

943-963 Eglinton Avenue East and 23 Brentcliffe Road – Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision Applications – Preliminary Report

Date: January 27, 2022
To: North York Community Council
From: Director, Community Planning, North York District
Ward: 15 - Don Valley West

Planning Application Number: 21 235960 NNY 15 OZ and 21 235961 NNY 15 SB

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 943-963 Eglinton Avenue East and 23 Brentcliffe Road. The proposal is for the redevelopment of the existing 6.7 acre site, with 4 new mixed-use residential buildings (containing 1,279 units) ranging in height from 16 to 28 storeys. The proposal also includes 3,633 m² of retail commercial space, a network of new public and private streets, two new privately-owned publicly accessible open spaces and a 3,378m² off-site public parkland dedication. The proposed overall density of the site is 3.8 times the lot area.

The applications have been circulated to all appropriate City divisions and public agencies for comment. City Planning staff will proceed to schedule a Community Consultation Meeting for the applications, in consultation with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Planning staff schedule a community consultation meeting for the applications located at 943-963 Eglinton Avenue East and 23 Brentcliffe Road, 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.

THE SITE

Description: The site is generally rectangular in shape and has an approximate area of 27,335 m², with a frontage of approximately 151 metres along Eglinton Avenue East. The site has an approximate depth of 178 metres. The site is generally flat with a minor slope downwards towards the northeast corner of the site.

Existing Uses: The site is currently occupied by a single storey retail commercial plaza that has approximately 13,842m² of commercial floor space occupied by a number of mid to large format retailers.

Official Plan Designation: *Mixed Use Areas.*

See Attachment 5 of this report for the Official Plan Land Use Map. The Toronto Official plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Site and Area Specific Policy: Laird in Focus OPA 450 including SASP No. 568 - South of Eglinton Avenue East and west of Laird Drive (Currently under appeal by the property Owner).

Zoning: Business Commercial (BC) under the Town of Leaside Zoning By-law 1916, with a height limit of 7 and 10 storeys. The property is not currently subject to the City of Toronto Zoning By-law 569-2013.

See Attachment 6 of this report for the existing Zoning By-law Map. 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/>

THE APPLICATION

Notice of Complete Application Issued: November 9, 2021

Description: The proposal is for a new phased mixed-use development with four new residential buildings on the site with a total gross floor area of 103,743m² and includes 3,633m² of retail commercial space. Building A is proposed at the northwest corner of the site with a height of 20 storeys (69 metres) and includes a 6-storey L-shaped base

building along Eglinton Avenue East and the proposed new public street. Building B is proposed at the southwest corner of the property with a building height of 28 storeys (93 metres) and includes a 6-storey L-shaped base building along Vanderhoof Avenue and the proposed new public street. Building C is proposed at the northeast corner of the site with a height of 16 storeys (57.5 metres) and includes a 4-8 storey U-shaped base building along Eglinton Avenue East, the proposed new public street and the proposed pedestrian connection from the new public street to Aerodrome Crescent. Building D is proposed at the southeast corner of the site with a height of 23 storeys (79 metres) and includes a 4-6 storey U-shaped base building along the proposed new public street, Vanderhoof Avenue and the proposed pedestrian connection.

Density: 3.8 times the area of the lot.

Dwelling Units: The proposed 1,279 dwelling units, includes 754 one-bedroom (60%), 321 two-bedroom (25%), 144 three-bedroom (10%) and 60 townhouse style units (5%), which includes one two-bedroom unit and 59 three-bedroom units.

Residential Amenity: The proposal includes a range of indoor and outdoor amenity space exclusively for future residents at grade and within and on the landscaped rooftops of the base buildings. Overall there is 5,205m² of amenity space proposed which is approximately 4m² per dwelling unit.

Streets, Access, Parking and Loading: A new mid-block, north-south 18.5 metre wide public street has been proposed linking Vanderhoof Avenue to Eglinton Avenue East. An 8.5 metre wide private street is proposed between the new public street and Brentcliffe Road. The proposed vehicular access to the two underground garages have been consolidated with one driveway for each. One will be in Building B on the west side of the new public street and the other in Building D off of Aerodrome Crescent. Each of the proposed garages will have two levels of parking. There are a proposed total of 937 parking spaces, with 769 spaces for residents, 130 space for visitors and 38 spaces for commercial parking. Loading facilities are proposed on the ground floor of each of the four buildings, with a Type G space in each. A total of 1,302 residential bicycle parking spaces are also proposed, with 1,160 being long-term and 142 being short-term. Bicycle parking spaces are proposed to be located on the ground floors and predominately on the first level of the underground garages.

