

589-595 Eglinton Avenue East and 61-67 Mann Avenue – Official Plan and Zoning By-Law Amendment Application – Appeal Report

Date: September 25, 2023

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 15 - Don Valley West

Planning Application Number: 22 225964 NNY 15 OZ

Related Planning Application Number: 22 225962 NNY 15 SA

SUMMARY

This application proposes a 35-storey (124.75 metres to top of mechanical penthouse) residential building with 26,074 square metres of residential gross floor area for a total of 442 units, and 621 square metres of ground floor retail fronting onto Eglinton Avenue East. The development would have a total gross floor area of 26,695 square metres with a FSI of 13.47.

On April 14, 2023, the applicant appealed the Official Plan and Zoning By-law Amendment application to the Ontario Land Tribunal (“OLT”) due to Council not making a decision within the time frame prescribed in the Planning Act. A Case Management Conference took place on August 8, 2023. A second Case Management Conference will take place on November 7, 2023.

This report recommends that City Council instruct the City Solicitor with the appropriate City staff to attend the OLT hearing and oppose the application in its current form and to continue discussions with the Applicant to resolve outstanding issues.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council direct the City Solicitor and appropriate City staff to attend the Ontario Land Tribunal in opposition to the current Application regarding the Official Plan and Zoning By-law Amendment appeal for the lands at 589-595 Eglinton Avenue East and 61-67 Mann Avenue.
2. In the event that the Ontario Land Tribunal allows the appeals in whole or in part, City Council authorize the City Solicitor to request that the issuance of any final Orders be withheld until such time as the City Solicitor advises that:

- a) the final form and content of the draft Official Plan Amendment and Zoning By-law Amendment are to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning;
- b) the owner has satisfactorily addressed the Engineering and Construction Services matters in the Engineering and Construction Services Memorandum dated August 21, 2023, or as may be updated, all to the satisfaction of the Chief Engineer & Executive Director, Engineering and Construction Services;
- c) the owner has submitted a revised Transportation Demand Management Plan acceptable to, and to the satisfaction of the Chief Planner and Executive Director, City Planning and the General Manager, Transportation Services and that matters arising from such Plan be secured, if required;
- d) the owner has submitted a Subsurface Investigation for the possible presence of methane gas on the property and any required mitigation measures are to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
- e) the owner has submitted a revised Pedestrian Level Wind Study, including wind tunnel testing and mitigation measures, to the satisfaction of the Chief Planner and Executive Director, City Planning;
- f) the owner has satisfactorily addressed matters from the Urban Forestry memorandum dated August 18, 2023, or as may be updated in response to further submissions filed by the Owner, all to the satisfaction of Urban Forestry;
- g) the owner has submitted an updated complete Toronto Green Standards (TGS) Checklist and Statistics Template, to the satisfaction of the Chief Planner and Executive Director, City Planning;
- h) the owner has secured an acceptable Tenant Relocation and Assistance Plan for tenants of the four (4) rental dwelling units proposed to be demolished at the time of application, addressing financial compensation and other assistance to lessen hardship. The Tenant Relocation and Assistance Plan shall be to the satisfaction of the Chief Planner and Executive Director, City Planning Division and implemented prior to the issuance of Notice of Approval Conditions for Site Plan Approval;
- i) the owner has provided a legal undertaking to the City, to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning Division, to secure the Tenant Relocation and Assistance Plan required in Part 2.h. above.

3. Should it be determined that upgrades are required to the infrastructure to support the development according to the accepted Functional Servicing Report and/or the Transportation Impact Study or that mitigation is required per the Subsurface Investigation, City Council direct the City Solicitor and appropriate City staff to request that a Holding provision (H) be included in the final form of the site-specific Zoning By-law Amendment, not to be lifted until such time as the owner has made satisfactory arrangements, including entering into appropriate agreement(s) with the City for required mitigation, as well as the design and construction of any improvements to the municipal infrastructure and the provision of financial securities to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and General Manager, Transportation Services.
4. City Council authorize the City Solicitor and City staff to take any necessary steps to implement City Council's decision.

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.

SITE AND SURROUNDING AREA

Description: The site is irregular in shape with approximately 29 metres of frontage on Eglinton Avenue East, 61 metres of frontage along Mann Avenue, and a total lot area of 1,981.8 square metres. The site generally slopes downwards to the east.

Existing Uses: The site is currently occupied by four one to two-storey buildings with residential and office uses. At the time of application, these buildings included four residential rental dwelling units, two of which were occupied by tenants, one owner-occupied dwelling unit, and one vacant unit. At present, the site includes five (5) residential rental dwelling units, including one 1-bedroom unit, two 2-bedroom units, and two 3-bedroom units.

Surrounding uses include:

North: Immediately north of the site is Eglinton Avenue East. Further north is a commercial plaza with a grocery store and other retail uses.

East: Immediately east of the site is a 6-storey residential condominium building. Further east of the site is Bayview Avenue, and the new Leaside LRT Station, where a 35-storey building is currently proposed as an overbuild of the station (22 221903 NNY 15 OZ) The application is currently under appeal at the OLT.

South: Immediately south and further south of the site are low-rise residential neighbourhoods.

West: Immediately west of the site is Mann Avenue. Further west is an 8-storey residential apartment building, and an established residential neighbourhood comprised of low-rise residential dwellings.

THE APPLICATION

The following table shows the changes between the original proposal and the most recent proposal:

	Original Submission – November 8, 2022	Revised Submission – July 12, 2023,
Height	35-storeys (114 metres to top of roof, 119 metres to the top of the mechanical penthouse).	35-storey (118.75 metres to top of roof, 124.75 metres to the top of the mechanical penthouse).
Gross Floor Area – Residential	25,931 sqm	26,074 sqm
Gross Floor Area – Commercial	660 sqm	621 sqm
Density (Floor Space Index)	13.42	13.47
Overall Unit Count	389	442
Studio Dwelling Units	0 (0%)	55 (12%)
One-Bedroom Dwelling Units	215 units (55%)	234 units (53%)
Two-Bedroom Dwelling Units	134 units (35%)	109 units (25%)
Three-Bedroom Dwelling Units	40 units (10%)	44 units (10%)
Vehicular Parking	114 vehicular parking space, of which 76 parking spaces are for residents 38 spaces are for retail and visitors.	118 vehicular parking space, of which 110 parking spaces are for residents and 8 spaces are for retail and visitors

	Original Submission – November 8, 2022	Revised Submission – July 12, 2023,
Bicycle Parking	397 bicycle parking spaces, of which 390 are for residents and 7 are for retail	453 bicycle parking spaces, of which 446 are for residents and 7 are for retail

Access, Parking and Loading: An east-west driveway is proposed off Mann Avenue to provide vehicular access to the site. The driveway leads to a Type G and a Type C loading space at grade and four levels of underground parking garage through an internal ramp.

