

586 Eglinton Avenue East – Zoning Amendment Application – Preliminary Report

Date: January 27, 2022

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 15 - Don Valley West

Planning Application Number: 21 219614 NNY 15 OZ

Related Application: 21 237238 NNY 15 SA

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 586 Eglinton Avenue East for a 32-storey mixed use building with a 4-storey base building element, containing residential, office, and retail uses.

The application has 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 application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Planning staff schedule a Community Consultation Meeting for the Zoning By-law Amendment application located at 586 Eglinton Avenue East together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the 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 rectangular in shape and has an approximate area of 1645.20 square metres, with a frontage of approximately 38.53 metres along Eglinton Avenue East, and a depth of approximately 42.65 metres. The grading of the site is characterized as a steep slope downwards from the south lot line towards the north lot line, and a relatively gradual slope downwards from west lot line towards the east lot line.

Existing Use(s): 8-storey commercial office building with driveway access onto Eglinton Avenue East Avenue, atop a concrete parking garage that is accessed from the rear lane.

Official Plan Land Use Designation: *Mixed Use Areas*

Yonge-Eglinton Secondary Plan Designation: *Mixed Use Areas "B"*

See Attachments 4 and 5 of this report for the Official Plan Land Use Map and the Yonge-Eglinton Secondary Plan Land Use Map, respectively.

The Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/>

The Yonge-Eglinton Secondary Plan can be found here: https://www.toronto.ca/wp-content/uploads/2019/07/96a5-CityPlanning_OPA405.pdf

Zoning: Under Zoning By-law no. 569-2013, the site is subject to the Commercial Residential Zone (CR 2.5 (c2.0; r2.5) SS2 (x2208)) with height limit of 18 metres.

Under Zoning By-law no. 438-86, the site is subject to the Mixed Use District (CR) Zone.

See Attachments 6 and 7 of this report for the existing Zoning By-law Maps. 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

Complete Application Submission Date: The subject application was deemed complete on December 9, 2021.

Description: A 32-storey (108 metres high, plus a 6.5 metre high mechanical penthouse) mixed use building, including a 4-storey base building element. Proposed uses would be retail on the ground floor, office on 2nd to 4th floors, and residential on 4th to 32nd floors.

Density: 13.16 times the area of the site.

Dwelling Units: The proposed 249 dwelling units include 139 one-bedroom (55.8%), 83 two-bedroom (33.3%), and 27 three-bedroom (10.8%) units.

Access, Parking and Loading: At the north end of the site, and off the rear lane, access is proposed to internalized loading facilities, and to 80 parking spaces and 271 bicycle parking spaces contained in a three-level underground garage.

Additional Information

See Attachments 2, 3 and 8 of this report for a three-dimensional representation of the project in context, a site plan of the proposal, and the Application Data Sheet, respectively. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: <http://www.toronto.ca/586EglintonAveE>

Reason for the Application

The application proposes to amend the Zoning By-laws no. 569-2013 and 438-86, to vary performance standards including but not limited to: gross floor area and floor space index; building height; angular planes; building setbacks, and parking space rates. Additional amendments to the Zoning By-laws may be identified as part of the application review.

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has been submitted (file no. 21 237238 NNY 15 SA).

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 to 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.

The following preliminary issues have been identified to be resolved:

- The overall appropriateness of the proposed development and its conformity with the objectives and policies of the Yonge-Eglinton Secondary Plan and the Mixed Use Area policies in the Official Plan.
- The overall fit and transition of the proposed building with respect to its proposed density and height, and the existing and planned context including its relationship to street proportion and its relationship to the adjacent properties. These aspects include but are not limited to:
 - The significant grade differential contributing to height and shadow impacts on north side adjacencies;
 - The appropriateness of the setbacks to the front, side, and rear property lines;
 - Adequacy of separation distances to the north-adjacent *Neighbourhoods*-designated lands;
 - Adequacy of the tower setbacks above the 4th floor, and balcony projections; and
 - Tower floorplate size and balcony projections.
- Potential protrusion into Sunnybrook Hospital helicopter flight path(s).
- The shadow and wind impacts on the public realm, including the existing Charlotte Maher Park and future expansions thereto per the Yonge Eglinton Secondary Plan.
- The privacy overlook, shadow, and wind impacts on adjacent properties, particularly the north-adjacent *Neighbourhoods*-designated lands.
- The quality of the public realm as improved by and interfaced with the proposed development, include but are not limited to:
 - The relationship of the ground floor and lower levels of the building to the street;
 - Provision of unencumbered sidewalks, and the adequate provision of street furniture, landscaping, and bicycle parking; and
 - Creation of street tree canopy along the north side of Eglinton Avenue East.
- The existing traffic control conditions at the intersection of Eglinton Avenue East and Hoyle Avenue.

