

586 Eglinton Avenue East – Official Plan Amendment Application – Appeal Report

Date: April 7, 2025

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 15 - Don Valley West

Planning Application Numbers: 24 164643 NNY 15 OZ

Related Planning Application Numbers: 21 219614 NNY 15 OZ & 21 237238 NNY 15 SA

SUMMARY

On June 16, 2024, an application to amend the Official Plan was submitted and deemed complete on August 2, 2024, satisfying the City's minimum application requirements. The application seeks to amend the Official Plan, specifically the Yonge-Eglinton Secondary Plan (OPA 405) to permit a revised 35-storey building and to seek an exemption from the policy for replacement of the demolished office gross floor area. The proposed redevelopment consists of a proposed 35-storey mixed-use building containing 357 dwelling units, including 8 affordable housing units and commercial gross floor area of 108 square metres.

On December 16, 2024, the applicant appealed the Official Plan Amendment Application to the Ontario Land Tribunal ("OLT") due to Council's failure to make a decision within the time frame in the Planning Act. A case management conference ("CMC") took place on March 26, 2025. There are related Zoning By-law Amendment (City File 21 219614 NNY 15 OZ) and Site Plan Control (City File 21 237238 NNY 15 SA) applications which were appealed to the OLT and were consolidated with this appeal at the CMC. An 8 day hearing for the consolidated appeals has been scheduled to commence on October 15, 2025.

This Report recommends that the City Solicitor with the appropriate City Staff attend the OLT hearing to oppose the application in its current form and to continue discussions with the applicant to resolve any outstanding issues.

RECOMMENDATIONS

The Director, Community Planning North York District recommends that:

1. City Council direct the City Solicitor and appropriate City Staff to attend the Ontario Land Tribunal in opposition to the current applications regarding the Official Plan Amendment appeal for the lands municipally known as 586 Eglinton

Avenue East and to continue discussions with the applicant in an attempt to resolve outstanding issues.

2. City Council authorize the City Solicitor and City Staff to take any necessary steps to implement City Council's decision, including requesting any conditions of approval that would be in the City's interest, in the event the Ontario Land Tribunal allows the appeal, in whole or in part.

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

On September 29, 2021, an application to amend the Zoning By-law (21 219614 NNY 15 OZ) and a Site Plan Application (21 237238 NNY 15 OZ) were submitted to permit a 32-storey mixed-use building, consisting of 249 dwelling units, 16,989 square metres of residential gross floor area and 4672 square metres of non-residential gross floor area. The applications were deemed complete on November 17, 2021.

A Preliminary Report was adopted by North York Community Council on February 23, 2022, authorizing staff to conduct a community consultation meeting with an expanded notification area. The decision of the North York Community Council can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2022.NY30.17>

On November 30, 2022, the applicant appealed the related Zoning By-law and Site Plan Control applications to the Ontario Land Tribunal ("OLT") due to Council not making a decision within the respective 90-day and 30-day time frames in the *Planning Act*. The appeal regarding the Site Plan application will be held in abeyance pending the outcome of the Zoning By-law Amendment appeal.

On March 21, 2023, a virtual Community Consultation Meeting was held for the Zoning By-law Amendment application.

On June 14 and 15, 2023 City Council directed staff to attend the Ontario Land Tribunal in opposition to the Zoning By-Law Amendment for the lands at 586 Eglinton Avenue East, and to continue discussions with the applicant in an attempt to resolve outstanding issues, including but not limited to those outlined in the report. The decision of City Council can be found here: [Agenda Item History - 2023.NY5.9.](#)

A virtual Community Consultation Meeting for the Official Plan Amendment was held March 26, 2024. Comments and concerns from the participants of the meeting are listed in the Community Consultation tab below.

THE SITE AND SURROUNDING AREA

Description

The site is rectangular in shape and has an approximate area of 1645.20 square metres, with a frontage of approximately 38.53 metres along Eglinton Avenue East, and a depth of approximately 42.65 metres. The site slopes downward from the Eglinton frontage towards the north (rear) lot line. See Attachment 2 for the Location Map.

Existing Use

8-storey commercial office building with driveway access onto Eglinton Avenue East, atop a concrete parking garage that is accessed from the rear lane. The existing building contains a gross floor area of approximately 4,401 square metres, containing 4,020 square metres of office space and 381 square metres of retail space.

Surrounding Uses

North: A public lane and townhouses.

East: A 5-storey apartment building.

South: Across Eglinton Avenue East to the south are 9-storey apartment buildings at 525 Eglinton Avenue East and 551 Eglinton Avenue East, detached houses, and two sites with active applications for a 25-storey mixed use building (537-547 Eglinton Avenue East) and 12-storey mixed-use building (501-503 Eglinton Avenue East, 383-389 Cleveland Street).

West: Low-rise commercial building, and Bruce Park Avenue.

THE APPLICATION

Description

	<u>Update information in the Official Plan Amendment Application</u>	<u>Zoning-Bylaw Amendment Application</u>
Description	35-storey mixed-use building with 24,189 square metres of residential gross floor area and 108 metres of non-residential gross floor area.	32-storeys (108 metres high, plus a 6.5 metre mechanical penthouse).
Tower Setbacks	Side yard setbacks: 9.42 metres. Rear yard setback: • 7.34 metres to centre of laneway • 3.15 metres to the property line Front yard setback: 3.59 metres	Side yard setbacks: 9.43 metres Rear yard setback: • 7.34 metres to centre of laneway • 3.15 metres to the property line Front yard setback: 6.31 metres

	<u>Update information in the Official Plan Amendment Application</u>	<u>Zoning-Bylaw Amendment Application</u>
Density (Floor Space Index)	14.73 times the area of the lot.	13.17 times the area of the lot.
Residential Component	357 dwelling units • 8 studio units (2.2%). • 204 one-bedroom units (57.1%). • 108 two-bedroom units (30.3%). • 37 three-bedroom units (10.4%). Affordable housing proposed for 8 of the units.	249 dwelling units • 139 one-bedroom units (55.8%). • 83 two-bedroom units (33.3%). • 27 three-bedroom units (10.8%).
Non-Residential Component	108 square metres of non-residential gross floor area.	4,672 square metres of non-residential gross floor area.
Parking	11 vehicle parking spaces • 6 residential • 5 visitors 271 bike parking spaces • 225 residential long-term • 25 residential short-term • 9 non-residential long-term • 12 non-residential short-term	80 vehicle parking spaces • 72 residential • 8 visitors 271 bike parking spaces • 225 residential long-term • 25 residential short-term • 9 non-residential long-term • 12 non-residential short-term
Loading	1 loading space • Shared type “G” & Type “B”	1 loading space • Shared type “G” & Type “B”

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

Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

Reasons for Application

The Official Plan Amendment is required to amend the Yonge and Eglinton Secondary Plan to permit a reduction in the required amount of office replacement from 100% to 0% on the subject site.

POLICY 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 (PPS).

Official Plan Designation

The site is designated *Mixed Use Areas* on Map 17 of the Official Plan, and more specifically *Mixed Use Areas “B”* on Map 21-4 of the Yonge-Eglinton Secondary Plan. The site is located within the Station Area Core of the Leaside Protected Midtown Transit Station Area, as depicted on Map 21-3, and the Bayview Focus Area on Map 21-2. For excerpts of these maps, see Attachments 8 and 9. 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.

