



STAFF REPORT ACTION REQUIRED

90 Eglinton Ave West, 17 and 19 Henning Avenue - Official Plan Amendment Application - Preliminary Report

Date:	April 20, 2016
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 16 – Eglinton-Lawrence
Reference Number:	16 140393 NNY 16 OZ

SUMMARY

This application proposes an Official Plan Amendment for the properties at 17 and 19 Henning Avenue from a *Neighbourhoods* designation to *Mixed Use Areas*. This proposed re-designation will permit the inclusion of 17 and 19 Henning Avenue as part of the rezoning application currently under review for 90 Eglinton Avenue West for a 24-storey mixed-use building.

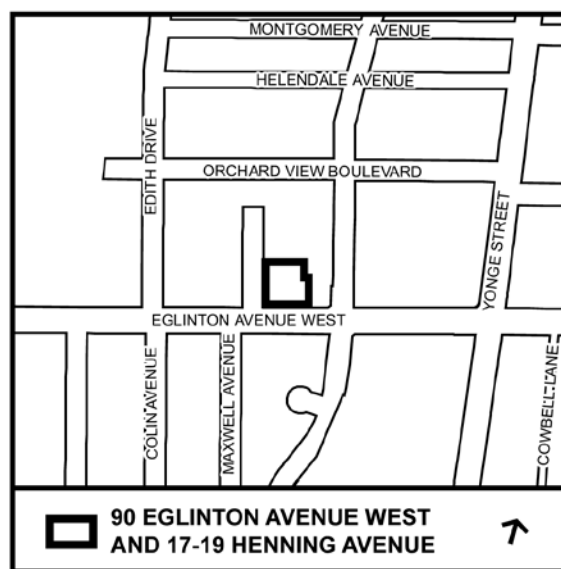
This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

Staff anticipate submitting a final report in the second quarter of 2016. This target date assumes that applicant will provide all required information in a timely manner.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 90 Eglinton Avenue West, 17 and 19 Henning Avenue together with the Ward Councillor.
2. Notice for the community consultation meeting be



given to landowners and residents within 120 metres of the site.

3. Notice for the public meeting under the Planning Act be given according to the regulations of the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

At its August 12, 2014 meeting, Community Council considered a Preliminary Staff Report for the Zoning By-law Amendment application for 90 Eglinton Avenue West. The report was adopted by Community Council with amendments, in particular, staff should continue the consultative public process recognizing that the site is not a mid-rise, however, pursuing reductions in height and density commensurate with the appropriate transitions settled upon for other developments having a sensitive relationship to nearby lower density neighbourhoods. The Preliminary Report is on the City's website at: <http://www.toronto.ca/legdocs/mmis/2014/ny/bgrd/backgroundfile-72636.pdf>

Pre-Application Consultation

As a result of the applicant acquiring two additional properties adjacent to 90 Eglinton Avenue West at 17 and 19 Henning Avenue, discussions were held with Planning staff about adding an Official Plan Amendment application to the Zoning By-law Amendment application (File No. 14 145916 NNY 16 OZ). A meeting with the applicant regarding the complete application submission requirements and revised built form was held.

ISSUE BACKGROUND

Proposal

The proposal is for the inclusion of two properties at 17 and 19 Henning Avenue with the property at 90 Eglinton Avenue West for the purpose of providing a 20 metre tower separation distance and transition to the properties to the north, a 10.55 metre setback of the podium to the north, to provide a landscaped buffer ranging from 2 to 3 metres along the north property line, a 1.65 metre pedestrian walkway, a 6 metre driveway and service related uses at the rear of the proposed building. No above grade building or gross floor area is proposed. (Refer to Attachments 1 & 2).

Summary of Revisions to the Application

	Original Submission April 2014	Current Submission April 2016
Site Area	1,824m ²	2,242m ²
Height	29-storeys 97.95m (ex. mech.)	24-storeys 86.8 m (ex.mech.)
Density	12.24	8.73
Tower Floorplate	743m ²	780m ²
Gross Floor Space		

Retail	589m	682m ²
Office	2,862m ²	2,931m ²
Residential	18,863m ²	15,969m ²
Total	22,315m ²	19,582m ²
Number of Units		
One bedroom	172	127
Two bedroom	75	100
Total	247	227
Vehicular Parking		
Resident	95	95
Shared Commercial	30	30
Total	125	125
Bicycle Parking		
Ground level: (res. visitor/comm.)	8	38
P1 level: (res./office/comm.)	268	213
Total	276	251
Loading Spaces		
Type B&G	1	1
Type C	2	2
Interior Amenity Space	754m ²	427m ²
Exterior Amenity Space	246m ²	386m ²

