

# DRAFT FOR DISCUSSION

## OPA ZBA SPA Application

## 589 Eglinton Avenue East | Toronto ON



OPA ZBA SPA Resubmission		June 12, 2023
OPA ZBA SPA - Updated Architectural Package Initial OPA ZBA SPA Submission		April 4, 2023 October 6, 2022
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<b>BayviewEg Investment Corp.</b> 100 Sheppard Ave. East, Suite 512, Toronto, On M2N 6N5	A001	Title Page
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		<b>TACT</b> ARCHITECTURE



W. Coe Toronto  
01 2023.11.05 589 Eglinton & Bayview  
02 2023.04.03 589 Eglinton & Bayview - Updated Arch Package  
03 2023.06.12 589 Eglinton & Bayview

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Published Friday, January 12, 2024.  
file: 2207 Eglinton & Bayview v48.pln

job title  
**589 Eglinton Avenue East**

client  
**BayviewEG Investment Corp.**

drawn by  
**AK, RD**

checked by  
**PJ**

issue date  
**Friday, January 12, 2024**

job number  
**2207**

scale  
**NTS**



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Job title:  
**589 Eglinton Avenue East**

Client:  
**BayviewEG Investment Corp.**

Street title:  
**Renders**

Drawn by:  
**AK, RD**

Checked by:  
**PJ**

Issue date:  
**Friday, January 12, 2024**

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Scale:  
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W. Coe      Toronto  
01 2020-11-05      589 Eglinton Avenue East  
02 2023-04-03      589 Eglinton Avenue East Package  
03 2023-06-12      589 Eglinton Avenue East

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Client:  
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Plot title:  
**589 Eglinton Avenue East**

Client:  
**BayviewEG Investment Corp.**

Sheet title:  
**Renders**

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Job No: 589 Eglinton Avenue East

Client: BayviewEG Investment Corp.

Street No: 589 Eglinton Avenue East  
Renders

Drawn by: AK, RD  
Checked by: PJ

Issue Date: Friday, January 12, 2024

Job Number: 2207  
Scale: NTS



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Re: 2207 Eglinton & Bayview v-48 pin

Job No:  
**589 Eglinton Avenue East**

Client:  
**BayviewEG Investment Corp.**

Drawn By:  
**AK, RD**

Checked By:  
**PJ**

Issue Date:  
**Friday, January 12, 2024**

Job Number:  
**2207**

Scale:  
**NTS**



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Published Friday, January 12, 2024.  
Rev: 2207 Eglinton & Bayview v.45 pin

Job title:  
**589 Eglinton Avenue East**

Client:  
**Bayview Eg Investment Corp.**

Lead Site:  
**Renderers**

Drawn by:  
**AK, RD**

Checked by:  
**PJ**

Issue date:  
**Friday, January 12, 2024**

Job number:  
**2207**

Scale:  
**NTS**



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Client:  
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Checked by:  
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Issue date:  
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W. Coe      Project  
01 2023.11.05      589 Eglinton Avenue East  
02 2023.04.03      02A 20A 20B - Updated Arch Package  
03 2023.06.12      02A 20A 20B - Revisions

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Re: 2207 Eglinton & Bayview v 48 pin

Site No:  
**589 Eglinton Avenue East**

Client:  
**BayviewEG Investment Corp.**

Street Site:  
**Renderers**

Drawn by: **AK, RD**      checked by: **PJ**

Issue date:  
**Friday, January 12, 2024**

Pin Number: **2207**      Issue: **NTS**



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Job No: 589 Eglinton Avenue East  
Client: Bayview Eg Investment Corp.