Zoning

Under City of Toronto Zoning By-law no. 569-2013, the site is zoned Commercial Residential Zone (CR) with a maximum height of 18.0 metres and a maximum permitted gross floor area of 2.5 times the lot area resulting in a maximum gross floor area of 4,113 square metres. For excerpts of these maps, see Attachments 11.

Design Guidelines

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

The City's Design Guidelines can be found here:

<https://www.toronto.ca/citygovernment/planningdevelopment/officialplanguidelines/design-guidelines/>

Zoning By-Law Amendment

The owner also submitted a Zoning By-Law Amendment application which has been appealed to the Ontario Land Tribunal.

Site Plan Control

The owner also submitted a Site Plan Control application which has been appealed to the Ontario Land Tribunal. This appeal has been held in abeyance pending the outcome of the other appeals.

COMMUNITY CONSULTATION

A virtual Community Consultation Meeting was hosted by City staff on October 10, 2024. Approximately 18 members of the public participated. The following comments and issues on the proposed development were made by community members prior to and during the meeting:

- The challenges developers face in providing affordable housing units.
- Adjacent sites at 562 and 600 Eglinton Avenue share the use of the rear lane. Therefore, clarification is needed on how the developer will mitigate impacts on their access.
 - Concerns regarding the challenges of the laneway being one-way in and one-way out.
- Privacy impacts on the Roehampton townhouses, which have skylights.
- Concerns about reduced light for the west side of 600 Eglinton Avenue East.
- Concerns about retaining walls maintaining the integrity of adjacent buildings when excavation and foundation work take place.
- Questions regarding why the developer moved away from office replacement, particularly given the local demand and the existing building's use for medical services.
- Clarification is needed on how facilities in the building will manage traffic impacts.
- Despite the transit-oriented intent of the development, concerns remain regarding the impact of ride-share services on local traffic flow.
- Given the number of rezoning applications in the Bayview/Eglinton area, clarification is needed on the tenant vs. condo owner mix and overall population.

COMMENTS

Provincial Policy Statement and Provincial Plans

Staff's review of this OPA 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 (2024).

The OPA application (through the revised proposal) is not consistent with the PPS policies such as, but not limited to, policies related to complete communities and providing a mix and range of housing options that includes affordable housing needs.

Further, The Provincial Policy Statement requires planning for sewage and water services to integrate servicing and land use considerations at all stages of the planning process. The applicant's Functional Servicing and Stormwater Management Report has yet to substantiate adequate servicing capacity to support the proposal. In this regard, a holding provision may be requested by the City requiring a Functional Servicing and Stormwater Management Report to be approved.

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

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies including The Yonge and Eglinton Secondary Plan policies and design guidelines described in the Policy and Regulation Considerations Section of this Report.

Land Use

The lands are designated as Mixed Use Areas in the Official Plan. It is intended that Mixed Use Areas will absorb most of the anticipated increase in retail, office and service employment in Toronto in the coming decades. Section 4.5 of the Official Plan directs that development within Mixed Use Areas will create a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community.

The subject site is designated *Mixed Use Areas “B”* in the Yonge-Eglinton Secondary Plan. Mixed Use Areas “B” consist of residential, office and civic clusters around transit stations and along Yonge Street, Eglinton Avenue West and Merton Street. A mix of residential, retail and service, office, institutional, entertainment and cultural uses will be permitted. Section 1.3.5(d) (Character Areas) of the Yonge-Eglinton Secondary Plan states the following with respect to the Bayview Focus Character Area:

“The Bayview Focus Character Area is Midtown’s eastern-most Core and will be predominantly characterized by mid-rise buildings punctuated with tall buildings in proximity to the new transit station, which will also support the expansion of office, residential and retail development in the area, creating a mixed-use, transit-oriented node.”

Office uses in the *Mixed Use Area “B”* designation and in the Bayview Focus Character Area are not only permitted, but desirable. Development within the *Mixed Use Area “B”* requires that tall buildings will provide 100 percent replacement of any existing office gross floor area either on site or off-site.

However, on July 11, 2024, Planning and Housing Committee endorsed proposed policy directions on office replacement based on the findings of the Office Space Needs Study. The report proposed policy direction that would reduce the office replacement requirement from 100 percent to 25 percent in areas with existing office replacement policies, such as Yonge-Eglinton. Additionally, the replaced 25% may consist of alternative uses, including any non-residential use, affordable housing, and/or

supportive housing, with a requirement that some non-residential use is provided on the site.

The City as part of the Office Space Needs Study presented a status report to Planning and Housing Committee on December 5, 2024. Staff continue to advance implementation of the proposed policy direction through mediation on appeals to City-wide office replacement policies.

The Official Plan Amendment proposes to replace approximately 23% of the existing 4,020 square metres of office space with alternative uses. These uses include 804 square metres of affordable housing comprised of eight units, and 108 square metres of retail. Staff have requested an increase in the amount of affordable housing and non-residential gross floor area to meet the policy direction of the Office Replacement Policies – Proposal Report. In this regard, staff require further clarification from the applicant regarding the proposed provision of affordable housing, including the length and level of affordability, tenure of units and other terms required in securing the affordable units to the satisfaction of the City. The proposal should strive to achieve a 25% replacement rate.

Built Form

Through the Official Plan Amendment application, it's the City's understanding that the applicant has proposed a building height taller than the previous proposal. Staff have reviewed the proposed built form, including height and massing, against the policies of the Official Plan, Yonge and Eglinton Secondary Plan and Tall Building Guidelines. Changes are reflected in the updated plans and will be reflected in an updated zoning by-law should it be approved by the OLT.

As currently proposed, the built form of the proposal should be refined to better meet the to the relevant policies of the Official Plan and the Yonge-Eglinton Secondary Plan.

Parkland

The site is approximately 120 metres walking distance away from Howard Talbot Park, a municipal park.

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 m² of parkland per person, which is less than the City-wide average provision of 28 m² of parkland per person (2022).

Given the current rise in dog-owning populations, the Owner is expected to provide on-site dog amenities with proper disposal facilities such as dog relief stations within the building premises to accommodate future residents' needs. This will also help alleviate pressure on public parkland. Comments in reference to Toronto's [Pet Friendly Design](#)

[Guidelines and Best Practices for New Multi-Unit Buildings](#) will be provided by Urban Design. New outdoor Pet Relief Areas should not be located adjacent to parkland.

Unit Mix and Average Unit Sizes

The provision of 30% new two-bedroom units and 10% three-bedroom units supports the unit mix objectives of the Growing Up guidelines, and the Yonge-Eglinton Secondary, Official Plan housing policies, and the Growth Plan's growth management and housing policies to accommodate within new development a broad range of households, including families with children.

The average unit size of 79 square metres for two-bedroom units and 83 square metres for three-bedroom units does not meet the average unit sizes in the Growing Up Guidelines. The applicant is encouraged to adjust the unit sizes to meet the average unit sizes in the Growing Up Guidelines.

Road Widening

Staff have determined that the site must convey to the City, a 0.4 metres wide strip of land along Eglinton Avenue East in order to satisfy the planned right-of-way width of 27 metres for Eglinton Avenue East, as required in Policy 3 of Section 2.2 of the Official Plan. The conveyance must be free of any above and below grade encroachments.