Additional Information

See Attachments 1-5 of this report for a location map, Application Data Sheet, three dimensional representations of the project in context and a site plan of the proposal. The Application Data Sheet contains additional details on the proposal including: site area and dimensions; floor area; unit breakdowns; and parking counts.

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: www.Toronto.ca/589EglintonAveE

Reason for the Application

The application proposes to amend the Official Plan for the lands located at 61 and 63 Mann Avenue. The amendment proposes to redesignate the lands from Neighbourhoods as shown on Map 21-4 in the Yonge-Eglinton Secondary Plan to Mixed Use Areas “B” in order to facilitate the proposed development and the scale of development. No other amendments are proposed for the schedules within the Yonge-Eglinton Secondary Plan.

The application also proposes to amend Zoning By-law 569-2013 to vary performance standards for the entire site, including but not limited to: gross floor area and floor space index; building height; building setbacks, and parking space rates. Additional amendments to the Zoning By-law may be identified as part of the application review.

Site Plan Control

The proposal is subject to Site Plan Control. A Site Plan Control application has been submitted (Application No. 22 225982 SA). The site plan application has not been appealed.

POLICY CONSIDERATIONS

Provincial Land-Use Policies

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the Provincial Policy Statement, and conformity with the Growth Plan. All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS, and shall conform to provincial plans.

Official Plan Designation

The northern portion of the site, particularly the lands addressed 589-595 Eglinton Avenue East and 65-67 Mann Avenue are designated Mixed Use Areas on Map 17 of the Official Plan, and more specifically designated as Mixed Use Areas "B" on Map 21-4 of the Yonge-Eglinton Secondary Plan (YESP). The lands are also within the Bayview Focus Core Character Area on Map 21-2. A height range of 20 to 35 storey is set out for the Bayview Focus Character Area. It is noted that an Official Plan Amendment is not required in order to achieve a greater or lesser height than the noted range. The south portion of the site, particularly the lands addressed 61-63 Mann Avenue, are designated Neighbourhoods in the Official Plan.

On Map-21-3, the entirety of the site is located within a 500 metre radius of the Station Area for Leaside Station and its associated Secondary Zone. On March 25, 2022, the Planning and Housing Committee approved for consultation 97 MTSA/PMTSAs, of which Leaside Station was identified as a PMTSA with a proposed minimum density target of 200 people and jobs per hectare. The MTSA/PMTSAs are currently pending approval from the Minister of Municipal Affairs & Housing.

Zoning

Under Zoning By-law No. 569-2013, the north portion of the site addressed 589-595 Eglinton Avenue East and 65-67 Mann Avenue is subject to the Residential Zone R (d2.0) (x943). The south portion of the site addressed 61-63 Mann Avenue is subject to the Residential Zone R (d0.6) (x930).

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Tall Building Design Guidelines;
- Growing Up Guidelines: Planning for Children in New Vertical Communities;
- Pet Friendly Design Guidelines;
- Best Practices for Bird-Friendly Glass;
- Best Practices for Effective Lighting;
- Retail Design Manual; and
- Toronto Accessibility Design Guidelines.

Toronto Green Standard

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. The TGS can be found here: <https://www.toronto.ca/citygovernment/planning-development/official-plan-guidelines/toronto-green-standard/>

COMMUNITY CONSULTATION

A Virtual Community Consultation Meeting was hosted by City staff on March 1, 2023. Approximately 80 members of the public attended, as well as the Ward Councillor. Following a presentation by City staff and the Applicant, the following comments and issues were raised:

- The lack of new community facilities in the area, including schools and community centres;
- Concerns regarding the proposed height, density and built form and its impact on the Neighbourhoods;
- The number of parking spaces compared to the proposed number of units. and
- Traffic management on Mann Avenue;
- Affordability of the proposed units; and
- Shadowing impact on adjacent neighbourhood properties.

COMMENTS

Provincial Framework

Staff have reviewed the current proposal for consistency with the Provincial Policy Statement (PPS) and conformity with the Growth Plan. The Provincial Policy Statements requires development which may cause environmental or public health and safety concerns to be avoided. The site is within 250 metres of a closed municipal landfill. As such, a methane gas investigation report is required to confirm public health and safety. However, a report has not been submitted. Until a report has been submitted, Staff find that the proposal is not consistent with the PPS.

Official Plan

The north portion of the site is designated Mixed Use Areas in the City of Toronto Official Plan, and Mixed Use Areas 'B' under the YESP. This portion of the site is within the Station Area Core on Map 21-3, which is intended for residential intensification, a concentration of office uses and collectively greater intensity than in the Secondary Zones. As such, this portion of the site is at an appropriate location for a building at the taller height range of 20-35 storeys as prescribed by the Bayview Focus Character Area.

The south portion of the site is designated Neighbourhoods under the Official Plan. It is also located within the Secondary Zone on Map 21-3 of the YESP, which is intended to support transit-supportive development in a compact urban form and a mix of uses in Midtown. The intensity of development will generally be less than the Station Area Core.

Development will generally transition down in height and scale to surrounding Built-up Zones.

Neighbourhoods are considered physically stable areas made up of residential uses in lower scale buildings. However, Official Plan Amendments may be considered provided the overall intent and objectives of the Plan as well as provincial policies are achieved. An overall objective of the Yonge-Eglinton Secondary Plan supports transit optimization by directing growth to major transit station areas. Section 2.4.1.3 of the Yonge-Eglinton Secondary Plan states the highest density of development shall be located in proximity to existing or proposed higher order transit stations.

Developments within Neighbourhoods should strive to be sensitive, gradual, and 'fit' the existing physical character. As such, the proposed development within the current Neighbourhoods designation should only be considered if it can provide appropriate transition to the surrounding Neighbourhoods. The proposed re-designation and integration of the site could allow for a development that better optimizes transit infrastructure, provided it demonstrates it can address policy and built form objectives, as further discussed below.

In addition, per policy 2.5.7 of the YESP, tall buildings within Mixed Use Areas "B" are required to provide 100 per cent replacement of any existing office gross floor area located on the site. The applicant should confirm the existing office gross floor area on the site and ensure an adequate replacement is provided in the proposed development.

Public Realm

The YESP designates this portion of Eglinton Avenue East as a Priority Retail Street on Map 21-5. Priority Retail Streets should design for retail stores and service uses with frequent entrances and architectural detailing. Further, the YESP sets out that pedestrian and public realm improvements will be prioritized to support Priority and Secondary Retail streets. Public realm improvements could include increased setbacks to accommodate wider sidewalks, creation of privately-owned publicly accessible spaces (POPs), the provision of additional street trees, and the provision of public art. The proposal includes street tree planting that Urban Forestry has identified as being deficient. The proposal should further investigate opportunities to improve the public realm.