Drawn by: AK, RD  
Checked by: PJ

Issue Date: Friday, January 12, 2024

Job Number: 2207  
Scale: NTS





**JUNE 2023 - OPA/ZBA/SPA STATS**

Municipal Address **589 Eglinton Avenue East**

SITE	Site Area	TOTAL	
		1,981.8 sm	
	Eglinton Ave E Frontage Mann Ave Frontage	29.0 m 61.7 m	
<b>BUILDING HEIGHT</b>	Established Grade* <b>Height</b> Height w Mech PH	151.80 m <b>118.75 m</b> 124.75 m	
<b>GROSS CONSTRUCTION AREA</b>	Residential GCA Retail GCA <b>Total GCA</b>	36,588 sm 621 sm <b>37,209 sm</b>	
<b>GROSS FLOOR AREA</b>	Residential GFA Retail GFA <b>Total GFA</b>	26,074 sm 621 sm <b>26,695 sm</b>	
<b>SALEABLE</b>	Residential Saleable Retail Saleable <b>Total Saleable</b>	22,869 sm 621 sm <b>23,490 sm</b>	
<b>FLOOR SPACE INDEX</b>	Residential FSI Retail FSI <b>Total FSI</b>	13.16 0.31 <b>13.47</b>	
	<b>% of total unit count</b>		
<b>UNIT COUNT</b>	Studio 12% 1BD 53% 2BD 25% 3BD 10% <b>Total Unit Count</b>	55 234 109 44 <b>442</b>	
<b>AMENITY SPACE</b>	Indoor 884 sm Outdoor 884 sm <b>Total Amenity Space</b>	1,213 sm 555 sm <b>1,768 sm</b>	
<b>VEHICULAR PARKING</b>	Resident Stalls Visitor / Retail Stalls <b>Total Parking Count</b> **Barrier-free spaces (included in total) ***EV Parking Spaces (included in total) Pick-up/drop-off Spaces (in addition to total)	0 8 <b>6</b> 9 112 3	110 8 <b>118</b> 9 112 3
<b>BICYCLE PARKING</b>	L-T Residential Bicycle Spaces S-T Residential Bicycle Spaces <b>Total Res. Bicycle Spaces</b> L-T Retail Bicycle Spaces S-T Retail Bicycle Spaces <b>Total Retail Bicycle Spaces</b> ****Electric Bicycle Spaces (included in total) <b>Publicly accessible S-T Bicycle Spaces</b> As per TGS requirement	398 44 <b>442</b> 2 5 <b>7</b> 60 <b>10</b>	402 44 <b>446</b> 2 5 <b>7</b> 60 <b>10</b>
<b>LOADING</b>	Type 'G' Loading Space Type 'C' Loading Space	1 1	1 1

**NOTES**

\* **Established Grade** is calculated as an average of the elevation along the Eglinton (north) and Mann (west) property lines.

\*\* **Barrier-free parking spaces** are spread throughout the below grade parking garage (P1: 2 spaces, P2: 3 spaces, P3: 2 spaces, P4: 2 spaces)

\*\*\* **EV Parking spaces**: 100% of resident parking spaces and 25% non-resident spaces will be EV ready

**Residential Bicycle parking rate**: Zone 1, a minimum of 1.0 bicycle parking spaces per dwelling unit, allocated as 0.9 "long-term" (L-T) bicycle parking spaces per dwelling unit and 0.1 "short-term" (S-T) bicycle parking spaces per dwelling unit

**Retail Bicycle parking rate**: Zone 1 is 3 plus 0.3 "short term" (S-T) bicycle parking spaces for each 100 square metres of interior floor area used for a retail store AND 0.2 long term (L-T) bicycle parking spaces for each 100 square metres of interior floor area used for a retail store

\*\*\*\* **Electric Bicycle Infrastructure**: At least 15% of the required long-term bicycle parking spaces will include an energized outlet adjacent to the bicycle rack.