Transportation Services

With respect to transportation matters, staff have reviewed the Transportation Impact Study prepared by BA Group, dated April 2024. The report estimates that the project will generate approximately 75 and 80 two-way vehicle trips during the a.m. and p.m. peak hours, respectively. The consultant concludes that without any mitigation measures or improvements, the site traffic volumes can be acceptably accommodated by the adjacent road network. Additional details and comments will be provided by Staff at the Zoning By-law Amendment application stage.

The applicant must coordinate with the City, TTC, and Metrolinx to implement interim and final Eglinton Connects streetscape and traffic improvements along the site's frontage and the Hoyle Avenue and Eglinton Avenue East Intersection. The intersection is to be signalized, requiring coordination with the adjacent site owner at 537-543 Eglinton Avenue East to develop a functional design and remove the existing pedestrian crossing. The applicant must also enhance the walking and cycling environment. City council approval is required for the new signalized intersection and pedestrian crossing removal, which will be addressed in the Site Plan application.

Further, the City of Toronto bike plan identifies on-street bike lanes along Eglinton Avenue East frontage of the site. The applicant is required to work with the City of Toronto to implement bicycle infrastructure and both interim and ultimate streetscape improvements along Eglinton Avenue East. While these matters will be addressed through the Site Plan application, the proposed design may impact the base building setback along the Eglinton frontage.

In the event that the OLT allows the appeals in whole or in part, the final Order should be withheld pending the confirmation the Transportation Impact Study has been revised to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

Waste Management Services

A portion of the real property where a development is or will be proposed, lies within 250 metres of a closed municipal landfill. Therefore, the owner of the real property (the "Owner") shall retain a qualified person (as that term is defined in Ontario Regulation 153/04) (the "Qualified Person") to conduct a subsurface investigation for the possible presence of methane gas at the property. The City may require additional testing, modifications to the subsurface field investigation, and peer review of the Methane Gas Study at the applicant's expense.

In addition, site plan control matters related to the location and configuration on-site waste collection and storage facility may impact the proposed site and underground organization and related performance standards.

In the event that the OLT allows the appeals in whole or in part, the final Order should be withheld pending the confirmation the Methane Gas Study has been revised to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

Servicing and Stormwater Management

Engineering Review staff have received the Functional Servicing and Stormwater Management Report and associated plans and their review is ongoing. In the event the Ontario Land Tribunal allows the Zoning By-law Amendment appeal in whole or in part, the final Order should be withheld pending the provision of a satisfactory set of engineering reports that provide confirmation of water, sanitary, and stormwater capacity from the Chief Engineer and Executive Director, Engineering and Construction Services, including implementation of any required upgrades which may be secured through the use of holding provisions.

Toronto Green Standard (TGS)

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

In the event that the OLT allows the appeals in whole or in part, the final Order should be withheld pending confirmation that the owner has submitted an updated complete Toronto Green Standards (TGS) Checklist and Statistics Template, to the satisfaction of the Chief Planner and Executive Director, City Planning.

Further Issues

Development Review Staff may also be required to evaluate supplementary or revised plans and supporting materials submitted by the applicant after the date of this Report.

As a result, Staff may continue to refine or identify further issues or supplement the reasons provided in this Report. Where substantive changes to the proposal are made by the applicant, Staff may report back to City Council as necessary.

Conclusion

The proposal has been reviewed against the policies of the PPS (2024), the Toronto Official Plan, including the Yonge-Eglinton Secondary Plan, and applicable City guidelines intended to implement Official Plan policies. The current proposal does not conform with the Toronto Official Plan and the Yonge-Eglinton Secondary Plan, and does not meet the intent of relevant Design Guidelines. In addition, at this time, the application cannot be evaluated to determine consistency with the PPS, given potential issues with methane gas and the risk to public health and safety.

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

Conditions to Any Tribunal Order

Should the Ontario Land Tribunal allow the appeal, in whole or in part, the following include a preliminary list of conditions that should be imposed on the issuance of any final order of the Tribunal to the satisfaction of the appropriate City Officials:

- a) the proposed Official Plan and Zoning By-law Amendments are in a form and content satisfactory to the Chief Planner and Executive Director, Development Review and City Solicitor;
- b) the owner has submitted a revised Transportation Demand Management Plan acceptable to, and to the satisfaction of, the Chief Planner and Executive Director, City Planning and the General Manager, Transportation Services;
- c) the owner has submitted a Methane Gas Investigation Report acceptable to, and to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, and that such matters arising from such study be secured if required;
- d) the owner has satisfactorily addressed the Zoning By-law, Official Plan Amendment and applicable Site Plan Control matters in the Engineering and Construction Services Memorandum dated May 30, 2022 and November 7, 2024 or as may be updated, in response to further submissions filed by the owner, all to the satisfaction of the Chief Engineer and Executive Director of Engineering and Construction Services, and the General Manager, Transportation Services;
- e) should it be determined that upgrades are required to the infrastructure to support the development according to the accepted Functional Servicing Report and/or that mitigation is required per the Methane Subsurface Investigation, a Holding provision ("H") is included in the final form of the zoning by-law, not to be lifted until such time as the owner has made satisfactory arrangements, including

entering into appropriate agreement(s) with the City for required mitigation, as well as the design and construction of any improvements to the municipal infrastructure and the provision of financial securities to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;

- f) The zoning by-law for the lands include a holding provision and that an amending by-law to remove the holding symbol be enacted when the following are fulfilled:
- i. the owner or applicant, at their sole cost and expense has submitted a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing sanitary sewer system and watermain and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; and
 - ii. if the Functional Servicing and Stormwater Management Report accepted and satisfactory from (i) above require any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
 - iii. the owner or applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, to support the development, in a financial secured agreement, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; or,
 - iv. the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report in (i) above are constructed and operational, all to the satisfaction to the Chief Engineer and Executive Director, Engineering and Construction Services; and
 - v. all necessary approvals or permits arising from (f)(i) or (f)(ii) above are obtained, where required all to the satisfaction to the Chief Engineer and Executive Director, Engineering and Construction Services.

CONTACT

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SIGNATURE

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

ATTACHMENTS

- Attachment 1: Location Map
- Attachment 2: Application Data Sheet
- Attachment 3: 3D Model of Proposal in Context Looking Northwest
- Attachment 4: 3D Model of Proposal in Context Looking Southeast
- Attachment 5: Simplified Site Plan
- Attachment 6: Detailed Site Plan
- Attachment 7: Official Plan Land Use Map
- Attachment 8: Yonge-Eglinton Secondary Plan Land Use Map
- Attachment 9: Yonge-Eglinton Secondary Plan Midtown Character Area Map
- Attachment 10: Yonge-Eglinton Secondary Plan Midtown Transit Station Area Map
- Attachment 11: Zoning By-law no. 569-2013 Map

Attachment 1: Location Map



Attachment 2: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 586 EGLINTON AVE E **Date Received:** June 13, 2024

Application Number: 24 164643 NNY 15 OZ

Application Type: OPA / Rezoning, OPA

Project Description: Application to amend the Official Plan to not require replacement of office gross floor area in the proposal of the related application (no. 21 219614 NNY 15 OZ) to amend the Zoning By-law to allow a 32-storey building with dwelling units, 4021 sqm of office gross floor area, and 651 sqm of commercial-retail gross floor area. Other changes from the original proposal will include changing the number of storeys from 32 to 35 (within same metric height), 8 new affordable dwelling units, and reduction in commercial-retail gross floor area from 651 sqm to 108 sqm.