Parks and Open Spaces: The proposal includes a 3,378m² off-site parkland dedication to the westerly side of the existing Leonard Linton Park, located on the south side of Vanderhoof Avenue to the east of the site. The proposal also includes three privately owned publicly accessible spaces (POPS). Two on either side of the proposed private street between Eglinton Avenue East and Vanderhoof Avenue on Brentcliffe Road and the third is a pedestrian connection/greenway to the east of the proposed new public street in the middle of the development connecting to Aerodrome Crescent.

Additional Information: See Attachment 2, 3, 4 and 7 of this report, for a three dimensional representation of the project in context, a site plan of the proposal, the draft plan of subdivision and the Application Data Sheet respectively. Detailed project information is found on the City's Application Information Centre at:

Reasons for the Application: The proposed mixed-use development requires an Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision applications. The Official Plan Amendment seeks to add a site-specific amendment to the Laird in Focus Official Plan Amendment No. 450, which is currently appealed by the property Owner. A site-specific Zoning By-law Amendment is required to allow and implement the revised mixed-use plan under Zoning By-law 1916 and to vary performance standards including: gross floor area and floor space index; building heights; building setbacks; amenity space; and vehicular and bicycle parking space requirements and to bring it into City of Toronto Zoning By-law 569-2013. Additional amendments to the Zoning By-law may be identified as part of the application review. The Draft Plan of Subdivision proposes to create two large development blocks, which would include the four proposed residential and mixed-use buildings, as well as a new private street.

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

COMMENTS

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. Staff will review this application to determine its consistency with the Provincial Policy Statement, conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, and conformity with the Official Plan.

City Council has declared a Climate Emergency, and set goals to achieve net zero greenhouse gas emissions by 2050 or sooner. To support strong communities and a high quality of life, development should positively contribute to its neighbourhood, including efforts toward climate change mitigation and resilience.

At this stage in the review, the following preliminary issues have been identified:

- The overall fit of the proposed buildings with respect to proposed density, heights, massing and the existing and planned context and with respect to the Laird in Focus OPA 450;
- The shadow and wind impacts on adjacent properties, the site itself and the public realm;
- The quality of the public realm including the relationship of the ground floor and lower levels of the building to the public streets, private street and POPS
- The provision of unencumbered sidewalks, and the adequate provision of street furniture and bicycle parking;
- The appropriateness of the configuration and width of the proposed public and private streets;

- The appropriateness of the proposed Transportation Demand Management (TDM) Plan;
- Tree preservation on site and appropriate soil volumes for proposed trees;
- The general quality of site landscaping including the provision of large growing shade trees;
- The provision of parkland (off-site);
- The impact of the proposed development on community services and facilities, and whether any capital improvements or expansion of facilities are required;
- The infrastructure capacity (transit, roads, water, sewage, hydro, etc.) to accommodate the proposed development;
- The need for a pet relief area and on-site pet facilities with respect to the Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings;
- The unit mix and size with respect to the City's Growing Up: Planning for Children in New Vertical Communities guidelines;
- The provision of affordable housing;
- The applicant is encouraged to pursue Tier 2, 3 or 4 of the Toronto Green Standard, for climate change mitigation and resilience purposes; and,
- The provision of benefits pursuant to Section 37 of the Planning Act, in the event the application proceeds to approval.

Additional Issues

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

NEXT STEPS

City Planning staff will host a Community Consultation Meeting.

City staff will work with the applicant to resolve the preliminary issues discussed in this report and any additional issues that may be identified by staff and the public. City Planning staff will report back at the appropriate time in the review of the application.

A Statutory Public Meeting will be held, as required by the Planning Act, at a North York Community Council meeting, when a Final Report is prepared.

