

1812 and 1818 Eglinton Avenue West – Zoning Amendment Application – Preliminary Report

Date: April 16, 2021

To: North York Community Council

From: Acting Director, Community Planning, North York District

Wards: Ward 8 - Eglinton-Lawrence

Planning Application Number: 21 127937 NNY 08 OZ

Current Use(s) on Site: The site is currently occupied by two commercial buildings which are one and two storey in height. The majority of the remaining site is surrounded by surface parking lots. The former and current tenants of the commercial buildings include a funeral home (closed 2019), dental clinic, a public speaking school, income tax company and mobile phone store.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 1812 and 1818 Eglinton Avenue West. The Zoning By-law Amendment application proposes to demolish two commercial buildings which are 1-storey and 2-storey. The proposal is to redevelop the lands with a 30-storey mixed-use building comprised of 381 dwelling units all of which would be condominium units. The proposal would also provide retail at grade. Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 1812 and 1818 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 application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

ISSUE BACKGROUND

Site Description

The site is located along the north side of Eglinton Avenue West, approximately 35 metres east of Dufferin Street. It is comprised of the lands municipally known as 1812 and 1818 Eglinton Avenue West. The site is approximately rectangular in shape and 2,978 square metres in size. The site is a through lot with frontages of 45 metres south along Eglinton Avenue West and 43 metres to the north along Livingstone Avenue. The depth of the lot varies from 64.03 metres to 67.1 metres.

The lands at 1812 Eglinton Avenue West currently contains a 2-storey commercial building located at the southwest portion of the property, fronting onto Eglinton Avenue West. The commercial building is currently vacant but was formerly occupied by a funeral home.

The lands at 1818 Eglinton Avenue West currently contains a 1-storey commercial building extending to the east and west property lines, and fronting onto Eglinton Avenue West. The commercial building is currently occupied by several businesses including a dental office, a public speaking school, an income tax company, and a mobile phone store.

The majority of the remaining property is occupied by surface parking lots.

The site is designated Mixed Use Areas in the Official Plan. Low-rise houses, designated Neighbourhoods are located to the north of the site. The site is located within the neighbourhood known as Little Jamaica which extends generally from Marlee Avenue to Keele Street. The site is located in the York-Eglinton BIA.

Application Description

The applicant proposes to amend City of Toronto Zoning By-law 569-2013 for the lands at 1812 and 1818 Eglinton Avenue West to redevelop the site with a new 30-storey building containing 27,965 square metres of residential gross floor area (GFA) and 490 square metres of retail GFA. The residential component of the proposed building contains 381 dwelling units, of which 24 are studio units (6%), 119 are 1-bedroom units (31%), 202 are 2-bedroom units (53%), and 36 are 3-bedroom units (9%). All 381 units are proposed to be condo units. The proposal also includes four 2-storey townhouse units which would front onto Livingstone Avenue. The total GFA of the proposed development is 28,455 square metres, which represents a floor space index (FSI) of 9.56 times the lot area.

The proposal includes two levels of underground parking with 133 vehicular parking spaces (111 resident, 22 visitor and 0 for retail uses). A total of 344 bicycle parking spaces are proposed, along with 38 short-term bicycle parking spaces at grade. Parking within the underground garage would be accessed from Livingstone Avenue using an 6.0 metre wide two-driveway on the west side (rear) of the building. One Type-G loading space is proposed and would also be accessed from Livingstone Avenue via the proposed 6.0-metre public lane conveyance. The proposed amenity space includes 743 square metres of indoor space and 781 square metres of outdoor space.

A summary of the proposal is set out in the table below:

Category	March 2021 Submission
Site Area	2,978 square metres
Gross Floor Area (GFA)	
Residential	27,965 m ²
Non-Residential (Retail)	490 m ²
TOTAL	28,455 m ²
Floor Space Index (FSI)	9.56 times the lot area
Building Height	94 metres
Proposed Residential Units	
Studio	24 (6%)
1 Bedroom	119 (31%)
2 Bedroom	202 (53%)
3 Bedroom	36 (9%)
Total	381
Number of Proposed Rear-Facing Townhouses	4
Amenity Area	
Indoor	743 square metres
Outdoor	781 square metres
Total	1524 square metres
Proposed Vehicular Parking (residential: visitor)	133 (111:22)
Loading Spaces	1 Type 'G'
Bicycle Parking (long-term residential:short term)	382 spaces (344:38)
Proposed Parkland Dedication	None

Detailed project information is found on the City's Application Information Centre at:
<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachment 1 of this report, for a three dimensional representation of the project in context.

Provincial Policy Statement and Provincial Plans

Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2020) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on August 28, 2020. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2020) establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- 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.

The Growth Plan (2020), builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform to the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform to the Growth Plan (2020).

The Growth Plan (2020) as amended contains policies pertaining to population and employment densities that should be planned for in major transit station areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan (2020) requires that, at the time of the next municipal comprehensive review (MCR), the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs are planned for the prescribed densities.