Applicant	Agent	Architect	Owner
DAVID CHAREZENKO			SANDERLING DEVELOPMENTS LTD

EXISTING PLANNING CONTROLS

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

PROJECT INFORMATION

Site Area (sq m):	1,645	Frontage (m):	38	Depth (m):	43
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	645		375	375
Residential GFA (sq m):			24,189	24,189
Non-Residential GFA (sq m):	4,401		108	108
Total GFA (sq m):	4,401		24,297	24,297

Height - Storeys:	8	35	35
Height - Metres:		114	114

Lot Coverage Ratio (%)	22.79	Floor Space Index:	14.7
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
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Residential GFA:	24,189
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Retail GFA:	108
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Office GFA:	
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Industrial GFA:	
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Institutional/Other GFA:	
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Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			357	357
Other:				
Total Units:			357	357

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		8	204	108	37
Total Units:		8	204	108	37

Parking and Loading

Parking Spaces:	11	Bicycle Parking Spaces:	271	Loading Docks:	1
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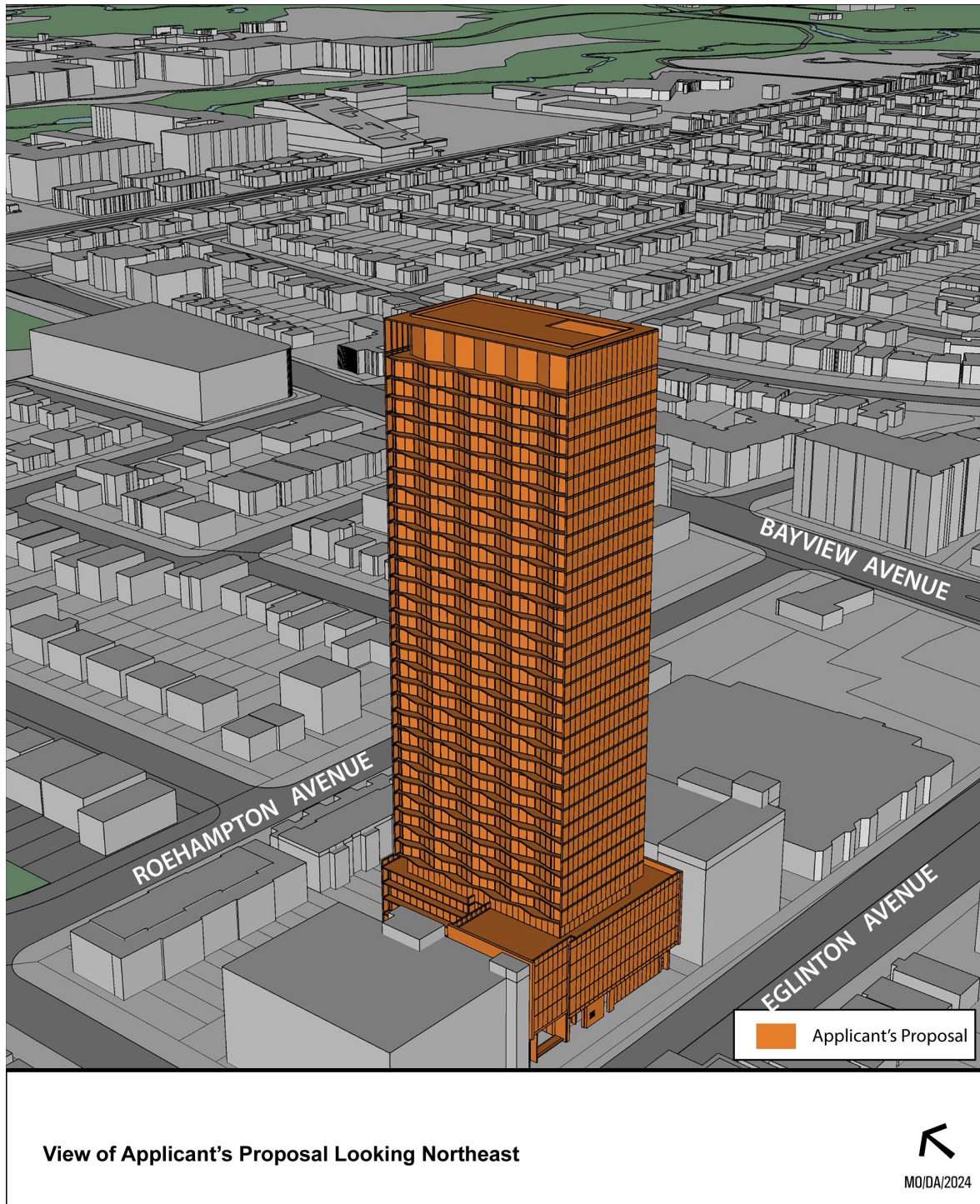
CONTACT:

