

444-466 Eglinton Avenue West – Official Plan and Zoning Amendment Application – Appeal Report

Date: October 4, 2024

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 8 - Eglinton-Lawrence

Planning Application Number: 23 127502 NNY 08 OZ

Related Application Number: 23 127667 NNY 08 RH

SUMMARY

On March 29, 2023, an Official Plan and Zoning By-law Amendment application was submitted to redevelop the lands at 444-466 Eglinton Avenue West with a 19-storey (64 metres) residential building with retail uses at grade. The proposed development would have an overall gross floor area of 15,063 square metres, of which, 14,643 square metres would be allocated as residential gross floor area with the remaining 420 square metres dedicated as non-residential gross floor area. The resulting density would be 10.25 times the lot area. A total of 185 dwelling units and 33 vehicular parking spaces are proposed as part of this application.

On July 19, 2024, the applicant appealed the application to the Ontario Land Tribunal (the "OLT") due to City Council failing to make a decision within the prescribed time frames in the Planning Act.

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

RECOMMENDATIONS

The Director, Community Planning North York District recommends that:

1. City Council authorize the City Solicitor, together with appropriate staff, to appear before the Ontario Land Tribunal in opposition to the Official Plan and Zoning By-law Amendment application, in its current form, for the lands at 444-466 Eglinton Avenue West.
2. In the event that the Ontario Land Tribunal allows the appeals in whole or in part, City Council instruct the City Solicitor to request the Ontario Land Tribunal to withhold its

Order until such time as the Ontario Land Tribunal has been advised by the City Solicitor that:

- a. the form and content of the Official Plan Amendment and Zoning By-law Amendment is satisfactory to the Executive Director, Development Review Division, the Chief Planner and Executive Director, City Planning Division, and the City Solicitor;
 - b. the Owner has submitted a revised Functional Servicing Report, Stormwater Management Report, and Hydrogeological Review, including the Foundation Drainage Report or addendums ("Engineering Reports"), to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, in consultation with the General Manager, Toronto Water;
 - c. the Owner has secured the design and provision of financial securities for any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Engineering Reports, to support the development, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Toronto Water, should it be determined that improvements or upgrades are required to support the development, according to the accepted Engineering Reports, accepted by the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Toronto Water;
 - d. the Owner has submitted a revised Transportation Impact Study or addendum, acceptable to, and to the satisfaction of, the General Manager, Transportation Services and the Chief Engineer and Executive Director, Engineering and Construction Services and that such matters arising from such study, be secured if required; and
 - e. the Chief Planner and Executive Director, City Planning Division, has approved the Rental Housing Demolition applications (23 127667 NNY 08 RH) under Chapter 667 Residential Rental Property Demolition and Conversion Control of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006, which allows for the demolition of the existing rental units on the sites, and the Owner has entered into, and registered on title to the lands, one or more agreements with the City, to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor, securing all rental housing-related matters necessary.
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, 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 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 appropriate City staff to continue discussions with the applicant to address outstanding issues, including but not limited to those outlined in this report.

5. City Council authorize the City Solicitor and other appropriate staff to take any necessary steps to implement City Council's decision.

FINANCIAL IMPACT

The Development Review 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.

DECISION HISTORY

Yonge-Eglinton Secondary Plan Midtown in Focus was an interdivisional response to the rapid intensification and change underway in parts of the Yonge-Eglinton area. City Council adopted Official Plan Amendment 405 and a series of infrastructure strategies and plans, including a new Secondary Plan, in July 2018. It was approved with modifications by the Minister of Municipal Affairs and Housing on June 5, 2019. The Minister-approved Secondary Plan, known as Official Plan Amendment (OPA 405) can be found here: [Yonge Eglinton Secondary Plan \(toronto.ca\)](https://toronto.ca/yonge-eglinton-secondary-plan).

As part of the Midtown in Focus planning study, 258 properties that are located in the Midtown in Focus planning study area adjoining the Yonge-Eglinton intersection, and comprise commercial "Main Street" properties located on both sides of Bayview Avenue, Eglinton Avenue East and West, Mount Pleasant Road and Yonge Street were recommended for inclusion on the City's Heritage Register as a "batch list". The properties at 444, 450, 454, 456, 460 and 462 Eglinton Avenue West are listed on the City's Heritage Register, adopted by City Council on October 2, 2017. The report can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2017.PG22.5>

A pre-application consultation (PAC) meeting was held on June 23, 2022. The current application was submitted to the City on March 27, 2023 and deemed complete by the City on January 12, 2024.

SITE AND SURROUNDING AREA

Site Description and Dimensions: The development site consists of eight properties municipally known as:

- 444 Eglinton Avenue West
- 450 Eglinton Avenue West
- 454 Eglinton Avenue West

- 456 Eglinton Avenue West
- 458 Eglinton Avenue West
- 460 Eglinton Avenue West
- 464 Eglinton Avenue West
- 466 Eglinton Avenue West

The subject site is rectangular in shape and is located at the northwest corner of Eglinton Avenue West and Castle Knock Road. The site has a frontage of approximately 46 metres along Eglinton Avenue West, and a frontage of approximately 33 metres along Castle Knock Road, resulting in an overall site area of approximately 1,469 m².