CONTACT

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 E-mail: Sarah.Ovens@toronto.ca

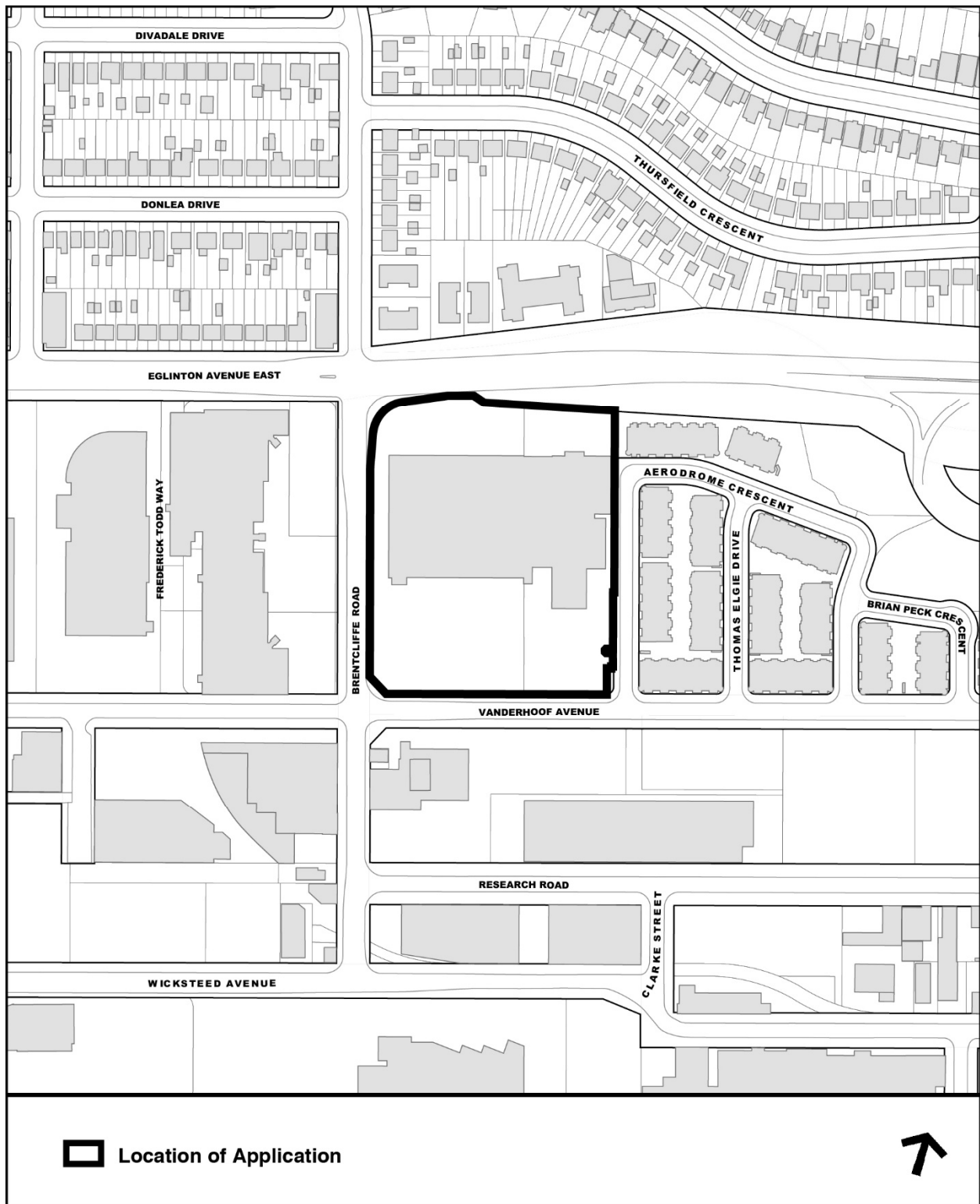
SIGNATURE

David Sit, MCIP, RPP
Director Community Planning
North York District

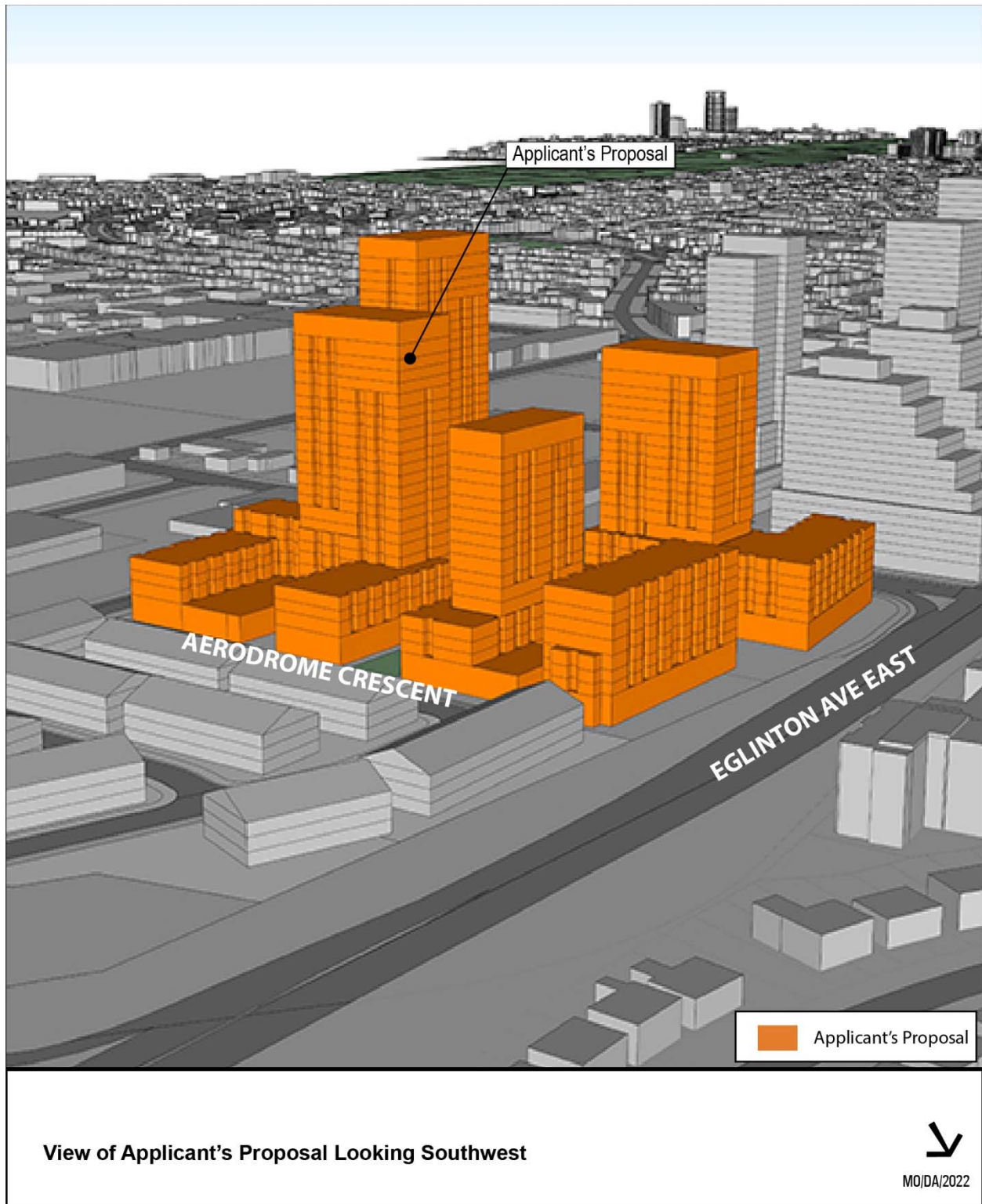
ATTACHMENTS

Attachment 1: Location Map
Attachment 2: 3D Model of Proposal in Context
Attachment 3: Site Plan
Attachment 4: Draft Plan of Subdivision
Attachment 5: Official Plan Map
Attachment 6: Zoning By-law Map
Attachment 7: Application Data Sheet