**OCTOBER 2023 - 38 STOREYS**

Municipal Address **589 Eglinton Avenue East**

SITE	Site Area	TOTAL	
		1,981.8 sm	
	Eglinton Ave E Frontage Mann Ave Frontage	29.0 m 61.7 m	
<b>BUILDING HEIGHT</b>	Established Grade* <b>Height</b> Height w Mech PH	151.80 m <b>127.75 m</b> 133.75 m	
<b>GROSS CONSTRUCTION AREA</b>	Residential GCA Retail GCA Office GCA <b>Total GCA</b>	38,138 sm 622 sm 162 sm <b>38,923 sm</b>	
<b>GROSS FLOOR AREA</b>	Residential GFA Retail GFA Office GFA <b>Total GFA</b>	27,570 sm 622 sm 162 sm <b>28,354 sm</b>	
<b>SALEABLE</b>	Residential Saleable Retail Saleable Office Saleable <b>Total Saleable</b>	23,833 sm 622 sm 162 sm <b>24,617 sm</b>	
<b>FLOOR SPACE INDEX</b>	Residential FSI Retail FSI Office FSI <b>Total FSI</b>	13.91 0.31 0.08 <b>14.31</b>	
	<b>% of total unit count</b>		
<b>UNIT COUNT</b>	Studio 15% 1BD 52% 2BD 22% 3BD 10% <b>Total Unit Count</b>	73 248 106 47 <b>474</b>	
<b>AMENITY SPACE</b>	Indoor 948 sm Outdoor 948 sm <b>Total Amenity Space</b>	1,346 sm 560 sm <b>1,907 sm</b>	
<b>VEHICULAR PARKING</b>	Resident Stalls Visitor / Retail Stalls <b>Total Parking Count</b> **Barrier-free spaces (included in total) ***EV Parking Spaces (included in total) Pick-up/drop-off Spaces (in addition to total)	0 7 <b>6</b> 9 108 3	106 7 <b>113</b> 9 108 3
<b>BICYCLE PARKING</b>	L-T Residential Bicycle Spaces S-T Residential Bicycle Spaces <b>Total Res. Bicycle Spaces</b> L-T Retail Bicycle Spaces S-T Retail Bicycle Spaces <b>Total Retail Bicycle Spaces</b> ****Electric Bicycle Spaces (included in total) <b>Publicly accessible S-T Bicycle Spaces</b> As per TGS requirement	427 47 <b>474</b> 2 5 <b>7</b> 64 <b>10</b>	429 49 <b>478</b> 2 5 <b>7</b> 68 <b>10</b>
<b>LOADING</b>	Type 'B/G' Loading Space Type 'C' Loading Space	1 1	1 1

**NOTES**

\* **Established Grade** is calculated as an average of the elevation along the Eglinton (north) and Mann (west) property lines.

\*\* **Barrier-free parking spaces** are spread throughout the below grade parking garage (P1: 2 spaces, P2: 3 spaces, P3: 2 spaces, P4: 2 spaces)

\*\*\* **EV Parking spaces**: 100% of resident parking spaces and 25% non-resident spaces will be EV ready

**Residential Bicycle parking rate**: Zone 1, a minimum of 1.0 bicycle parking spaces for each dwelling unit, allocated as 0.9 "long-term" (L-T) bicycle parking space per dwelling unit and 0.1 "short-term" (S-T) bicycle parking space per dwelling unit

**Retail Bicycle parking rate**: Zone 1 is 3 plus 0.3 "short term" (S-T) bicycle parking spaces for each 100 square metres of interior floor area used for a retail store AND 0.2 long term (L-T) bicycle parking spaces for each 100 square metres of interior floor area used for a retail store

\*\*\*\* **Electric Bicycle Infrastructure**: At least 15% of the required long-term bicycle parking spaces will include an energized outlet adjacent to the bicycle rack.

**NOVEMBER 2023 - POST MEDIATION 01**

Municipal Address **589 Eglinton Avenue East**

SITE	Site Area	TOTAL	
		1,981.8 sm	
	Eglinton Ave E Frontage Mann Ave Frontage	29.0 m 61.7 m	
<b>BUILDING HEIGHT</b>	Established Grade* <b>Height</b> Height w Mech PH	151.80 m <b>133.75 m</b> 139.75 m	
<b>GROSS CONSTRUCTION AREA</b>	Residential GCA Retail GCA Office GCA <b>Total GCA</b>	38,367 sm 567 sm 163 sm <b>39,098 sm</b>	
<b>GROSS FLOOR AREA</b>	Residential GFA Retail GFA Office GFA <b>Total GFA</b>	27,743 sm 567 sm 163 sm <b>28,473 sm</b>	
<b>SALEABLE</b>	Residential Saleable Retail Saleable Office Saleable <b>Total Saleable</b>	23,871 sm 567 sm 163 sm <b>24,602 sm</b>	
<b>FLOOR SPACE INDEX</b>	Residential FSI Retail FSI Office FSI <b>Total FSI</b>	14.00 0.29 0.08 <b>14.37</b>	
	<b>% of total unit count</b>		
<b>UNIT COUNT</b>	Studio 16% 1BD 46% 2BD 27% 3BD 11% <b>Total Unit Count</b>	74 213 127 51 <b>465</b>	
<b>AMENITY SPACE</b>	Indoor 930 sm Outdoor 930 sm <b>Total Amenity Space</b>	1,328 sm 577 sm <b>1,905 sm</b>	
<b>VEHICULAR PARKING</b>	Resident Stalls Visitor / Retail Stalls <b>Total Parking Count</b> **Barrier-free spaces (included in total) ***EV Parking Spaces (included in total) Pick-up/drop-off Spaces (in addition to total)	0 7 <b>6</b> 9 108 3	106 7 <b>113</b> 9 108 3
<b>BICYCLE PARKING</b>	L-T Residential Bicycle Spaces S-T Residential Bicycle Spaces <b>Total Res. Bicycle Spaces</b> L-T Retail Bicycle Spaces S-T Retail Bicycle Spaces <b>Total Retail Bicycle Spaces</b> ****Electric Bicycle Spaces (included in total) <b>Publicly accessible S-T Bicycle Spaces</b> As per TGS requirement	419 47 <b>466</b> 2 5 <b>7</b> 63 <b>10</b>	429 49 <b>478</b> 2 5 <b>7</b> 68 <b>10</b>
<b>LOADING</b>	Type 'B/G' Loading Space Type 'C' Loading Space	1 1	1 1

