking	128
Proposed Residential Units	122
Unit Mix	57 - one bedroom units (47%) 59 - two bedroom units (48%) 6 - three bedroom units (5%)
Retail Units	3

## Site and Surrounding Area

The site is located on the north side of Eglinton Avenue West, between Croham Road and west of Sanderstead Avenue. The site has an approximate area of 2652 square metres with approximately 67 metres of frontage on Eglinton Avenue West and a depth of approximately 41 metres. The site consists of four properties municipally known as 2270-2280, 2296 Eglinton Avenue West, 9 Croham Road and 6 Sanderstead Avenue. The property at 2296 Eglinton Avenue West contains a KFC restaurant contained in a one storey building and the property at 2270-2280 Eglinton Avenue West is currently a vacant lot. The properties at 9 Croham Road and 6 Sanderstead Avenue are residential lots which contain 2-storey residential dwellings.

The site is located to the east of the future Caledonia LRT station on the Eglinton Crosstown line and GO Transit railway station on the Toronto Barrie Line which is currently under construction at 2400 Eglinton Avenue West.

Land uses surrounding the subject site include:

North: Directly to the north of the site is a low density residential neighbourhood consisting of one and two storey single detached dwellings with some semi-detached houses and 3-storey rental apartments. Further north of the residential area is the Castlefield Caledonia employment area.

East: East of Sanderstead Avenue is *Mixed Use Areas* in the Official Plan with a main street commercial area fronting Eglinton Avenue West consisting of two storey buildings

containing retail at grade and a mix of office and residential units on the upper floors. Further to the south-east is the Prospect Cemetery.

South: Directly south of the site on Eglinton Avenue West is a 2-storey Shoppers Drug Mart with surface parking. The Eglinton-Gilbert Parkette is located to the south west of the site. Further south is a mix of residential uses in the form of single-detached dwellings, three storey walk up apartments, and commercial uses on Glibert Avenue.

West: West of Croham Road is a two storey commercial building containing retail uses and a vacant lot which will be the site of the future Eglinton Crosstown Caledonia LRT Station and GO Train Station (file no. 13 133545 WET 12 SA) currently under construction. Further west of the commercial building and vacant lot is the Toronto Barrie rail line which is scheduled for double tracking, electrification and a GO Transit train station at Eglinton Avenue West. West of the Toronto Barrie rail line is a commercial retail area known as Westside Shopping Centre, containing a Canadian Tire, Freshco and smaller retail stores and services.

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

The Provincial Policy Statement (2014) 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 Provincial Policy Statement.

The Growth Plan for the Greater Golden Horseshoe (2017) 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 for the Greater Golden Horseshoe (2017) builds upon the policy foundation provided by the Provincial Policy Statement (2014) 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 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 application to ensure it is consistent with the Provincial Policy Statement (2014) and conforms (and does not conflict) with the Growth Plan for the Greater Golden Horseshoe (2017).

## **Official Plan**

The portion of the site fronting onto Eglinton Avenue West is located on an *Avenue* as noted on Map 2 in the Official Plan. The southerly portion of the site fronting onto Eglinton Avenue West is located within a *Mixed Use Areas* designation within the Official Plan. *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities.

Development in *Mixed Use Areas* should:

- create a balance of high quality commercial, residential, institutional and open space uses that reduce automobile dependency and meet the needs of the local community;
- locate and mass new buildings to provide a transition between areas of different development intensity and scale by providing appropriate setbacks and/or stepping down of heights, particularly towards lower scale *Neighbourhoods*;
- locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods*;
- locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- take advantage of nearby transit services;

- provide good site access and circulation and an adequate supply of parking for residents and visitors;
- locate and screen services areas, ramps and garbage areas to minimize the impact on adjacent streets and residences; and
- provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

The rear (northerly) portion of the site is designated *Neighbourhoods* in the Official Plan. *Neighbourhoods* are considered physically stable areas, which include residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes, townhouses and walk-up apartments up to four storeys. Parks, local institutions, home occupations, cultural and recreational facilities and small scale retail service and office uses are also provided for in *Neighbourhoods*. Local institutions include uses such as seniors and nursing homes and long term care facilities.

The Official Plan states that no changes will be made through rezoning that are out of keeping with the physical character of the neighbourhood. In addition, physical changes to established *Neighbourhoods* must be sensitive and fit its existing context and physical character.

Policy 4.1.5 of the Official Plan requires development in established *Neighbourhoods* to respect and reinforce the existing physical character of the neighbourhood, including in particular:

- Size and configuration of lots;
- Heights, massing, scale and dwelling type of nearby residential properties;
- Prevailing building type(s);
- Setbacks of buildings from the street or streets;
- Continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
- Prevailing patterns of rear and side yard setbacks and landscaped open space.

### **Healthy Neighbourhoods (2.3.1)**

Section 2.3.1, *Healthy Neighbourhoods* in the Official Plan includes policies for development in *Mixed Use Areas* adjacent to *Neighbourhoods*. In particular, policy 2 in this section states that development in *Mixed Use Areas*, *Regeneration Areas* and *Apartment Neighbourhoods* that are adjacent or close to *Neighbourhoods* will:

- a) be compatible with those *Neighbourhoods*;
- b) provide a gradual transition of scale and density, as necessary to achieve the objectives of this Plan through the stepping down of buildings towards and setbacks from those *Neighbourhoods*;
- c) maintain adequate light and privacy for residents in those *Neighbourhoods*; and
- d) attenuate resulting traffic and parking impacts on adjacent neighbourhood streets so as not to significantly diminish the residential amenity of those *Neighbourhoods*.

### **Built Form (3.1.2 and 3.1.3)**

Section 3.1.2 of the Official Plan includes policies for the City's Built Form and requires that new development be located and organized to fit within an area's existing and/or planned context, minimize vehicular access and loading, limit impact on as well as frame and support adjacent streets, parks and open spaces to improve the safety, pedestrian interest and casual view to these spaces.