Base Building and Tower Setbacks

Original & Current Submissions	Ground Floor Setbacks	Base Building Setbacks	Stepbacks between the base & tower	Tower Setbacks
North				
2014	0.2m	6.5m	6.45m	12.95m
2016	10.55m	10.55m	7.0m	21.2m
South				
2014	5.0m	0.0m	2.0m	2.0m
2016	5.0m	2.0m	3.0m	5.0m
East				
2014	1.3m	0.0m	12.55m	12.55m
2016	0.95m	0.95m	9.05m	10.0m
West				
2014	0.0m	0.0m	2.8m	2.8m
2016	3.0m	2.0m	4.1m – levels 4 & 5 2.0m – levels 6-24	6.1m – levels 4 & 5 4.0m – levels 6 & 24m

On the balance of the lands is a concurrent rezoning application under review for the property at 90 Eglinton Avenue West for a 24-storey mixed-use building with 227 residential units including retail and offices uses, and 125 vehicular parking spaces on three levels below grade (File No. 14 145916 NNY 16 OZ). The proposal would have a height of 92.15 metres (inc. mech.), a total gross floor area of 19,582

square metres with a density of 8.73 times the area of the lot and a tower floorplate average size of 780 square metres. A road widening along the Eglinton Avenue West frontage 0.40 metres will be required.

Site and Surrounding Area

The applicant has acquired additional properties at 17 and 19 Henning Avenue, which now form part of the proposal. The site is located on the north-east corner of Eglinton Avenue West and Henning Avenue. The site is the assembly of 3 properties, municipally known as 90 Eglinton Avenue West, 17 and 19 Henning Avenue. The revised area has increased from approximately 1,868 to 2,242 square metres. It is currently occupied by a 6-storey office building (approximately 28 metres high) with grade related retail uses at 90 Eglinton Avenue West, and a pair of 2-storey semi-detached houses at 17 and 19 Henning Avenue. The frontage along Eglinton Avenue West remains unchanged at 45.6 metres and the frontage along Henning Avenue has increased from approximately 42 to 51.5 metres.

The proposal is illustrated on Attachment 1: Site Plan, Attachment 2: Landscape Plan and Attachments 3 and 4: Elevations. Refer to Attachment 10: Application Data Sheet for proposal statistics.

Land uses surrounding the subject lands include:

North: There is a low-rise residential neighbourhood of 2-storey semi-detached dwellings adjacent to the north, that extends along the east and west sides of Henning Avenue. Henning Avenue is not a through street and extends to the rear yards of the 3-storey detached dwellings to the north that front along Orchard View Boulevard. This low-rise neighbourhood extends further north to Montgomery Avenue.

East: Adjacent to the east of the site at the northwest corner of Eglinton Avenue West and Duplex Avenue is a 2-storey Toronto Hydro building. The Toronto Hydro site adjacent to the east is on the *Avenue* and designated *Mixed Use Areas* in the Official Plan. Further east (east of Duplex Avenue) are lands in the *Yonge-Eglinton Centre*. There is a 6-storey office building on the north-east corner of Duplex Avenue and Eglinton Avenue West. This site is situated within the *Yonge-Eglinton Centre* and is designated *Mixed Use Areas* in the Official Plan. A Zoning By-law Amendment application to permit a 39-storey mixed-use building on this site was approved in 2012 by the Ontario Municipal Board (File: 09 148338 NNY 16 OZ). Further east extending to Yonge Street is the Rio Can retail and office complex (22 and 30-storey office buildings) and two high rise apartments (17 and 22-storeys). A Zoning By-law amendment application to increase the heights of the two office buildings from 22 and 30 storeys to 27 and 37 storeys respectively was approved in 2010. (File: 09 110945 NNY 16 OZ).

West: There is a 6-storey office building opposite the property on the west side of Henning Avenue and 8 and 4-storey office buildings and a 7-storey mixed-use building further west fronting on Eglinton Avenue West. These sites are also on the *Avenue* and are designated *Mixed Use Areas* in the Official Plan. There is a 13-storey apartment building on the west side of Edith Drive, adjacent to the north of the 6-storey mixed-use building at the north-west corner of Edith Drive and Eglinton Avenue West. Eglinton Park is further west.