**NOTES**

\* **Established Grade** is calculated as an average of the elevation along the Eglinton (north) and Mann (west) property lines.

\*\* **Barrier-free parking spaces** are spread throughout the below grade parking garage (P1: 2 spaces, P2: 3 spaces, P3: 2 spaces, P4: 2 spaces)

\*\*\* **EV Parking spaces**: 100% of resident parking spaces and 25% non-resident spaces will be EV ready

**Residential Bicycle parking rate**: Zone 1, a minimum of 1.0 bicycle parking spaces for each dwelling unit, allocated as 0.9 "long-term" (L-T) bicycle parking space per dwelling unit and 0.1 "short-term" (S-T) bicycle parking space per dwelling unit

**Retail Bicycle parking rate**: Zone 1 is 3 plus 0.3 "short term" (S-T) bicycle parking spaces for each 100 square metres of interior floor area used for a retail store AND 0.2 long term (L-T) bicycle parking spaces for each 100 square metres of interior floor area used for a retail store

\*\*\*\* **Electric Bicycle Infrastructure**: At least 15% of the required long-term bicycle parking spaces will include an energized outlet adjacent to the bicycle rack.

**CURRENT STATISTICS  
DECEMBER 2023 - POST MEDIATION 02**

Municipal Address **589 Eglinton Avenue East**

SITE	Site Area	TOTAL	
		1,981.8 sm	
	Eglinton Ave E Frontage Mann Ave Frontage	29.0 m 61.7 m	
<b>BUILDING HEIGHT</b>	Established Grade* <b>Height</b> Height w Mech PH	151.80 m <b>133.75 m</b> 139.75 m	
<b>GROSS CONSTRUCTION AREA</b>	Residential GCA Retail GCA Office GCA <b>Total GCA</b>	38,344 sm 567 sm 163 sm <b>39,075 sm</b>	
<b>GROSS FLOOR AREA</b>	Residential GFA Retail GFA Office GFA <b>Total GFA</b>	27,720 sm 567 sm 163 sm <b>28,450 sm</b>	
<b>SALEABLE</b>	Residential Saleable Retail Saleable Office Saleable <b>Total Saleable</b>	23,859 sm 567 sm 163 sm <b>24,590 sm</b>	
<b>FLOOR SPACE INDEX</b>	Residential FSI Retail FSI Office FSI <b>Total FSI</b>	13.99 0.29 0.08 <b>14.36</b>	
	<b>% of total unit count</b>		
<b>UNIT COUNT</b>	Studio 16% 1BD 46% 2BD 27% 3BD 11% <b>Total Unit Count</b>	74 213 127 51 <b>465</b>	
<b>AMENITY SPACE</b>	Indoor 930 sm Outdoor 930 sm <b>Total Amenity Space</b>	1,328 sm 577 sm <b>1,905 sm</b>	
<b>VEHICULAR PARKING</b>	Resident Stalls Visitor / Retail Stalls <b>Total Parking Count</b> **Barrier-free spaces (included in total) ***EV Parking Spaces (included in total) Pick-up/drop-off Spaces (in addition to total)	0 7 <b>6</b> 9 108 3	106 7 <b>113</b> 9 108 3
<b>BICYCLE PARKING</b>	L-T Residential Bicycle Spaces S-T Residential Bicycle Spaces <b>Total Res. Bicycle Spaces</b> L-T Retail Bicycle Spaces S-T Retail Bicycle Spaces <b>Total Retail Bicycle Spaces</b> ****Electric Bicycle Spaces (included in total) <b>Publicly accessible S-T Bicycle Spaces</b> As per TGS requirement	419 47 <b>466</b> 2 5 <b>7</b> 63 <b>10</b>	429 49 <b>478</b> 2 5 <b>7</b> 68 <b>10</b>
<b>LOADING</b>	Type 'B/G' Loading Space Type 'C' Loading Space	1 1	1 1