Rebecca Thompson, Planner

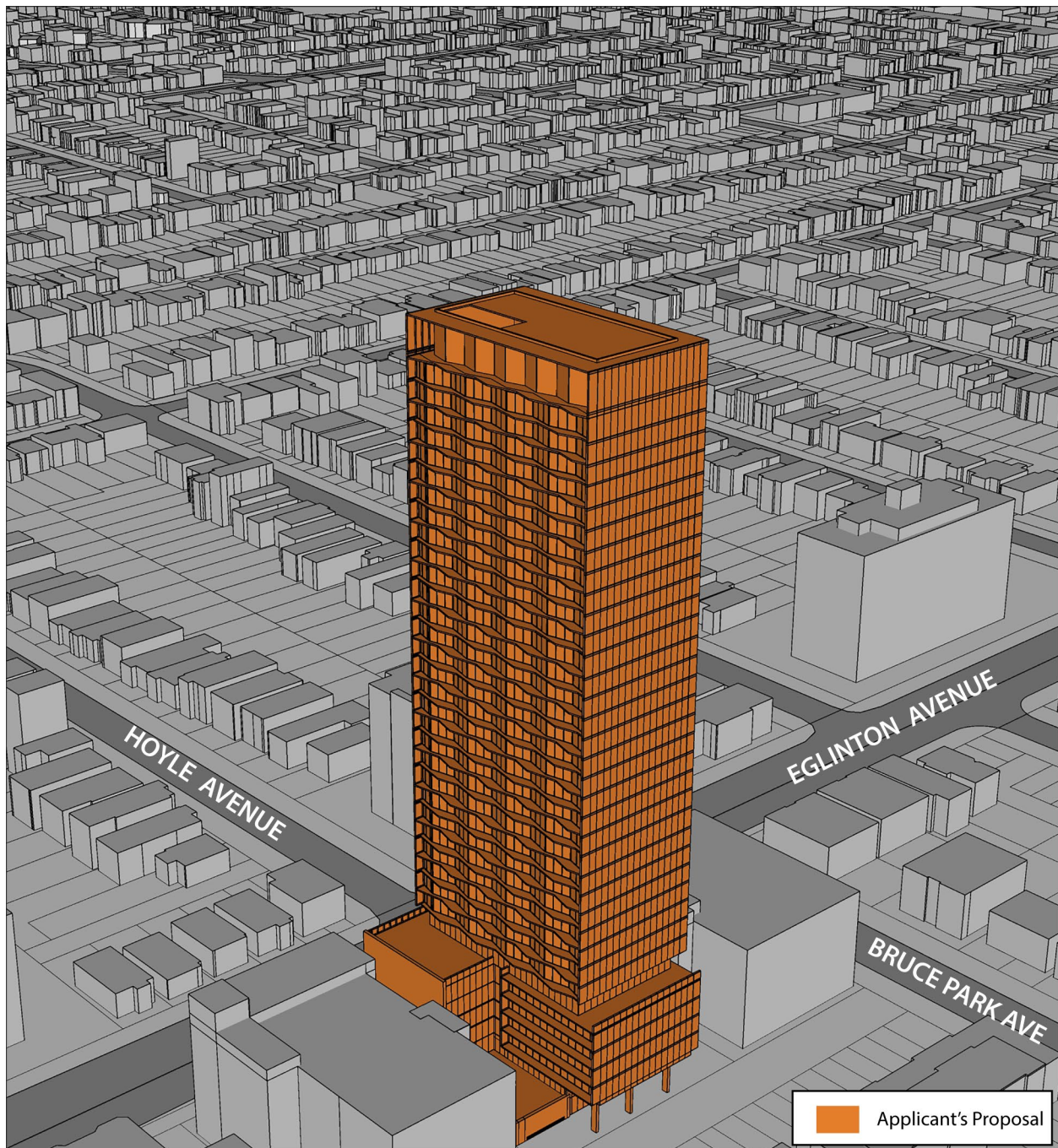
416-392-2535

rebecca.thompson@toronto.ca

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



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