Existing Uses: Eight, two-storey mixed use buildings, with commercial uses at grade and residential units above.

Surrounding uses include: The uses along Eglinton Avenue West, on the north and south sides of the street, are predominantly 2-storey mixed use buildings, with retail or office uses at grade and residential uses in the storeys above. Immediately north of the site is a Green P parking lot. Further north the area is a low density residential neighbourhood comprised predominately of single detached dwellings.

THE APPLICATION

Description: The application proposes to redevelop the subject site with a 19-storey building having an overall height of 64 metres, not including mechanical penthouse. The proposed development consists of a 7-storey podium with a tower element above.

Gross Floor Area: Residential 14,643 square metres; non-residential 420 square metres; total 15,063 square metres.

Density: 10.25 times the lot area.

Dwelling Units: 185 Dwelling units total of which, 84 1-bedroom units (45%); 67 2-bedroom units (36%); 34 3-bedroom units (18%).

Vehicular Parking: 33 total: 27 residential parking spaces; 6 retail parking spaces. The applicant is not proposing residential visitor parking as part of this proposal.

Bicycle Parking: 209 Total: 167 long term bicycle parking spaces; 37 short term bicycle parking spaces; and 5 retail bicycle parking spaces.

Additional Information: See Attachments 7 and 8 of this report for a three dimensional representation of the project in context, Attachment 6 for a site plan of the proposal and Attachment 1 for the Application Data Sheet.

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/444EglintonAveW

Reasons for Application

An Official Plan Amendment is required to the Yonge-Eglinton Secondary Plan to permit the 19-storey building.

An amendment to the Zoning By-law is required to permit the proposed height and density of the development, as well as other site-specific development standards, such as but not limited to, building setbacks, projections, vehicular parking and bicycle parking.

Agency Circulation Outcomes

The application has been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application.

POLICY & REGULATION CONSIDERATIONS

Provincial Land-Use Policies

On October 20, 2024 the Provincial Planning Statement (2024) comes into effect and combines the PPS (2020) and the Growth Plan (2020) into a single policy document. As of October 20, 2024, all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024) (PPS 2024) and shall conform to provincial plans including the Greenbelt Plan (2017) and others.

Official Plan

The Official Plan Urban Structure Map 2 identifies the site as Avenues. The lands are designated Mixed Use Areas on Map 17 of the Official Plan. See Attachment 3 of this report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

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

Secondary Plan

The subject site is located within the boundary of the Yonge-Eglinton Secondary Plan. The Yonge-Eglinton Secondary Plan (OPA 405) identifies the site as part of Mixed Use Areas 'C'. The site is also within the Eglinton Way Character Area which contemplates development with heights up to 8-storeys within the Character Area. In addition, the YESP contains direction for a rear public laneway system to service new development on Eglinton Avenue West, as shown on Map 21-9.

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

Zoning

The subject site is zoned Commercial Residential (CR SS2 (x528)) under Zoning By-law 569-2013. The CR zoning category permits a range of residential and non-residential uses with a maximum density of 2.0 and maximum height of 24 metres.

See Attachment 4 of this report for the existing Zoning By-law Map.

Design Guidelines

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

- Tall Buildings Guidelines; and
- Growing Up: Planning for Children in New Vertical Communities.

Guidelines can be found via the following link: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Toronto Green Standard

The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, 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/>

Site Plan Control

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

COMMUNITY CONSULTATION

A Virtual Community Consultation Meeting was hosted by City staff on February 24, 2024. The meeting was attended by the local Councillor, Councillor's office staff, the applicant and their consultant team, and approximately 125 members of the public.

Following presentations by City staff and the applicant, the following comments and questions were raised by the general public:

- Concerns with the proposal not fitting in with the area as it relates to building height and proposed density;

- Questions regarding capacity of local schools, and local community services and facilities;
- Questions regarding the future use of the Green P parking lot to the north of the site;
- Concerns with increased traffic and traffic infiltration into the neighbourhood;
- Questions regarding whether affordable housing units or seniors units were considered as part of the proposal;
- The provision of replacement units for the existing rental units on site; and
- Questions regarding construction management;

COMMENTS

Provincial Policy Statement, Provincial Planning Statement and Provincial Plans

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 Planning Statement. (All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS.

The PPS (2024) requires planning authorities to identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, and the availability of suitable existing and planned infrastructure and public service facilities to meet projected needs. These locations and areas are to be identified in the official plan and zoning by-laws in accordance with policies of the PPS. The PPS (2024) continues to supports the achievement of complete communities that are designed to support healthy and active living and meet people's daily needs throughout an entire lifetime. The policies encourage a range and mix of land uses, housing options, transportation options, and other uses to serve people of all ages, incomes, and abilities of households.

The proposal is not consistent with the new PPS (2024) policies as it relates to the implementation of appropriate development standards through the Official Plan and other supporting documents.

Height and 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 prescribes design criteria with regards to achieving appropriate transition of scale and intensity.