**NOTES**

\* **Established Grade** is calculated as an average of the elevation along the Eglinton (north) and Mann (west) property lines.

\*\* **Barrier-free parking spaces** are spread throughout the below grade parking garage (P1: 2 spaces, P2: 3 spaces, P3: 2 spaces, P4: 2 spaces)

\*\*\* **EV Parking spaces**: 100% of resident parking spaces and 25% non-resident spaces will be EV ready

**Residential Bicycle parking rate**: Zone 1, a minimum of 1.0 bicycle parking spaces for each dwelling unit, allocated as 0.9 "long-term" (L-T) bicycle parking space per dwelling unit and 0.1 "short-term" (S-T) bicycle parking space per dwelling unit

**Retail Bicycle parking rate**: Zone 1 is 3 plus 0.3 "short term" (S-T) bicycle parking spaces for each 100 square metres of interior floor area used for a retail store AND 0.2 long term (L-T) bicycle parking spaces for each 100 square metres of interior floor area used for a retail store

\*\*\*\* **Electric Bicycle Infrastructure**: At least 15% of the required long-term bicycle parking spaces will include an energized outlet adjacent to the bicycle rack.



TACT  
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Client  
BayviewEG Investment Corp.  
Project Information  
Drawn by AK, RD checked by PJ  
Issue date  
Friday, January 12, 2024  
Job number 2207

	2ND OPA/ZBA/SPA JUNE 2023		CURRENT SCHEME DEC 2023		Δ (+/-)	
	sf	m <sup>2</sup>	sf	m <sup>2</sup>	sf	m <sup>2</sup>
<b>GCA</b>	400,515	37,209.0	420,597	39,074.7	20,082.5	1,865.7
GFA - Residential	280,658	26,074.0	298,374	27,719.8	17,715.2	1,645.8
GFA - Retail	6,684	621.0	6,107	567.4	-577.4	-53.6
GFA - Office		0.0	1,757	163.2	1,757.0	163.2
<b>GFA Total</b>	<b>287,343</b>	<b>26,695.0</b>	<b>306,238</b>	<b>28,450.4</b>	-18,894.9	1,755.4
(Based on SPA GFA deductions)	71.7% of GCA		72.9% of GCA			
<b>NSA</b>	252,844	23,490.0	264,685	24,590.0	11,840.3	1,100.0
(Estimated based on typical hallways, exits, & elevator cores)	63.1% of GCA		62.9% of GCA			
<b>FSI</b>	13.47 x		14.36 x		0.89 x	
<b>Building Height</b>	35 ST		40 ST		5 ST	
<b>Unit Count</b>	442 Units		465 Units		23 Units	