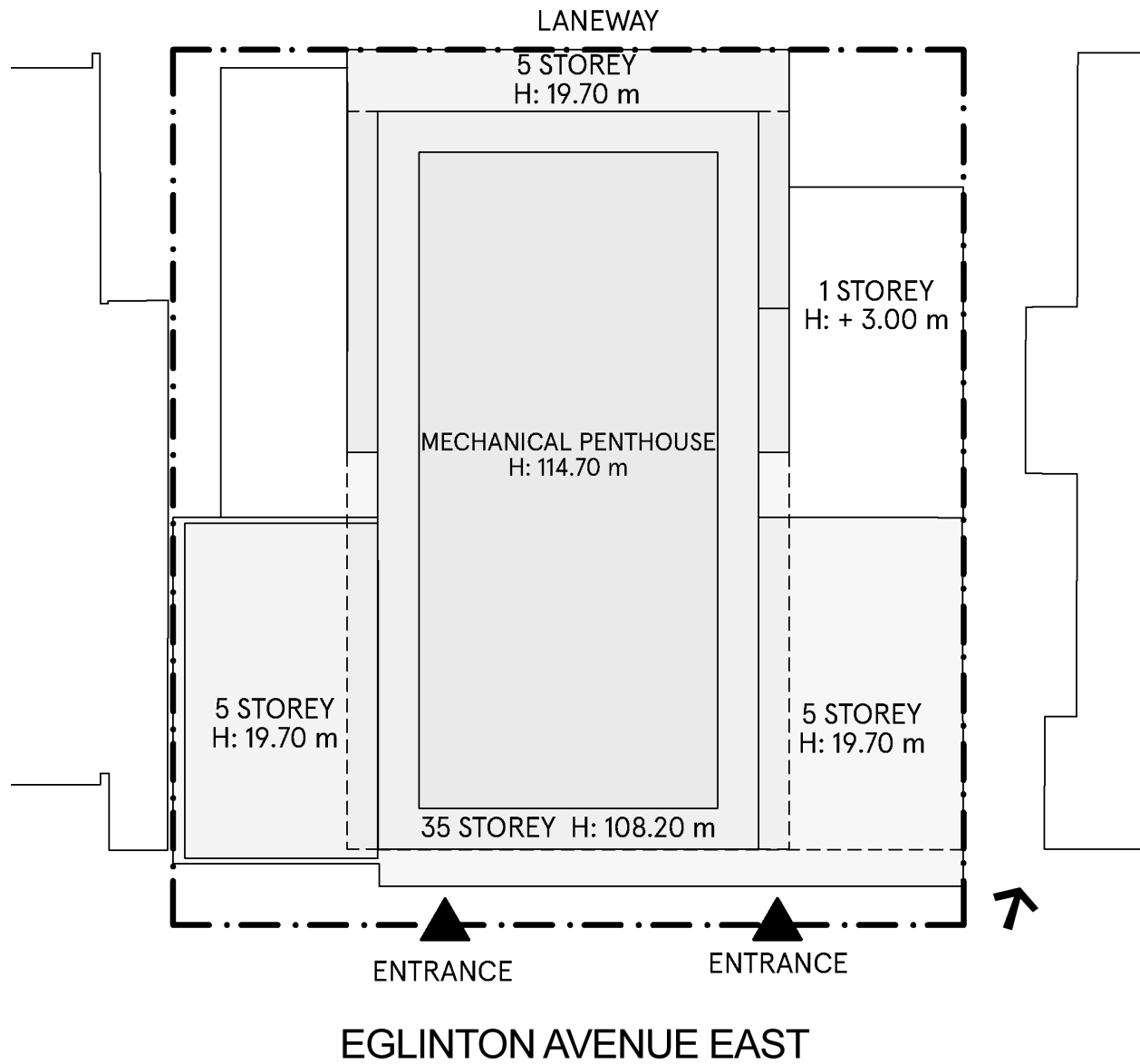


View of Applicant's Proposal Looking Southwest

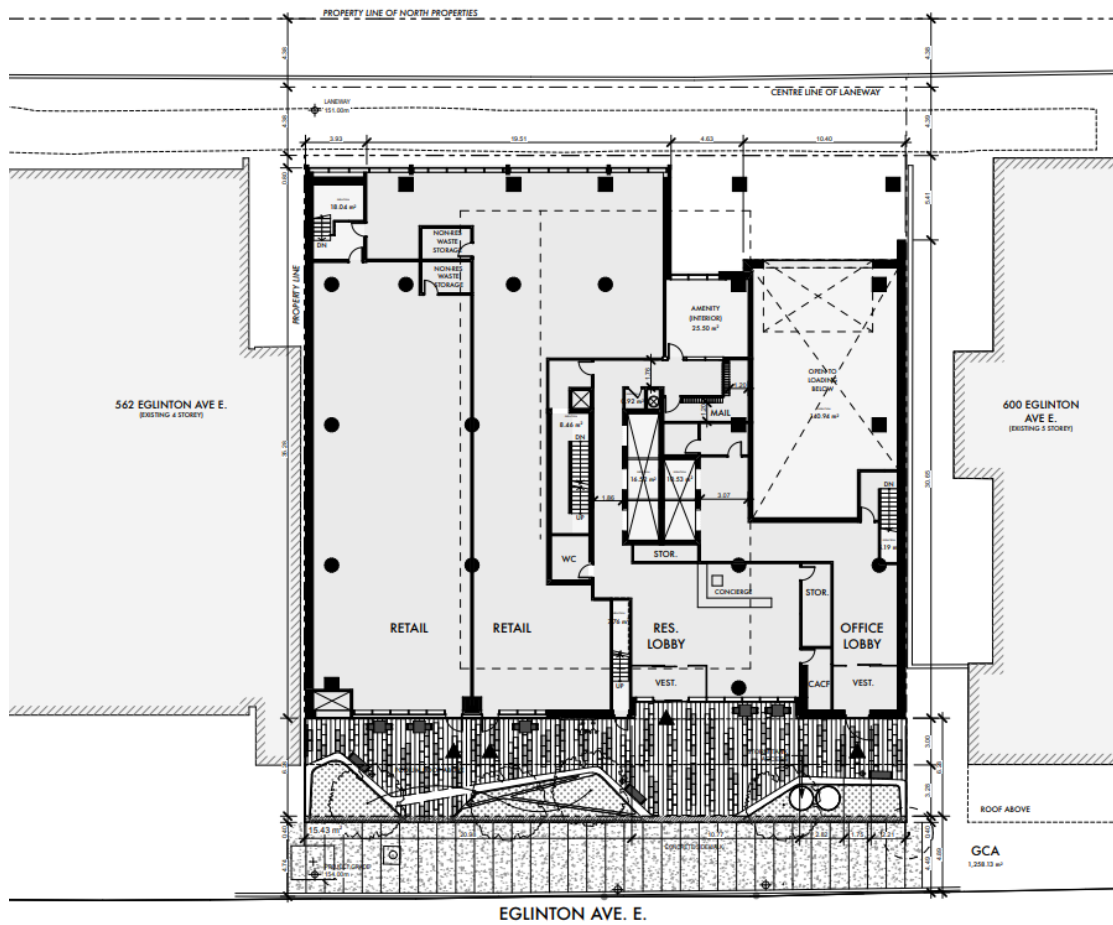


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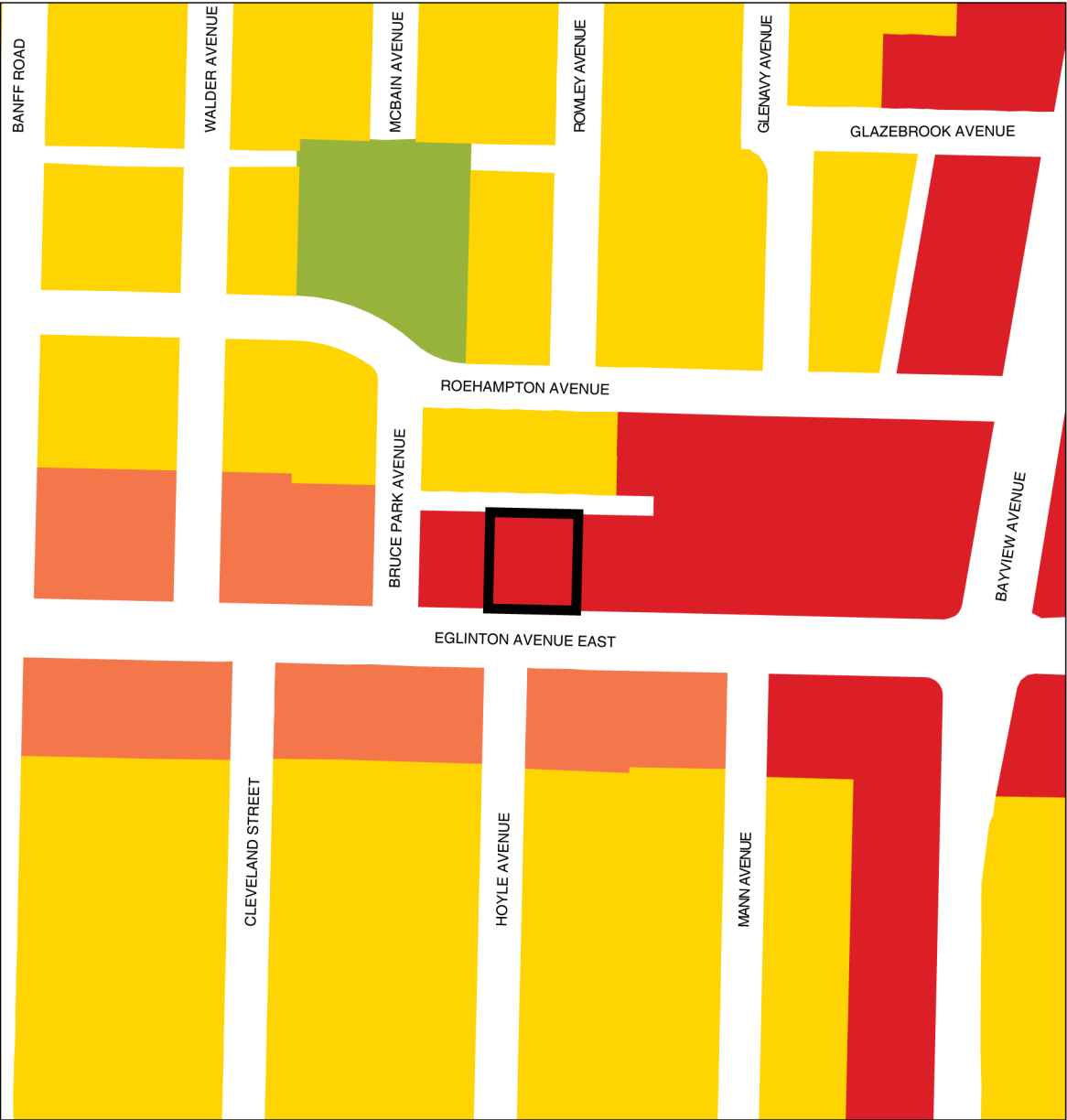
Attachment 5: Simplified Site Plan



