

150-164 Eglinton Avenue East, and 134 and 140 Redpath Avenue – Official Plan and Zoning By-law Amendment Application – Decision Report – Approval

Date: October 7, 2024

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 12 - Toronto-St. Paul's

Planning Application Number: 21 184231 STE 12 OZ

SUMMARY

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law to permit a two tower mixed use building at 150-164 Eglinton Avenue East and 134 and 140 Redpath Avenue, at 61 storeys each.

The proposed building contains 1,329 residential units, with a total gross floor area of 89,018.9 square metres, including 1,181.2 square metres of at-grade retail. The proposal includes 2,680 square metres of publicly accessible space, which includes a 20.0-metre-wide landscaped mid-block connection with a minimum 3.0-metre-wide publicly accessible pedestrian walkway that will connect Eglinton Avenue East with a planned walkway through to Roehampton Avenue. Also proposed is a 5.5-metre setback from the property line along Eglinton Avenue East facilitating a 15.0-metre public sidewalk.

The Official Plan Amendment will recognize 90-110 Eglinton Avenue East as the donor site for the required amount of office replacement at 150-164 Eglinton Avenue East and 134 and 140 Redpath Avenue.

RECOMMENDATIONS

The Director, Community Planning, Toronto and East York District, recommends that:

1. City Council amend the Official Plan for the lands at 150-164 Eglinton Avenue East and 134 and 140 Redpath Avenue substantially in accordance with the draft Official Plan Amendment included as Attachment 6 to this report.
2. City Council amend Zoning By-law 569-2013 for the lands at 150-164 Eglinton Avenue East and 134 and 140 Redpath Avenue substantially in accordance with the draft Zoning By-law Amendment included as Attachment 7 to this report.

3. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.

4. City Council require the owner of the lands at 150-164 Eglinton Avenue East and 134 and 140 Redpath Avenue to enter into, and register on title, an Amending Section 37 Agreement which would amend the January 16 2019 Section 37 Agreement registered on title for 150-164 Eglinton Avenue East and 134 and 140 Redpath Avenue as Instrument AT 5108559 to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning. The revised community benefits to be provided by and at the owner's expense, and secured through the Zoning By-law Amendment and the required Amending Section 37 Agreement, are as follows:

a. A financial contribution to the City in the amount of \$4,500,000.00, inclusive of the previously secured \$1,000,000.00, subject to indexing, allocated to local community benefits and improvements which will benefit the community in the vicinity of the project such as, but not limited to, affordable housing, local parkland improvements and/or public realm improvements, and community services and facilities, all at the discretion of the City Solicitor, Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor;

b. The owner shall provide and maintain, at its own expense, all to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor, a mid-block connection a minimum of 3.5 metres wide in the form of a landscaped pedestrian walkway, connecting Eglinton Avenue East to the north property line, between the West Tower and East Tower, and aligning with the planned public walkway connecting to Roehampton Avenue, as a surface easement for pedestrian use by members of the general public. Such easements shall be conveyed to the City prior to site plan approval, and with the final configuration and design to be determined to the satisfaction of the Chief Planner and Executive Director, City Planning in the context of site plan approval; and

c. The owner shall provide and maintain, at its own expense, all to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor, a surface easement along the Eglinton Avenue East frontage to form a widened public sidewalk. The surface easement shall range in width from 1.9 metres to 5.5 metres, from the building's structural pillars and open spaces to the south property line; such easements shall be conveyed to the City prior to site plan approval, and with the final configuration and design to be determined to the satisfaction of the Chief Planner and Executive Director, City Planning in the context of site plan approval;

d City Council request that the owner make reasonable commercial efforts to convey off-site parkland to the City equal to the value of the on-site parkland dedication owed for the additional density, in fulfilment of the parkland dedication requirements pursuant to Section 42 of the Planning Act, with the off-site parkland dedication to be acceptable to the General Manager, Parks, Forestry

and Recreation and free and clear of any above or below grade encumbrances, to be conveyed prior to the issuance of the first above grade building permit; and

i. in the event that the off-site parkland dedication is less than the value of the on-site parkland dedication, then the owner will pay cash-in-lieu of parkland to make up for the shortfall in parkland dedication, prior to the issuance of the first above grade building permit.

ii. in the event that the owner is unable to provide an acceptable off-site parkland dedication to the city, the owner will be required to satisfy the parkland dedication requirement through the payment of cash-in-lieu; and

iii. the value of the cash-in-lieu of parkland dedication will be appraised through Corporate Real Estate Management Division and payment will be required prior to the issuance of the first above grade building permit.

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.

DECISION HISTORY

A portion of the site was the subject of a Zoning By-law Amendment application at 150 Eglinton Avenue East (15 139305 STE 22 OZ), which was approved by City Council on May 22, 2018, permitting a 46-storey mixed-use building. See site-specific Zoning By-laws [1215-2018](#) and [1216-2018](#).

The Section 37 provisions secured through the site-specific Zoning By-laws included the following:

- A cash contribution to the City in the amount of \$1,000,000.00 to be allocated at the discretion of the Chief Planner and Executive Director, City Planning in consultation with the Ward Councillor, toward any one or more of the following:
 - public realm improvements in the Yonge-Eglinton Secondary Plan area; and/or
 - additional community services and facilities in the Yonge-Eglinton Secondary Plan area in accordance with emerging infrastructure priorities identified in the Yonge-Eglinton Secondary Plan Review.
- Privately-Owned Publicly Accessible Space (POPS) courtyard area of not less than 260 square metres, located generally along the Eglinton Avenue East frontage of the site, and shall convey, prior to the registration of the condominium, an easement

along the surface of the lands which shall constitute the POPS, for nominal consideration, to the City.

- An accessible public pedestrian walkway on the east portion of the subject property which shall have a minimum 2.1-metre pedestrian clearway and a minimum height of 4.5 metres and shall provide a direct at-grade connection from Eglinton Avenue East north along the east property line of the subject site; and
- On-site dog off-leash amenities with proper disposal facilities for the building residents, or dog relief stations within the building.
- The owner shall provide an off-site parkland dedication at 49 Montgomery Avenue paired with a cash-in-lieu contribution of \$3,322.158.00, indexed from the date of execution of the Section 37 Agreement, payable upon issuance of first above grade building permit, in satisfaction of application's Section 42 requirements.

THE SITE

Description: The site is located on the north side of Eglinton Avenue East between Yonge Street and Redpath Avenue, at the junction with Lillian Street. The site is an assembly of five properties in an irregular shape and has an approximate area of 5,172.3 square metres, with a frontage of 86.5 metres along Eglinton Avenue East, a 10.4-metre frontage along Redpath Avenue, and a depth of approximately 56.0 metres.

The site is located approximately 315 metres east of the Eglinton Subway Station and the future Eglinton Light Rail Transit LRT station, and approximately 250 metres west of the future Mount Pleasant LRT station.

Existing Uses:

- At 150 Eglinton Avenue East, a 10-storey commercial office building with underground parking and a rear surface parking lot and ramp.
- At 160 Eglinton Avenue East, a 7-storey commercial office building with a paved outdoor loading area.
- At 164 Eglinton Avenue East, a 6-storey commercial office building with ground floor retail.
- At 134 Redpath Avenue, a 2-storey vacant commercial building; and
- At 140 Redpath Avenue, a surface parking lot and waste bin storage.

THE APPLICATION

Description: A two-tower mixed-use building, with the west tower comprised of a 61- and 28-storey (231.0 and 104.0 metres, respectively) terraced tower, and east tower comprised of a 61- and 40-storey (231.0 and 146.0 metres, respectively) terraced tower.

Density: 17.21 times the area of the lot.

Dwelling Units: 1,329 dwelling units including 398 one-bedroom units (29.9%), 463 one-bedroom plus den units (34.8%), 365 two-bedroom units (27.5%), and 103 three-bedroom units (7.8%).

Non-Residential: A total of 1,181.2 square metres of retail space area is proposed at grade.

Office Space: The obligation to replace all 5,462 square metres of existing office gross floor area on the subject site is to be transferred to a receiving site at 90-110 Eglinton Avenue East (22 190798 STE 12 OZ), which is proposed for redevelopment by the same applicant.

Amenity Space: 3,310.0 square metres of residential amenity (2.5 square metres per unit) is proposed, consisting of 2,389.0 square metres of indoor amenity space (1.8 square metres per unit) and 921.0 square metres of outdoor amenity space (0.7 square metres per unit).

Open Space: 2,680 square metres of open space at-grade, which includes a 20-metre-wide landscaped north-south mid-block connection with a minimum 3.5-metre-wide publicly accessible pedestrian walkway from Eglinton Avenue East at the south property line, to the north property line that will connect to a planned walkway through the redevelopment site at 141 Roehampton Avenue, to Roehampton Avenue.

Also proposed are two pedestrian connections to Redpath Avenue, each approximately 5.5 metres in width. The proposed open space will also include a public access easement across a 5.5-metre setback, ranging in width from 1.9 metres to 5.5 metres from the building's structural pillars and open spaces to the south property line along Eglinton Avenue East, generally facilitating a minimum 12.0-metre-wide public sidewalk. The final location and layout of the easement will be finalized during the site plan review process. Additional ground floor setbacks along the north, east, west and south portions of the site are proposed and will connect to the Eglinton Green Line. The Eglinton Green Line requires a minimum 12.0-metre setback from the property line, on all properties on the north side of a defined portion of Eglinton Avenue.