South: Opposite the site on the south side of Eglinton Avenue West is the 4-storey Toronto Police Services 53 Division building situated at the south-east corner of Duplex Avenue and Eglinton

Avenue West. This site is also situated on the *Avenue* and designated *Mixed Use Areas* in the Official Plan. There is also a 3-storey apartment building complex at the south-west corner of Maxwell Avenue and Eglinton Avenue West opposite the site situated on the *Avenue* and designated *Apartment Neighbourhoods*. Further south is a low-rise residential neighbourhood of 2-storey detached dwellings designated *Neighbourhoods*.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required, by the *Planning Act*, to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, as the case may be, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The subject site is designated *Mixed Use Areas* and *Neighbourhoods* in the Official Plan on Map 17, Land Use Plan. The Plan designates the lands at 90 Eglinton Avenue West as *Mixed Use Areas* and an *Avenue*. (Attachments 5 & 6). The *Mixed Use Areas* designation permits a broad range of commercial, residential and institutional uses and includes policies and development criteria to guide development and its transition between areas of different development intensity and scale. In addition, *Avenues* are considered important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities while improving the pedestrian environment, the look of the street, shopping opportunities and transit services for community residents. Section 2.2.3.1 of the Official Plan provides that reurbanizing the *Avenues* will be achieved through the preparation of Avenue Studies for strategic mixed-use segments.

The lands at 17 and 19 Henning Avenue are designated as *Neighbourhoods* within the Official Plan. *Neighbourhoods* are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as walk-up apartments that are no higher than 4-storeys. Parks, low-scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*. The Plan identifies these established areas as physically stable and that development will respect and reinforce the existing physical character of the neighbourhood. Particular aspects of physical character are identified including: patterns of streets, blocks and lanes; lot size; heights, massing, scale and dwelling types of nearby residential properties; prevailing building types, or

predominant forms of development in the neighbourhood, and, prevailing patterns of rear and side yard setbacks and landscaped open space.

The Official Plan's Healthy Neighbourhoods policies recognize that established neighbourhoods can benefit from directing growth to areas such as the *Avenue* with improved services, amenities and other enhancements while preserving the shape and feel of the neighbourhood. At the boundary points between the neighbourhoods and the growth areas, development in the *Mixed Use Area* will have to demonstrate a transition in height, scale and intensity to ensure that the stability and general amenity of the adjacent residential area are not adversely affected. To protect neighbourhoods and limit development impacts Section 2.3.1.1 provides that development in *Neighbourhoods* will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns in these areas. In addition, Section 2.3.1.2(a-d) contains policies for development in *Mixed Use Areas* to:

- be compatible with the *Neighbourhood*;
- provide a gradual transition of scale and density;
- maintain adequate light and privacy for residents; and
- attenuate resulting traffic and parking impacts.

The Official Plan is available on the City's website at:

http://www1.toronto.ca/staticfiles/city_of_toronto/city_planning/developing_toronto/files/pdf/chapters1_5_dec2010.pdf

OPA 320

As part of the City's ongoing Official Plan Five Year Review, City council adopted Official Plan Amendment No. 320 on December 10, 2015. OPA 320 strengthens and refines the Healthy Neighbourhood, Neighbourhoods and Apartment Neighbourhoods policies to support Council's goals in the Official Plan to protect and enhance existing neighbourhoods and to allow limited infill on underutilised apartment sites in Apartment Neighbourhoods. In December 2015 the city submitted OPA 320 to the Minister of Municipal Affairs and Housing for approval. While OPA 320 is City Council's adopted policy, it is not yet in force.

Yonge-Eglinton Secondary Plan

The Yonge-Eglinton Secondary Plan provides a locally focussed policy framework for guiding growth and change in the Secondary Plan area. The general policies of the Secondary Plan establish objectives in relation to land use, the nature and scale of development, transportation, urban form and public realm, community services, and parks and open spaces. The Yonge-Eglinton Secondary Plan Area encompasses lands within the Yonge-Eglinton Centre and provides a development framework for the Centre as well as the larger Secondary Plan area including the subject site. The lands for 17 and 19 Henning Avenue and 90 Eglinton Avenue are all located within the Yonge-Eglinton Secondary Plan area. (Attachment 7).

It is a primary objective of the Secondary Plan to maintain and reinforce the stability of *Neighbourhoods* and to minimize conflicts among uses in *Mixed Use Areas*, *Neighbourhoods*, *Apartment Neighbourhoods* and *Parks and Open Space Areas* in terms of land use, scale and vehicular movement.

Among other things it is the objective of the Secondary Plan to maintain the existing scale of development within stable *Neighbourhoods* and protect such areas from overshadowing from buildings located in abutting *Mixed Use Areas* and *Apartment Neighbourhoods*, and to secure a transition in height and scale from developments in *Mixed Use Areas* and *Apartment Neighbourhoods* to *Neighbourhoods* and in particular to those sites which abut a *Neighbourhood*. Secondary Plan objectives also seek to ensure that the form of buildings promotes a compatible physical and land use relationship between development within the various land use designations and between sites in abutting land use designations.