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The Planning Act of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The current application is located on lands shown as *Avenues* on Map 2 of the Official Plan and *Mixed Use Areas* on Map 17. See Attachment 4 which is an excerpt of Map 17.

The application is subject to Site and Area Specific Policy No. 476 and 477 - certain lands in the vicinity of Eglinton Avenue West and Dufferin Street. This Site and Area Specific Policy speaks to building types, building design and massing, the balance of retail and residential uses, the development of high quality public spaces, and the enhancement of community spaces, among various other policies. The proposal will be evaluated against these policies.

Eglinton Connects Planning Study

Eglinton Connects Planning study comprehensively examined the land use planning framework, built form, public realm and road configuration on Eglinton Avenue, and a vision for the intensification of Eglinton Avenue was developed. The Eglinton Connects Planning Study ('Volume 1: Background and Analysis' and 'Volume 2: The Plan – Recommendations and Implementation Strategies') were approved by City Council on May 6, 2014. The Eglinton Connects Phase 1 (Part 1 and 2) Implementation Reports were adopted by Council on July 8, 2014 and August 25, 2014, respectively, resulting in amendments to the Official Plan (OPA 253) and resolutions to implement the Streetscape Plan and to adopt the Eglinton Avenue Urban Design Guidelines.

The site is located within the Dufferin Focus Area, one of six Focus Areas identified in the Study. Guiding principles and planning objectives for each Focus Area were developed as part of the Study, along with demonstration plans to illustrate possible planning approaches to accommodate growth.

Results of the Eglinton Connects Planning Study were implemented by a number of mechanisms. These include urban design guidelines specific to the Eglinton Avenue corridor, as well as Site and Area Specific Policies 476 and 477, both of which apply to the subject site.

Zoning By-laws

Under the former City of York Zoning By-law 1-83, as amended, the majority of the proposed site is zoned MCR (Main Street Commercial Residential) and the northeast portion fronting onto Livingstone Avenue is zoned R2 (Residential Zone 2).

Under the Toronto Zoning By-law 569-2013, as amended, zones the southerly portion of the subject site as CR 2.5 (c2.5; r2.5) SS2 (x2572) with a height limit of 24 metres and 8 storeys and a maximum permitted density of 2.5 times the area of the lot for commercial and/or residential uses. The northeast portion of the site along Livingstone Avenue, consisting of the northeast portion of 1818 Eglinton Avenue West and the northerly portion of 1812 Eglinton Avenue West, is zoned RM (f12.0; u2; d0.8) (x252) with a height limit of 11.0 metres and 3 storeys. These zones permit a range of commercial and residential uses, including office and retail uses among other commercial uses, dwelling units within an apartment building and mixed use buildings.

The City's Zoning By-law 569-2013 may be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

Design Guidelines

The following design guideline(s) will be used in the evaluation of this application:

- Eglinton Avenue Urban Design Guidelines;
- Tall Building Guidelines;
- Complete Streets Guideline;
- Streetscape Manual;
- Bird-Friendly Guidelines;
- Growing Up: Planning for Children in New Vertical Communities; and
- Pet Friendly Design Guidelines for High Density Communities.

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has not been submitted.

Other Studies and Reports

The neighbourhood along the Eglinton Avenue West corridor, from generally Marlee Avenue to Keele Street, known as "Little Jamaica" has been the subject of two recent planning and culture studies conducted by local consultants and urbanist groups. Staff will review these studies.

Black Futures on Eglinton

City Planning, a private planning consultancy, in partnership with Black Urbanism Toronto (BUTO) received funding for a project, from the Government of Canada, to collaborate with the local community in identifying, celebrating, and supporting the cultural strength within the Black residents of the Eglinton Avenue West and Little Jamaica neighbourhoods (between Allen Road and Keele Street). Lessons from community will be summarized in a final report and mini-documentary. A link to the project website may be found here: <https://cpplanning.ca/bfoe>

A Black Business Conversation - On planning for the future of Black Businesses and residents on Eglinton Avenue West

Black Urbanism Toronto (BUTO) in collaboration with Urban Rural & Suburban Architecture, (URSA), the Open Architecture Collaborative Canada (OACC), and allied community members and activists completed a study looking at various issues impacting black-owned businesses along Eglinton Avenue West in Little Jamaica. The resulting report issued in the summer of 2020 details the compounding issues that impact businesses in Little Jamaica such as the ongoing construction for the Eglinton LRT, displacement and gentrification from future development, and the current COVID-19 pandemic. The report also provides recommendations to address these impacts.

COMMENTS

Reasons for the Application

A Zoning By-law amendment is required as the application proposes to exceed the maximum building height and density permitted by the existing Zoning By-laws, as amended, and to establish new development standards related to, amongst other things: parking, loading and building setbacks. Through the review of the application, staff may identify additional areas of non-compliance with the Zoning Bylaws.

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

Provincial Policies and Plans Consistency/Conformity

Planning Staff will evaluate this planning application for consistency with the PPS (2020) and conformity with the Growth Plan (2020).