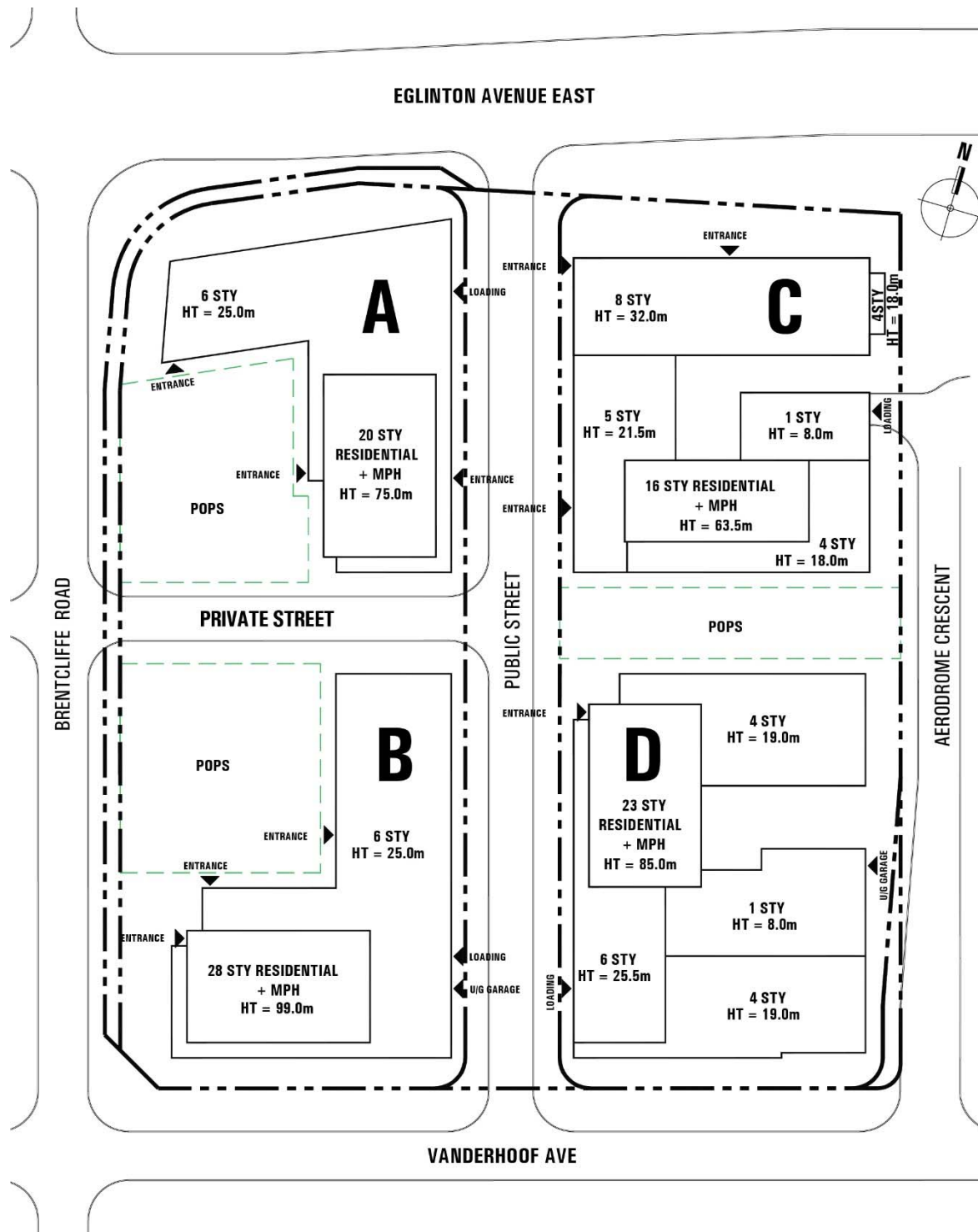
Attachment 1: Location Map



Attachment 2: 3D Model of Proposal in Context



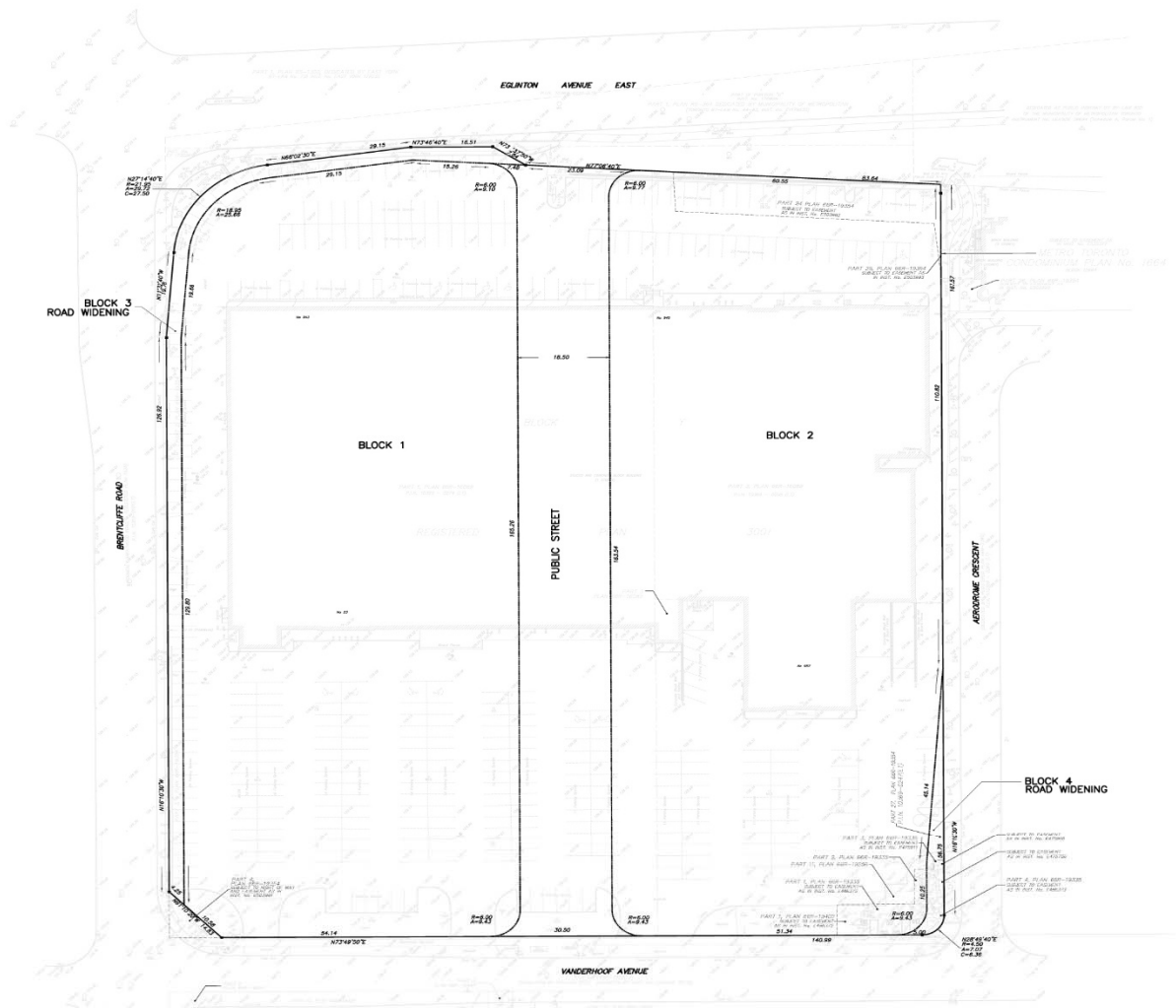
Attachment 3: Site Plan



Site Plan



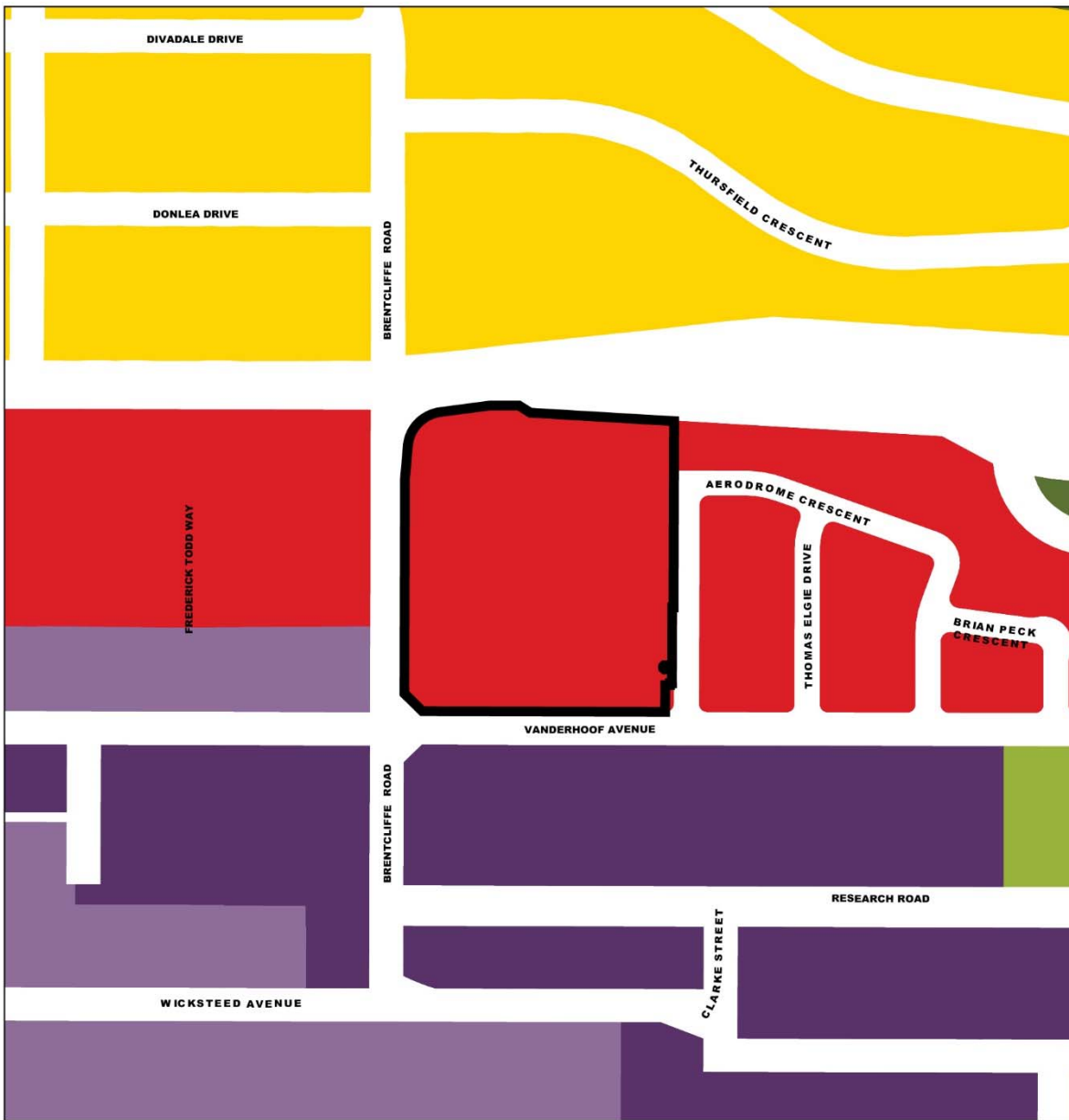
Attachment 4: Draft Plan of Subdivision



Draft Plan of Subdivision



Attachment 5: Official Plan Map



Official Plan Land Use Map #17

943-963 Eglinton Avenue East & 23 Brentcliffe Road

File # 21 235960 NNY 15 0Z



Location of Application

Neighbourhoods

Mixed Use Areas

Natural Areas

Parks

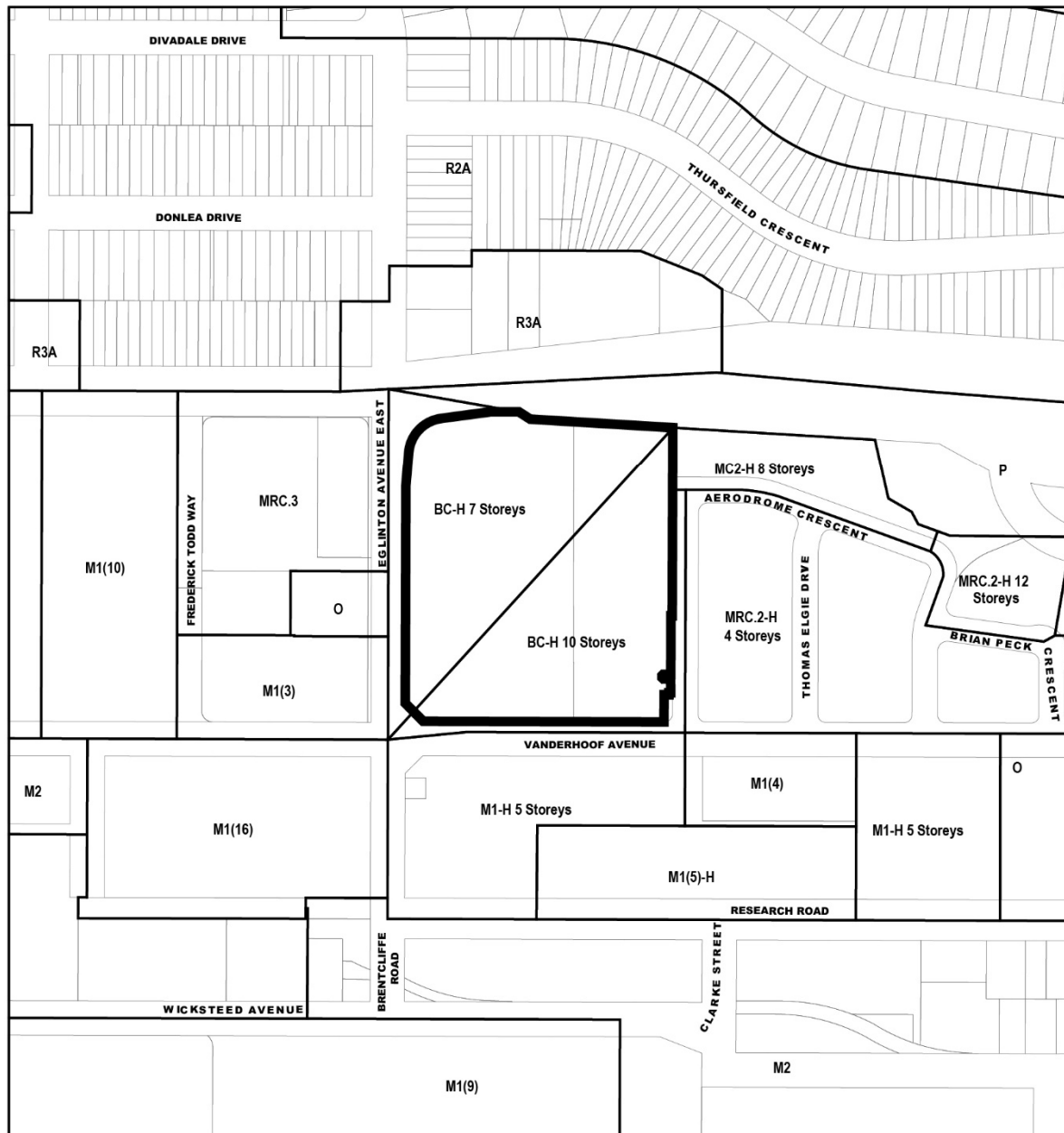
General Employment Areas

Core Employment Areas



Not to Scale
Extracted: 11/15/2021

Attachment 6: Zoning By-law Map



Zoning By-law 1916

943-963 Eglinton Avenue East & 23 Brentcliffe Road