Built Form

The Official Plan policies prescribe that tall buildings should only be considered where they can fit into the existing or planned context, and where the site's size, configuration and context allows for the appropriate design criteria to be met. The Official Plan provides design criteria with regards to achieving appropriate transition of scale and intensity. The Tall Building Guidelines further reinforce these policies by providing guidelines to assist with the evaluation of tall building proposals. There needs to be consideration for tower setbacks to property lines to achieve appropriate separation to adjacent lands, appropriate tower step backs, and reduction in building height, to achieve an appropriately sized development that supports and conforms to the policy objectives of the Official Plan and YESP.

Specifically, section 3.2.3 of the Tall Building Guidelines states a 12.5 metres or greater setback should be provided from the side and rear property lines to tall buildings. The block context plan does not demonstrate adequate separation distances to surrounding properties. In addition, the development is required to provide an appropriate separation and transition to the Neighbourhood lands to the south, which has not been achieved by the proposal. The overall floorplate of the building should be reduced to below 750 square metres to help address some of the issues noted above.

As it relates to the southeast wing of the proposed base building, further design articulation and in particular, greater separation of the base building to the east property line and additional stepback needs to occur. Due to the change in grade across this site towards Bayview Avenue, the proposal needs to account for an appropriate base building interface for any potential development to the east. Additional setbacks for the podium may be required.

Sun and Shadow

The submitted shadow study demonstrates shadowing on lands within the Built-Up Zone's Neighbourhood designations. Elements such as increased setbacks, increased stepbacks, decreased tower floorplates, and improved massing can be investigated to minimize shadow impacts.

Wind

The Pedestrian Level Wind Study by RWDI dated September 22, 2022 notes that uncomfortable wind conditions are predicted in the driveway area on the south side of the building and seasonally localized areas along sidewalks near building corners, mainly in the winter and spring. Higher than desired wind speeds are expected in the retail terrace as well as on the 2nd and 9th floor outdoor amenity spaces. Additional modifications to the building massing and articulation design are required to ensure safe and comfortable conditions are achieved.

A letter of opinion was submitted by the applicant on June 1, 2023, which states the second submission of the application improves the wind conditions. However, further wind tunnel testing is required to quantify the cumulative impact of changes on the wind conditions and develop further mitigation measures.

In the event that the OLT allows the appeal in whole or in part, the final Order should be withheld pending the owner has submitted an updated Pedestrian Level Wind Study, including wind tunnel testing and mitigation measure, all to the satisfaction of Chief Planner and Executive Director, City Planning;

Parkland

In accordance with Section 42 of the Planning Act, the Owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Request for Direction - 589-595 Eglinton Avenue East and 61-67 Mann Avenue

Municipal Code Chapter 415-28 requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

Tree Preservation, Soil Volume and Public Utilities

Based on Urban Forestry's standard compensation ratios for privately-owned trees, a total of sixteen (16) new large-growing shade trees are required on the subject lands. The Landscape Plans propose the planting of only 2 acceptable large-growing shade trees on the subject lands. The applicant's proposal does not satisfy the compensation planting requirements for private tree removals.

In addition, adequate soil volumes are required for proposed new trees. The required soil volumes have not been provided. As such, the applicant is non-compliant with the ecology section of the Toronto Green Standards.

In the event that the OLT allows the appeal in whole or in part, the final Order should be withheld pending the owner submitting landscape sections, demonstrating appropriate soil volumes, and satisfactorily addressed matters from the Parks, Forestry & Recreation memorandum dated August 18, 2023, or as may be updated, in response to further submissions filed by the Owner, all to the satisfaction of Parks, Forestry & Recreation.

Transportation

In accordance with Map 21-9 Midtown Mobility Network in the Yonge-Eglinton Secondary Plan (YESP), a laneway which primarily supports vehicular and servicing access is required for the subject site and should be incorporated into the site design to provide an east-west connection which extends to the property line with 607 Eglinton Avenue East. An active transportation connection with public access for pedestrian and cyclists was secured instead of a vehicular laneway as part of the 1710-1736 Bayview Avenue development application due to the grading challenges in the area. As such, the design of this site should provide an active transportation connection that generally follows the alignment of the "New Laneway" as shown on YESP Map 21-9, and to protect for a future southerly extension to Soudan Avenue through the 1710-1736 Bayview development.

The applicant's traffic engineering consultant, BA Group, submitted an Urban Transportation Considerations report, dated October 2022. The report estimates that the project will generate approximately 220 and 180 two-way trips during the a.m. and p.m. peak hours, respectively. The consultant concludes that site traffic can be accommodated with minimal impact on the adjacent road network. Transportation Services generally accept this conclusion, pending additional supporting materials from the applicant.

A stronger Transportation Demand Management (TDM) plan is required for this site to support the proposed vehicular parking and to address vehicular site circulation issues. The proposed development will also need to demonstrate transportation-related requirements in the Toronto Green Standard (TGS), which have not been satisfied,

including the requirements for the reduction of Single-Occupant Auto Vehicle Trips, LEV and Sustainable Mobility Spaces, Electric Vehicle Infrastructure, and sidewalk space.

An updated transportation report dated June 2023 has been submitted for the site and is currently under review. In the event that the OLT allows appeal in whole or in part, the final Order should be withheld pending confirmation that the owner has submitted a revised Transportation Demand Management Plan acceptable to, and to the satisfaction of the Chief Planner and Executive Director, City Planning and the General Manager, Transportation Services and that such matters arising from such study be secured if required.

Servicing and Stormwater Management

Per the memo from Engineering and Construction Services dated August 21, 2023, the applicant is required to provide a revised Functional Servicing Report. The Functional Servicing Report will be required to determine the storm water runoff, sanitary flow and water supply demand resulting from this development and whether there is adequate capacity in the existing municipal infrastructure to accommodate the proposed development. Additional information is also required, such as revised hydrant flow test, and a final hydrogeological investigation.

In the event that the OLT allows the Official Plan and Zoning By-law Amendment application appeal in whole or in part, the final Order should be withheld pending the confirmation the Functional Servicing and Hydrogeological Assessment Report has been revised to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and it is demonstrated that the municipal water, waste, sanitary and storm sewer systems can support the proposed development and whether upgrades or improvements of the existing municipal infrastructure are required.

Waste Management Services

A portion of the site lies within 250 metres of a closed municipal landfill. Therefore, the owner of the property is required to retain a qualified person (as that term is defined in Ontario Regulation 153/04) (the "Qualified Person") to conduct a subsurface investigation for the possible presence of methane gas at the property. In the event that the OLT allows the Official Plan and Zoning By-law Amendment application appeal in whole or in part, the final Order should be withheld pending the submission of a Methane Gas Investigation Report, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services

Indoor/Outdoor Amenity Space

The proposed development has 1.25 square metres of outdoor amenity space per dwelling unit, or 555 square metres for 442 dwelling units. For indoor amenity, the proposed development has 2.73 square metres of indoor amenity space per dwelling unit, or 1,208 square metres for 442 dwelling units. The applicant should revise the proposal to increase the outdoor amenity space and meet the minimum of 2.0 square metres per dwelling unit.