### **Housing (3.2.1)**

Section 3.2.1 of the Official Plan includes policies to encourage the provision of a full range of housing, in terms of form, tenure and affordability, and the protection of rental housing units. Policy 3.2.1.2 requires that new housing supply will be encouraged through intensification and infill that is consistent with the Plan.

### **Avenues (2.2.3)**

Section 2.2.3 of the Official Plan speaks to policies regarding lands situated on *Avenues* as per Map 2 – Urban Structure. The *Avenues* are 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.

Although intensification is encouraged, each *Avenue* is different in terms of lot sizes and configuration, street width, existing uses, neighbouring uses, transit service and streetscape potential. Therefore, there is no "one size fits all" program for reurbanizing the *Avenues*. A framework for change will be tailored to the situation of each *Avenue* through a local Avenue Study. The Eglinton Connects Planning Study represents the complete 'Avenue' study for Eglinton Avenue from Weston Road to the Kennedy Subway Station.

### **Height and/or Density Incentives (5.1.1)**

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 Official Plan's threshold for Section 37 considerations, as it has a gross floor area in excess of 10,000 square metres. Accordingly, this development proposal would be subject to the Section 37 policies of the Official Plan should City Council approve the application.

All other relevant Official Plan policies will be considered in the evaluation of this development proposal. The Toronto Official Plan can be found here:

[http://www.toronto.ca/planning/official\\_plan/introduction.htm](http://www.toronto.ca/planning/official_plan/introduction.htm)

### **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 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. 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.

The revised Policy in Section 2.3.1.3, Healthy Neighbourhoods, of the Official Plan requires that development within *Mixed Use Areas* that is adjacent or close to *Neighbourhoods* will:

- a) be compatible with those *Neighbourhoods*;
- b) provide a gradual transition of scale and density, as necessary to achieve the objectives of this Plan through the stepping down of buildings towards and setbacks from those *Neighbourhoods*;
- c) maintain adequate light and privacy for residents in those *Neighbourhoods*;
- d) orient and screen lighting and amenity areas so as to minimize impacts on adjacent properties in those *Neighbourhoods*;
- e) locate and screen service areas and access to underground parking, locate any surface parking so as to minimize impacts on adjacent properties in those *Neighbourhoods*, and enclose service and access areas where distancing and screening do not sufficiently mitigate visual and noise impacts upon adjacent properties in those *Neighbourhoods*; and
- f) attenuate resulting traffic and parking impacts on adjacent neighbourhood streets so as not to significantly diminish the residential amenity of those *Neighbourhoods*.

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

### **Eglinton Connects Study**

The site is situated within the study area of the Eglinton Connects Planning 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 (currently under appeal) 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 from City Council's approval of the Final Directions Report for the Eglinton Connects Planning Study, on May 6-8 2014, 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 four 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 and is also required under Official Plan Amendment 253, Site and Area Specific Policy 474. 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' Recommendations from the Study anticipate a mid-rise built form (recommendation #15) on the subject site. Preliminary analysis based on the Mid-Rise Buildings Performance Standards and the property depth indicated that a building height of approximately 26 metre or 8-storeys could be achieved. Although zoning for a portion of this site was not included in the zoning by-law implementing the Study (as all sites with active applications were excluded), City Council amended the report recommendations on May 6-8 2014, to reinforce the Study finding that mid-rise development is the appropriate built form here.

The site is subject to Site and Area Specific Policy 474 which implements a Pilot Project to demonstrate the designation of a *Neighbourhood Transition Area* between Croham Road and Sanderstead Avenue. The policy allows for lands to remain designated as *Neighbourhoods* where a lot is located partly within the *Neighbourhoods* designation and the *Mixed Use Areas* designation. The *Neighbourhoods* component of the lot may then be used only for the following uses:

- a) new or widened public lanes;
- b) soft-landscaping ancillary to the *Mixed Use Areas* designation component of the lot; and
- c) parking ancillary to the *Mixed Use Areas* designation component of the lot.

If any part of the lands is consolidated with the lands designated *Mixed Use Areas* to the south, the part of the lot designated *Neighbourhoods* shall not be severed from the part of the lot designated as *Mixed Use Areas* once development has occurred and the *Neighbourhoods* designated lands have been converted to a new or widened public lane. These *Neighbourhoods* lands can also be used as a transition area to the *Neighbourhoods* designation to the north by way of a 45 degree angular plane projected from the rear property line of the properties at 9 Croham Road and 6 Sanderstead Avenue.

## **Built Form and Public Realm Guidelines**

### **Mid-Rise Building Guidelines**

Toronto City Council, at its meeting of July 8, 2010, adopted the recommendations contained in the staff report prepared by City Planning entitled "Avenues and Mid-Rise Buildings Study", with modifications. The main objective of the Avenues and Mid-Rise Buildings Study is to encourage future intensification along Toronto's Avenues that is compatible with the

adjacent neighbourhoods through appropriately scaled and designed mid-rise buildings. Mid-Rise Building Guidelines identifies a list of best practices, categorizes the Avenues based on historic, cultural and built form characteristics, establishes a set of performance standards for new mid-rise buildings, and identifies areas where the performance standards should be applied.