Attachment 6: Detailed Site Plan



Attachment 7: Official Plan Land Use Map



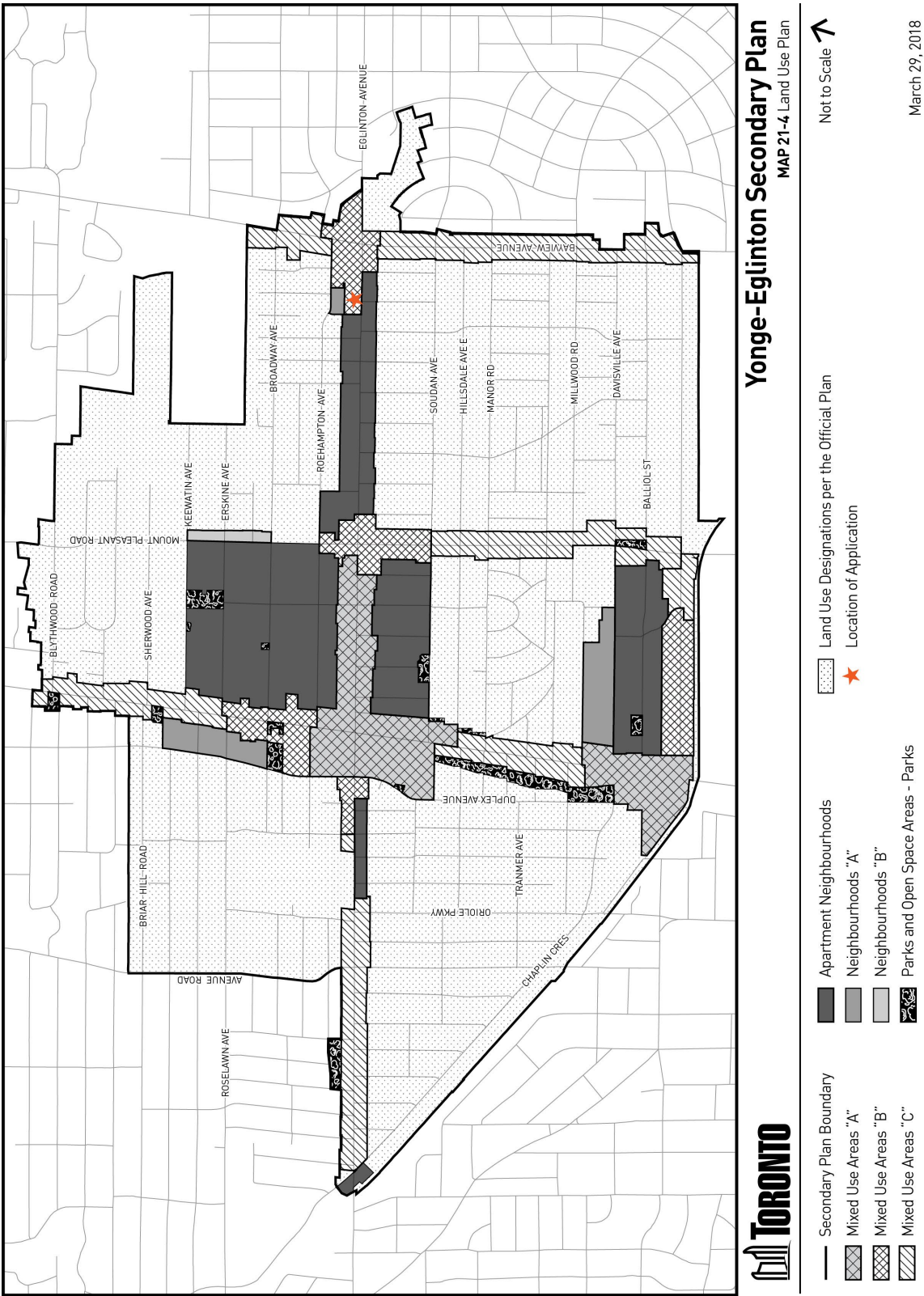
Official Plan Land Use Map 17

586 Eglinton Avenue East
File # 24 164643 NNY 15 0Z

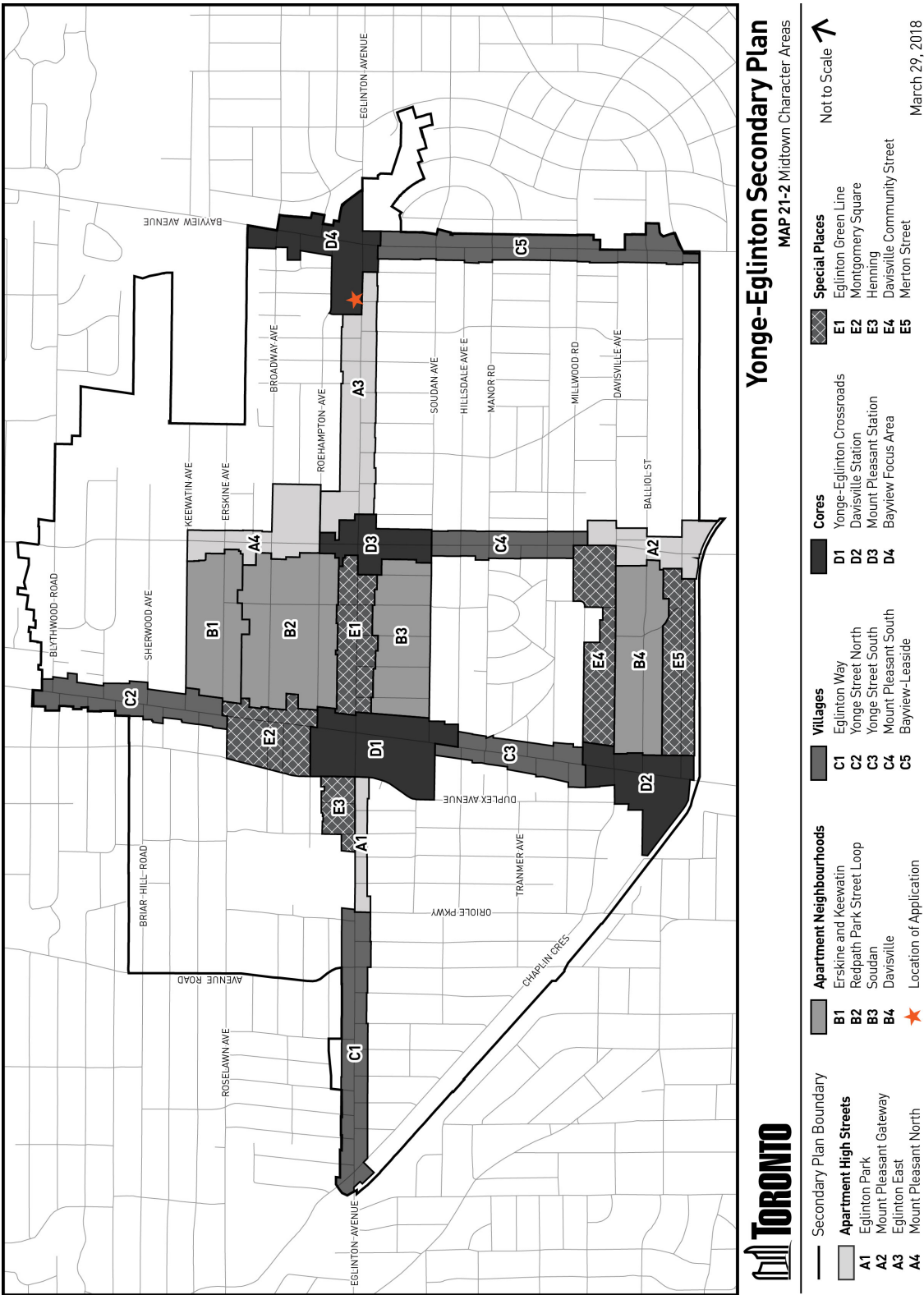


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Not to Scale
Extracted: 06/17/2024