In addition to the Official Plan, the subject site is subject to the policies of the Yonge-Eglinton Secondary Plan (YESP). The proposal is located within Mixed Use Area "C" in the secondary plan. Mixed Use Areas "C" include commercial main streets

characterized by continuous at-grade narrow-frontage retail, service and institutional uses with office, other commercial and residential uses above. A mix of residential, retail and service, office, institutional, entertainment and cultural uses will be permitted. The subject site is also located in Eglinton Way Village Character Area. Anticipated height ranges for each Character Area provide guidance regarding the intended built form character for each Character Area. In terms of the height structure, the YESP outlines that for the Eglinton Way Village, the anticipated height is 8 storeys. The applicants submission has not demonstrated that the proposed redevelopment at 19 storeys is appropriate. Staff have indicated that the proposed height should be reduced to contextually fit into the planned and built contexts set out in the YESP and Official Plan policies.

The Tall Building Guidelines further reinforce these policies by providing guidelines to assist with the evaluation of tall building proposals. There needs to be improved tower setbacks and tower separation to adjacent lands, appropriate stepbacks, reduction in building height, and consolidation of landholdings to achieve an appropriately sized property or reduction in floorplate to support a development that conforms to the policy objectives, and that does not prevent orderly development as prescribed by the policies of the Official Plan and YESP. At 19 storeys, the proposal is considered a tall building, however, it has not been demonstrated that the performance standards, especially building setbacks, for a tall building have been met.

The proposal does not meet the intent of the Official Plan Built Form policies, or the policies within the Secondary Plan. The proposed height and built form represents significant intensification of the site that can not be supported in its current form.

Sun, Shadow, Wind

The Official Plan contains policies regarding sunlight and minimizing shadows. The Secondary Plan contains policies regarding sun, shadow, and wind conditions on the public realm. The shadow studies submitted by the applicant demonstrate that the proposal has impacts on the potential public park, streets, public realm, and Neighbourhoods lands. The shadow impact that results from the proposal in its current form are not acceptable. The shadow studies demonstrate that the building will cast shadow on the potential park during much of the day, from 9:18 a.m. until 3:18 p.m. during the March/September equinox.

The Official Plan identifies that new development should limit and mitigate pedestrian level wind impacts. The pedestrian wind study submitted shows the proposal has some wind impacts on the pedestrian realm including on the lands identified as potential park, and furthermore, mitigation is required for the outdoor amenity terrace. Mitigation measures should be examined, including any necessary changes to built form, to eliminate the uncomfortable wind conditions that arise from the proposed development.

Traffic Impact, Loading and Parking

The applicant's transportation consultant prepared a Traffic Operations Assessment which examined the projected future traffic conditions arising from this development. The consultant estimates in this study that the proposed development is expected to

generate 30 two-way auto trips in the weekday AM peak hour, and 39 two-way auto trips in the weekday PM peak hour. Given the site traffic estimates, the consultant concludes that the traffic generated by the proposed development will have minimal impacts on the overall operation of the network signalized and unsignalized intersections. Transportation Review Staff have not accepted the transportation consultants analysis at this time and have requested additional information from the applicant.

The application proposes 33 parking spaces including 27 residential and 6 long-term retail parking spaces. The applicant is not proposing residential visitor parking spaces as part of this development. The proposed parking supply does not satisfy the minimum parking standard requirements for residential visitors and can not be accepted at this time.

As such, staff recommend that the applicant submit a revised Transportation Impact Study or addendum, acceptable to, and to the satisfaction of, the General Manager, Transportation Services and the Chief Engineer and Executive Director, Engineering. The proposal provides 1 Type 'G' loading space which satisfies the minimum By-law loading supply requirements. This is acceptable to City staff.

Laneway

The YESP and SASP 476 direct for a rear public laneway system to service new development on Eglinton Avenue West, as shown on Map 21-9. The applicant is proposing a partial laneway as part of this development. The applicant is proposing that a 3 metre wide private lane is provided abutting the building, with an additional 3 metre public lane to be provided when the abutting lands to the north identified as parkland develop. Staff have raised concerns with the applicant's proposal to provide half the required laneway dedication as part of this proposal, rather than provide the full width for a public laneway.

Road Widening

In accordance with the City's Official Plan, a 0.4m wide strip of land along the Eglinton Avenue West frontage of the site must be conveyed to the City in order to satisfy a 27 metres right-of-way width requirement for Eglinton Avenue West. The required road widening has not been illustrated on the plans and drawings submitted by the applicant.

Public Realm

The YESP states pedestrian and public realm improvements will be prioritized to support the Priority and Secondary Retail Streets, as shown on Map 21-5. The improvements could include creation of privately-owned publicly-accessible spaces (POPs), the provision of additional street trees, and the provision of public art. The proposal in its current form does not provide for improvements to the public realm as per the Secondary Plan policies.

Amenity Space

The Official Plan identifies that new indoor and outdoor shared amenity spaces provided as part of multi-unit residential developments should be high quality, well designed, and consider the needs of residents of all ages and abilities over time and throughout the year. Outdoor amenity spaces should provide comfortable wind, shadow, and noise conditions; have generous and well-designed landscaped areas to offer privacy and an attractive interface with the public realm. The applicant is providing 2.2 square metres of indoor amenity space per unit and 2.31 square metres of outdoor amenity space per unit. The ratio of amenity space proposed by this development is acceptable.