The Secondary Plan provides for development of the greatest height, density and scale to be situated in *Mixed Use Area "A"*, and development of a lesser scale that is contextually appropriate and compatible with adjacent areas to be located in *Mixed Use Areas "B", "C", and "D"*. The 90 Eglinton Avenue West site is located within the *Mixed Use Areas "C"*, however, the properties at 17 and 19 Henning Avenue are located outside of these areas.

The Yonge-Eglinton Secondary Plan is available on the City's website at:
http://www.toronto.ca/planning/official_plan/pdf_secondary/21_yonge_eglinton_dec2010.pdf

Midtown In Focus Study

On July 21, 2012, City Council established the Midtown Planning Group to create a proactive and comprehensive strategy for planning initiatives in the Yonge-Eglinton area of Midtown. The Midtown Planning Group consists of the three local councillors, representatives of local residents associations and City staff from both the North York and the Toronto and East York Districts.

The Group first met in October 2012 to discuss issues within the Yonge-Eglinton area and to identify the priorities for the study. A main issue identified by the Group is the need for public realm improvements in the area, particularly in the Yonge-Eglinton Centre which is experiencing high levels of growth through redevelopment. It was agreed that a strategy to address public realm improvements should be prepared to guide future redevelopment and civic improvements.

Amendment No. 289 to the Yonge/Eglinton Secondary Plan

On August 25, 2014, City Council adopted the report from the Chief Planner and Executive Director, City Planning on Midtown in Focus – the Parks, Open Space and Streetscape Plan ("Public Realm Plan") for the Yonge-Eglinton Area. The Midtown In Focus Study is available on the City's website at:
<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=d421bf26585a2410VgnVCM10000071d60f89RCRD>

On June 10, 11, 12, 2015, City Council adopted Official Plan amendments to the Yonge-Eglinton Secondary Plan (Official Plan Amendment 289) that implement, among other matters, the urban design and public realm policies of the Midtown in Focus Public Realm Plan. The proposed Secondary Plan amendments are under appeal at the OMB. The staff report as adopted by Council is available on the City's website: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PG4.2>

OPA 289 outlines a comprehensive public realm strategy and a system of improvements that will be implemented as part of new development in the Yonge-Eglinton Secondary Plan Area.

Yonge-Eglinton Secondary Plan Review

The City Planning Division is leading an inter-divisional review of growth, built form and infrastructure issues in the Yonge-Eglinton area. The Growth, Built Form and Infrastructure Review will inform the development of up-to-date policy that will guide growth in the area and, in combination with necessary capital upgrades identified through the review, support the vitality and quality of Midtown Toronto.

The review began in mid-2015 and has three key activities:

- **Growth Analysis** which includes completing a demographic and economic profile of the area, undertaking an evaluation of growth trends, and completing an analysis of potential near, medium and longer term growth estimates.
- **Built Form Study** which will analyse built form character, trends and impacts and develop a built form vision to guide the area's evolution. In addition, a Cultural Heritage Resource Assessment is being undertaken which will identify properties of cultural heritage value or interest and outline recommendations for further study, conservation, listings and designations.
- **Infrastructure Review** of the performance and capacity of key infrastructure – community services and facilities, transportation, water, wastewater and stormwater – and a gap analysis informed by the growth estimates to identify emerging infrastructure priorities.

City staff anticipates reporting to City Council in 2016 with a Report that identifies key findings and emerging directions from the study. Following a Council decision on the Proposals Report, further consultation will occur on recommended directions and proposed amendments to the Yonge-Eglinton Secondary Plan.

This application will be reviewed concurrently with the Growth, Built Form and Infrastructure Review. Emerging issues and directions, where appropriate, will be addressed in the review of the application.

Eglinton Connects Study

City Planning staff began working on the Eglinton Connects Planning Study in January 2012. This comprehensive planning study examined the land use planning framework, built form, public realm and road configuration on Eglinton Avenue between Weston Road and Kennedy Subway Station, corresponding to the extent of the Eglinton Crosstown LRT.

A vision for the intensification of Eglinton Avenue was developed through extensive public consultation with residents and stakeholders. The vision states that Eglinton Avenue will become Toronto's central east-west avenue – a green, beautiful linear space that supports residential living, employment, retail and public uses in a setting of community vibrancy. Its design will balance all forms of mobility and connect neighbourhoods and natural valley systems to the larger City and the region.