### **Mid-Rise Building Performance Standards Addendum**

In June 2016, City Council approved the Mid-Rise Building Performance Standards Addendum. The Addendum is to be used by City Staff together with the 2010 approved Mid-Rise Building Performance Standards during the evaluation of development applications where mid-rise buildings are proposed and the Performance Standards are applicable. The Performance Standards and Addendum may also be used to help inform the preparation or review of area studies and policies involving mid-rise buildings. The Addendum is approved as an interim supplement to the 2010 Performance Standards until such time as Council considers and adopts updated Mid-Rise Building Design Guidelines. Council's decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.7>

Mid-Rise Building Performance Standards Addendum may be found here:

<http://www.toronto.ca/legdocs/mmis/2016/pg/bgrd/backgroundfile-92537.pdf>

### **Growing Up Draft Urban Design Guidelines**

In July 2017, Toronto City Council adopted the Growing Up Draft Urban Design Guidelines, and directed City Planning staff to apply the "Growing Up Guidelines" in the evaluation of new and under review multi-unit residential development proposals. The objective of the Growing Up Draft Urban Design Guidelines is that developments deliver tangible outcomes to increase liveability for larger households, including families with children at the neighbourhood, building and unit scale.

### **Zoning**

The site is subject to the former City of York Zoning By-law 1-83, as amended and the City of Toronto Zoning By-law 569-2013.

The southerly portion of the site fronting on Eglinton Avenue West is not subject to the City of Toronto Zoning By-law 569-2013. Therefore, the former York Zoning By-law 1-83 continues to apply as amended, for this portion of the site. Under By-law 1-83, the southerly portion of the site is zoned MCR – Main Street Commercial/Residential. The maximum height and density permitted is eight storeys or 24 metres, whichever is the lower, and an FSI of 2.5. Additionally, the maximum height of any portion of a building shall not be greater than 70% of the horizontal distance of that portion of the building from an R1 or R2 District, when these zones are adjacent to the rear lot line of the property. The provision applies since the subject site abuts a property zoned R2 to the north. The MCR zone permits townhouses, apartment houses, nursing homes, home occupations, retail stores, offices, restaurants, hotels, recreational uses, theatres, funeral parlours, institutional uses (with exceptions), commercial schools, public garages and any use accessory to these uses.

MCR regulations also require all access for vehicles be from a flanking street or public lane; angular plane provisions from a rear lot line which abuts an R1 or R2 district; and the requirement that at least one major building entrance provide direct access to the street.

The northerly portion of the subject site municipally known as 9 Croham Road and 6 Sanderstead Avenue is zoned RM under the City of Toronto Zoning By-law 569-2013, and R2 – Residential under the City of York Zoning By-law 1-83. The RM and R2 zones permit a full range of residential uses, a height of 11 metres or 3 storeys and an FSI of 0.8.

The south-west portion of the Eglinton Avenue West and Croham Road frontage is also subject to By-law 1030-2014 with respect to lands abutting Eglinton Avenue West and Eglinton Avenue East between Jane Street and Kennedy Road. This includes site specific provisions under zone CR SS2(x2621) (Commercial Residential Zones, Development Standard Set 2) which corresponds to a set of standards for setbacks in the Commercial Residential zone. Site specific provisions include at least 75% of the main wall of the building facing a lot line abutting Eglinton Avenue to 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 be between 0.0 metres and 5.5 metres from the front lot line. Furthermore, any part of a building located above 13.5 metres above 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. The south-west portion of the site also contains a height limit under this By-law of 24 metres.

The south-west corner of the site is also subject to Policy Area 3 under By-law 1030-2014 which corresponds to specific residential, visitor and retail parking rates. This includes a minimum of 1.0 parking spaces for each 100 square metres of gross floor area and a minimum rate of 0.1 parking spaces for each dwelling unit. Visitor spaces must be provided a minimum rate of 0.2 parking spaces for each dwelling unit. Residential parking spaces are subject to the following depending on unit mix at a minimum rate of:

- a) 0.6 for each bachelor dwelling unit up to 45 square metres and 1.0 for each bachelor dwelling unit greater than 45 square metres;
- b) 0.7 for each one bedroom dwelling unit;
- c) 0.9 for each two bedroom dwelling unit; and
- d) 1.0 for each three or more bedroom dwelling unit; and

at a maximum rate of:

- a) 0.9 for each bachelor dwelling unit up to 45 square metres and 1.3 for each bachelor dwelling unit greater than 45 square metres;
- b) 1.0 for each one bedroom dwelling unit;
- c) 1.3 for each two bedroom dwelling unit; and
- d) 1.5 for each three or more bedroom dwelling unit.

## **Site Plan Control**

A Site Plan Control Application has been submitted and is being reviewed concurrently with the subject application (File No. 12 212273 NNY 15 SA).

## **Tree Preservation**

An arborist report has been submitted with this application. The report has been circulated to Urban Forestry staff for review.

## **Reasons for the Application**

An application is required to amend the former City of York Zoning By-law 1-83 and the City of Toronto Zoning By-law 569-2013 to provide for appropriate performance standards to accommodate the proposed development, including density, height, setbacks and vehicular parking requirements. The Zoning By-law amendment application is also required to bring the properties fronting on Eglinton Avenue West into the City of Toronto Zoning By-law 569-2013 and permit the proposed residential and commercial uses on the entirety of the subject site.

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

- Architectural Plans;
- Arborist Report;
- Building Massing Model;
- Draft Zoning By-law Amendments;
- Energy Efficiency/Strategy Report;
- Functional Servicing and Stormwater Management Report;
- Geotechnical Study;
- Hydrogeological Investigation;
- Landscape Plans;
- Planning Rationale;
- Public Consultation Plan;
- Servicing Plans;
- Shadow Study;
- Site Survey;
- Toronto Green Standards Checklist;
- Tree Preservation Plan; and
- Transportation Impact/Parking/Loading Study.

A Notification of Incomplete Application issued on January 17, 2018, identifies a Community Services and Facilities Study to be submitted for a complete application submission.