Official Plan Conformity

Planning Staff will evaluate the application to determine its conformity with the Official Plan. This includes conformity with policies for *Mixed Use Areas* designated lands and Built Form and Public Realm policies.

Built Form, Planned and Built Context

At a high-level, the proposal is for a tall building on a site that is identified through the Site and Area Specific Policies 476 and 477 as a tall building site. However, the suitability of the proposed site organization, public realm and built form, including building placement and setbacks, stepbacks, height and massing will be evaluated based on the planning framework for the area, including Provincial policies and plans, the City's Official Plan policies, the applicable zoning-by-law, and design guidelines including the City's Tall Building Design Guidelines. In addition to evaluating height, density and massing, staff will continue to assess:

- the potential impacts associated with the proposed massing, including but not limited to privacy, wind, and incremental shadowing of Neighbourhoods, parks and open spaces;
- the transition to adjacent buildings and Neighbourhoods;
- the potential impacts to neighbourhood character;
- the proposed public realm including building setbacks, alignment with adjacent properties, and treatment of the public right-of-way;
- the mix and size of dwelling units;
- the location and amount of proposed indoor and outdoor amenity space; and
- the provision of community space and POPS.

In addition to architectural and landscape drawings, the applicant has also submitted a sun/shadow study and a pedestrian level wind study. These drawings and studies are under review. These are initial considerations for the public realm and built form. Further concerns may be identified.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law).

The applicant has submitted an Arborist Report and Landscape Plans which identifies 9 trees on site, of which 7 (4 municipally owned) would be removed to permit the development. Staff are presently reviewing the arborist report.

Heritage Impact & Conservation

The applicant has submitted a Heritage Impact Assessment (HIA). Staff are reviewing the assessment and evaluating whether the application will have an impact on cultural heritage resources and whether a conservation strategy will need to be implemented.

Community Services and Facilities

Community Services and Facilities (CS&F) are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures used for the provision of programs and services provided or subsidized by the City or other public agencies, boards and commissions. They include recreation, libraries, childcare, schools, public health, human services, cultural services and employment services, etc. The timely provision of community services and facilities is as important to the livability of the City's neighbourhoods as "hard" services like sewer, water, roads and transit. The City's Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Providing for a full range of community services and facilities in areas experiencing major or incremental growth, is a responsibility shared by the City, public agencies and the development community.

The applicant has submitted a scoped Community Services and Facilities Study. Staff are reviewing the study and evaluating the impact of the proposed development and local development activity on community services and facilities, including assessment of existing capacity to support proposed future population.

Affordable Housing

Affordable Housing and Smart Urban Growth are key Strategic Actions for the City of Toronto. Section 3.2.1 of the City's Official Plan states that a full range of housing, including affordable rental housing, will be provided and maintained to meet the needs of current and future residents. The Growth Plan (2020) also contains policies (2.2.1.4, 2.2.6.1 and 2.2.6.3) to support the development of affordable housing and the provision of a range of housing to accommodate the needs of all household sizes and incomes. Staff will continue discussions with the applicant, the Ward Councillor, and City staff to determine potential opportunities for the provision of affordable housing.

Section 37 Community Benefits

The Official Plan provides for the use of Section 37 of the Planning Act to pass by-laws for increases in height and/or density not otherwise permitted by the Zoning By-law in return for the provision by the applicant of community benefits in the form of capital facilities. It is standard to secure community benefits in a Section 37 Agreement which is then registered on title. The proposal at its current height and density will be subject to Section 37 contributions under the Planning Act. Further discussion with the Ward Councillor, City staff, residents, and the applicant will be required to determine the extent and nature of the required Section 37 community benefits should the application be approved in some form.

Infrastructure/Servicing Capacity

The applicant submitted a number of technical reports including a Stormwater Management and Functional Servicing Report. The Functional Servicing Report is intended to evaluate the effects of a development on the City's municipal servicing infrastructure and watercourses and to identify the need for any new infrastructure and upgrades to existing infrastructure necessary to provide for adequate servicing to the proposed development.

Staff are reviewing the application to determine if there is sufficient infrastructure capacity to accommodate the proposed development, in addition to the potential cumulative impact of all proposed applications in the area of this application. The applicant also submitted a Transportation Impact Study with their application. The purpose is to evaluate the effects of the development on the transportation system, and to suggest any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development. Staff are reviewing the Transportation Impact Study.

School Boards

The application was circulated to the both the Toronto Catholic District School Board (TCDSB) and the Toronto District School Board (TDSB). The TCDSB and TDSB will evaluate the impact of the proposed development within the context of local development activity on area schools, including assessment of existing school capacity to support the amount of potential students proposed by this application.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives intended to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision. Staff will review the application to ensure compliance with Tier 1 of the TGS. Through an anticipated Site Plan Approval process, Staff will work with the applicant to encourage achievement of a higher Tier.