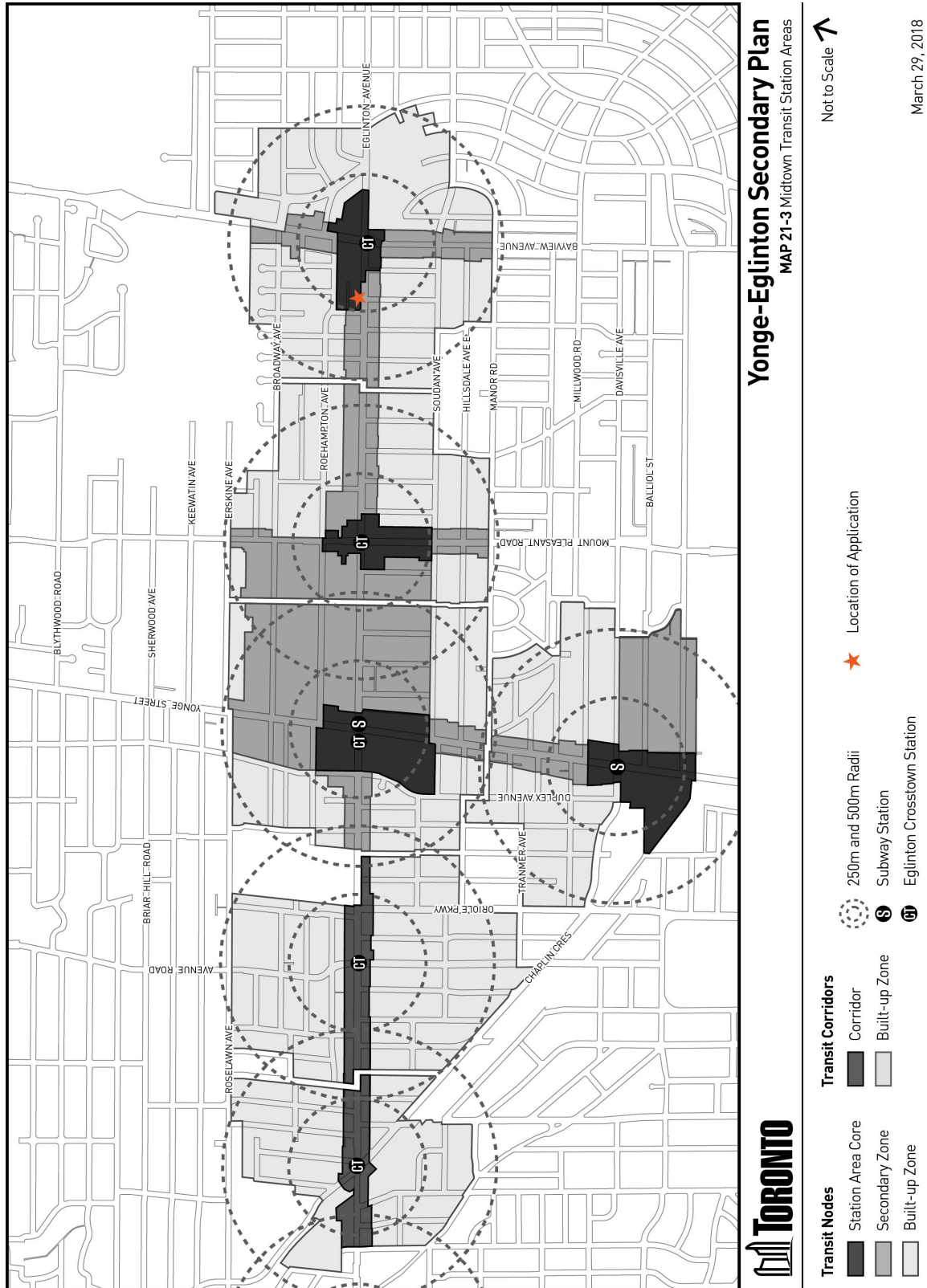
Attachment 8: Yonge-Eglinton Secondary Plan Land Use Map



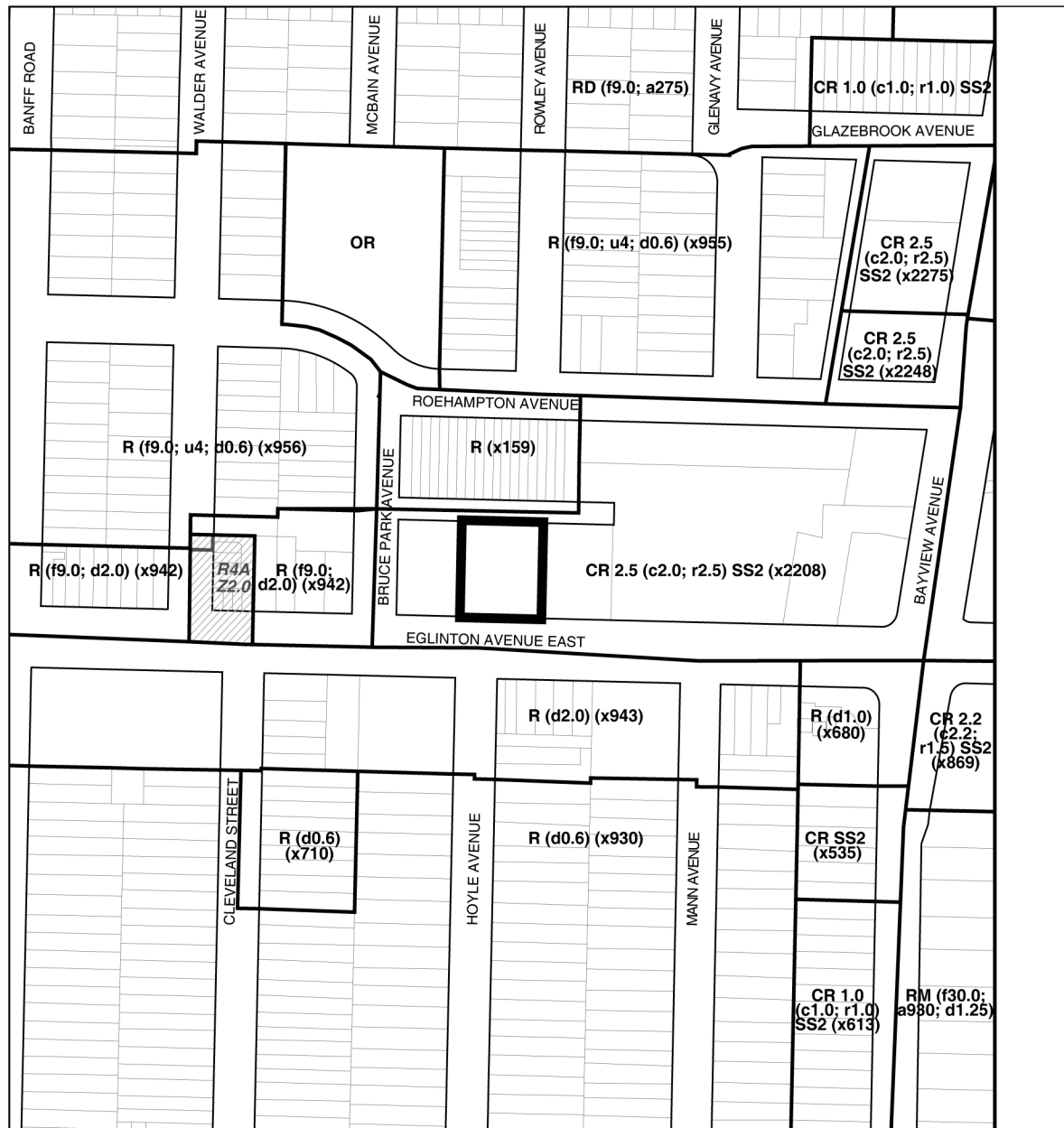
Attachment 9: Yonge-Eglinton Secondary Plan Midtown Character Area Map



Attachment 10: Yonge-Eglinton Secondary Plan Midtown Transit Station Area Map



Attachment 11: Zoning By-law no. 569-2013 Map



Zoning By-law 569-2013

586 Eglinton Avenue East

File # 24 164643 NNY 15 02



Location of Application



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

R
RD
RM
CR
OR

Residential
Residential Detached
Residential Multiple
Commercial Residential
Open Space Recreation

R1S

Residential District



Not to Scale
Extracted: 06/17/2024