Toronto Green Standard (TGS)

The applicant is required to meet Tier 1 of the Toronto Green Standard, and is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and achieving net-zero emissions by 2040 or sooner. Standards for matters such as tree planting, tree soil volume, and transportation-related requirements as noted previously in this report, have not been met by the proposed development.

Rental Housing

Policy 3.2.1.12 of the Official Plan states that new development that has the effect of removing all or part of a private building or related group of buildings and would result in the loss of one or more rental units or dwelling rooms, will not be approved unless an acceptable tenant relocation and assistance plan is provided to lessen hardship for existing tenants.

Since the proposed development would require the demolition of existing rental dwelling units, Policy 3.2.1.12 of the Official Plan applies to this proposal and the applicant is required to provide an acceptable tenant relocation and assistance plan to lessen hardship for existing tenants. As of the date of this report, the applicant has not yet confirmed whether they will be providing tenant assistance.

Should the OLT allow the appeals in whole or in part, City staff recommend that the City Solicitor request that the Tribunal withhold its final Order until it has been advised that an appropriate tenant relocation and assistance plan has been secured in a legal undertaking with the City.

Further Issues

City Planning continues to receive additional information regarding these applications as a result of ongoing review by City commenting divisions, materials submitted in support of the proposal and through deputation made by members of the public to Community Council. Staff may also be required to evaluate supplementary or revised plans and supporting materials submitted by the applicant after the date of this report. As a result, Planning staff may continue to identify further issues or supplement the reasons provided in this report. Where substantive changes to the proposal are made by the applicant, Staff may report back to City Council as necessary.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), the Toronto Official Plan, including the Yonge-Eglinton Secondary Plan, and applicable City guidelines intended to implement Official Plan policies. The current proposal does not conform with the Toronto Official Plan and the Yonge-Eglinton Secondary Plan and does not meet the intent of relevant Design Guidelines. In addition, at this time, the application cannot be evaluated to determine consistency with the PPS given potential issues with methane gas and the risk to public health and safety.

This report recommends that City Council direct the City Solicitor, with appropriate staff, to attend the OLT in opposition to the Application in its current form and to continue discussions with the Applicant in an attempt to resolve outstanding issues.

CONTACT

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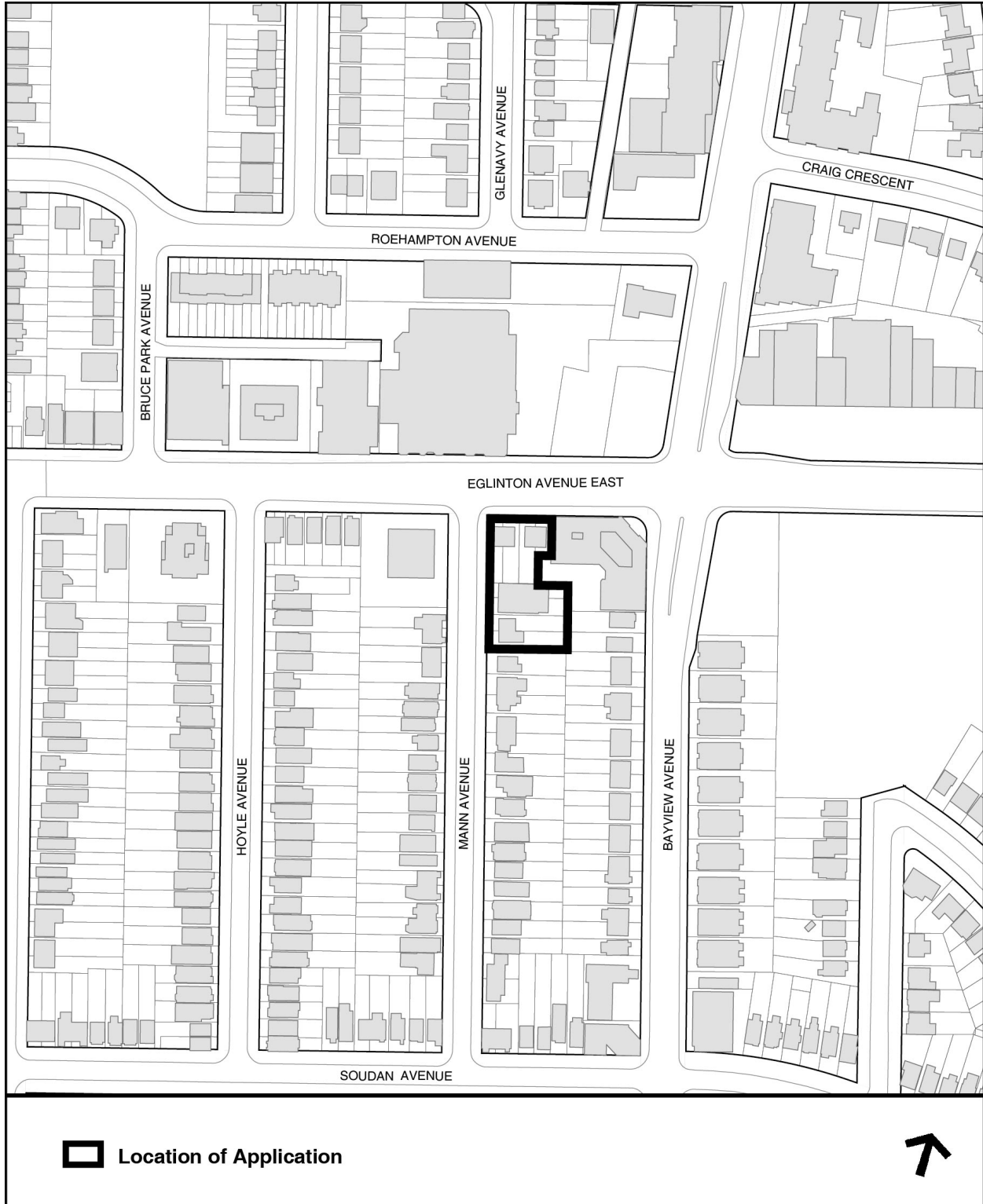
SIGNATURE

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

ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Application Data Sheet
Attachment 3: 3D Model of Proposal in Context Looking Northeast
Attachment 4: 3D Model of Proposal in Context Looking Southwest
Attachment 5: Site Plan
Attachment 6: Official Plan Land Use Map
Attachment 7: Yonge-Eglinton Secondary Plan Midtown Character Area Map
Attachment 8: Yonge-Eglinton Secondary Plan Midtown Transit Station Area Map
Attachment 9: Yonge-Eglinton Secondary Plan Land Use Map
Attachment 10: Zoning By-law No. 569-2013 Map

Attachment 1: Location Map



Attachment 2: Application Data Sheet

Municipal Address: 589-595 EGLINTON AVENUE EAST & 61-67 MANN AVENUE
Date Received: November 4, 2022
Application Number: 22 225964 NNY 15 OZ
22 225962 NNY 15 SA
Application Type: OPA & Rezoning, Site Plan
Project Description: Proposal for a 35 storeys residential building, including residential and commercial at grade. The building will contain a total of 442 residential units and 621 m² of retail space fronting Eglinton Avenue East. The residential GFA is 26,074 m², resulting in a 13.47 FSI. Total of 118 parking spaces will be provided.