Other Matters

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

CONTACT

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SIGNATURE

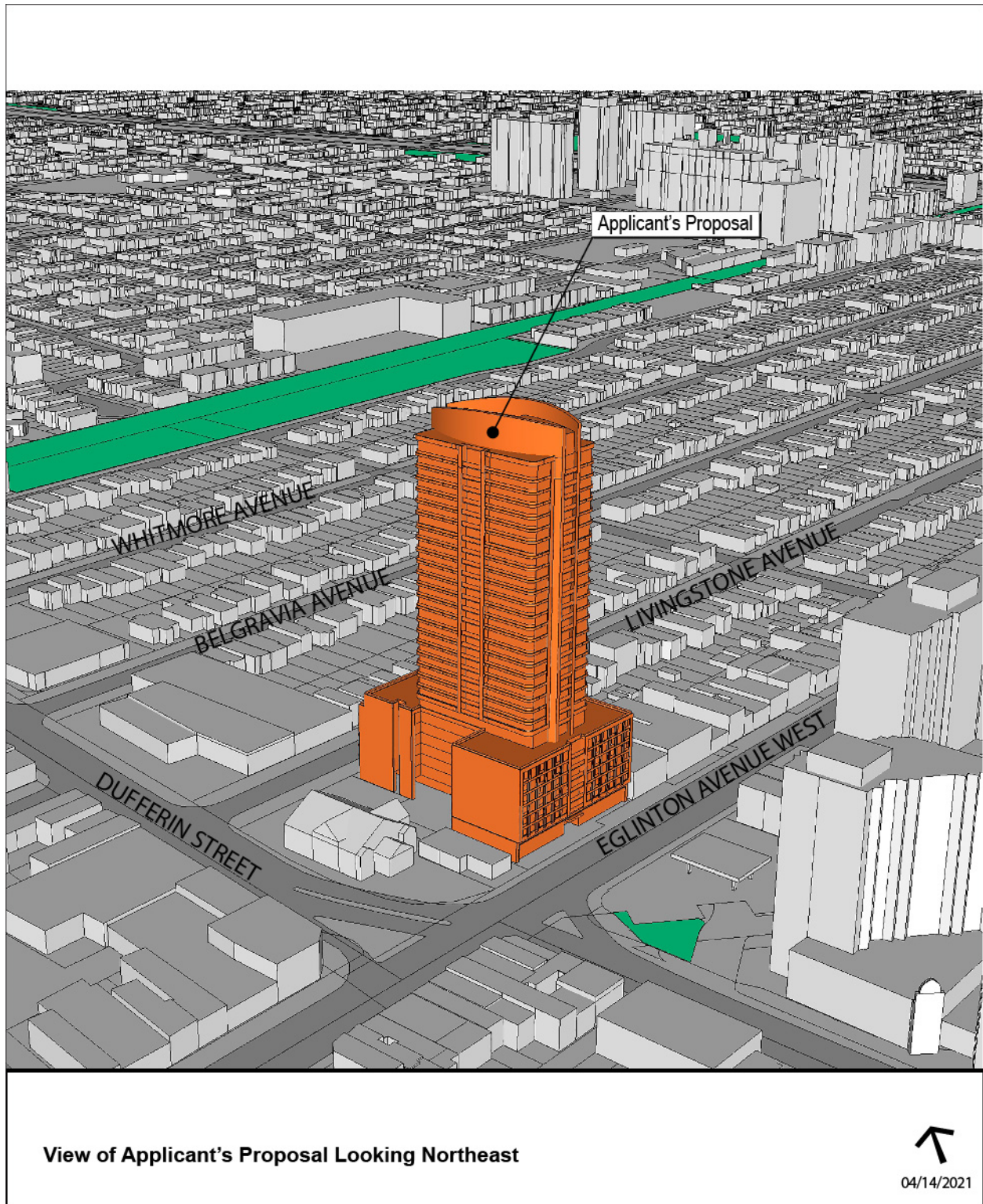
Giulio Cescato, MCIP, RPP
Acting Director Community Planning,
North York District