STATISTICS COMPARISON

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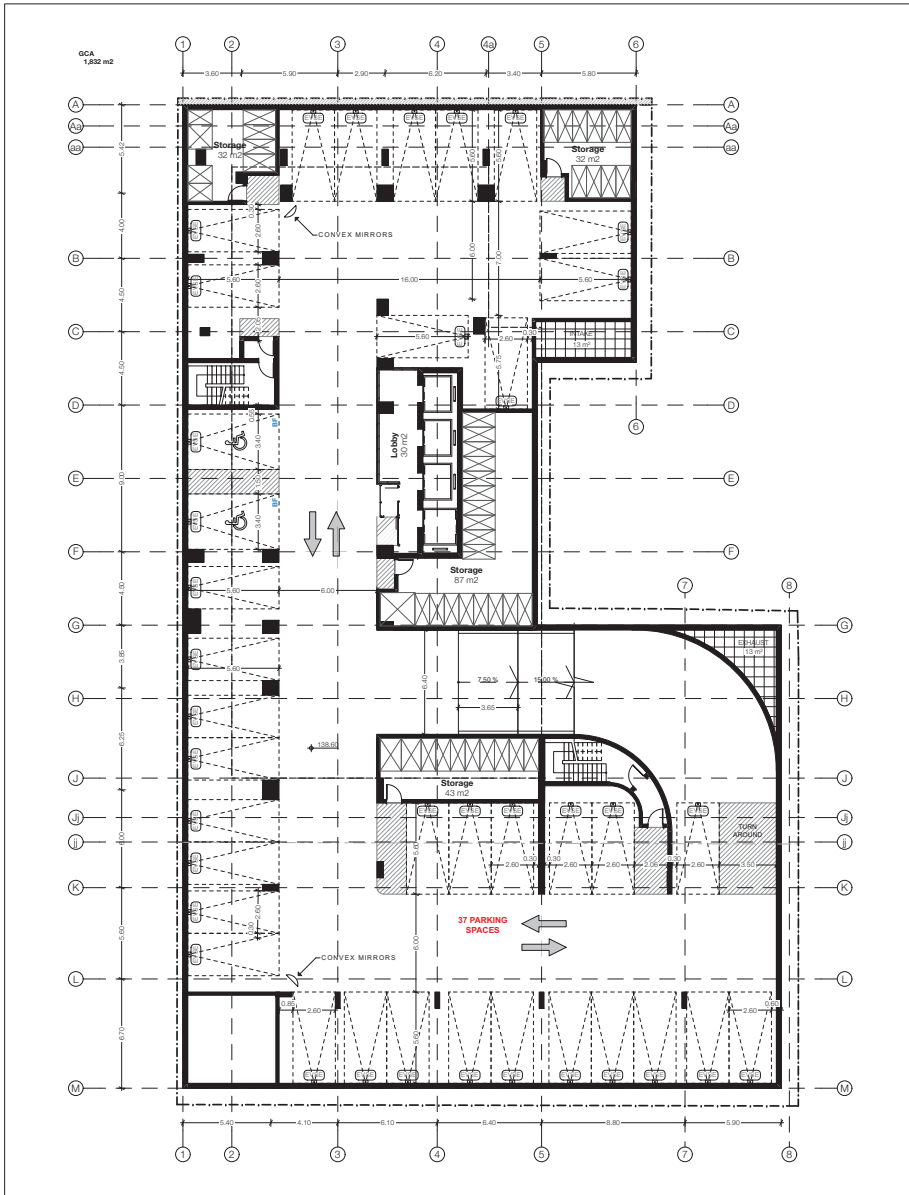
job title  
**589 Eglinton Avenue East**  
 client  
**BayviewEg Investment Corp.**  
 sheet title  
**Statistics Comparison**  
 drawn by  
**AK, RD**      checked by  
**PJ**  
 issue date  
**Friday, January 12, 2024**  
 job number  
**2207**      date  
**NTS**