Access, Parking, and Loading: The primary residential entrances for the new buildings are located between the two towers, with access taken from the central open space. Retail entrances are located along Eglinton Avenue East, as well as along the north and east building facades.

Vehicle and loading access will be from a 5.2-metre-wide private laneway and driveway from Redpath Avenue. A total of 201 parking spaces are proposed in a 3-level underground parking garage. Three loading spaces, including a Type 'G' and two Type 'C' loading spaces are proposed for the development, along with 1,345 bicycle parking spaces, including 1,196 long term and 149 short term spaces. Bicycle parking spaces will be located on P1 level of the underground parking garage.

Revisions: The current proposal incorporates numerous revisions from the original application as summarized below:

- Revised from two towers at 49 and 52 storeys (178.7 and 189.3 metres, respectively) atop a 7-storey base building, to two standalone terraced 61-storey towers (231.0 metres).
- Office gross floor area of 5,462 square metres to be transferred to a receiving site at 90-110 Eglinton Avenue East.
- Publicly accessible spaces increased from 2,160 to 2,680 square metres.
- Total gross floor area increased from 76,479 to 89,019 square metres.
- Unit count increased from 845 to 1,329 units; and
- Vehicular parking spaces reduced from 304 to 201 spaces.

Additional Information

See Attachments No. 1, 2, 8, 10 and 11 of this report for: the Application Data Sheet, location map, site plan, three-dimensional representation, and elevations. 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/150EglintonAveE

Reasons for Application

The Official Plan Amendment application is required to permit the transfer of 5,462 square metres of existing office gross floor area on the subject site to the receiving site at 90-110 Eglinton Avenue East. The Official Plan Amendment is also required to permit the proposed unit mix.

Amendments to the City-wide Zoning By-law 569-2013 are required to permit the building form, height, density, setbacks, and other performance standards.

POLICY & REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (2020) (PPS (2020)), and shall conform to provincial plans including A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (Growth Plan (2020)), the Greenbelt Plan and others.

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 designates the site as a Centre. The land use designation for the site is Mixed Use Areas. See Attachment 3 of this report for the Official Plan Land Use Map.

Yonge-Eglinton Secondary Plan (OPA 405)

The Yonge-Eglinton Secondary Plan designates the site as Mixed Use Areas 'A' and locates it within the Eglinton Green Line Character Area with an anticipated height range of 40 to 55 storeys. Mixed Use Areas 'A' requires 100% replacement of any existing office gross floor area on the site or to a receiving site located in the Yonge-Eglinton Secondary Plan area. The site, located within the secondary zone of both the Mount Pleasant and Yonge-Eglinton Transit Station nodes, will see development proposals reflecting transit supportive policy expectations, compact built form, and a mix of uses. See Attachment 4 of this report for the Secondary Plan Land Use map.

Zoning

The 150 Eglinton Avenue East portion of the site is zoned CR 5.0 (c3.0; r3.0) SS2 (x148), and the 164 Eglinton Avenue East and 134 Redpath Avenue portion is zoned CR 5.0 (c3.0; r3.0) SS2 (x2497) under Zoning By-law 569-2013, with height limits of 167.3 and 48.0 metres respectively, and density limits between 3.0 and 5.0 times the area of the lot.

The remainder of the site, 140 Redpath Avenue, is zoned R(d11.0) (x14) under Zoning By-law 569-2013 with a height limit of 38.0 metres and a density limit of 11.0 times the area of the lot.

See Attachment 5 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 Building Design Guidelines.
- Midtown Public Realm Implementation Strategy; and
- Growing Up Guidelines: Planning for Children in New Vertical Communities.

Toronto Green Standard

The [Toronto Green Standard \(TGS\)](#) 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.

COMMUNITY CONSULTATION

Community Consultation Meeting

A Virtual Community Consultation Meeting was hosted by City staff on January 12, 2022, where presentations were given by City staff and the applicant. Approximately 50 people participated, as well as representatives from the local Councillor's office. The following comments and issues were raised:

- Support for intensification on this site due to the proximity to subway and LRT stations.
- Level of infrastructure and servicing demand.
- Concern about building height and massing as it relates to adjacent sites.
- Traffic congestion and vehicle access on Redpath Avenue.
- Concern for wind impact.
- Support for improved pedestrian connectivity and streetscape design.
- Unit mix balance between two- and three-bedroom units; and
- Impact of construction noise and traffic.

Davisville Village Community Festival

Planning staff attended the Davisville Village Community Festival on June 15, 2024, at June Rowlands Park. Staff engaged members of the public on community priorities and needs. Affordable housing and childcare facilities were identified as key elements needed by the community.

Open House

An Open House event was hosted by the City Planning division on September 5 and 7, 2024, at the Toronto Public Library Northern District Branch. Representatives from the applicant's project team were also present to speak to members of the public. The Open House provided the public with an opportunity to view revised submission materials, ask questions and provide feedback to staff and the applicant.

The issues raised through community consultation have been considered through the review of the application.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to consider submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application. The Community Council meeting is broadcasted live over the internet and recorded for review.

COMMENTS

Provincial Framework

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff have reviewed the current proposal for consistency with the PPS, and conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan). The proposal is consistent with the Provincial Policy Statement (2020) and the Provincial Planning Statement (2024), and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

Land Use

The Yonge-Eglinton Secondary Plan allows for a mix of uses with Mixed Use Areas 'A'. The Secondary Plan also states that tall buildings and large redevelopment sites capable of accommodating multiple buildings will provide 100% replacement of any existing office gross floor area located on the site.

The proposed Official Plan Amendment to permit the transfer of existing office gross floor area off-site from the subject site to a receiving site at 90-110 Eglinton Avenue East, within the Yonge-Eglinton Secondary Plan Area, is acceptable and supports the needs of the existing and future residents in the area.

Site Organization

The proposed site organization is appropriate and integrates into the surrounding context. Retail is located along Eglinton Avenue East. The primary residential entrances to both buildings are accessed from the accessible open space along the interior facades of the two towers. Vehicular access is from a 5.2-metre-wide private laneway extending west to the subject site from Redpath Avenue. The towers will have separate residential lobbies as well as amenity areas for each tower component. The underground parking garage, together with the loading areas, is consolidated across the entire site and will be shared between both buildings.

The proposed Zoning By-law Amendment reflects this configuration. The proposed development will include 2,680.0 square metres (51% of the site area) of continuous and accessible open space throughout the site, including a minimum 3.0-metre-wide pedestrian clearway within a 20.0-metre-wide open space proposed between the two towers, connecting north to Roehampton Avenue through 141 Roehampton Avenue, and a setback range of 1.9 to 5.5-metres from the property line along Eglinton Avenue East, facilitating an expanded public sidewalk. The proposed open spaces will also provide pedestrian connections to Redpath Avenue.

Built Form

City Planning staff finds that the proposal conforms with the applicable Official Plan policies with respect to built form and massing. Furthermore, the proposal meets the intent of the Tall Building Design Guidelines and Yonge-Eglinton Secondary Plan.

Height and Massing

The proposed overall height of each tower at 231.0 metres (61 storeys) is generally in keeping with the approved towers in the area. The tower heights are acceptable given

the site's proximity to the Eglinton Subway Station and future Eglinton and Mount Pleasant LRT stations, and inclusion within the Council-delineated Eglinton Protected Major Transit Station Area (PMTSA).

Each tower element steps in height, tapering as they rise. Each tower element has an approximate floor plate size of 1,058 square metres, up to the 27th (west tower) and 40th floor (east tower), to a reduced floor plate of approximately 529 square metres from floors 28 to 61 for the west tower, and floors 40 to 61 for the east tower. The perceived massing of the towers appears reduced by altering the height of each tower at specific floors, in conjunction of vertical reveals in the east and west façades of each tower. The stepped tower floor plates which taper as the buildings rise provides a unique contribution to the midtown skyline.

The proposal maintains a 20.0-metre tower separation for the entire height of the buildings, with the taller elements of the two towers at an offset. The surrounding existing and planned context includes multiple tall buildings. The proposed towers do not feature a traditional base building, but achieve appropriate tower setbacks from the public realm along Eglinton Avenue East and separation distances to adjacent sites.

West Tower

At ground level, the tower is set back approximately 5.5 metres from the future lot line following a 0.4-metre right-of-way widening, provided along Eglinton Avenue East. Above the ground floor, which is 7.7 metres in height, the building cantilevers by 3.0 metres, resulting in an overall setback of 2.5 metres from the future south lot line. The tower is set back 5.5 metres from the west lot line and 7.5 metres from the north lot line. The latter setback is maintained to the top of the 27th floor, above which the building steps back 23.0 metres, for a total setback of approximately 25.5 metres from the south lot line, maintained to the 61st floor.

The 5.5-metre tower setback from the west property line abuts a through-lot, 130 Eglinton Avenue East, which has greater opportunity for the placement of a tower if redeveloped. Staff is satisfied that any future intensification of 130 Eglinton Avenue East would meet the intent of the Tall Building Guidelines.

Above the ground floor, the rear of the building cantilevers over the ramp on the ground floor by 2.0 metres, resulting in a total setback of 5.5 metres across the west lot line that is maintained to the 61st floor.