- Anticipated traffic generation and potential movement-conflicts on Bruce Park Avenue, including the east public sidewalk that abruptly ends at the rear lane.
- Safety and feasibility of turning movements to and from loading facilities, particularly with the grade change between the rear lane and the north-adjacent properties.
- Replacement of existing paid parking, and the adequacy of the proposed parking supply.
- The unit mix and size with respect to the Yonge-Eglinton Secondary Plan and the City's Growing Up: Planning for Children in New Vertical Communities guidelines.
- The provision of affordable housing.
- The infrastructure capacity (water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development.
- The applicant is encouraged to pursue Tier 2, 3 or 4 of the Toronto Green Standard, for climate change mitigation and resilience purposes.
- 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. and
- The provision of in-kind benefits pursuant to Section 37 of the Planning Act, in the event the application proceeds to approval.

Additional Matters

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

Jason Xie, Planner
Tel. No. 416-338-3004
E-mail: Jason.Xie@toronto.ca

SIGNATURE

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

ATTACHMENTS

Attachment 1: Location Map
Attachment 2a: 3D Model of Proposal in Context Looking Northwest
Attachment 2b: 3D Model of Proposal in Context Looking Southeast
Attachment 3: Site Plan
Attachment 4: Official Plan Map
Attachment 5: Yonge-Eglinton Secondary Plan Map
Attachment 6: Zoning By-law no. 569-2013 Map
Attachment 7: Zoning By-law no. 438-86 Map
Attachment 8: Application Data Sheet