### **Issues to be Resolved**

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

Staff report for action – Preliminary Report - 2270-2280, 2296 Eglinton Avenue West, 6 Sanderstead Avenue and 9 Croham Road

- Review of the proposal with regards to applicable Provincial policies and Official Plan policies;
- Compliance with the Eglinton Connects Study and resulting OPA 253;
- Compliance with the Midrise Performance Standards;
- Compatibility and fit with neighbouring residential uses;
- The orientation and organization of the building and site including service areas, building entrance and ground floor uses;
- Review of the proposed building setbacks;
- Appropriate animation of ground floor uses along public streets;
- Review of the proposed streetscaping along the public street frontages;
- Appropriateness of the proposal to close the right turn lane from westbound Eglinton Avenue West to northbound Croham Road for use as a reclaimed public realm;
- The appropriateness of the proposed land exchange with the City along the Eglinton Avenue West frontage of the site;
- Appropriateness of the proposed height, density and massing;
- Review of the loading/unloading areas and site access/circulation;
- Review of angular plane and overlook and privacy issues with adjacent properties to the north;
- Review of proposed residential unit mix;
- The review of traffic impacts and the adequate provision of vehicular and bicycle parking spaces;
- Appropriateness of proposed landscape buffer and screening along the north property line;
- The adequacy of the proposed indoor and outdoor residential amenity space and landscaped open space;
- Appropriateness of the proposed stormwater management and servicing for the site;
- Location and design of servicing, garbage pick-up and access to underground garage; and
- The applicability of Section 37 of the *Planning Act* to secure appropriate community benefits should the application be recommended for approval.

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

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

## **CONTACT**

Vanessa Covello, Senior Planner  
Tel. No. 416-395-7104  
Fax No. 416-395-7155  
E-mail: Vanessa.Covello@toronto.ca

## **SIGNATURE**

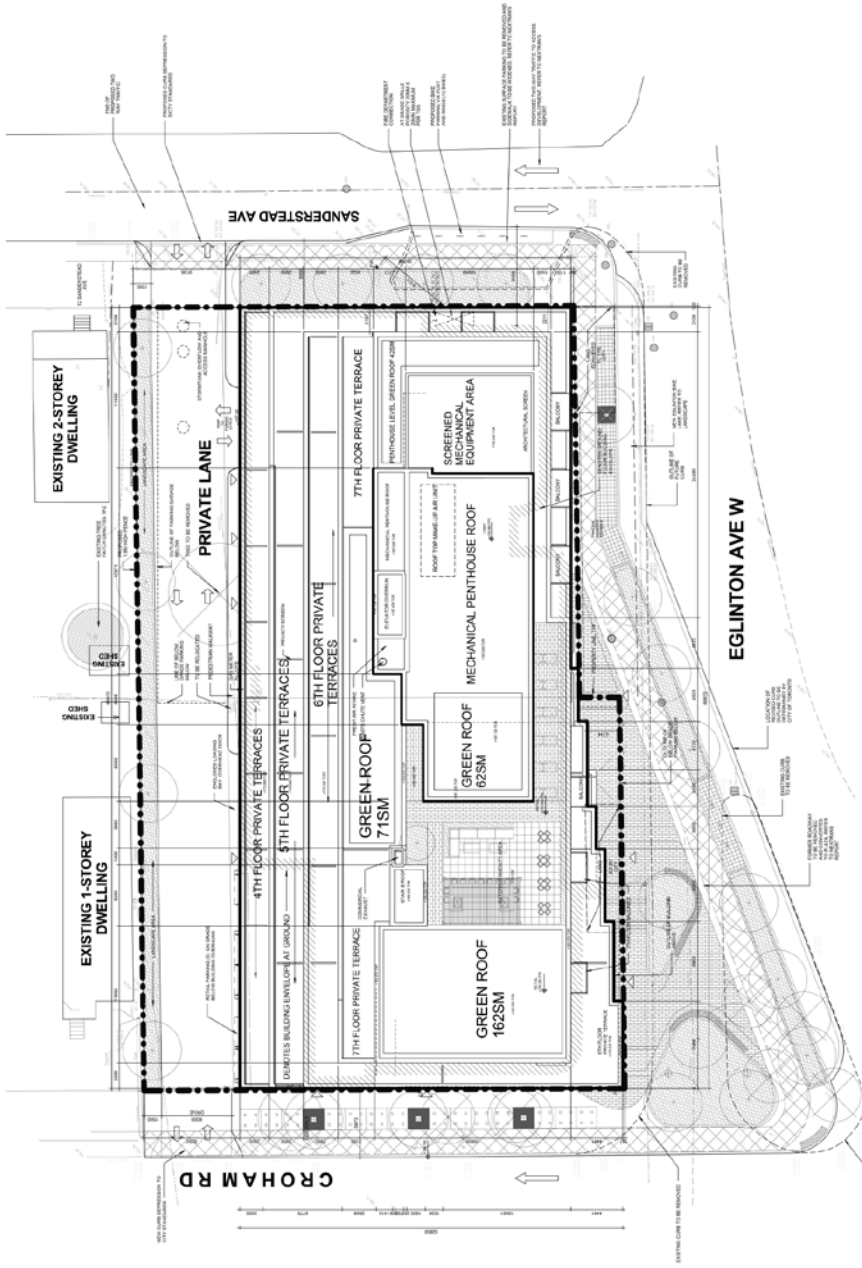
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Joe Nanos, Director  
Community Planning, North York District

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: North Elevation  
Attachment 3: South Elevation  
Attachment 4: East Elevation  
Attachment 5: West Elevation  
Attachment 6: Official Plan  
Attachment 7: York Zoning By-law 1-83  
Attachment 8: City of Toronto Zoning By-law 569-2013  
Attachment 9: Application Data Sheet