Rental Housing Demolition and Conversion By-law

This application involves the demolition of existing rental housing. The subject site contains 6 dwelling units, 5 of which are affordable rental units and the sixth is owner occupied. The five rental dwelling units are located on the second floor of the builds located at 448, 454A, 456Bm 466A, and 466B Eglinton Avenue West. The units proposed to be demolished consist of one and two bedroom units

Since the development site contains six or more residential units, of which at least one unit is rental housing, an application is required under Chapter 667 of the City's Municipal Code, the Rental Housing Demolition and Conversion By-law. The By-law requires an applicant obtain a permit from the City allowing the demolition of the existing rental housing units. The City may impose conditions that must be satisfied before a demolition permit is issued.

Open Space/Parkland

The City of Toronto Parkland Strategy (PLS) is a 20-year strategic city-wide plan that guides long-term planning for new parks, park expansions and improvements, and improved access to existing parks. The PLS assesses parkland provision, using the baseline of residential population against the area of parkland available across the city. According to the 2022 draft update to the PLS methodology, the development site is currently in an area with 12 - 28 square metres of parkland per person, which is less than the City-wide average provision of 28 square metres of parkland per person (2022).

The site is approximately a 500 metres walk away from Eglinton Park, a 90,000 square metres park that contains five multipurpose sports fields, four tennis courts, two ball diamonds, a children's playground, a wading pool, and two artificial ice rinks in winter months. It is also home to the North Toronto Memorial Arena and the North Toronto Memorial Community Centre.

In accordance with Section 42 of the Planning Act, the Owner is required to satisfy the parkland dedication requirement through cash-in-lieu.

Heritage Conservation

The properties at 444, 450, 454, 456, 460 and 462 Eglinton Avenue West are listed on the City's Heritage Register, adopted by City Council on October 2, 2017. In addition, the development site is situated adjacent to the listed heritage properties at 430 and 468 Eglinton Avenue West. Heritage Planning staff have reviewed the Heritage Impact Assessment prepared by ERA Architects dated December 19, 2022 including the cultural heritage evaluation report. Staff have also undertaken a preliminary assessment of the properties and are not recommending designation under Part IV of the Ontario Heritage Act.

Tree Preservation

The City's Official Plan outlines objectives for the integration and balancing of environmental needs, namely tree canopy cover, while the Toronto Green Standard (Ecology & Biodiversity) specifies minimum soil volume requirements that must be achieved by all new developments. Staff do not support the applicant's proposal because the submission does not adequately consider improvements to the urban forest including the provision of dedicated, unencumbered space on the subject site and along the City road allowance for the planting of large-growing shade trees and their supporting infrastructure.

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. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

Conclusion

The proposal has been reviewed against the policies of the Provincial Planning Statement (2024), the Official Plan and the Yonge-Eglinton Secondary Plan, and applicable City guidelines intended to implement Official Plan policies..

Staff are of the opinion that the proposal is not consistent with the PPS (2024), and the implementation of appropriate development standards through the Official Plan and other supporting documents. This report recommends that the City Solicitor, with appropriate staff, 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. This recommendation is consistent with the PPS (2024).

CONTACT

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SIGNATURE

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

ATTACHMENTS

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map
Attachment 4: Yonge-Eglinton Secondary Plan
Attachment 5: Existing Zoning By-law Map
Attachment 6: Site Plan
Attachment 7: 3D Massing View looking Southeast
Attachment 8: 3D Massing View looking Northwest

Attachment 1: Application Data Sheet

Municipal Address: 444-466 EGLINTON AVE W Date Received: March 27, 2023

Application Number: 23 127502 NNY 08 OZ

Application Type: OPA & Rezoning

Project Description: Proposal for a 19-storey mixed use building with a 7 storey podium with 185 residential units. Proposed residential gross floor area is 14,642.9 m², and retail gross floor area is 419.9 m².

Applicant	Agent	Architect	Owner
Goldberg Group	Goldberg Group	Core Architects	2675939 ONTARIO LTD.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	CR SS2 (x528)	Heritage Designation:	Listed
Height Limit (m):	24	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	1,469	Frontage (m):	46	Depth (m):	34
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	875	0	1,052	1,052
Residential GFA (sq m):	364	0	14,564	14,564
Non-Residential GFA (sq m):	1,199	0	420	420
Total GFA (sq m):	1,563	0	14,984	14,984
Height - Storeys:	2		19	19
Height - Metres:			63	63

Lot Coverage Ratio (%):	71.64	Floor Space Index:	10.2
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	14,564	
Retail GFA:	420	
Office GFA:		
Industrial GFA:		

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	5	0	0	
Freehold:	1	0	0	
Condominium:			185	185
Other:				
Total Units:	6	0	185	185