East Tower

The tower is set back 5.5 metres from the future south lot line, at ground level, following a 0.4-metre right-of-way widening, provided along Eglinton Avenue East. The tower cantilevers over the ground floor by 3.0 metres, resulting in an overall setback of 2.5 metres from the future south lot line. The tower is setback 7.5 and 12.8 metres at ground level, from the north property line. Above the 39th floor, the building steps back 23.0 metres, resulting in an overall setback of 30.5 and 35.84 metres from the north lot line until the top of the building.

To the east, the lot has an irregular boundary resulting in various setbacks. The tower is set back 15.0 metres from the west lot line of 168 Eglinton Avenue East. The building setback to Redpath Avenue is approximately 37.5 metres.

Public Realm and Streetscape

City staff are satisfied that the proposal conforms with the applicable public realm policies of the Official Plan. The proposed building is set back approximately 5.5 metres, at ground level, from the lot line along Eglinton Avenue East, with a planned 0.4-metre road widening conveyance, a 3.7-metre-wide pedestrian clearway, for a total maximum setback of 15.0 metres from the curb along Eglinton Avenue East frontage to building face, expanding the public realm to accommodate elements such as trees and seating.

The proposal achieves the intent of the Secondary Plan policy, and contributes to the realization of the Eglinton Green line, a planned major linear publicly accessible green space on Eglinton Avenue and one of the Public Realm Moves in the Yonge-Eglinton Secondary Plan. This Public Realm Move anticipates a minimum 12.0-metre setback from the property line, on all properties on the north side of a defined portion of Eglinton Avenue, located between Eglinton Park and Mount Pleasant Road. The space within the setback will be designed, constructed and maintained by the developer.

In the wider site context, the public realm will include pedestrian walkways and landscaped areas between the interior facades of the buildings. The space will be animated by retail uses which will span the full extent of the ground floor, activating the Eglinton Greenline. The proposal will introduce a total of 67 new private tree plantings and 1 new City-owned tree.

Shadow Impact

The proposed buildings will cast limited new shadow during the spring and fall equinox on Montgomery Avenue and North Toronto Collegiate Institute field at 9:18am, for 1 hour. Both Broadway Avenue and Roehampton Avenue right-of-ways, along with adjacent buildings northwest of the development site will experience limited new shadowing between 10:18am and 12:18pm. Minimal new shadowing will also be experienced by buildings northeast of the site between 2:18 and 5:18pm.

The Eglinton Greenline will experience no additional shadowing throughout the spring, summer and autumn equinoxes.

The proposed buildings have been massed, located and articulated, with appropriate separation distance, to limit shadow impacts on surrounding areas, including the public realm, and maintain sky views in accordance with the intent of the Official Plan Built Form policies and Tall Building Design Guidelines. The resulting shadows are acceptable.

Wind Impact

The Pedestrian Level Wind Study concludes that most grade-level areas within and surrounding the development site, including sidewalks, walkways, and main entrances,

as well as the outdoor amenity areas, would experience wind conditions acceptable for the intended uses on a seasonal basis.

The outdoor amenity terraces on floors 28 and 40, on the west and east towers respectively, will require additional mitigation measures to allow for comfortable sitting during warmer months.

Unit Mix

The Yonge-Eglinton Secondary Plan requires the provision of 10% of all units as three-bedroom units, 15% as two-bedroom units and an additional 15% of units as a combination of two- and three-bedroom units or units that can be converted to larger units.

The application proposes a variation to the unit distribution which would reduce the proportion of 3-bedroom units from 10% to 7%, and increase the additional total number of units being located and designed so they can be converted, if needed, to provide additional two- and three-bedroom units from 15% to 18%.

City Planning staff are supportive of the proposed unit mix for this site and it will be secured in both the Official Plan and Zoning By-law Amendments.

Amenity Space

Amenity space for building residents is proposed on the 28th floor of the west tower and the 40th floor of the east tower. The proposed total of approximately 3,310.0 square metres (2,389.0 and 921.0 square metres of indoor and outdoor amenity space, respectively), is acceptable.

Traffic Impact, Access, Parking

A Transportation Impact Study was submitted to assess the traffic impact, access, parking and loading arrangements for this development. Transportation Services staff have reviewed the Transportation Impact Study and accepted its conclusions.

Servicing

Engineering and Construction Services staff have reviewed the submitted materials and have identified several outstanding items for resolution prior to enabling zoning. These matters will be addressed through a Holding Provision within the draft By-law, Attachment 7 of this report.

Road Widening and Conveyance

A 0.4-metre road widening is required along the Eglinton Avenue East frontage to satisfy the requirement of a 27.0-metre-wide right-of-way.

Parkland

In accordance with Section 42 of the Planning Act, the applicable alternative rate for off-site parkland dedication is 1 hectare per 600 net residential units to a cap of 10% of the development site as the site is less than five hectares, with the non-residential uses subject to a 2% parkland dedication. The total parkland dedication requirement is 511.7 square metres.

The owner is required to satisfy the parkland dedication requirement through an off-site dedication. The park is to comply with Policy 3.2.3.8 of the Official Plan.

The applicant has agreed to work with staff to secure additional off-site properties, through an amendment to the registered section 37 agreement, as the fulfillment of the remaining Section 42 requirements, above and beyond the 49 Montgomery Avenue property. Parks, Forestry and Recreation staff will work with the applicant to identify suitable off-site properties for conveyance to the City as parkland. If no such property can be secured, cash-in-lieu will be accepted.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law). The Arborist Report submitted in support of the application declares 1 city-owned tree that is proposed for removal and replacement through a permit application.

There are no existing trees on-site requiring preservation or protection protected in accordance with the Private Tree By-Law and the City of Toronto Tree Protection Policy and Specifications for Construction Near Trees.

Holding Provision

This report recommends the adoption of a Zoning By-law Amendment that is subject to a holding provision under Section 36 of the Planning Act, restricting the proposed use of the lands until the conditions to lifting the holding provision, as set out in the By-law, are satisfied.

The Chief Planner and their designate have the authority to make decisions on applications to remove holding provisions, which do not contain financial implications not previously authorized by Council.

Toronto Green Standard

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.

Section 37

The Official Plan contains policies pertaining to the provision of community benefits in exchange for increases in height and/or density pursuant to Section 37 of the Planning Act. While the proposed development exceeds the height and density limits of the existing Zoning By-law, the application is consistent with the objectives and policies of the Official Plan, and thus constitutes good planning.

The site, now expanded from 150 Eglinton Avenue East to include 164 Eglinton Avenue East, 134 and 140 Redpath Avenue, includes revised community benefits recommended to be secured and reflected as part of an Amending Section 37 Agreement, to Instrument AT 5108559, and are as follows:

- a. A cash contribution in the sum of \$4,500,000.00, subject to indexing, is to be allocated to local community benefits and improvements which will benefit the community in the vicinity of the project such as, but not limited to, affordable housing, local parkland improvements and/or public realm improvements, and community services and facilities, all at the discretion of the City Solicitor and Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor. The existing Section 37 agreement secures a cash sum of \$1,000,000.00. The revised community benefit is inclusive of the previously secured \$1,000,000.00.
- b. Additional offsite parkland as outlined in the recommendations in this report. This is in addition to offsite parkland previously secured at 49 Montgomery Avenue;
- c. A mid-block connection a minimum of 3.5 metres wide in the form of a landscaped pedestrian walkway, connecting Eglinton Avenue East to the north property line and situated between the West Tower and East Tower. The midblock connection will align with the planned public walkway connecting to Roehampton Avenue, as a surface easement for pedestrian use. This midblock connection replaces the 2.1 metre-wide public pedestrian clearway, with a minimum 4.5 metre height, previously secured along the eastern boundary of the site, 150 Eglinton Avenue East.
- d. A surface easement along the Eglinton Avenue East frontage to form a widened public sidewalk within the Eglinton Green line, ranging from 1.9 metres to 5.5 metres in width, from the building's structural pillars and open spaces to the south property line.

The terms amending the Section 37 Agreement were negotiated with consideration given to 90 - 110 Eglinton Avenue East.