# Attachment 1: Site Plan



**2270-2280, 2296 Eglinton Avenue West,  
6 Sanderstead Avenue & 9 Croham Road**  
File # 17 278869 NNY 15 0Z

**Site Plan**  
Applicant's Submitted Drawing  
Not to Scale  
02/07/2018



**Attachment 2: North Elevation**



**2270-2280, 2296 Eglinton Avenue West,  
6 Sanderstead Avenue & 9 Croham Road**

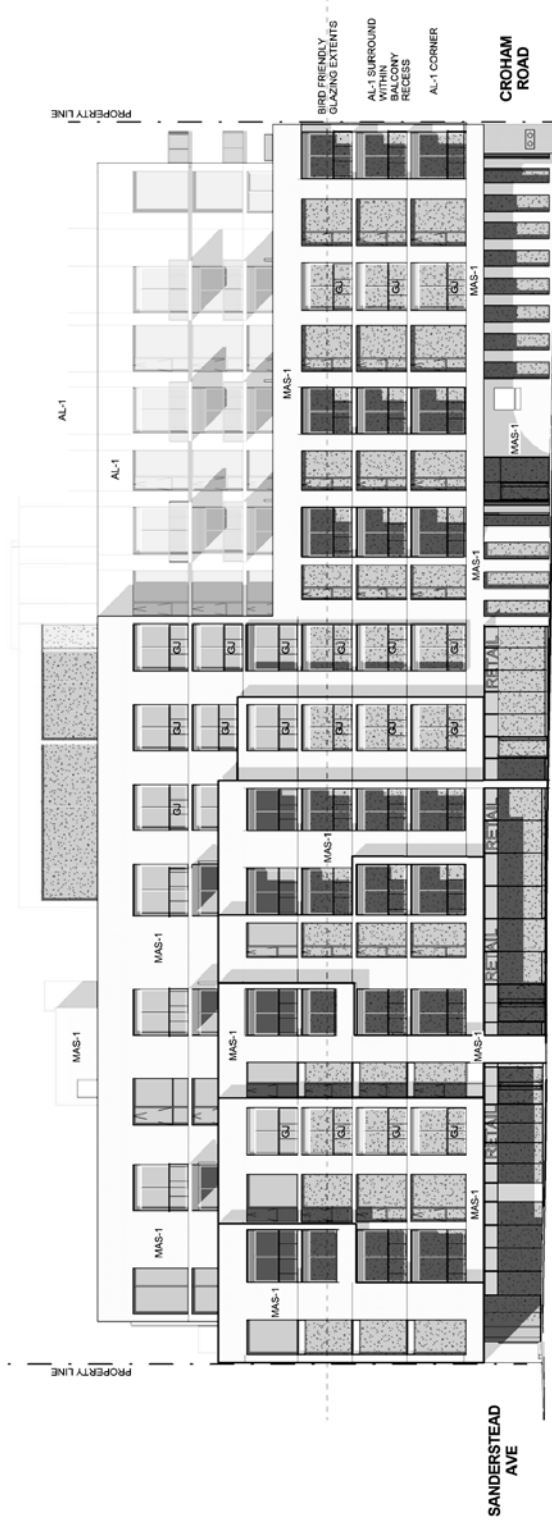
File # 17 278869 NNY 15.0Z

**North Elevation**

Applicant's Submitted Drawing

Not to Scale  