Applicant	Agent	Architect	Owner
BAYVIEWEG INVESTMENT CORP	TERRACAP MANAGEMENT	TACT ARCHITECTURE INC.	BAYVIEW INVESTMENT CORP

EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhood & Mixed Use Areas	Site Specific Provision:
Zoning:	R (d2.0) (x943); R (d0.6) (x930)	Heritage Designation:
Height Limit (m):	18, 9	Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 1,982 Frontage (m): 29 Depth (m): 62

Building Data	Existing	Retained	Proposed	Total
Residential GFA (sq m):	630		26,074	26,074
Non-Residential GFA (sq m):	240		660	660
Total GFA (sq m):	830		26,695	26,695
Height - Storeys:	2		35	35
Height - Metres:			124.75	124.75

Lot Coverage Ratio (%): 31.4 Floor Space Index: 13.47

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	26,074	
Retail GFA:	621	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	1			
Freehold:	4			
Condominium:				
Other:				
Total Units:	5			

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		55	238	109	44
Total Units:		55	238	109	44

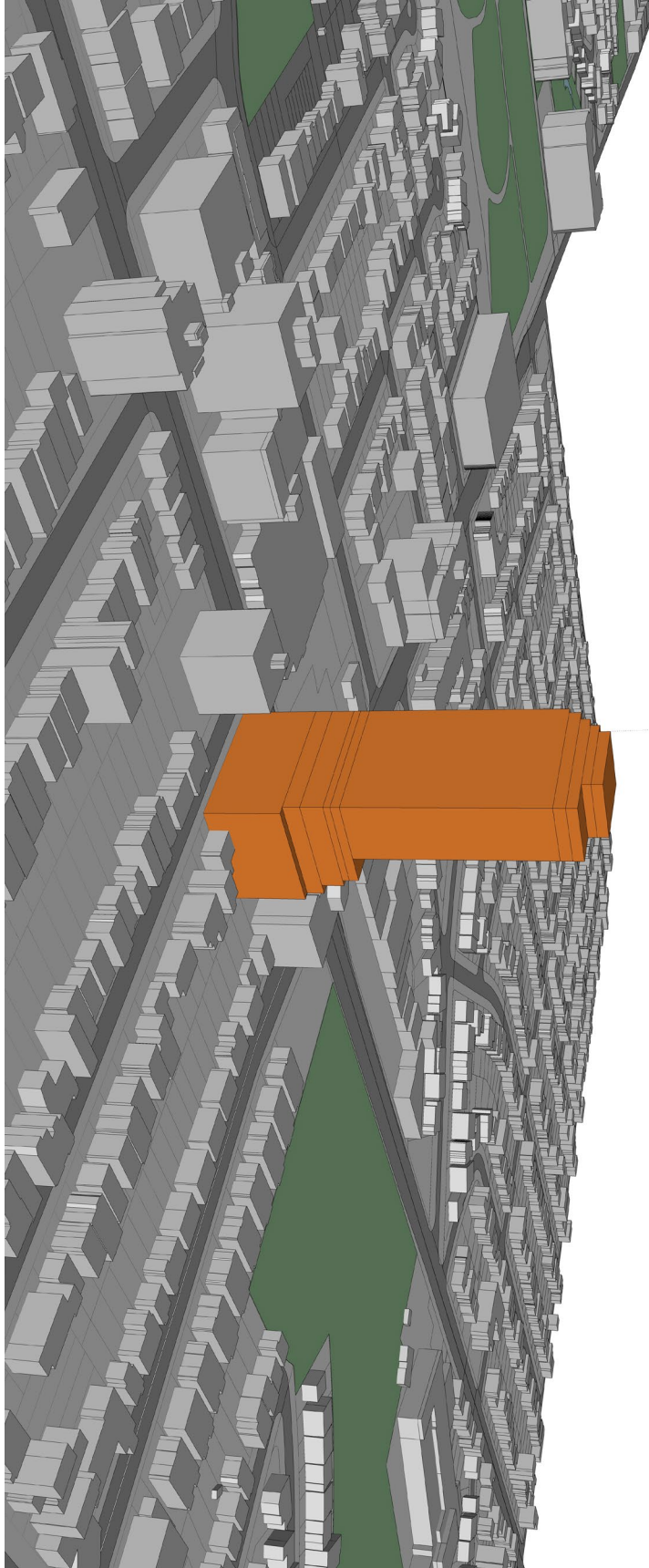
Parking and Loading

Parking Spaces: 118 Bicycle Parking Spaces: 446 Loading Docks: 2

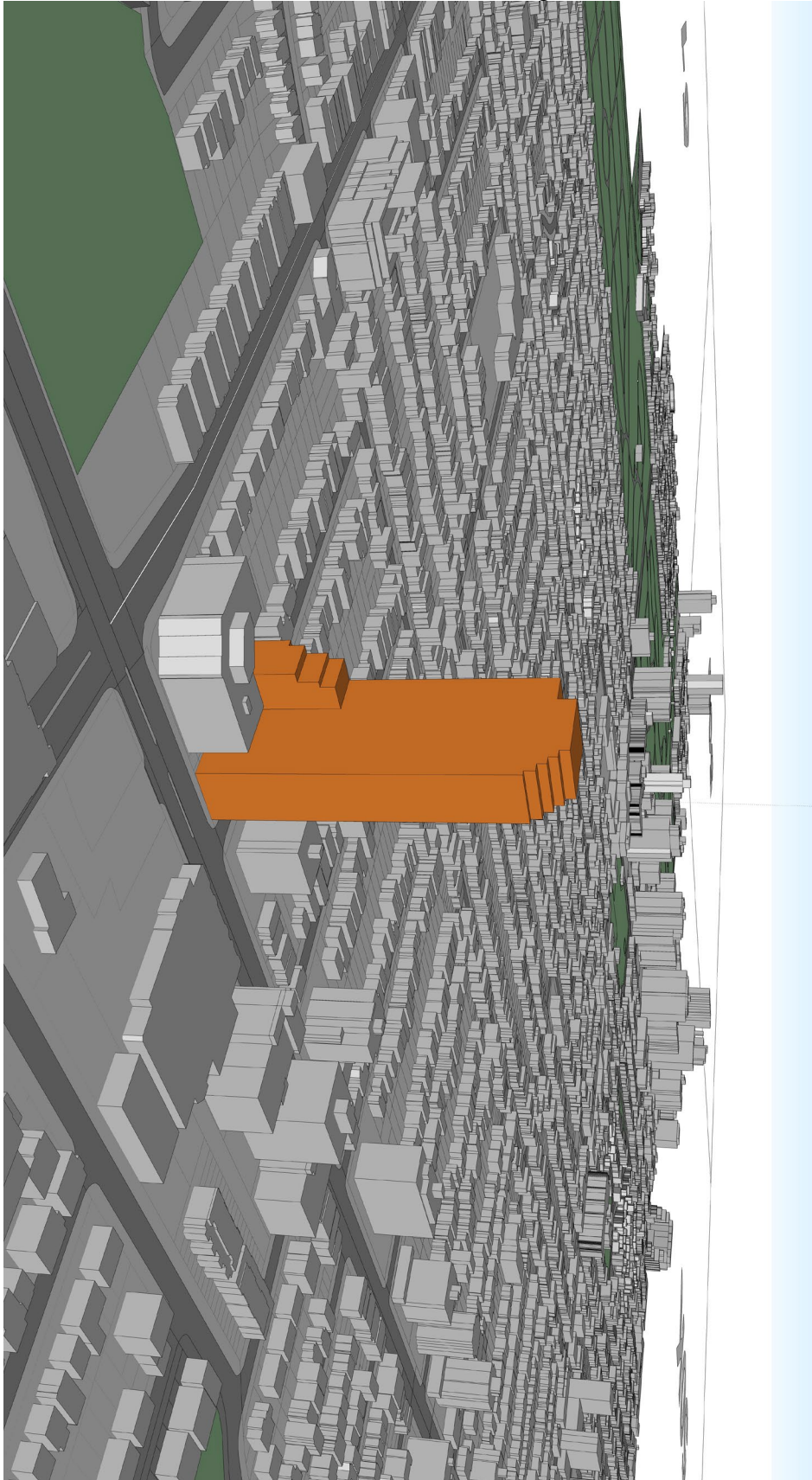
CONTACT:

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