CONTACT

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SIGNATURE

Oren Tamir
Director, Community Planning
Toronto and East 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 - Land Use Map
Attachment 5: Existing Zoning By-law Map
Attachment 6: Draft Official Plan Amendment
Attachment 7: Draft Zoning By-law Amendment
Attachment 8: Site Plan
Attachment 9: Ground Floor Plan
Attachment 10: Elevations
Attachment 11: 3D Massing Model

Attachment 1: Application Data Sheet

Municipal Address: 150-164 Eglinton Avenue E and 134 and 140 Redpath Avenue
Date Received: July 30, 2021

Application Number: 21 184231 STE 12 OZ

Application Type: Official Plan and Zoning By-law Amendment

Project Description: Two 61-storey mixed-use buildings

Applicant

Madison Group

Architect

Rafael Viñoly Architects

owner

150 Eglinton Avenue Limited

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Area and Apartment Neighbourhood

Site Specific Provision: OPA 405

Zoning: CR 5.0 (c3.0; r3.0) SS2 (x148)

Heritage Designation: N

Height Limit (m): 48

Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 5,172.3 **Frontage (m):** 86.51 **Depth (m):** 56.01

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):		0	1,867.9	1,867.9
Residential GFA (sq m):			87,837.7	87,837.7
Non-Residential GFA (sq m):			1,182.2	1,182.2
Total GFA (sq m):			89,019.9	89,019.9
Height - Storeys:			61 and 61	61 and 61
Height - Metres:			236.75 and 236.75	236.75 and 236.75

Lot Coverage Ratio (%): 0.36 **Floor Space Index:** 17.2

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	0	0	0	0
Condominium:	0	0	1,329	1,329

Total Units: 1,329

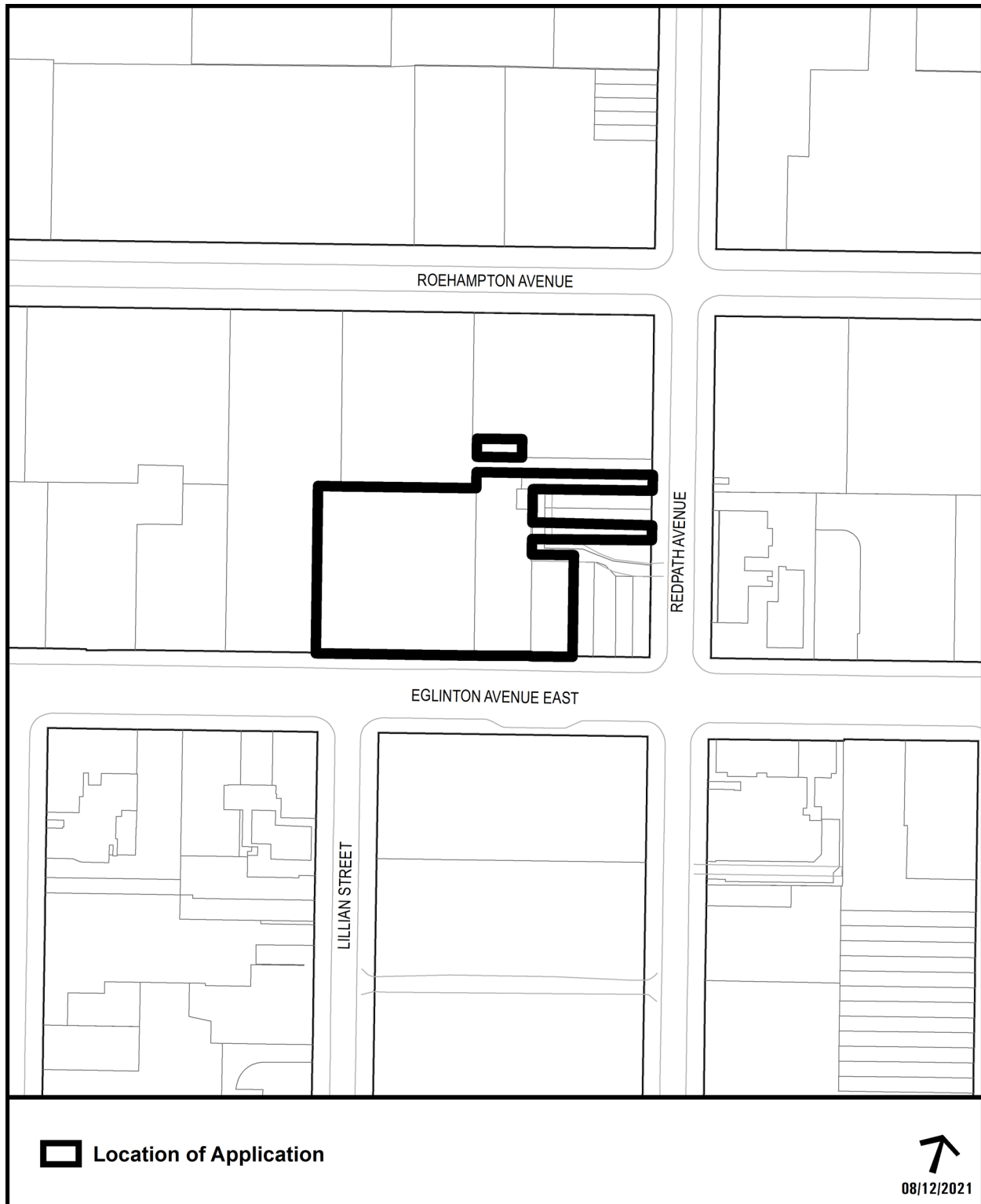
Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:	0	0	0	0	0
Proposed:	0	0	861	365	103
Total Units:	1,329				

Parking and Loading

Parking Spaces: 201	Bicycle Parking Spaces: 1,345	Loading Docks: 3
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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



150 - 164 Eglinton Ave. East, 134 & 140 Redpath Ave.

Official Plan Land Use Map #17

File # 21 184231 STE 12 02



↑
Not to Scale
04/25/2024

Attachment 4: Yonge-Eglinton Secondary Plan - Land Use Map



Yonge-Eglinton Secondary Plan

MAP 21-4 Land Use Plan

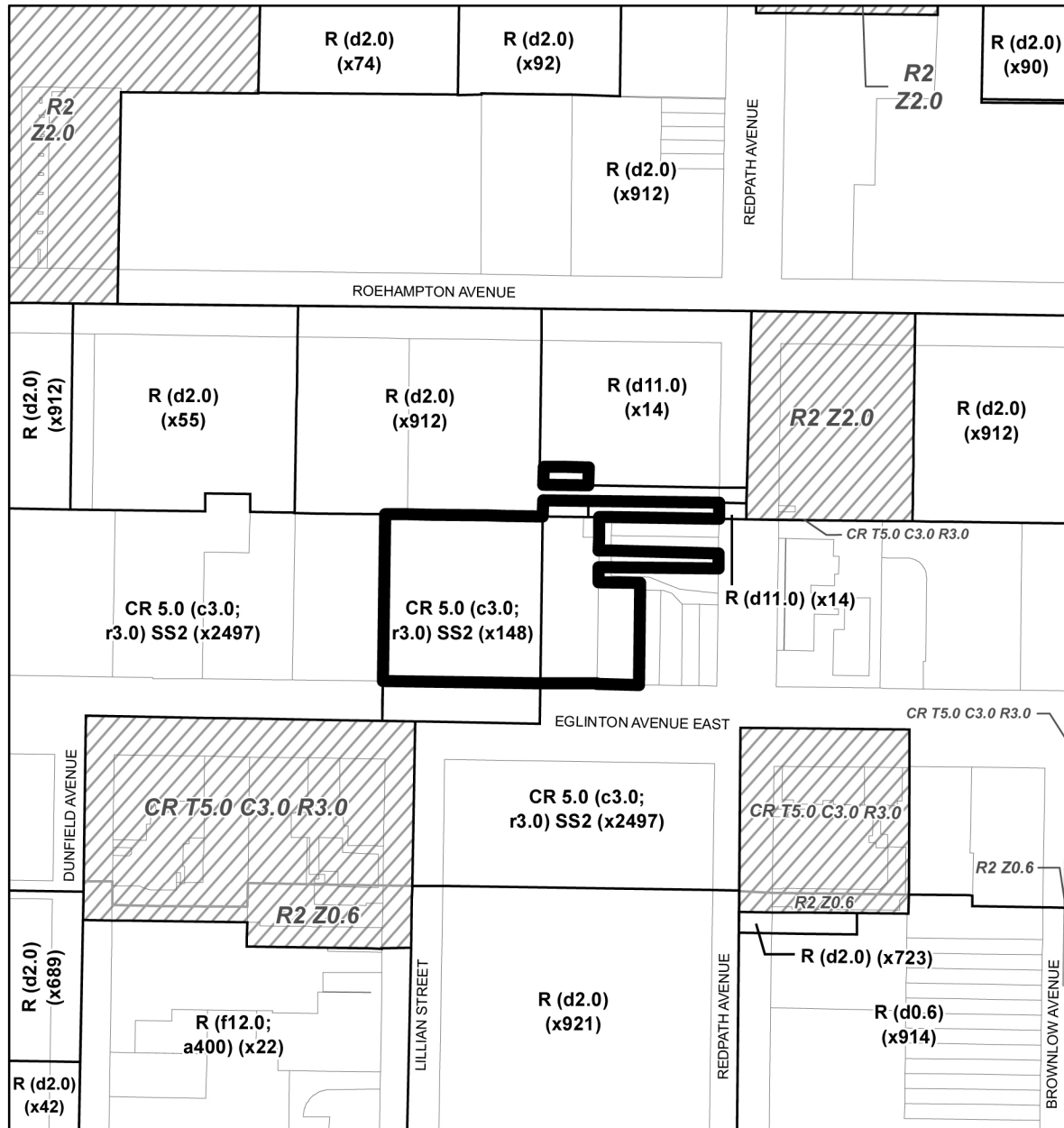
150 -164 Eglinton Ave. East, 134 & 140 Redpath Ave.

File # 21 184231 STE 12 0Z

- | | | |
|---------------------------|--------------------------------------|---|
| — Secondary Plan Boundary | ■ Apartment Neighbourhoods | ■ Land Use Designations per the Official Plan |
| ★ Location of Application | ■ Neighbourhoods "A" | |
| ■ Mixed Use Areas "A" | ■ Neighbourhoods "B" | |
| ■ Mixed Use Areas "B" | ■ Parks and Open Space Areas - Parks | |
| ■ Mixed Use Areas "C" | | |

Not to Scale ↑
August 20, 2024

Attachment 5: Existing Zoning By-law Map



Zoning By-law 569-2013

150 -164 Eglinton Ave. East, 134 & 140 Redpath Ave.