01/16/2018

**Attachment 3: South Elevation**



**2270-2280, 2296 Eglinton Avenue West,  
6 Sanderstead Avenue & 9 Croham Road**

**South Elevation**  
Applicant's Submitted Drawing

Not to Scale  
01/16/2018  
File # 17 278869 NNY 15 0Z

**Attachment 4: East Elevation**



**2270-2280, 2296 Eglinton Avenue West,  
6 Sanderstead Avenue & 9 Croham Road**

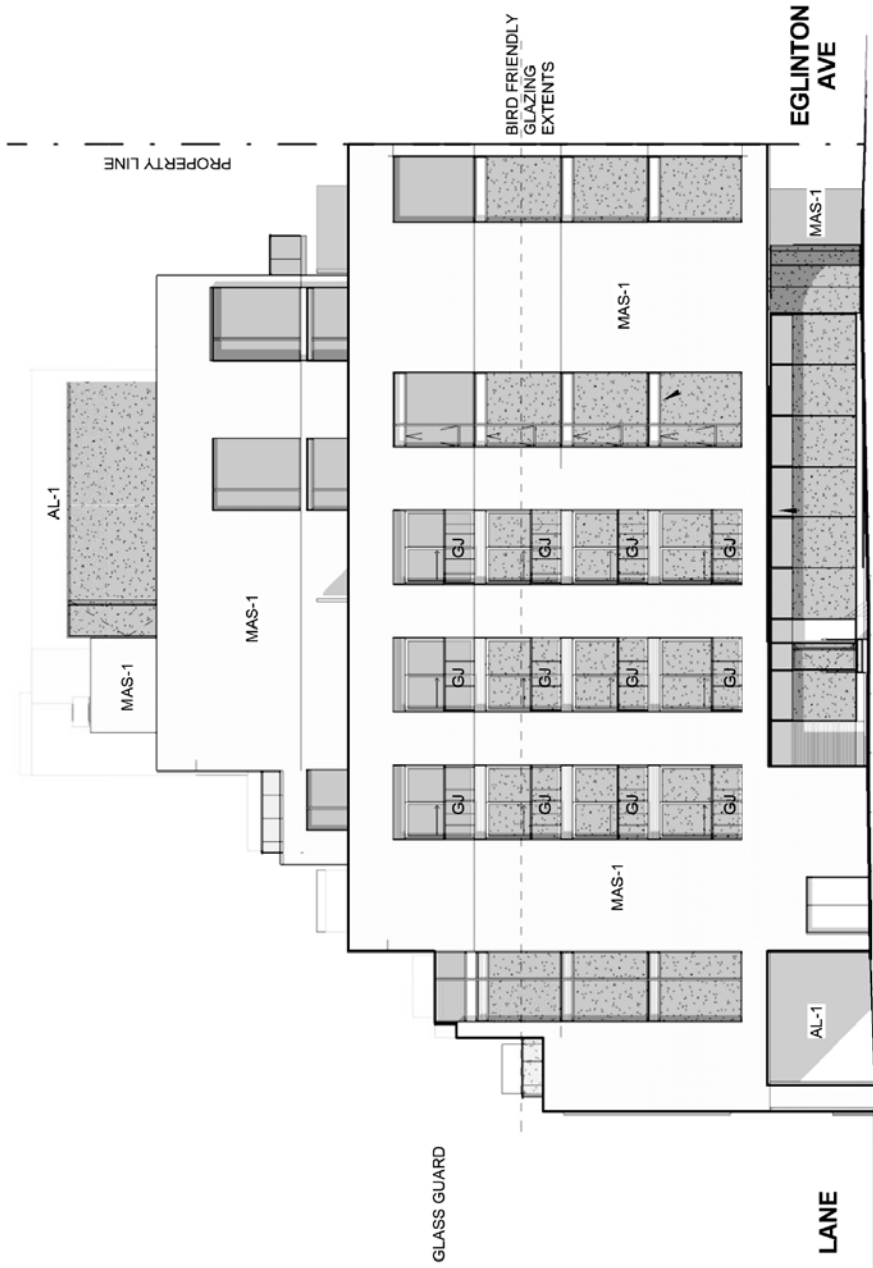
File # 17 278869 NNY 15 0Z

**East Elevation**

Applicant's Submitted Drawing