Attachment 4: 3D Model of Proposal in Context Looking Southwest




Attachment 6: Official Plan Land Use Map



Official Plan Land Use Map #17

61, 63, 65, 67 Mann Avenue &
589, 591, 593, 595 Eglinton Avenue East
File # 22 225963 NNY 15 0Z

-  Location of Application
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Parks

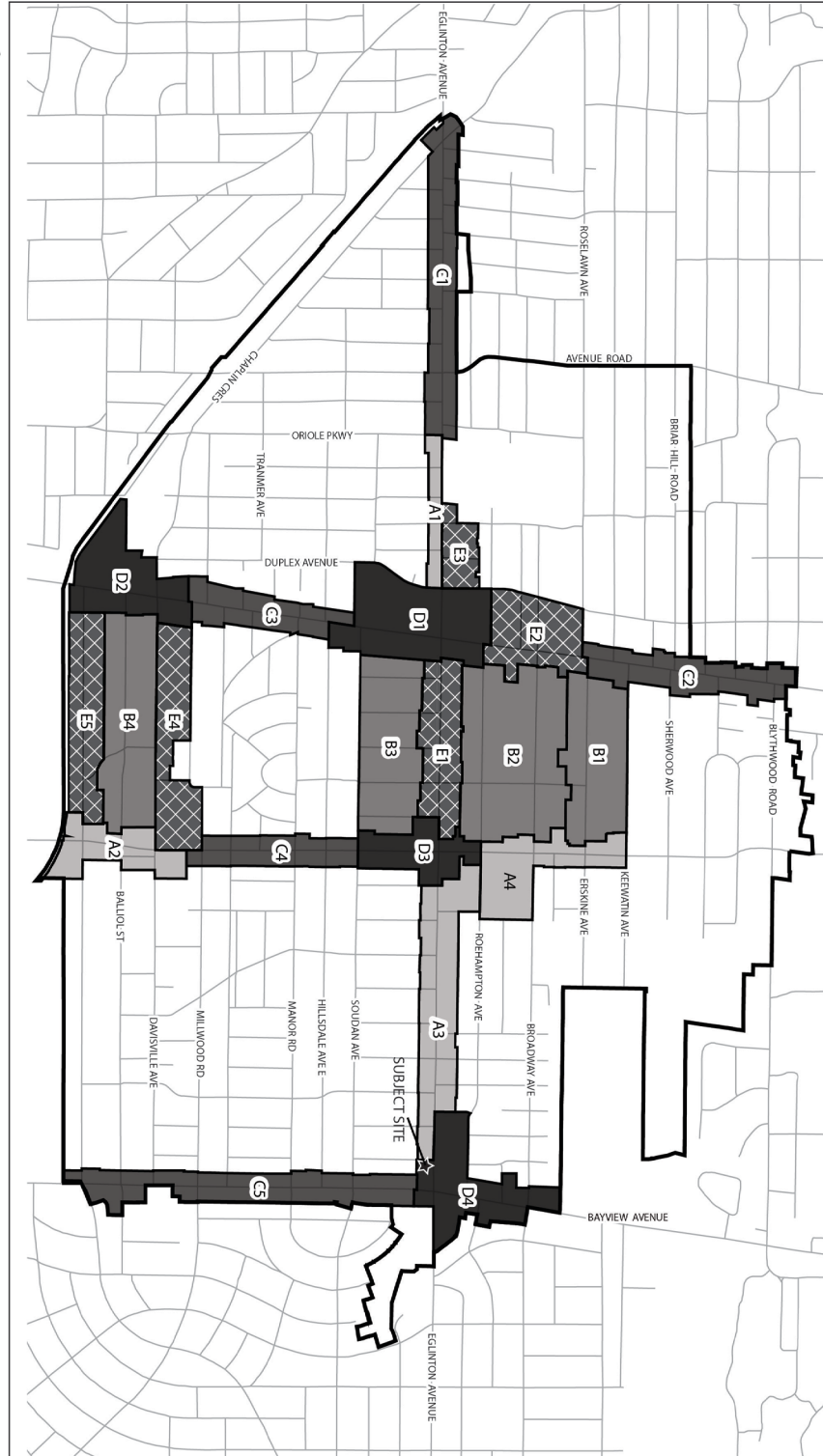

Not to Scale
Extracted: 09/25/2023

Attachment 7: Yonge-Eglinton Secondary Plan Midtown Character Area Map

- TORONTO**
- Yonge-Eglinton Secondary Plan -
Map 21-2 Midtown Character Areas**
- Secondary Plan Boundary
 - Apartment High Streets
 - A1 Eglinton Park
 - A2 Mount Pleasant Gateway
 - A3 Eglinton East
 - A4 Mount Pleasant North
 - Apartment Neighbourhoods
 - B1 Erskine and Keevatin
 - B2 Redpath Park Street Loop
 - B3 Soudan
 - B4 Davisville
 - Villages
 - C1 Eglinton Way
 - C2 Yonge Street North
 - C3 Yonge Street South
 - C4 Mount Pleasant South
 - C5 Bayview-Leaside
 - Cores
 - D1 Yonge-Eglinton Crossroads
 - D2 Davisville Station
 - D3 Mount Pleasant Station
 - D4 Bayview Focus Area
 - Special Places
 - E1 Eglinton Greenline
 - E2 Montgomery Square
 - E3 Hemming
 - E4 Davisville Community Street
 - E5 Merton Street
 - Site Location
- Not to Scale
07/08/2023