File # 21 184231 STE 12 0Z



Location of Application

R Residential **CR** Commercial Residential



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

R2 Residential District
CR Mixed-Use District



Not to Scale
Extracted: 04/25/2024

AMENDMENT NO. 768 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2023 AS
150, 160 AND 164 EGLINTON AVENUE EAST AND 134 AND 140 REDPATH
AVENUE

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 6, Section 21, Yonge-Eglinton Secondary Plan, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 13 for the lands municipally known in 2023 as 150, 160 and 164 Eglinton Avenue East and 134 and 140 Redpath Avenue:

“13. 150, 160 and 164 Eglinton Avenue East and 134 and 140 Redpath Avenue

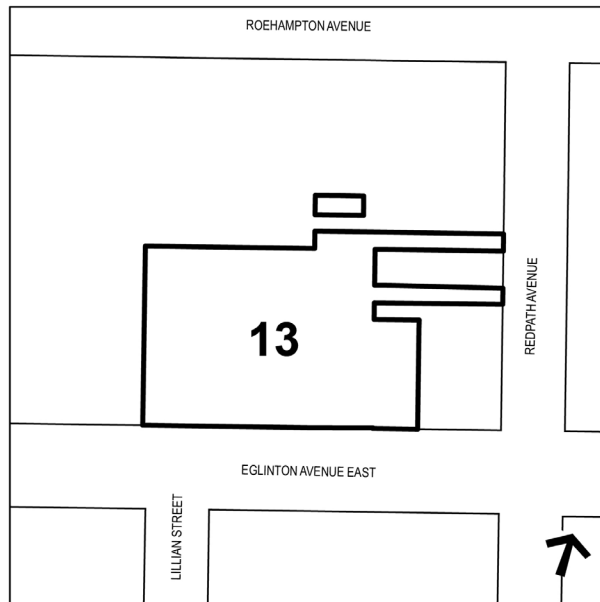
(a) Any development containing greater than or equal to 80 new residential units will include:

- i. A minimum of 15 per cent of the total number of units as 2-bedroom units;
- ii. A minimum of 7 per cent of the total number of units as 3-bedroom units; and,
- iii. An additional 18 per cent of the total number of units will be a combination of 2-bedrooms and/or 3-bedroom units, and/or units that can be converted to 2-bedroom and 3-bedroom units through the use of adaptable design measures.

(b) A total of 5,462 square metres replacement of office gross floor area shall be provided in any redevelopment of the lands.

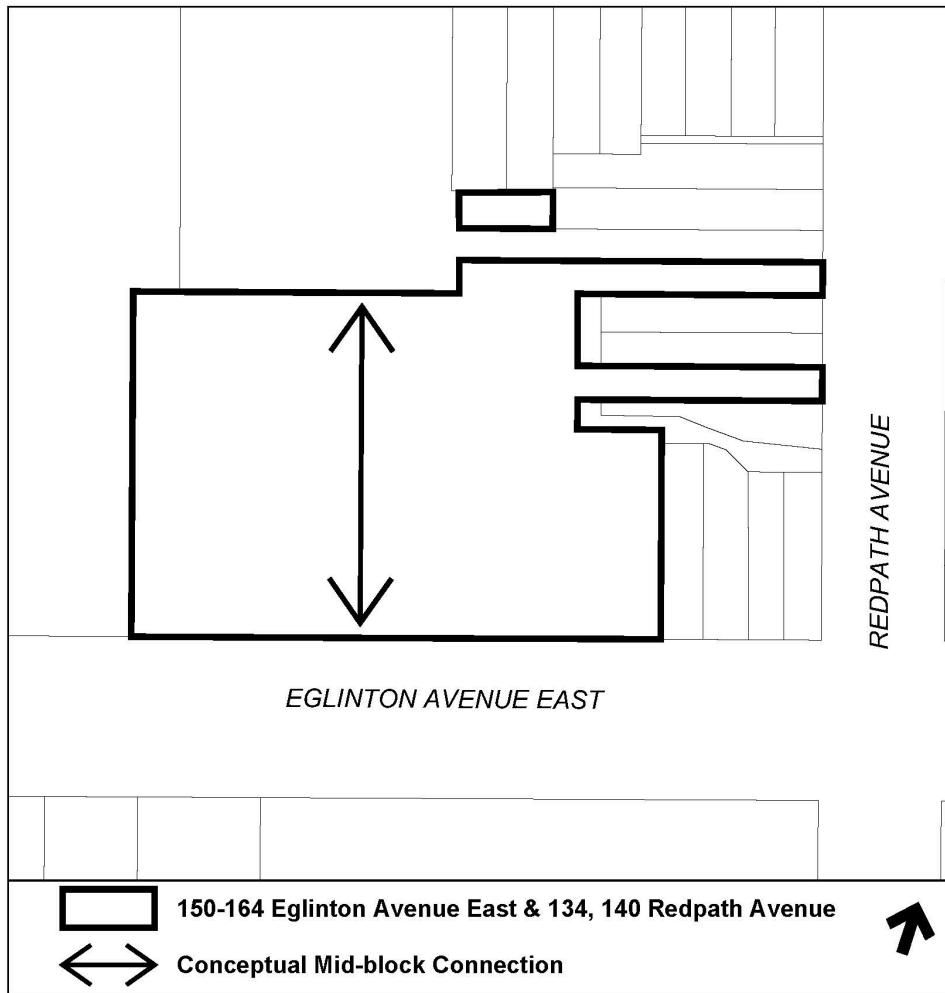
(c) The requirements of (b) above may instead be satisfied by an approved Official Plan Amendment for lands municipally known in the year 2023 as 90 and 110 Eglinton Avenue being approved that includes a policy that a minimum of 5,462 square metres of office space to be relocated from the subject lands (the donor site) to 90-110 Eglinton Avenue East (the receiving site) shall be deemed to satisfy the requirements of the Yonge-Eglinton Secondary Plan policies 2.5.4 and 2.5.5 with respect to office replacement.

(d) New development is required to provide a mid-block connection with a minimum pedestrian clearway of 3.5 metres, connecting north from Eglinton Avenue East, as shown conceptually on Appendix 1.

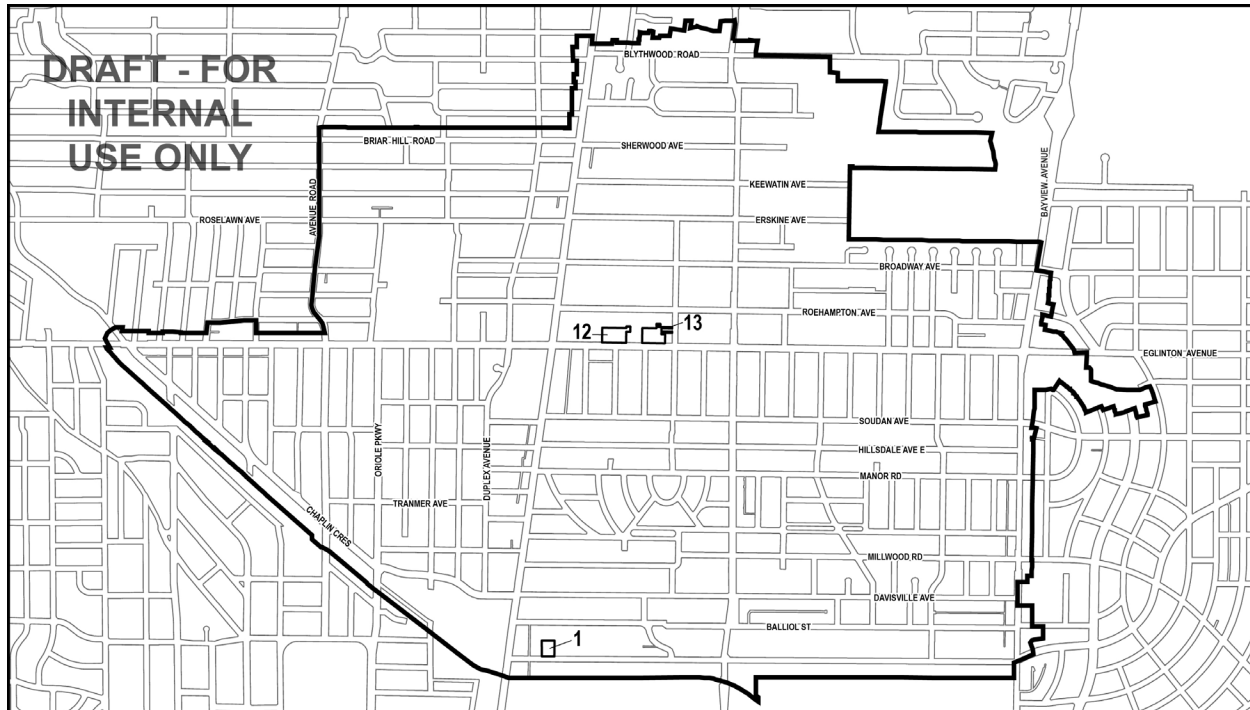


2. Chapter 6, Section 21, Yonge-Eglinton Secondary Plan, Map 21-11, Site and Area Specific Policies, is amended to show the lands known municipally in 2023 as 150, 160 and 164 Eglinton Avenue East and 134 and 140 Redpath Avenue as Site and Area Specific Policy Area Number 13, as shown on the attached Appendix 2.