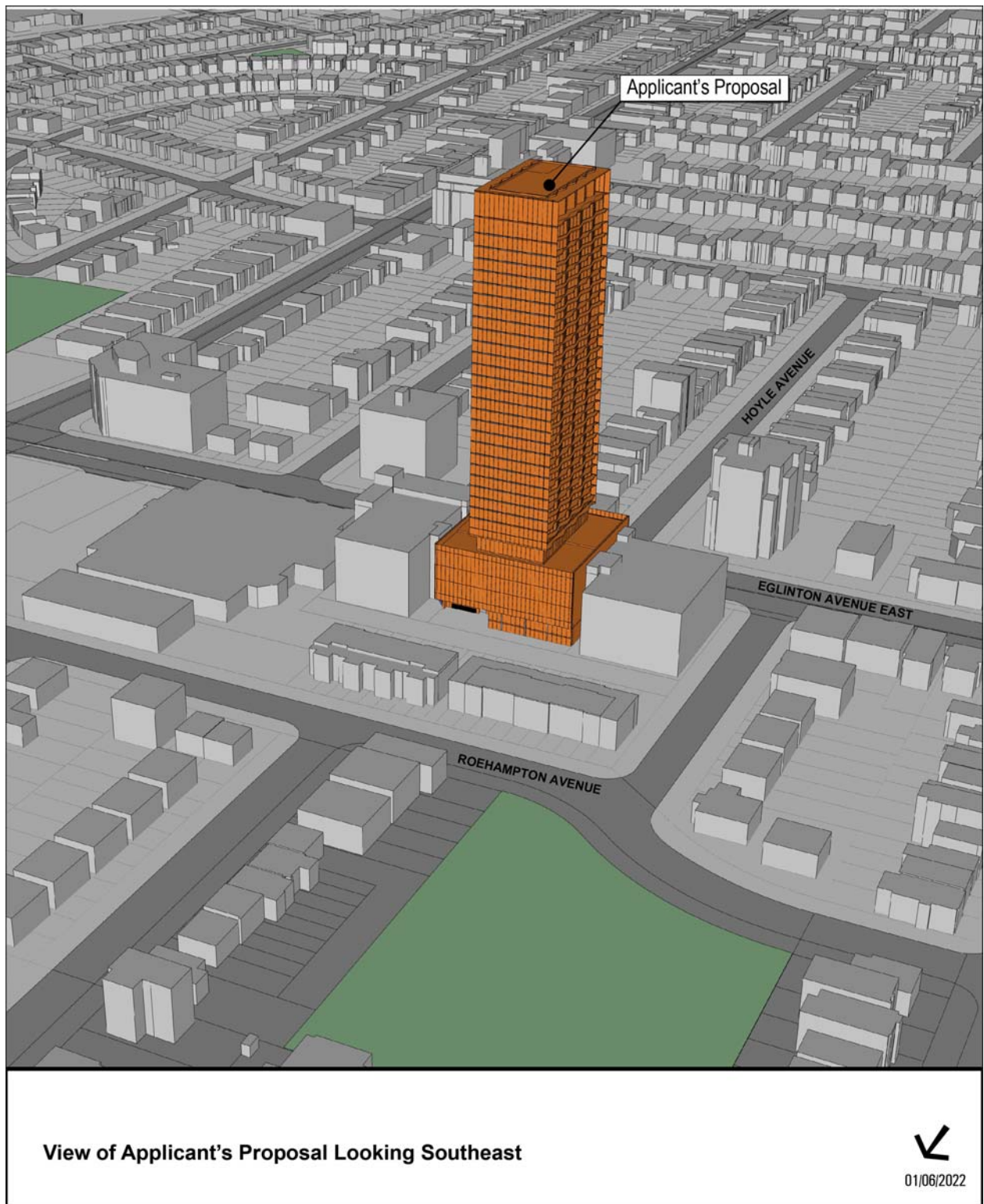
Attachment 1: Location Map



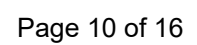
Attachment 2a: 3D Model of Proposal in Context Looking Northwest