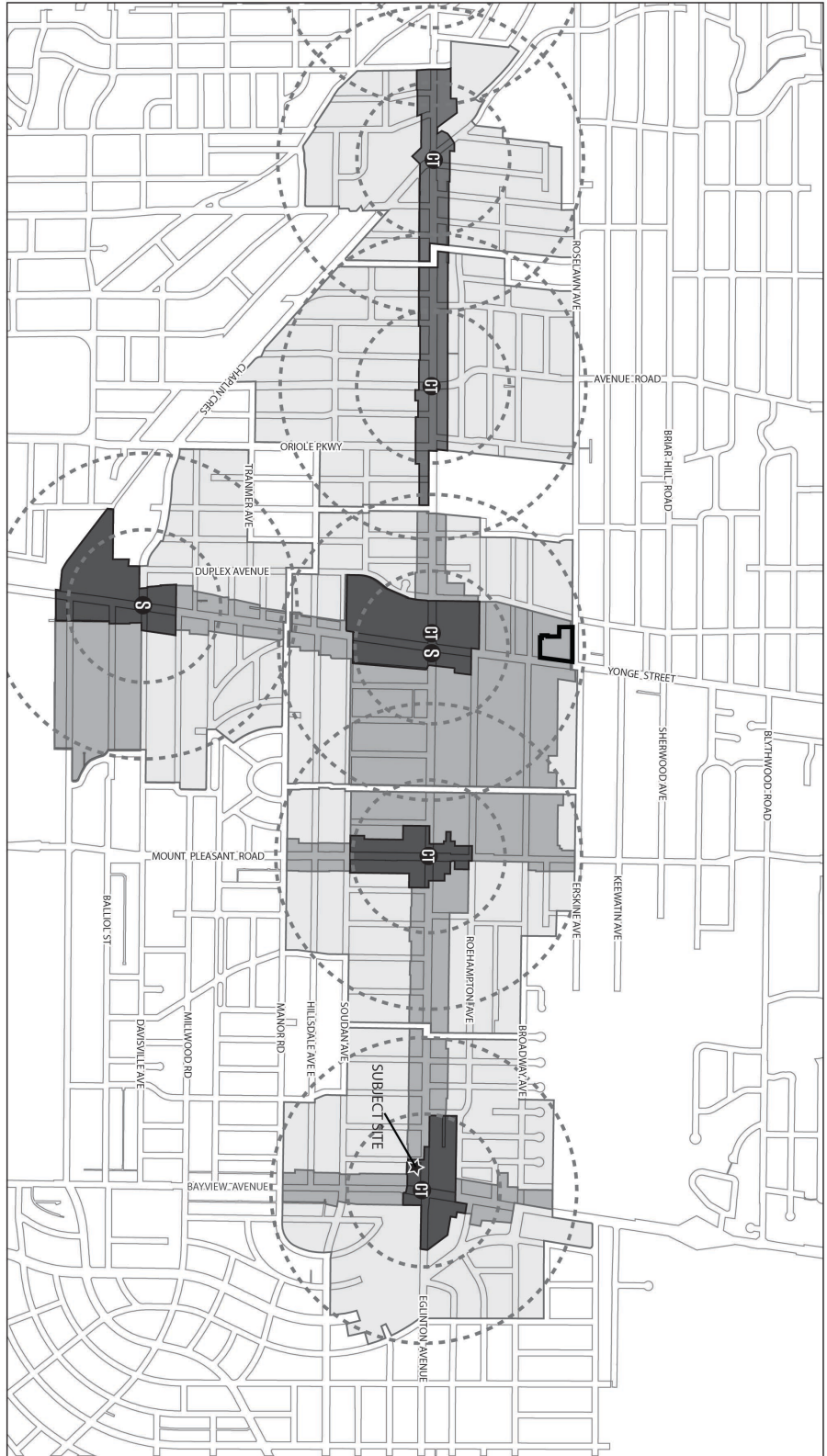
**61, 63, 65, 67 Mann Avenue &
589, 591, 593, 595 Eglinton Avenue East**