Appendix 1



Appendix 2



- Secondary Plan Boundary
- 1 Site and Area Specific Policies

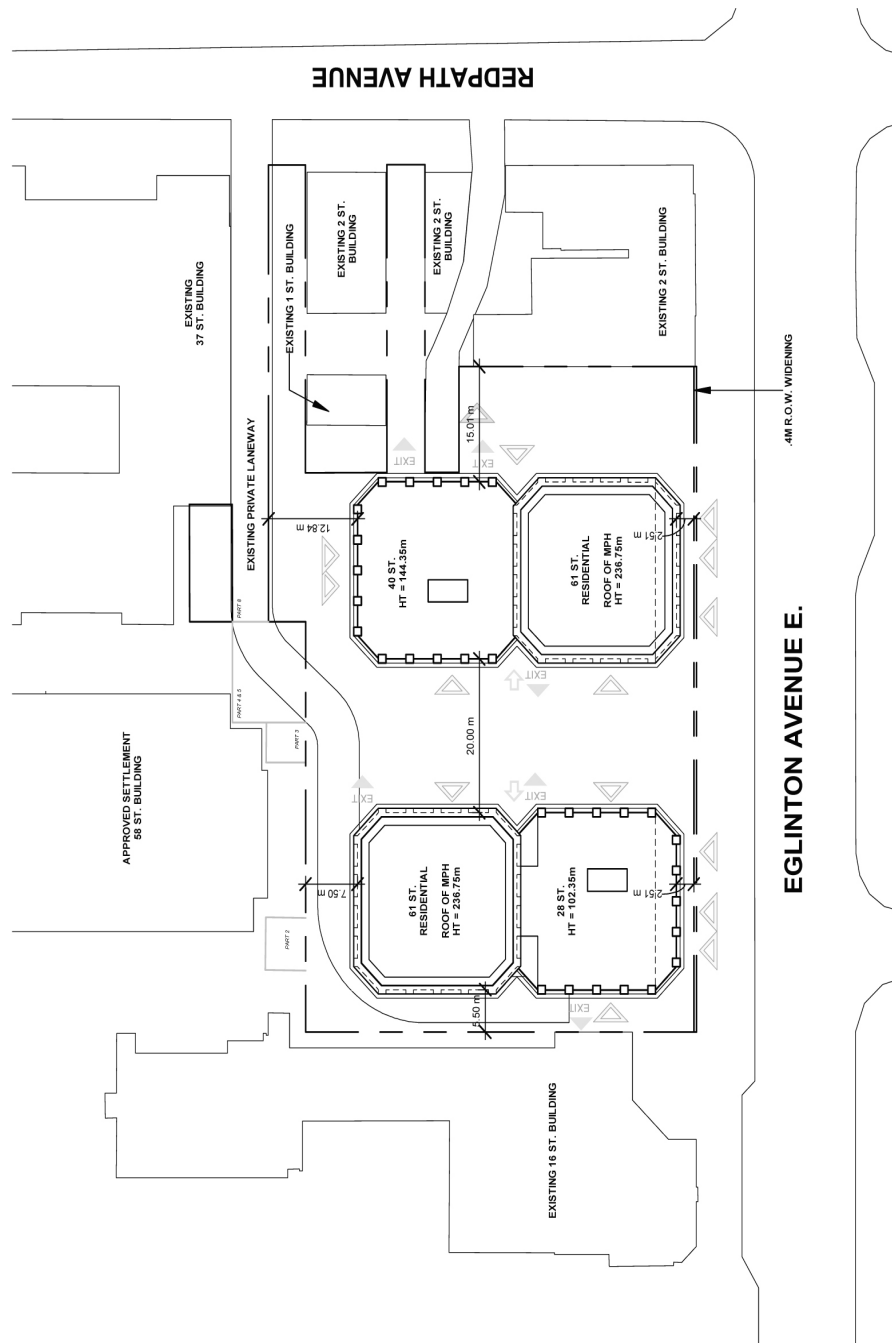
Yonge-Eglinton Secondary Plan
MAP 21-11 Site and Area Specific Policies