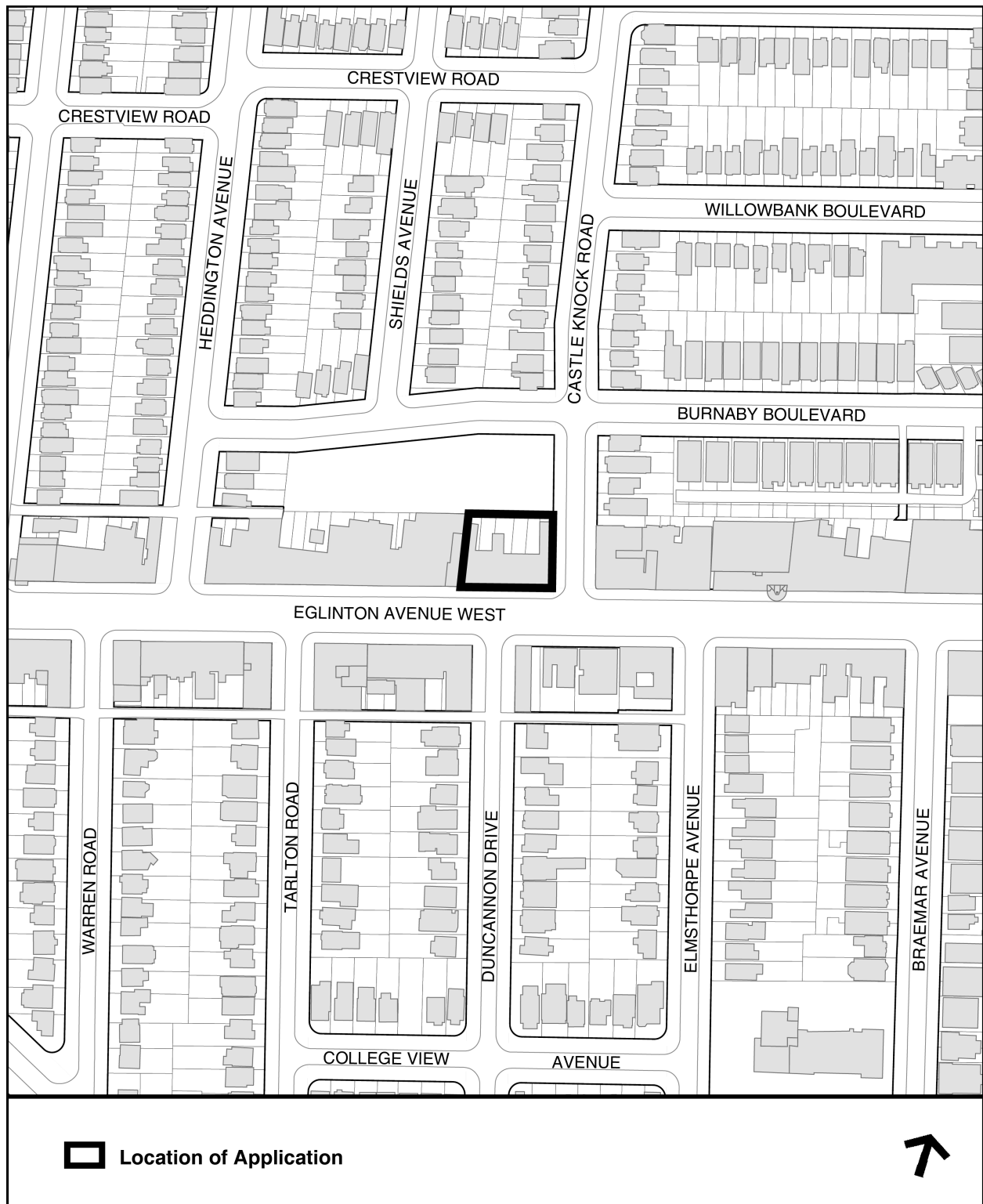
Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:			0	0	0
Proposed:			84	67	34
Total Units:			84	67	34