**589 Eglinton Avenue GCA REALLOCATION**

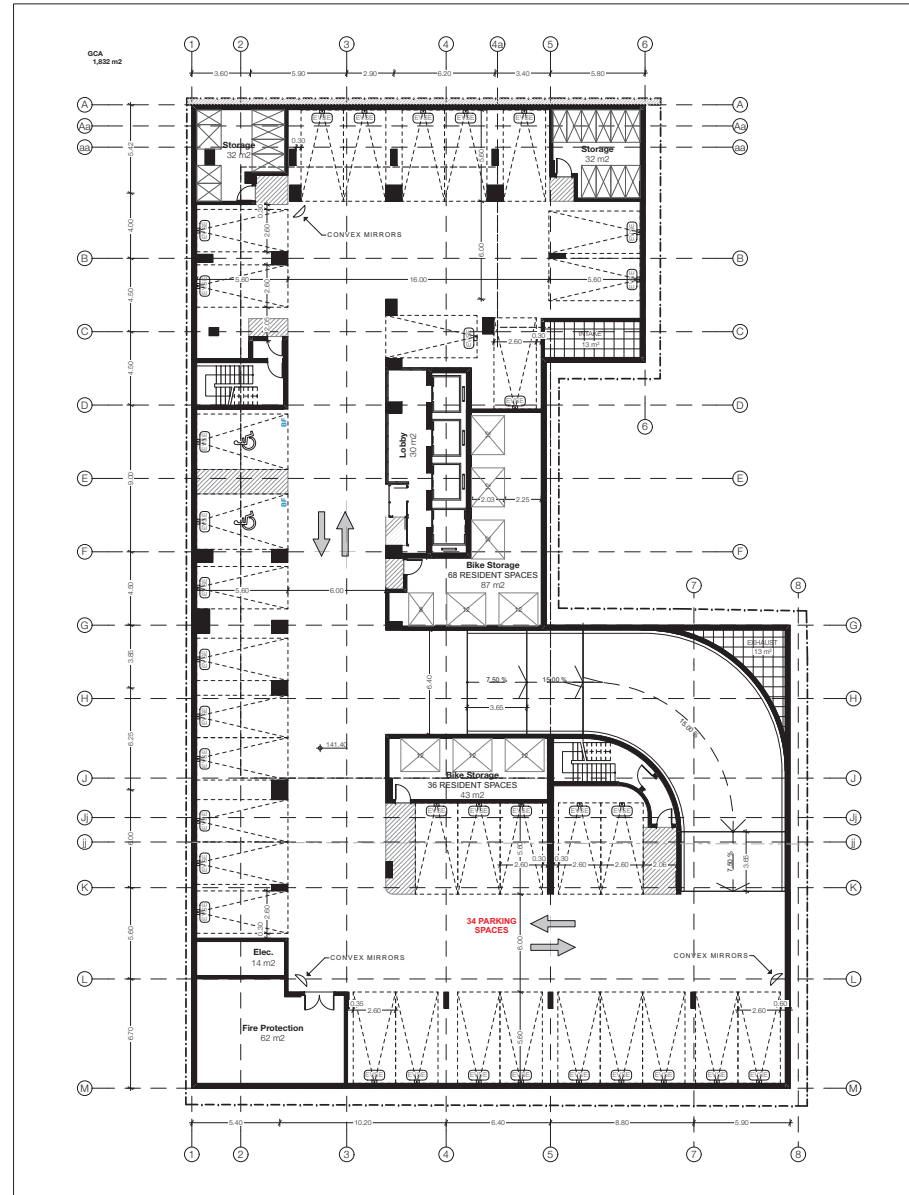
no.	Original GCA	GCA Lost		GCA Lost	GCA Gained	Resulting GCA
	October 2023	Mediation 01 November 16 2023	Mediation 02 December 2023	Mediation 02		
total						
	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>
<b>MECH</b>	579	-36				543
40	639	-36				603
39	672	-36				636
38	695	-36				659
37					695	695
36					695	695
37	731	-36				695
34	731	-36				695
33	731	-36				695
32	731	-36				695
31	731	-36				695
30	731	-36				695
29	731	-36				695
28	731	-36				695
27	731	-36				695
26	731	-36				695
25	731	-36				695
24	731	-36				695
23	731	-36				695
22	731	-36				695
21	731	-36				695
20	731	-36				695
19	731	-36				695
18	731	-36				695
17	731	-36				695
16	731	-36				695
15	731	-36				695
14	731	-36				695
13	763	-83				695
12	810	-66				742
11	851	-70				781
10	855	-66				789
9	922	-66	-11			753
8	935	-53				883
7	1,016	-51	-12			955
6	1,066			66		1,132
5	1,089			64		1,153
4	1,099			61		1,160
3	1,102			61		1,163
2	960	-44				916
Mez	638					638
1	991	-22				969
-1	1,763	-32				1,731
-2	1,832					1,832
-3	1,832					1,832
-4	1,832					1,832
Above grade GCA	31,064	-1,484	-23	1,642		31,849
Below grade GCA	7,259					7,225
TOTAL	38,923					39,075



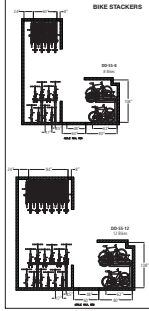
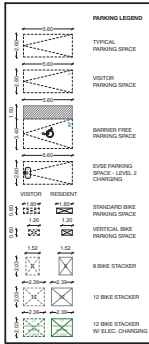




1 P4  
SCALE: 1:150



2 P3  
SCALE: 1:150



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Job No: 2207  
 589 Eglington Avenue East  
 Client: BayviewEg Investment Corp.  
 Street File: P3 - P4  
 Drawn by: AK, RD  
 Checked by: PJ  
 Issue Date: Friday, January 12, 2024  
 Job Number: 2207  
 Scale: 1:150