Attachment 2b: 3D Model of Proposal in Context Looking Southeast



Site Plan



Attachment 4: Official Plan Map



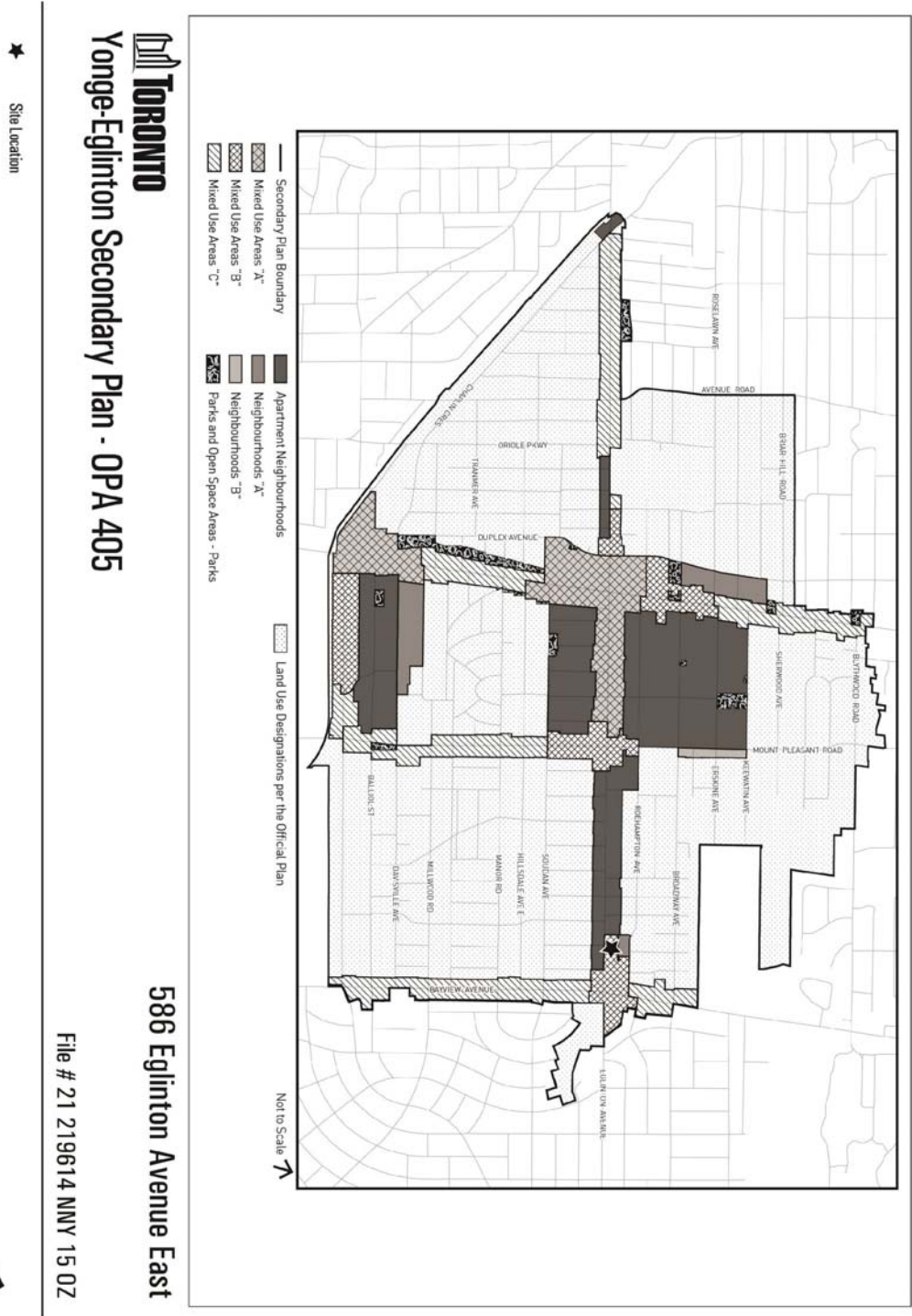
Official Plan Land Use Map #17

586 Eglinton Avenue East

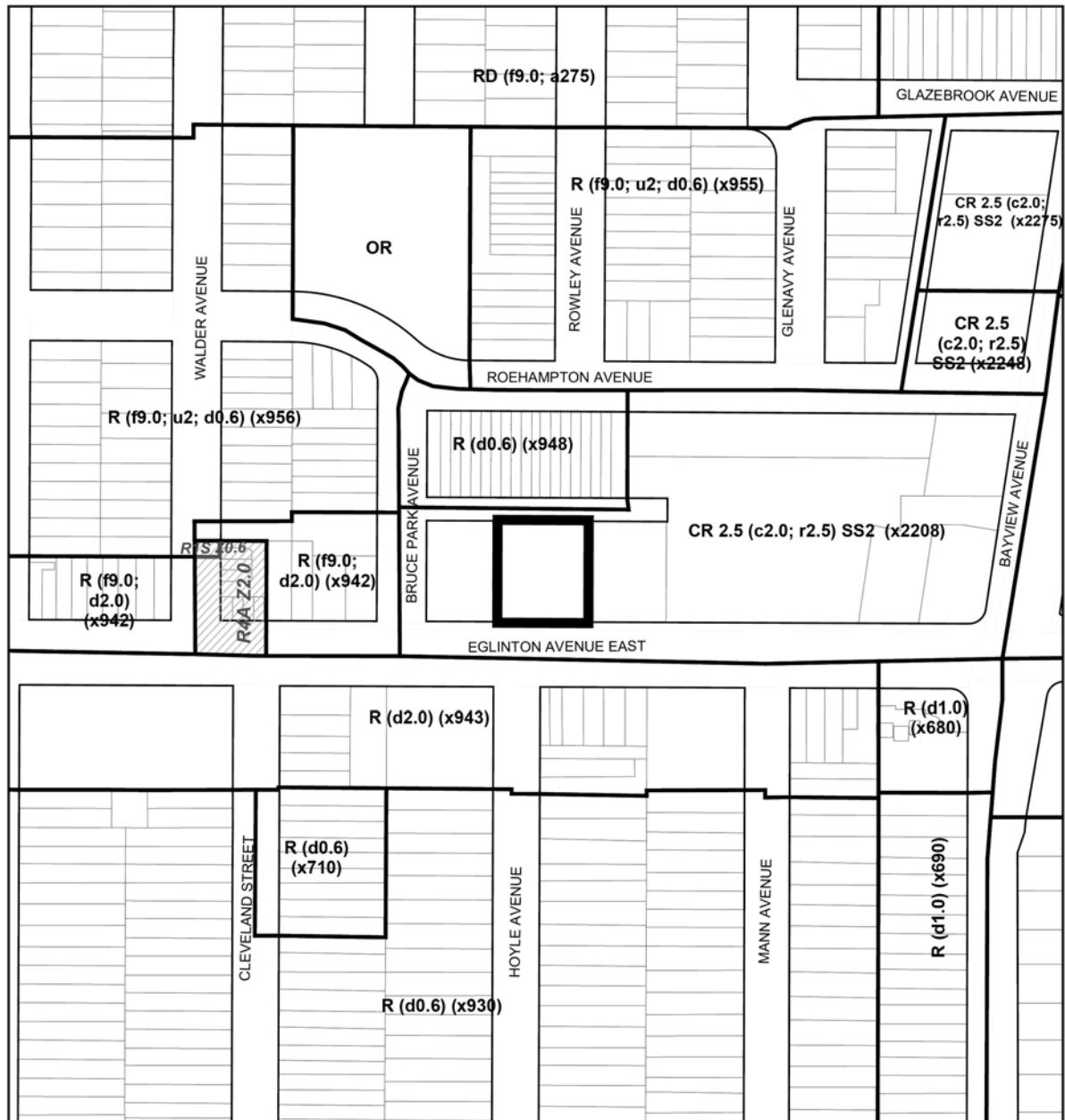
File # 21 219614 NNY 15 0Z



Not to Scale
Extracted: 10/04/2021



Attachment 6: Zoning By-law no. 569-2013 Map



Zoning By-law 569-2013

586 Eglinton Avenue East

File # 21 219614 NNY 15 0Z



Location of Application

R Residential
RD Residential Detached
RM Residential Multiple
CR Commercial Residential
OR Open Space Recreation



See Former City of Toronto By-law No. 438-86
R1S Residential District



Not to Scale
Extracted: 10/04/2021

Attachment 7: Zoning By-law no. 438-86 Map



Zoning By-law 438-86

586 Eglinton Avenue East

File # 21 219614 NNY 15 0Z



Location of Application

See Former City of Toronto By-law No. 438-86
R2 Residential District
CR Mixed-Use District
G Parks District

See Former Borough of East York By-Law 1916
R1B Low Density Residential
R3A High Density Residential
C1 Commercial - General
MRC Mixed Use Residential Commercial (Site Specific)

See Former City of North York By-law No. 7625
R7 One-Family Detached Dwelling Seventh Density Zone
C1 General Commercial Zone



Not to Scale
 Extracted: 10/04/2021

Attachment 8: Application Data Sheet

Municipal Address: 586 EGLINTON AVENUE EAST Date Received: September 29, 2021

Application Number: 21 219614 NNY 15 OZ

Application Type: Rezoning