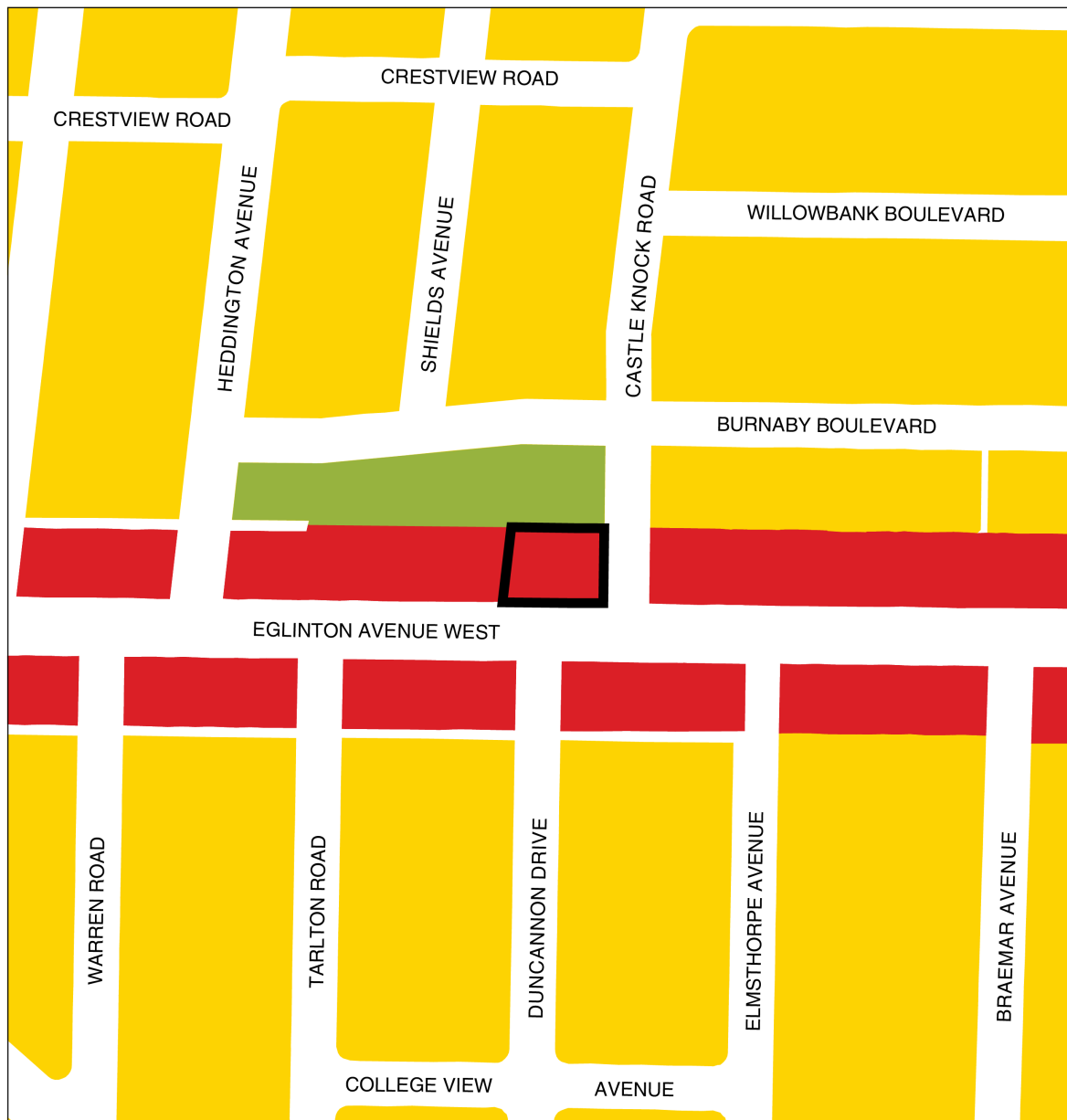
Parking and Loading

Parking Spaces:	33	Bicycle Parking Spaces:	209	Loading Docks:	1
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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #17

444-466 Eglinton Avenue West

File # 23 127502 NNY 08 02



Location of Application

Neighbourhoods

Mixed Use Areas

Parks



Not to Scale
Extracted: 04/03/2023



Yonge-Eglinton Secondary Plan

MAP 21-4 Land Use Plan

- Secondary Plan Boundary
- ▨ Mixed Use Areas "A"
- ▩ Mixed Use Areas "B"
- ▧ Mixed Use Areas "C"
- Apartment Neighbourhoods
- Neighbourhoods "A"
- Neighbourhoods "B"
- Parks and Open Space Areas - Parks