Not to Scale ↗

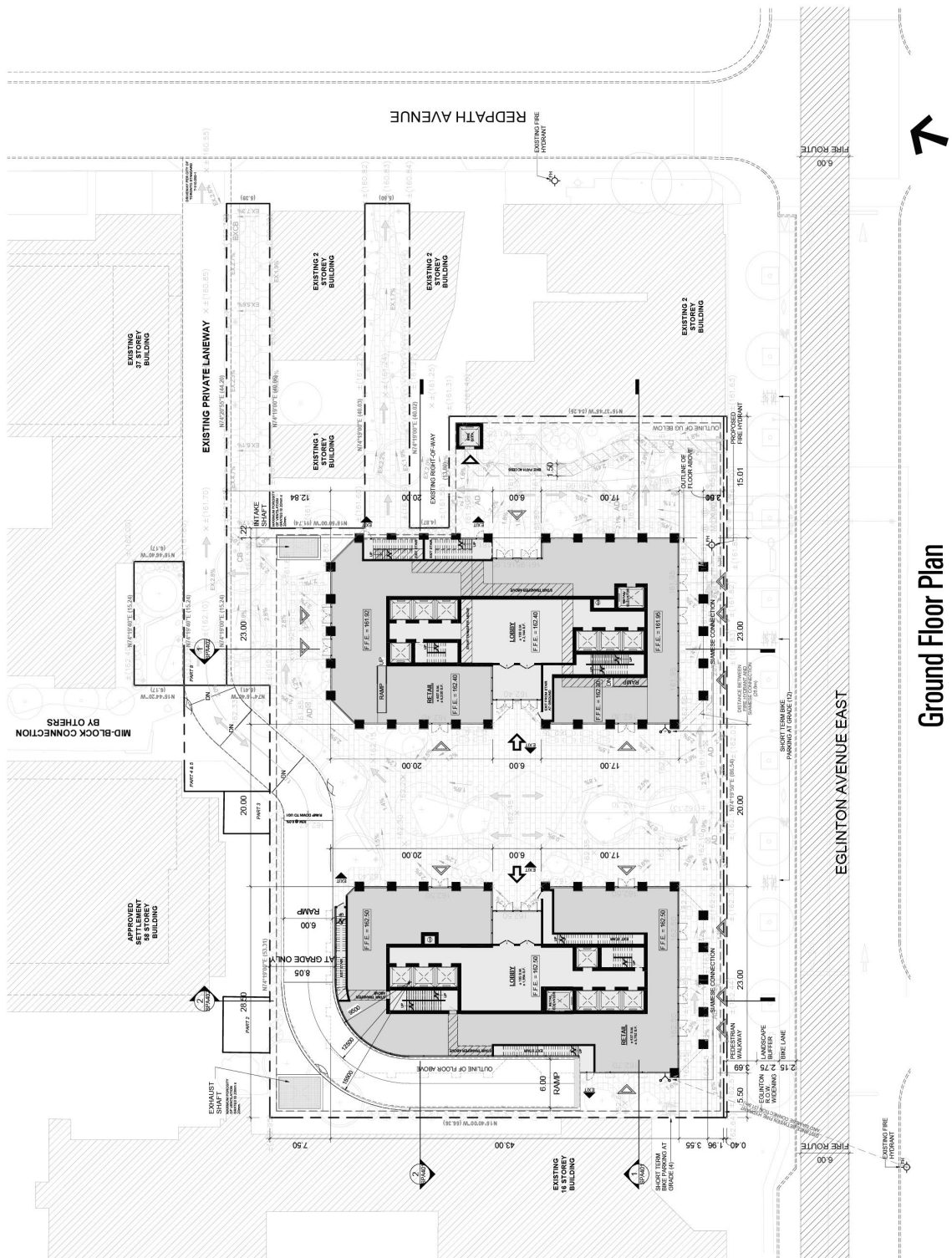
07/08/2024

Attachment 7: Draft Zoning By-law Amendment

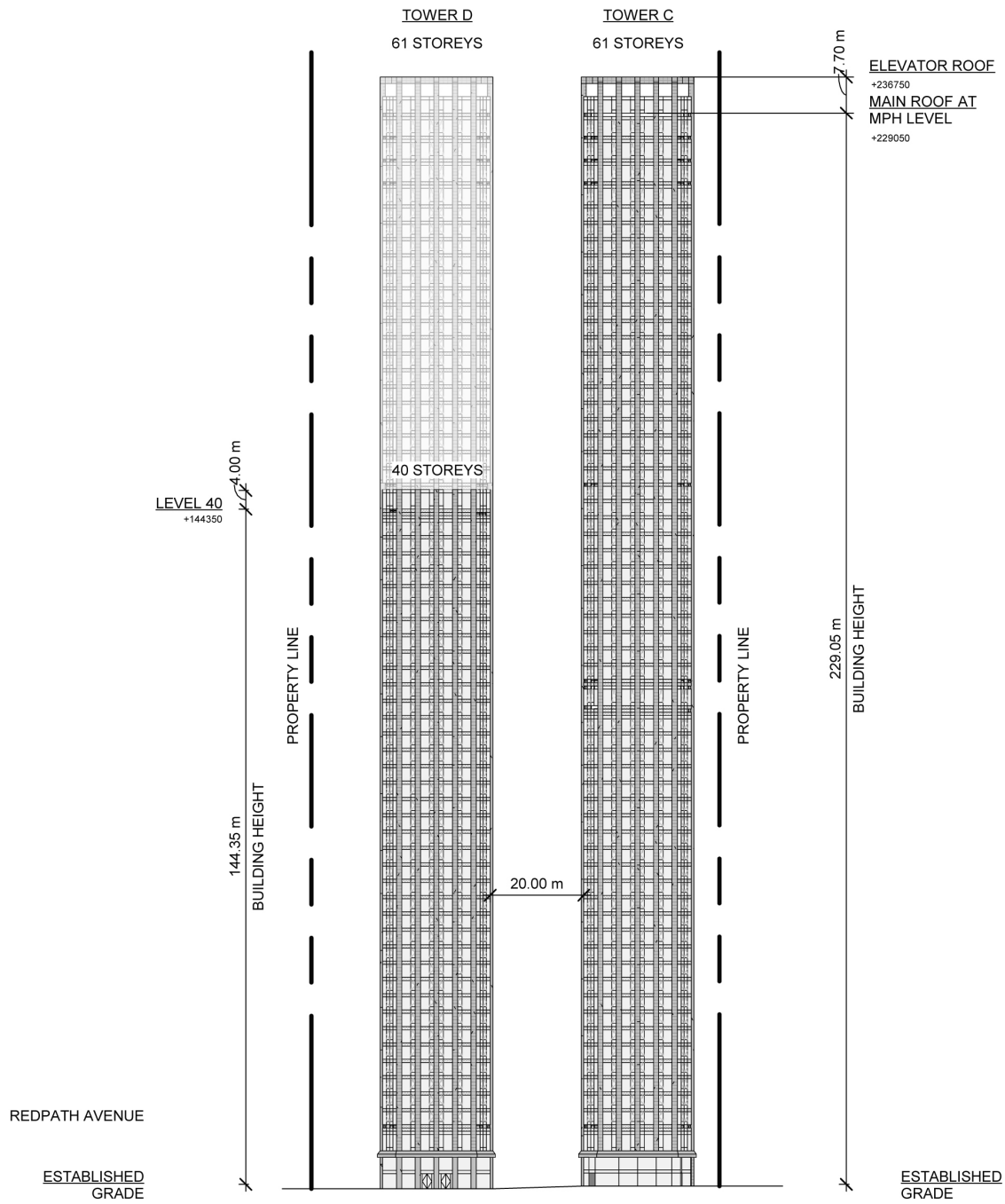
To be available prior to the October 24, 2024, Toronto and East York Community Council Meeting.