Not to Scale  
01/16/2018

**Attachment 5: West Elevation**



**West Elevation**

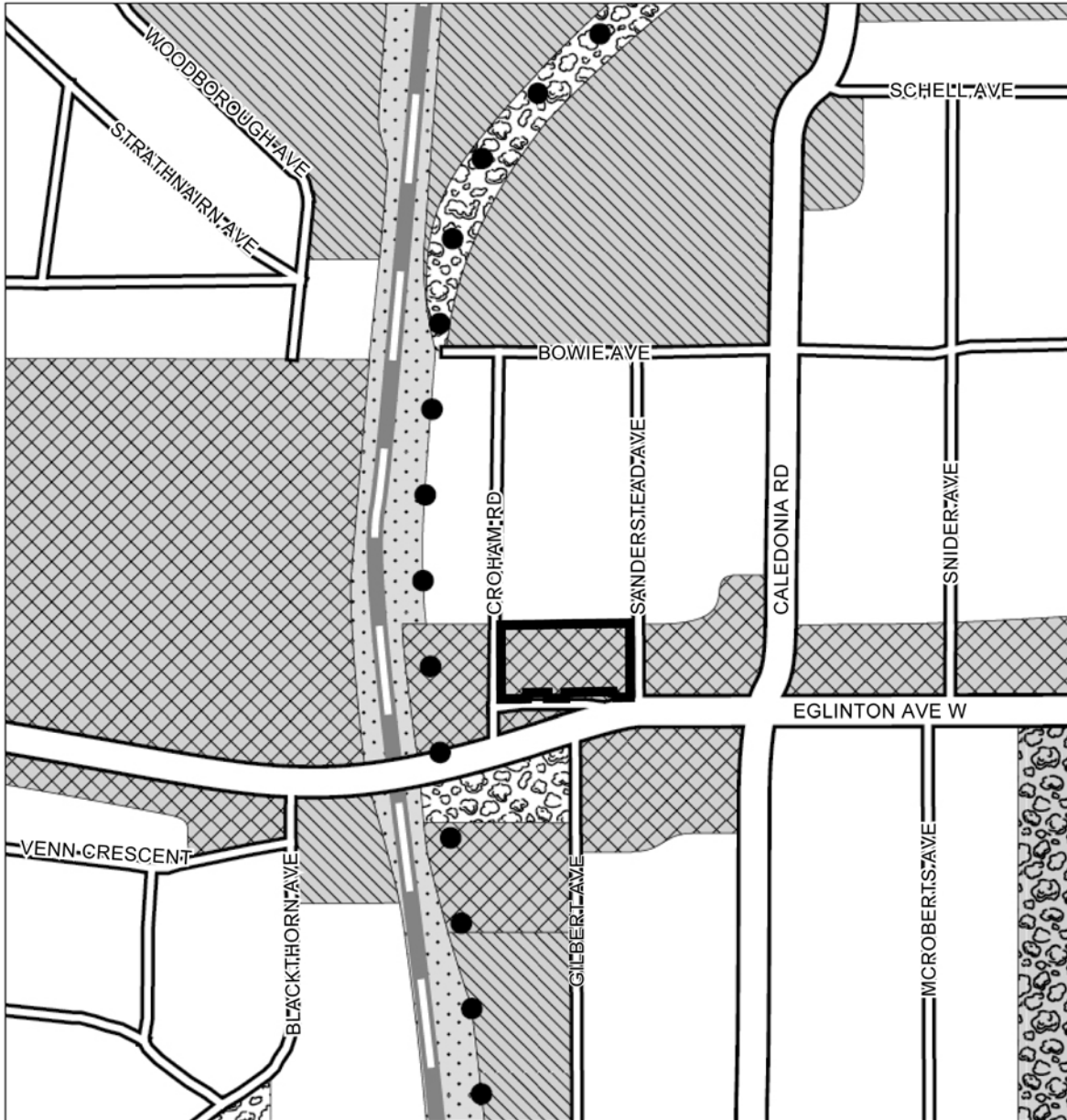
Applicant's Submitted Drawing

Not to Scale  
01/16/2018

**2270-2280, 2296 Eglinton Avenue West,  
6 Sanderstead Avenue & 9 Croham Road**

File # 17 278869 NNY 15 0Z

## Attachment 6: Official Plan



**Extract from Official Plan**

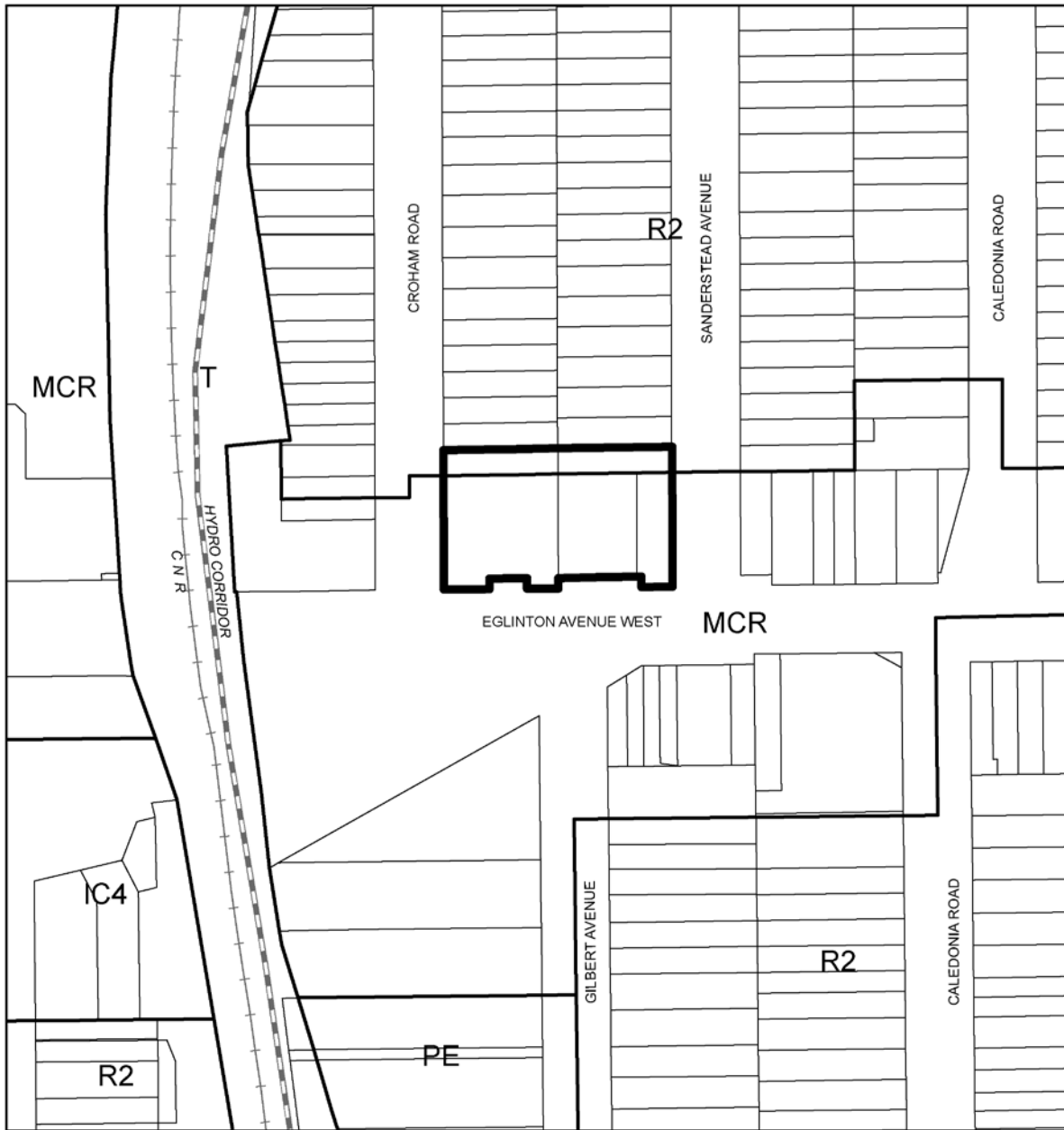
**2270-2280, 2996 Eglinton Avenue West,  
6 Sanderstead Avenue & 9 Croham Road**