- ▨ Land Use Designations per the Official Plan
- ★ Location of Application

Not to Scale ↗

March 29, 2018

Attachment 5: Existing Zoning By-law Map



Zoning By-law 569-2013

444-466 Eglinton Avenue West

File # 23 127502 NNY 08 02



Location of Application

R
RD

Residential
Residential Detached

CR
OR

Commercial Residential
Open Space Recreation



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

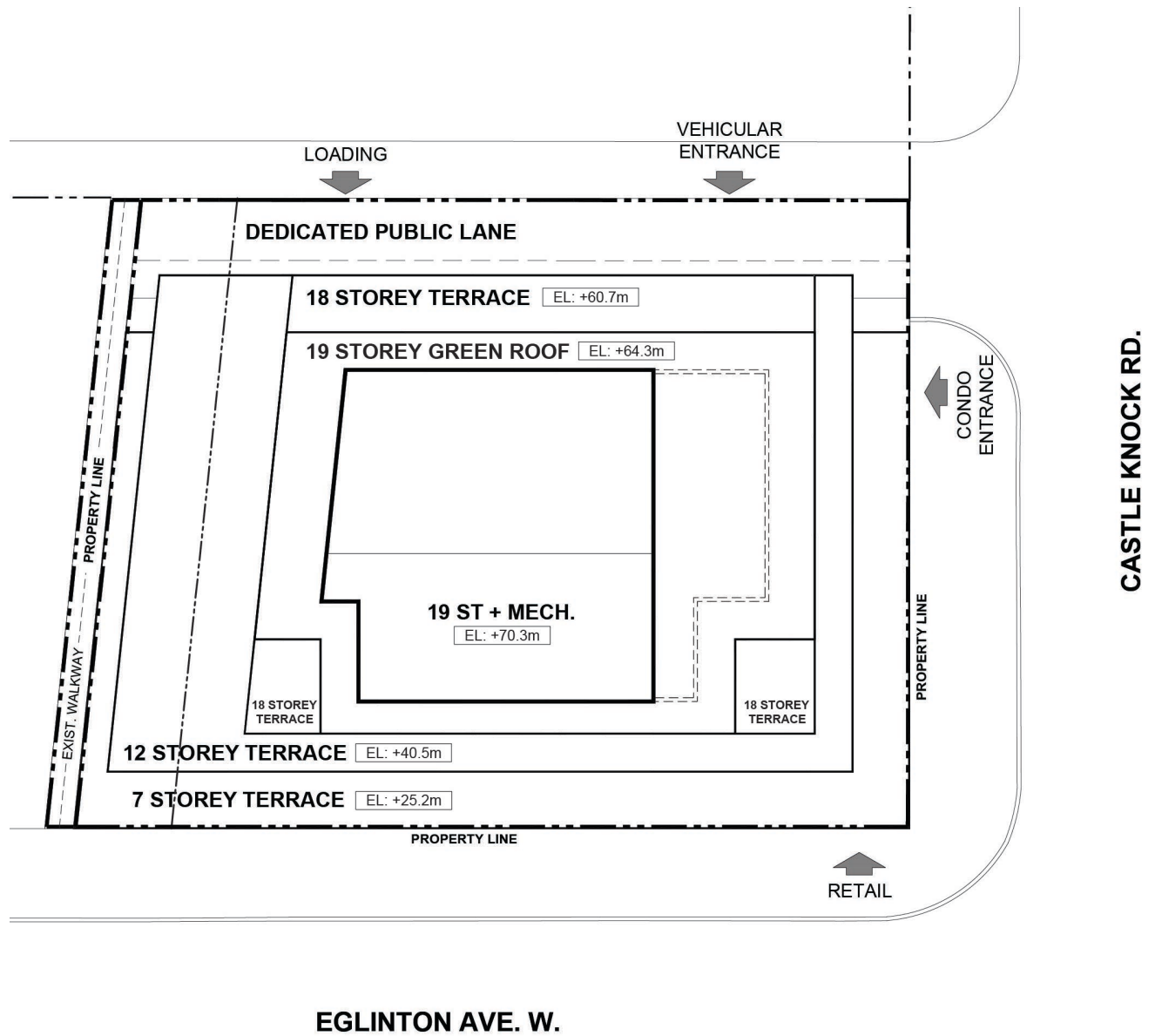