File # 21 235960 NNY 15 02



Location of Application

See Former Borough of East York By-Law 1916

R1B Low Density Residential
R2A Medium Density Residential
R3A High Density Residential
MRC Mixed Use Residential Commercial (Site Specific)
M1 Light Industrial

M2 General Industrial
MC2 Industrial Commercial
BC Business Centre
O Open Space (Parks)
P Conservation



Not to Scale
Extracted: 11/15/2021

Attachment 7: Application Data Sheet

Municipal Address: 957 EGLINTON AVE E
 Date Received: November 9, 2021
 Application Number: 21 235960 NNY 15 OZ
 and 21 235961 NNY 15 SB
 Application Type: OPA / Rezoning, OPA & Rezoning, Plan of Subdivision
 Project Description: The proposal is for the redevelopment of the existing 6.7 acre site with a total density of 3.8 times the site area. The proposal includes 3,633 m² of retail commercial space, a network of new public and private streets, two new POPS and a 3,378 m² off-site parkland dedication. The proposal includes 4 new residential buildings (containing 1,279 units) ranging in height from 16 to 28 storeys (57.5 to 93 metres, excluding mechanical penthouses).

Applicant	Agent	Architect	Owner
HUNTER & ASSOCIATES LTD	HUNTER & ASSOCIATES LTD	GRAZIANI + CORAZZA ARCHITECTS	KOSMOR CONTRACTING INC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	OPA 450/SASP 568
Zoning:	BC-H	Heritage Designation:	N
Height Limit (m):	7, 10	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	27,335	Frontage (m):	151	Depth (m):	178
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	10,624		10,500	10,500
Residential GFA (sq m):			100,110	100,110
Non-Residential GFA (sq m):	13,842		3,633	3,633
Total GFA (sq m):	13,842		103,743	103,743
Height - Storeys:	2		28	28

Height - Metres: 93 93

Lot Coverage Ratio 38.41 Floor Space Index: 3.8
(%):

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	99,810	300
Retail GFA:	3,533	100
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			1,279	1,279
Other:				
Total Units:			1,279	1,279

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			754	321	204
Total Units:			754	321	204

Parking and Loading

Parking Spaces:	927	Bicycle Parking Spaces:	1302	Loading Docks:	4
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CONTACT:

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