ATTACHMENTS

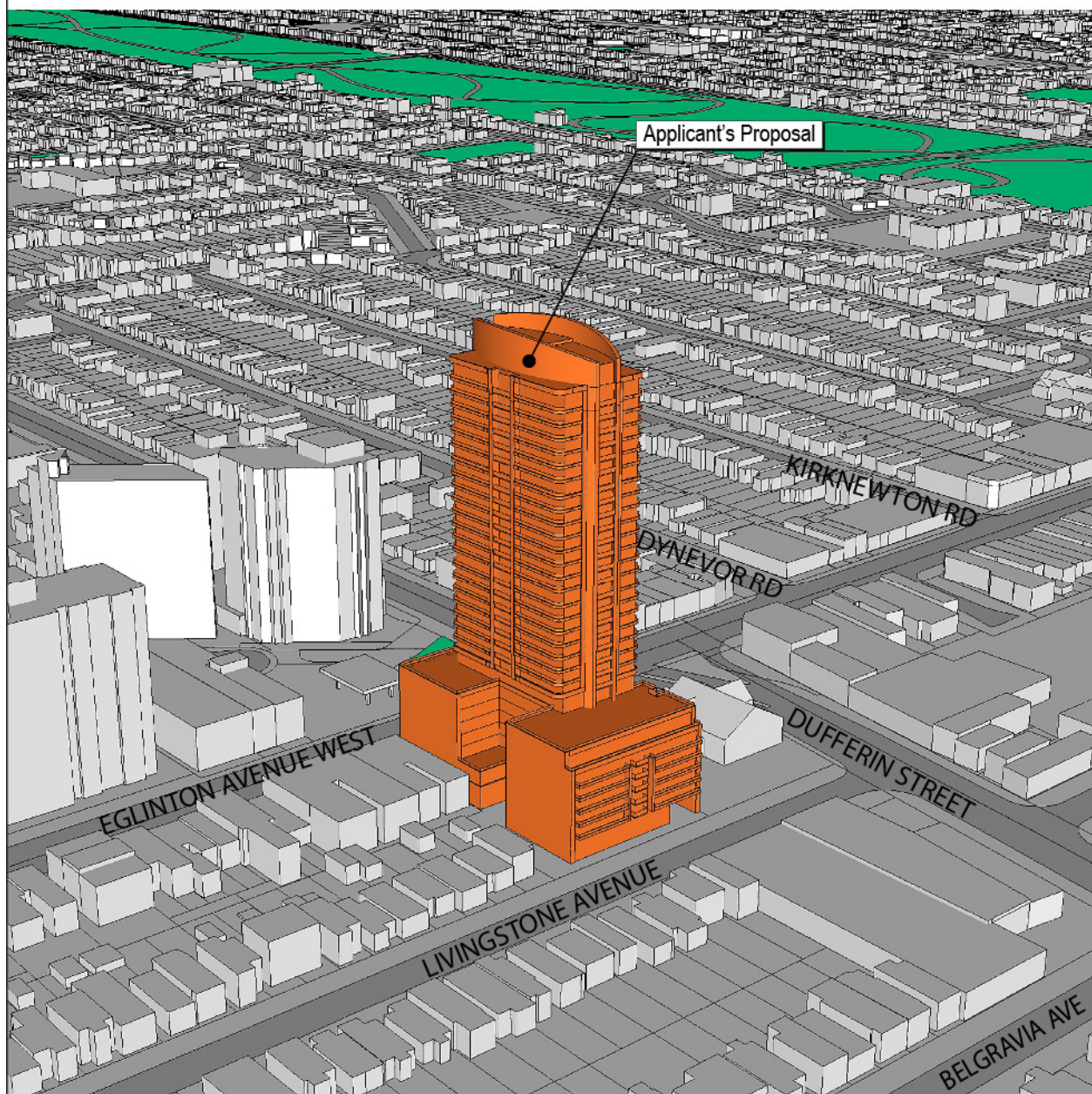
City of Toronto Drawings

Attachment 1a: 3D Model of Proposal in Context Looking Northeast
Attachment 1b: 3D Model of Proposal in Context Looking Southwest
Attachment 2: Location Map
Attachment 3: Site Plan
Attachment 4: Official Plan Map
Attachment 5: Zoning By-law 569-2013 Map
Attachment 6: Site and Area Specific 477 Map