R1
R2

Residential District
Residential District



Not to Scale
Extracted: 12/06/2023

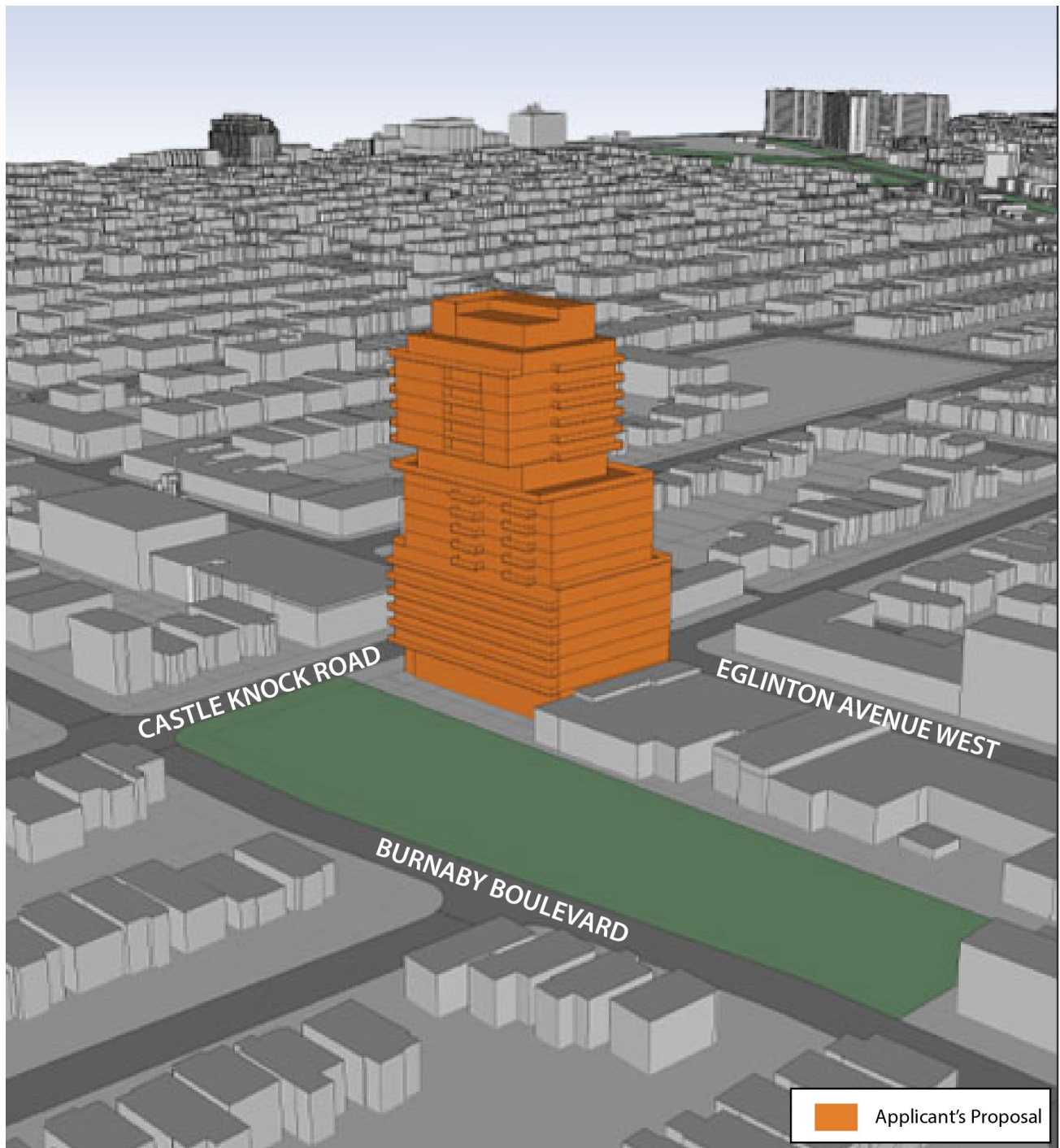
Attachment 6: Site Plan



Site Plan



Attachment 7: 3D Massing View looking Southeast

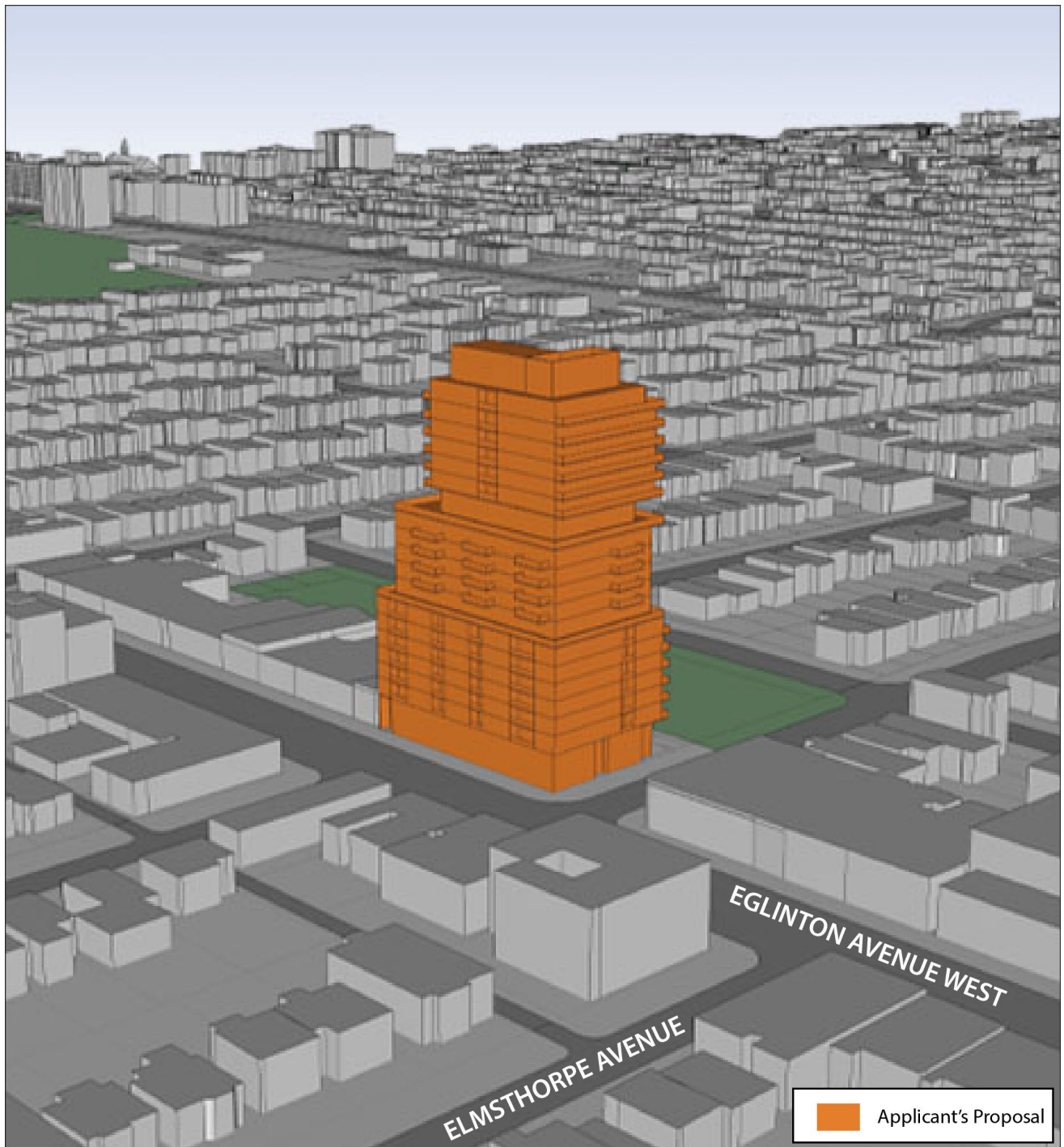


View of Applicant's Proposal Looking Southeast



09/11/2024

Attachment 8: 3D Massing View looking Northwest



View of Applicant's Proposal Looking Northwest



09/11/2024