File # 17 278869 NNY 15 02



Not to Scale  
02/07/2018

**Attachment 7: York Zoning By-law 1-83**



**Zoning By-Law No. 1-83**

**2270-2280, 2296 Eglinton Avenue West,  
6 Sanderstead Avenue & 9 Croham Road  
File # 17 278869 NNY 23 02**



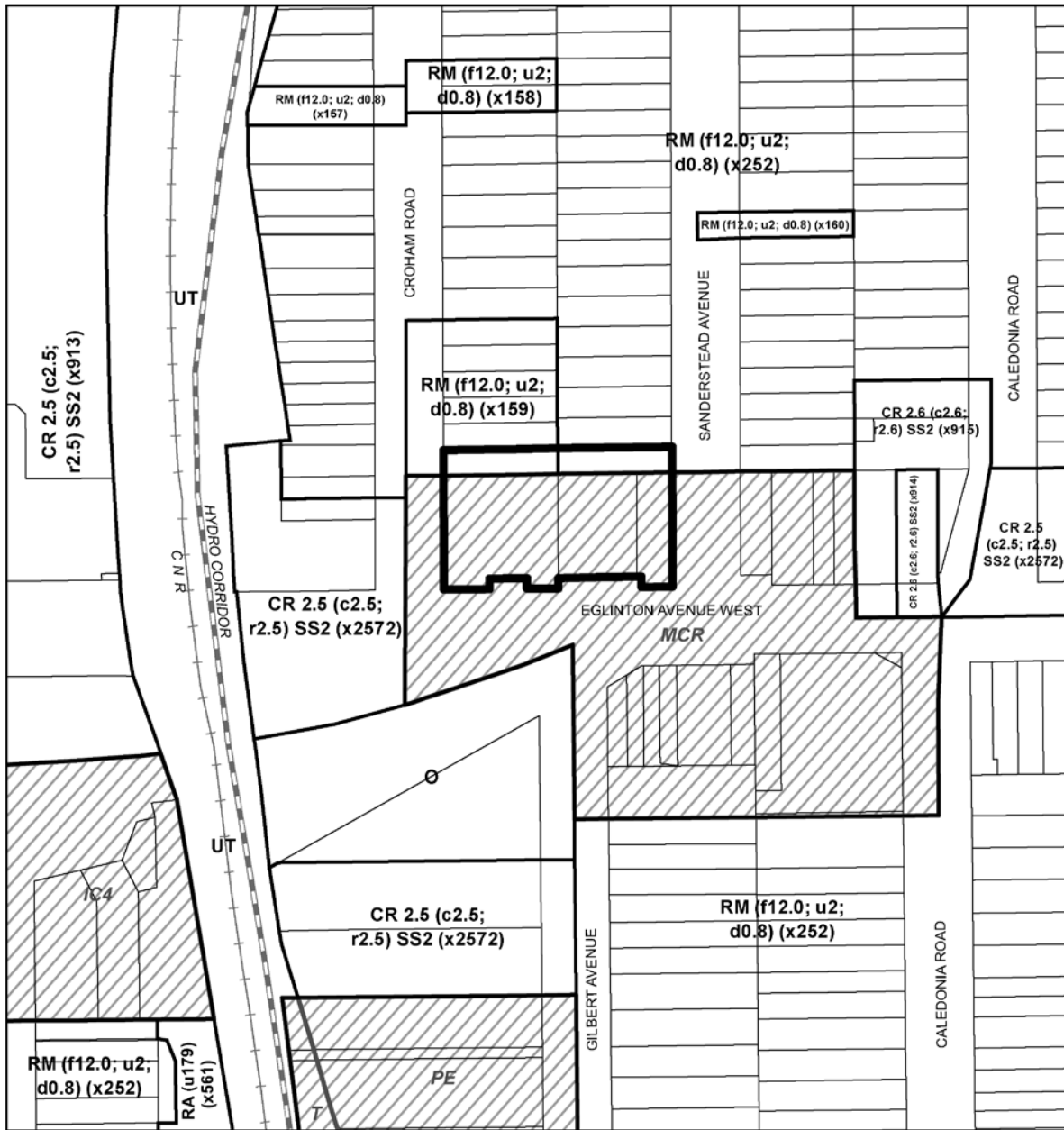
Location of Application

- R2 Residential Zone
- PE Prestige Employment Zone
- T Transportation & Utilities
- IC4 Industrial / Commercial District 4 Zone
- MCR Mixed Commercial Residential



Not to Scale  
Extracted: 02/07/2018

## Attachment 8: City of Toronto Zoning By-law 569-2013



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

**2270-2280, 2296 Eglinton Avenue West,  
6 Sanderstead Avenue & 9 Croham Road  
File # 17 278869 NNY 23 0Z**

Location of Application

**RM** Residential Multiple  
**RA** Residential Apartment

**CR** Commercial Residential  
**O** Open Space  
**UT** Utility and Transportation



See Former City of York By-Law No. 1-83

**MCR** Mixed Commercial Residential Zone  
**PE** Prestige Employment Zone  
**T** Transportation & Utilities Zone  
**IC4** Industrial/Commercial District 4 Zone



Not to Scale  
Extracted: 02/07/2018

## Attachment 9: Application Data Sheet

Application Type	Rezoning	Application Number:	17 278869 NNY 15 OZ
Details	Rezoning, Standard	Application Date:	December 22, 2017

Municipal Address: 2270-2280, 2296 EGLINTON AVE WEST, 6 SANDERSTEAD AVE, AND 9 CROHAM ROAD

Location Description: PLAN 1700 LOT 54 PT LOT 55 \*\*GRID N1505

Project Description: The proposal is for an 8-storey mixed use building, containing 122 residential rental units, and 656.9 square metres of at-grade retail having a total gross floor area of 10,346 square metres and an FSI of 3.93.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
Joseph Guzzi The Biligeri Group 20 Leslie Street, Suite 121 Toronto, ON M4M 3L4		Superkul Architecture 35 Golden Avenue, Suite 101, Toronto, ON M6R 2J5	2270-2280 Eglinton West GP Inc. 160 Pears Avenue, Suite 418, Toronto, ON M5R 3P8

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas/Neighbourhoods	Site Specific Provision:	Y
Zoning:	MCR & R2 (City of York ZBL No. 1-83) & RM (Toronto ZBL 569-2013)	Historical Status:	N
Height Limit (m):	MCR – 24.0 R2 – 11.0 RM - 11.0	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	2645	Height:	Storeys:	8
Frontage (m):	66.9		Metres:	24.4
Depth (m):	41.3			
Total Ground Floor Area (sq. m):	1732.1			<b>Total</b>
Total Residential GFA (sq. m):	9689.3		Parking Spaces:	92
Total Non-Residential GFA (sq. m):	656.9		Loading Docks	1
Total GFA (sq. m):	10346.2			
Lot Coverage Ratio (%):	65.5			
Floor Space Index:	3.93			

### DWELLING UNITS

Tenure Type:	Rental
Rooms:	0
Bachelor:	0
1 Bedroom:	57 (47%)
2 Bedroom:	59 (48%)
3 + Bedroom:	6 (5%)
Total Units:	122

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	9689.3		0
Retail GFA (sq. m):	656.9		0
Office GFA (sq. m):	0		0
Industrial GFA (sq. m):	0		0
Institutional/Other GFA (sq. m):	0		0

**CONTACT: Vanessa Covello, Senior Planner    PHONE: 416-395-7104    E-MAIL: Vanessa.Covello@toronto.ca**

Staff report for action – Preliminary Report - 2270-2280, 2296 Eglinton Avenue West, 6 Sanderstead Avenue and 9 Croham Road