Attachment 1a: 3D Model of Proposal in Context Looking Northeast



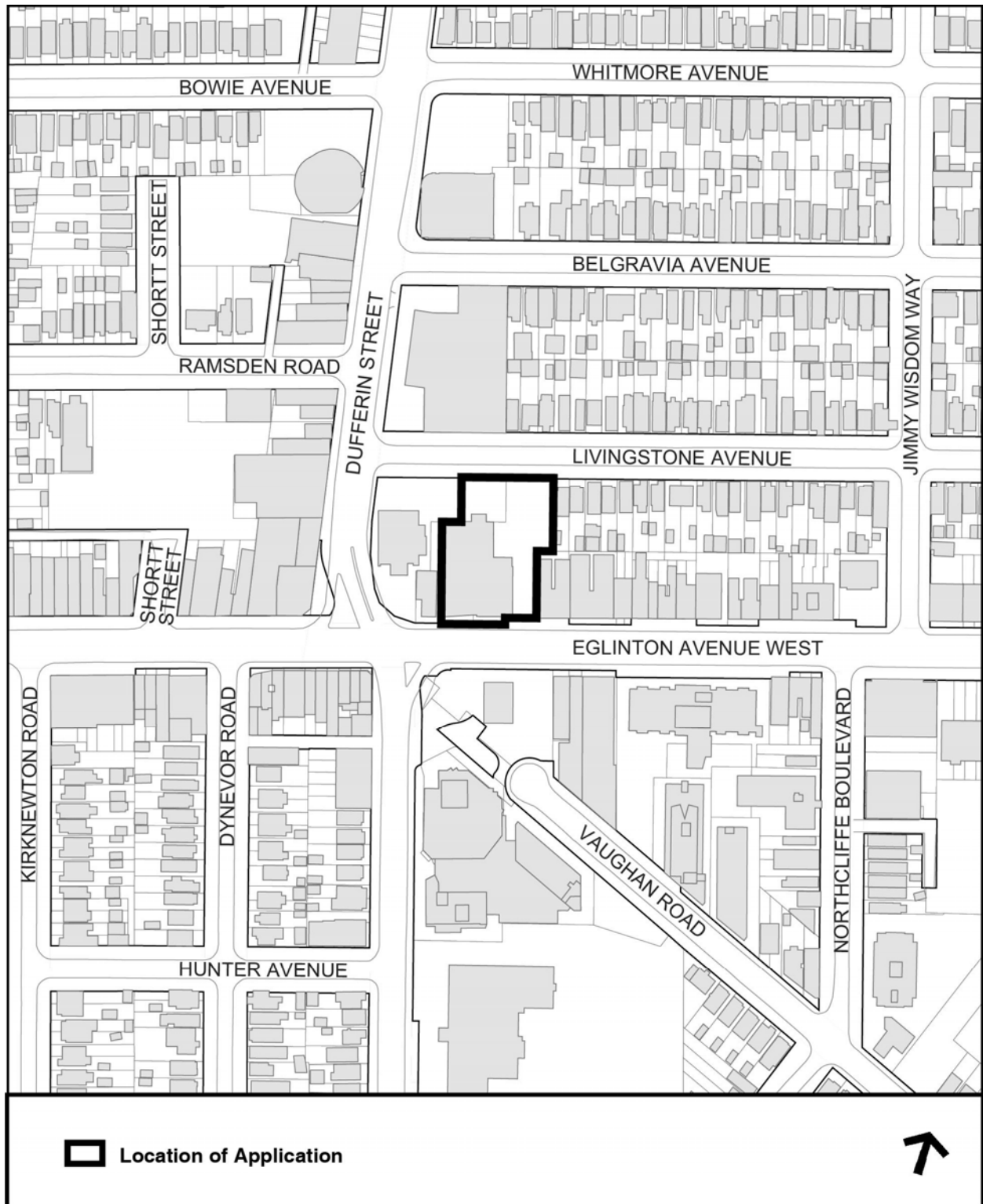
Attachment 1b: 3D Model of Proposal in Context Looking Southwest



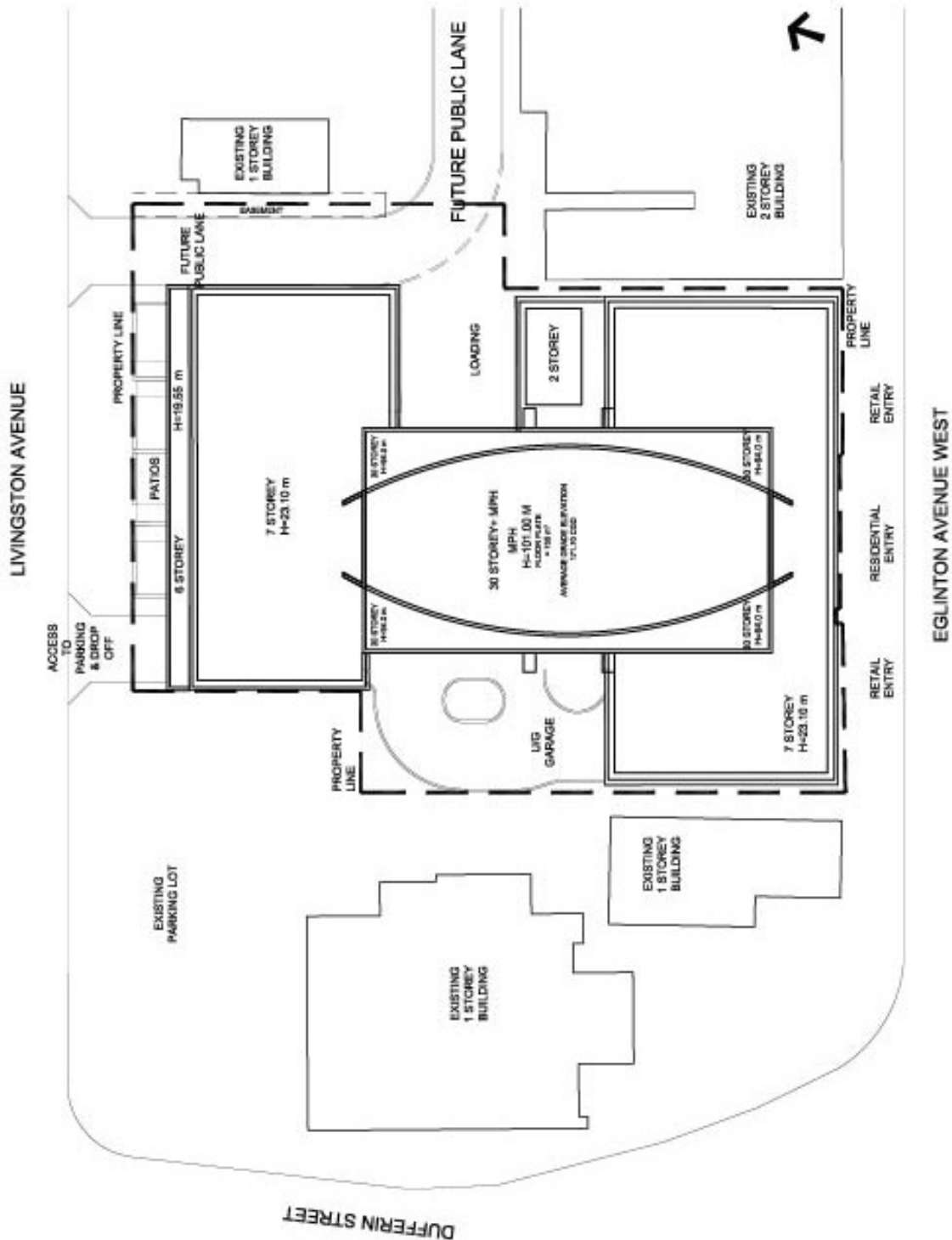
View of Applicant's Proposal Looking Southwest