Project Description: Zoning By-law Amendment application for a 32-storey mixed-use building, comprised of 249 dwelling units, 16,989.0 square metres of residential gross floor area, and 4672.0 square metres of non-residential gross floor area.

Applicant	Agent	Architect	Owner
BOUSFIELDS (C/O DAVID CHAREZENKO), 3 Church Street, Suite 200, Toronto, ON, M5E 1M2		ARCHITECTS ALLIANCE, 317 Adelaide Street West, 2nd Floor, Toronto, ON, M5V 1P9	SANDERLING DEVELOPMENTS Limited, 40 Wynford Drive, Suite 316, Toronto, ON, M3C 1J5

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	CR 2.5 (c2.0; r2.5) SS2 (x2208)	Heritage Designation:	N
Height Limit (m):	18	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	1,645.2	Frontage (m):	38.53	Depth (m):	42.65
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1,258	1,258
Residential GFA (sq m):			16,989	16,989
Non-Residential GFA (sq m):	4,401		4,672	4,672
Total GFA (sq m):	4,401		21,661	21,661
Height - Storeys:	8		32	32
Height - Metres:	24		108	108

Lot Coverage Ratio (%) 76.46 Floor Space Index: 13.17

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	16,491	499
Retail GFA:	651	
Office GFA:	4,021	
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			249	249
Other:				
Total Units:			249	249

Total Residential Units by Size

	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			139	83	27
Total Units:			139	83	27

Parking and Loading

Parking Spaces:	80	Bicycle Parking Spaces:	271	Loading Docks:	1
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CONTACT:

Jason Xie, Planner
 416-338-3004
Jason.Xie@toronto.ca