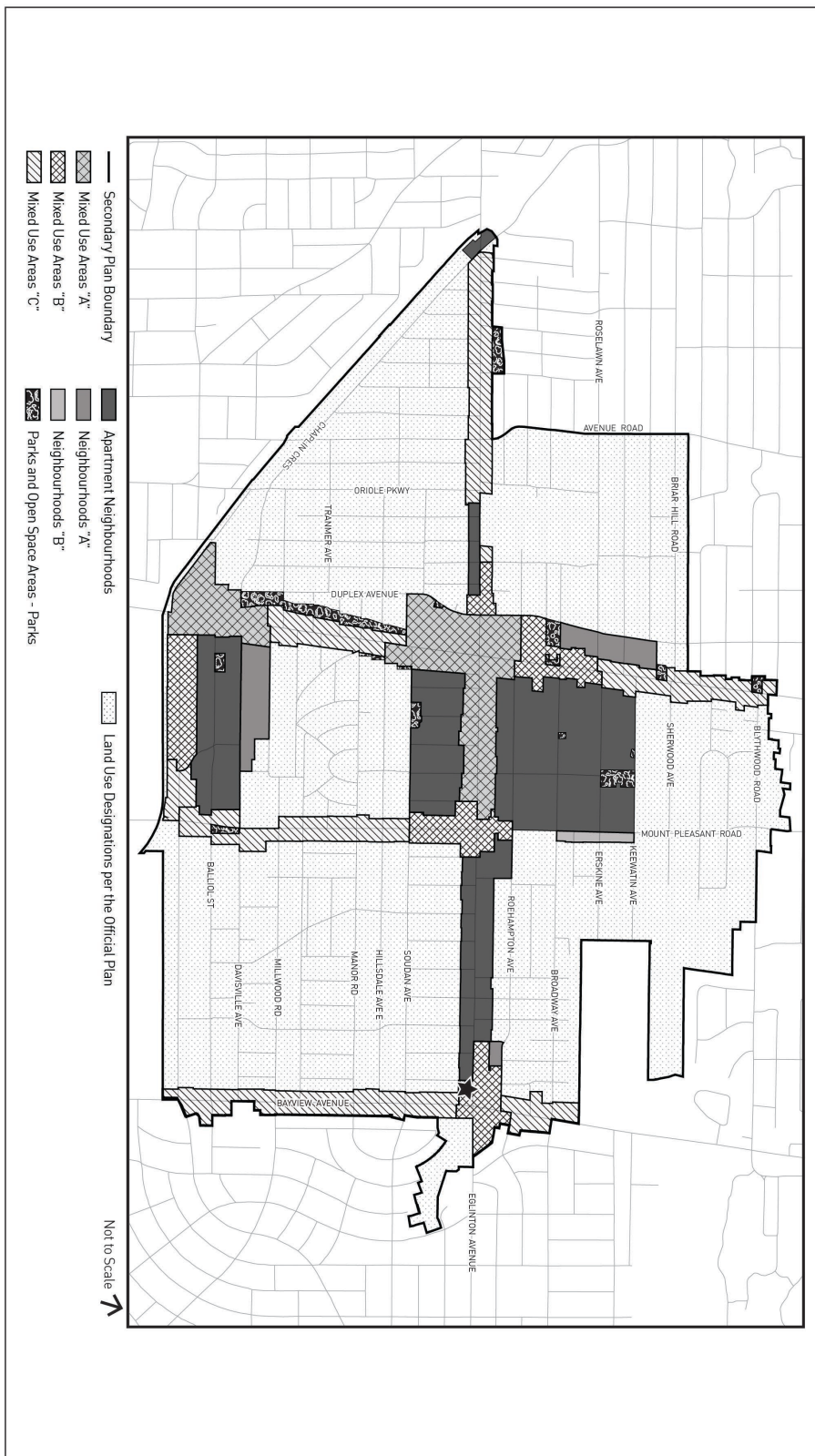
File # 22 225963 NWY 15 0Z



Attachment 8: Yonge-Eglinton Secondary Plan Midtown Transit Station Area Map

- Toronto**
- Yonge-Eglinton Secondary Plan -
Map 21-3 Midtown Transit Station Areas**
- 61, 63, 65, 67 Mann Avenue &
589, 591, 593, 595 Eglinton Avenue East**
- File # 22 225963 NNY 15 02**
- Transit Nodes**
- Station Area Core
 - Secondary Zone
 - Built-up Zone
- Transit Corridors**
- Corridor
 - Built-up Zone
- 250m and 500m Radii**
- Subway Station
 - Eglinton Crosstown Station
- Site Location**





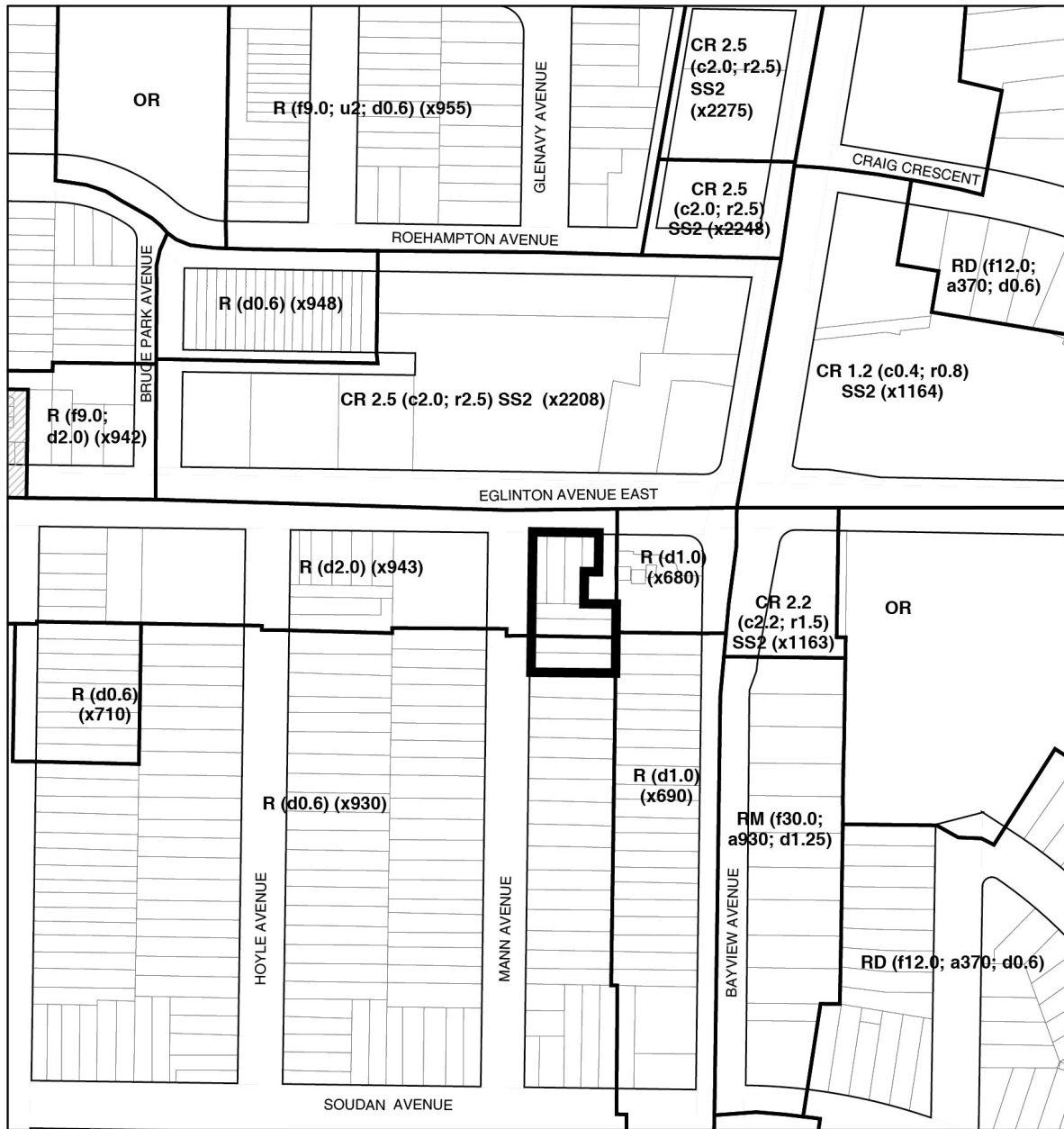
TORONTO
Yonge-Eglinton Secondary Plan - OPA 405

**61, 63, 65, 67 Mann Avenue &
 589, 591, 593, 595 Eglinton Avenue East**
 File # 22 225963 NNV 15 0Z

★ Site Location

Not to Scale
 07/05/2023

Attachment 10: Zoning By-law No. 569-2013 Map




Zoning By-law 569-2013

61, 63, 65, 67 Mann Avenue &
589, 591, 593, 595 Eglinton Avenue East

File # 22 225963 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
R4A Residential District


Not to Scale
Extracted: 11/07/2022