04/14/2021

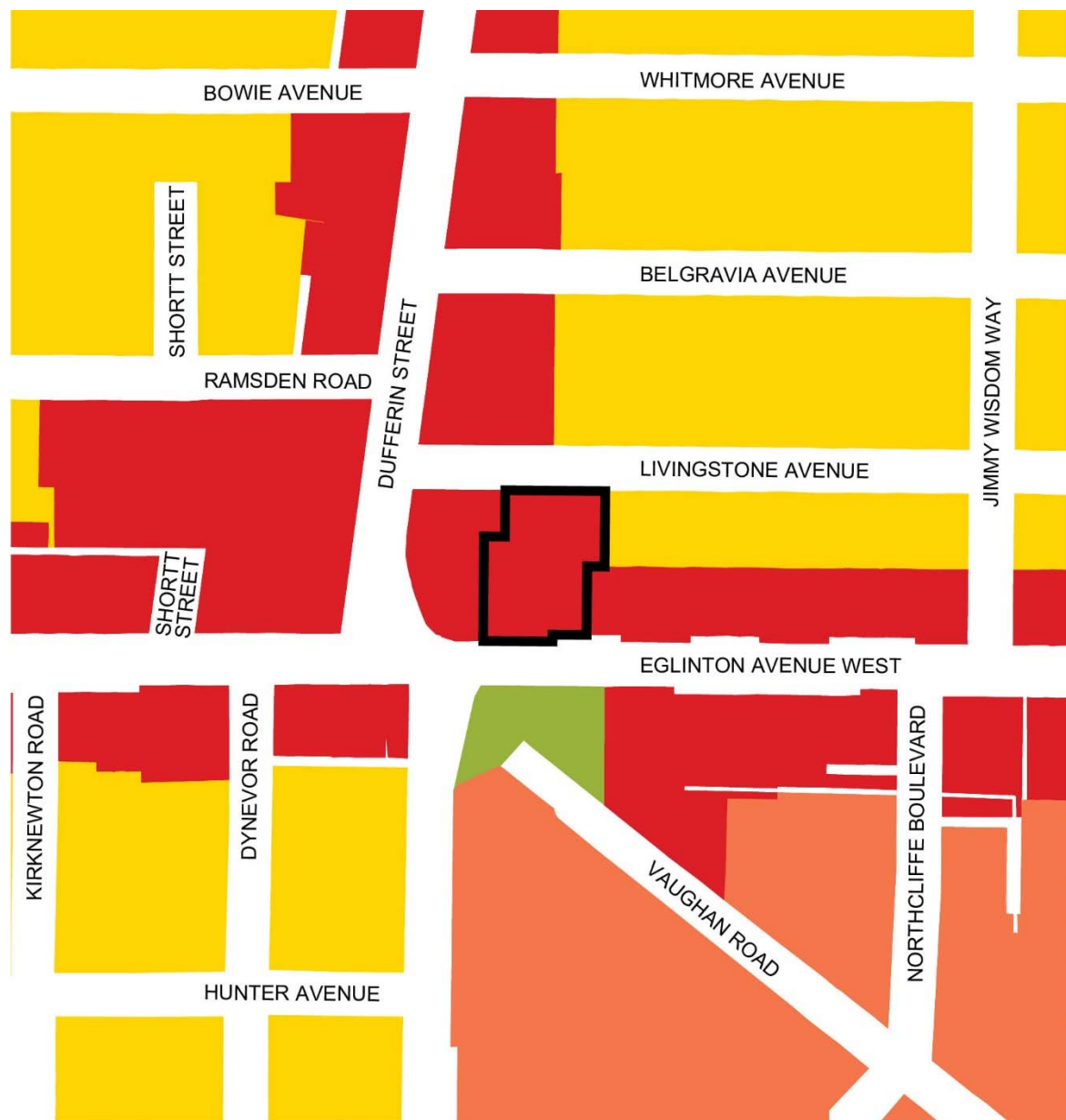
Attachment 2: Location Map



Attachment 3: Site Plan



Attachment 4: Official Plan Map



Official Plan Land Use Map #17

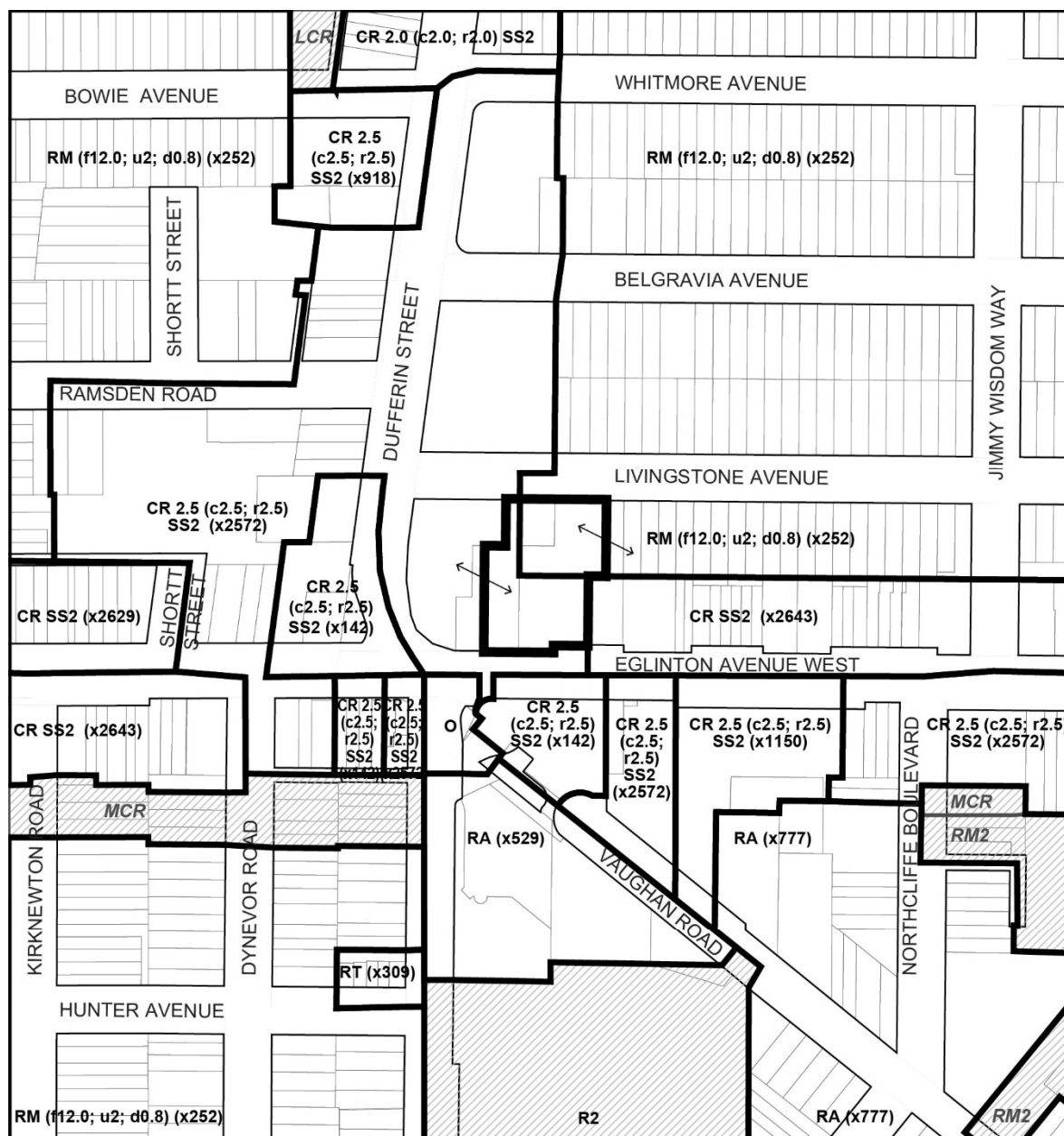
1812-1818 Eglinton Avenue West

File # 21 127937 NNY 08 0Z



Not to Scale
Extracted: 03/22/2021

Attachment 5: Zoning By-law 569-2013 Map



Zoning By-law 569-2013

1812-1818 Eglinton Avenue West

File # 21 127937 NNY 08 02

- Location of Application
- RT** Residential Townhouse
- RM** Residential Multiple
- RA** Residential Apartment
- CR** Commercial Residential
- O** Open Space

- See Former City of York By-law No. 1-83
- R2** Residential Districts
- RM2** Residential Multiple Zone
- LCR** Local Commercial Residential
- MCR** Mixed Commercial Residential

Not to Scale
Extracted: 03/22/2021

Attachment 6: Site and Area Specific 477 Map