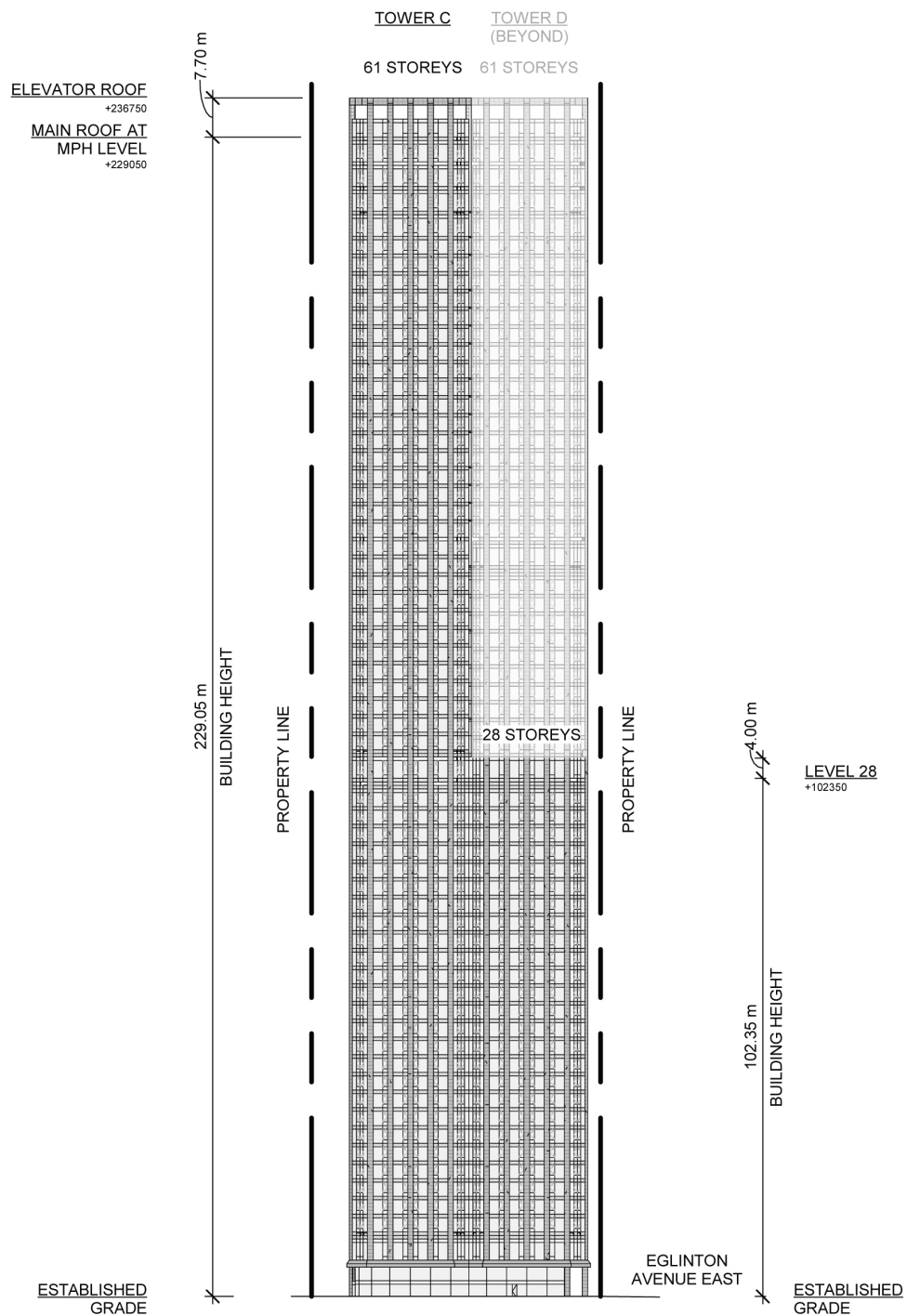
Site Plan



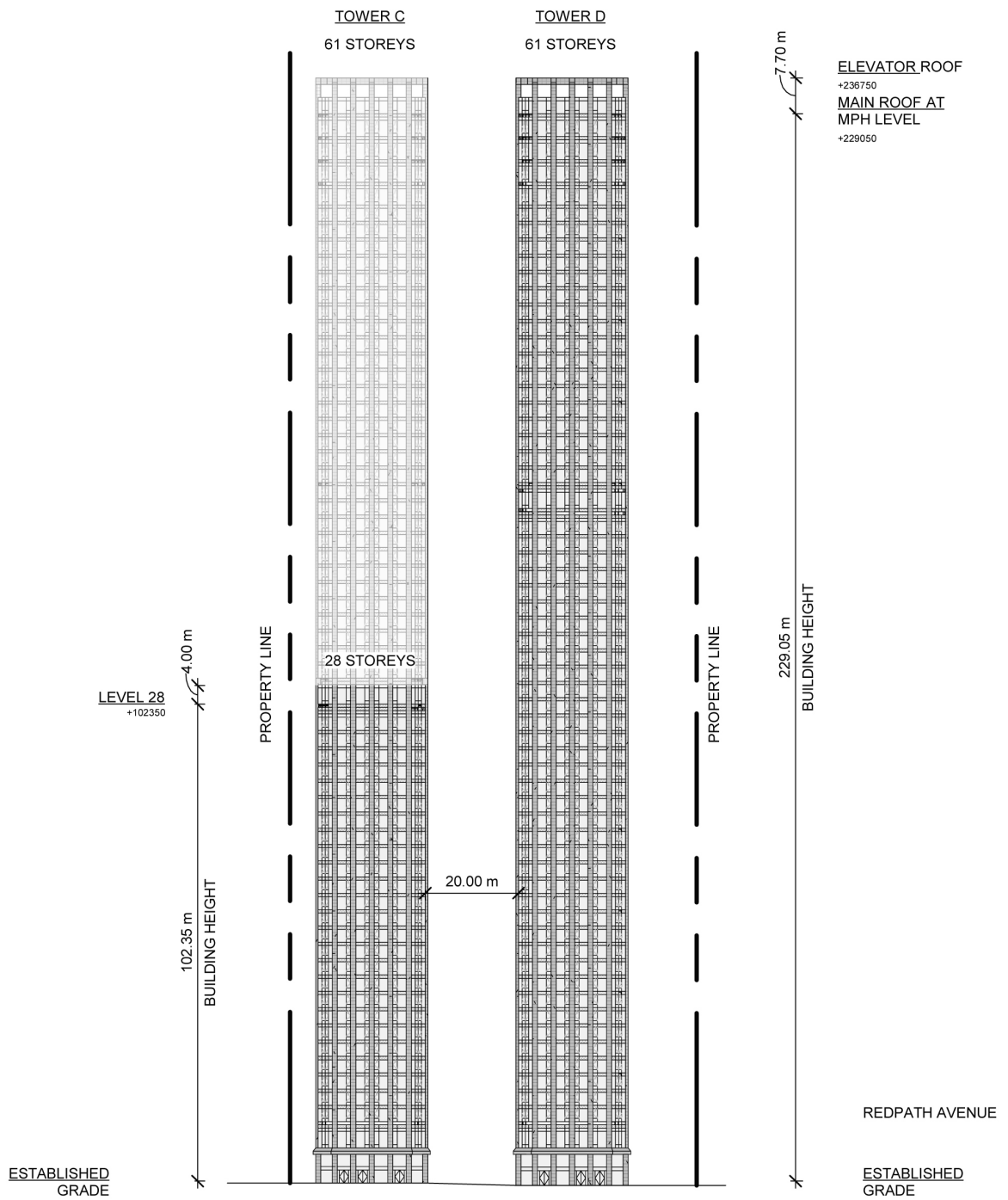
Attachment 10: Elevations



North Elevation

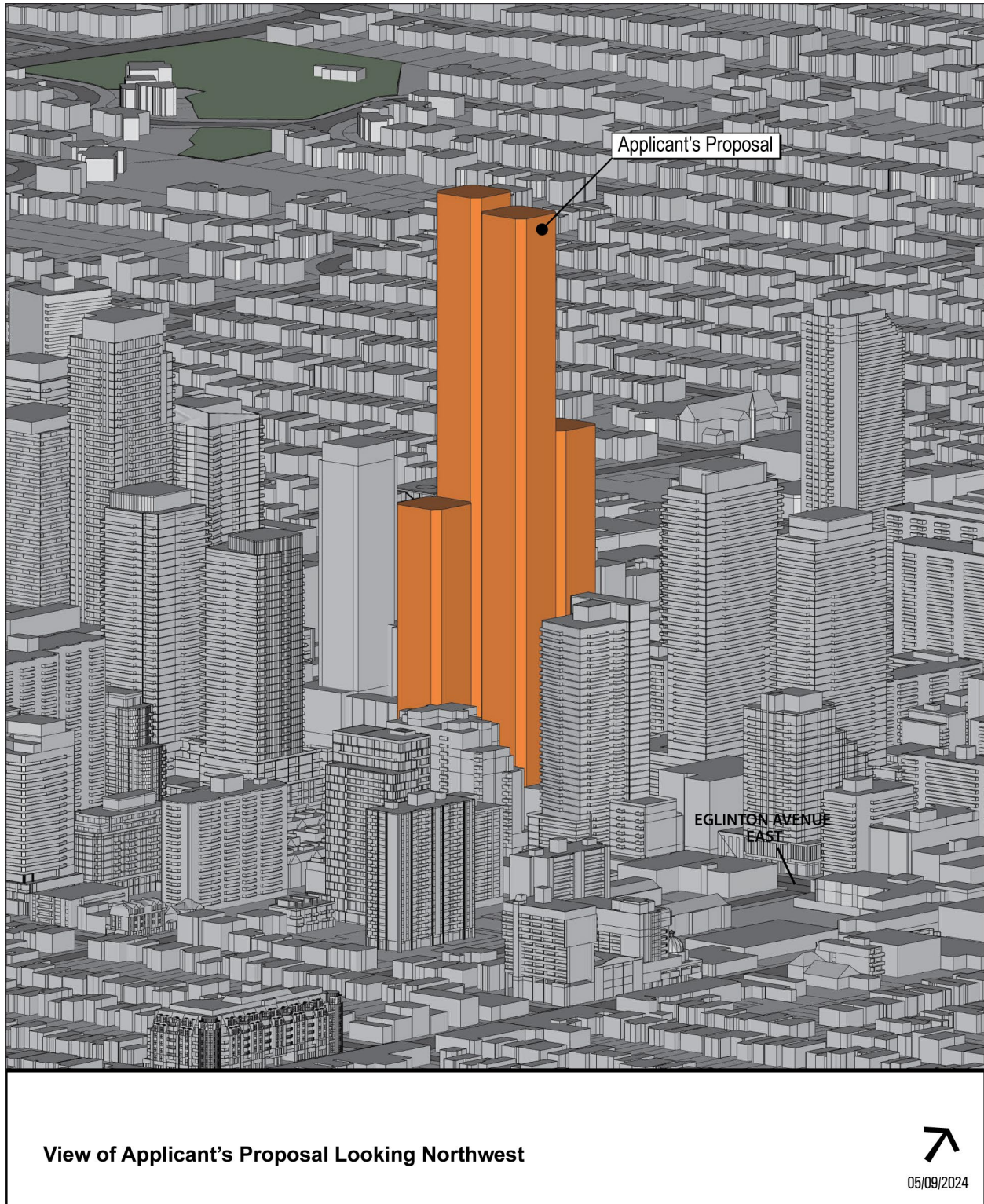


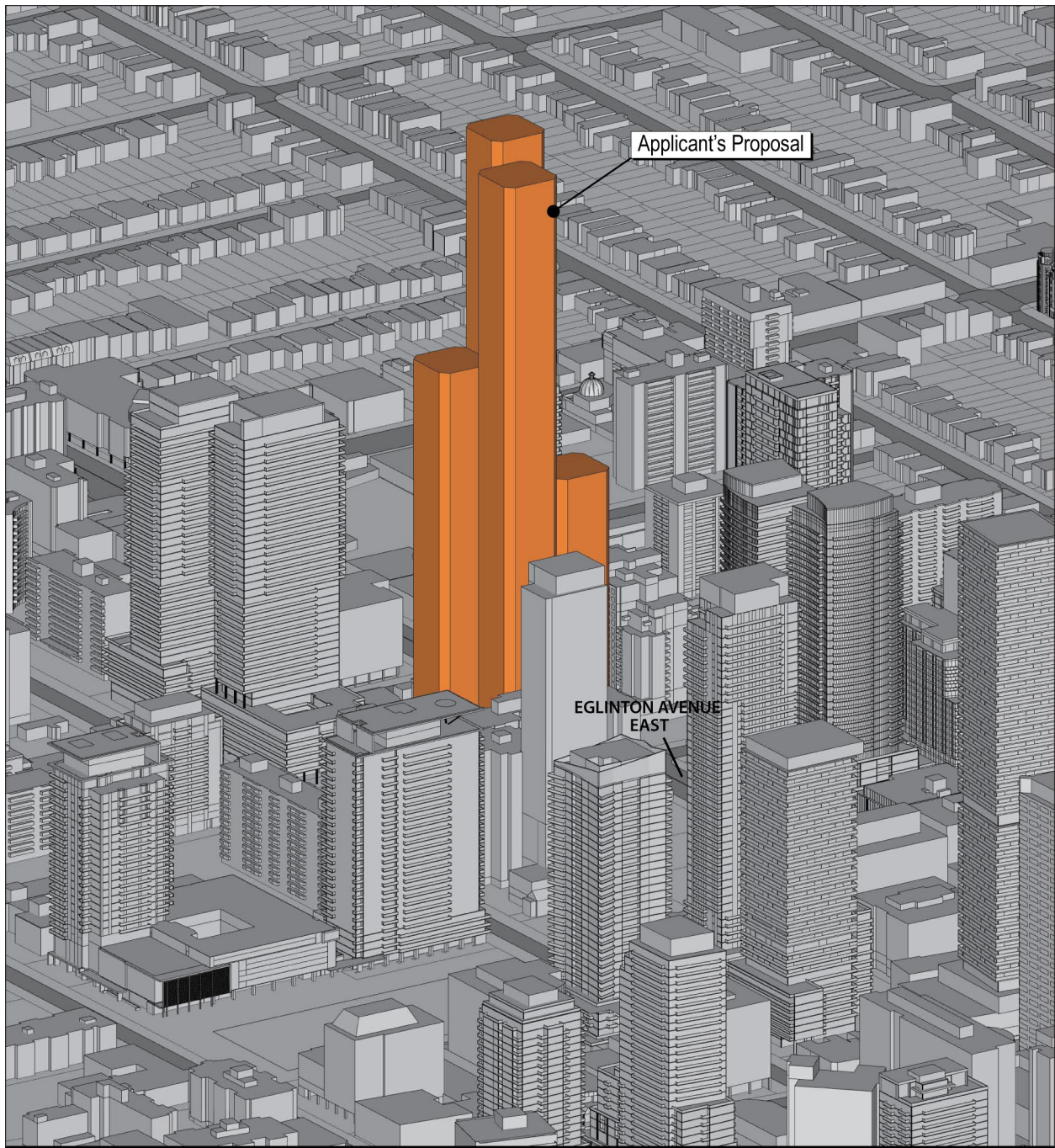
West Elevation



South Elevation

Attachment 11: 3D Massing Model





View of Applicant's Proposal Looking Southeast



05/09/2024