The Study findings and implementing zoning by-laws and an Official Plan Amendment were adopted by City Council in 2014. The study and links to the various staff reports and implementing by-laws can be found here: <http://www.toronto.ca/planning/eglinton>

The 'Travelling' recommendations give direction for the future public realm and adjacent right-of-way, and include recommendations for a wider sidewalk, lay-by parking, a bike lane and three lanes of traffic

for the right-of-way adjacent to this site. Recommendation #6 also gives direction for a new public lane along the rear of this site to be provided in conjunction with new development.

The applicant has appealed to the OMB for relief from the Official Plan policy requiring the provision of public lanes along the rear of redevelopment sites fronting on Eglinton. However, the applicant has included such a lane in its latest proposal.

The 'Building' Recommendations from the Study anticipate a mid-rise built form (recommendation #15) on the subject site. Preliminary analysis based on the Mid-Rise Buildings Performance Standards and the property depth indicated that a building height of approximately 26 metre or 8-storeys could be achieved. Although zoning for this site was not included in the zoning by-law implementing the Study (as all sites with active applications were excluded), City Council amended the report recommendations to reinforce the Study finding that mid-rise development is the appropriate built form here.

City-Wide Tall Building Design Guidelines

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts.

The Eglinton Connects Planning Study identifies the portion of the site at 90 Eglinton Avenue West as appropriate for mid-rise buildings. The properties at 17 and 19 Henning Avenue are outside of the Study area.

The city-wide Tall Building Design Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

Zoning

The portion of the site for 17 and 19 Henning Avenue is zoned Residential (R) in Zoning By-law 569-2013 and Residential (R2) in the former City of Toronto Zoning By-law 438-86. The zoning permits a range of residential building types on the site including detached, semi-detached and apartment buildings. A maximum overall density of 0.6 times the area of the lot is permitted. The maximum building height permitted is 9 metres.

The portion of the site for 90 Eglinton Avenue West is zoned Commercial/Residential (CR) in Zoning By-law 569-2013 and in former City of Toronto Zoning By-law 438-86. A wide range of retail and commercial uses as well as residential uses are permitted on the site. A maximum overall density of 3 times the area of the lot is permitted. For commercial uses the maximum density permitted is 3 times the area of the lot and the maximum density for residential uses is 2 times the area of the lot. The maximum building height permitted is 15 metres.

Site Plan Control

The applicant submitted a Rezoning application (14 145916 NNY 16 OZ) on April 23, 2014 and an application for Site Plan Control (15 118181 NNY 16 SA) on February 17, 2015. Staff are reviewing the applications concurrently.

Reasons for the Application

An amendment to the Plan is necessary to permit the development proposal to re-designate the two properties at 17 and 19 Henning Avenue from *Neighbourhoods* to *Mixed Use Areas*.

The lands for 17 and 19 Henning Avenue are proposed to provide a 20 metre tower separation distance and transition to the properties to the north, a 10.55 metre setback of the podium to the north, to provide a landscaped buffer ranging from 2 to 3 metres, a 1.65 metre pedestrian walkway, a 6 metre driveway and service related uses at the rear of the proposed building. No above grade building or gross floor area is proposed. On the balance of the lands at 90 Eglinton Avenue West, proposed is a 24-storey mixed-use residential building with retail and office uses. Additional areas of non-compliance may be identified through the review of the Official Plan and rezoning applications.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Survey and Topographical Plan
- Ground Level Plan
- Planning Justification Report
- Draft Official Plan Amendment.

Previous studies including a Transportation Study, among other reports, were included with the rezoning application and have been revised to reflect the revised proposal.

City staff are reviewing the application for completeness.

Issues to be Resolved

The issues to be resolved include, but are not limited to, the following:

- Consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
- Conformity with the planning framework for Yonge-Eglinton Secondary Plan as well as the emerging vision from the Yonge/Eglinton built form study currently in process;
- Conformity with the Midtown In Focus Study results;
- The appropriateness of the proposed draft Official Plan Amendment which would re-designate the lands to *Mixed Use Areas*;
- Evaluation of the increase in height, transition in scale and impacts with respect to the public realm and adjacent *Neighbourhoods*;

- Review of additional information to evaluate changes to Official Plan policies, including a revised sun/shadow analysis, a pedestrian wind study, and modelling and skyline views, required to be provided through the rezoning application;
- Impact of the proposed additional population on community services and facilities, servicing, parks; and
- Identification and securing of public benefits, pursuant to Section 37 of the *Planning Act* should the proposal be recommended for approval.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

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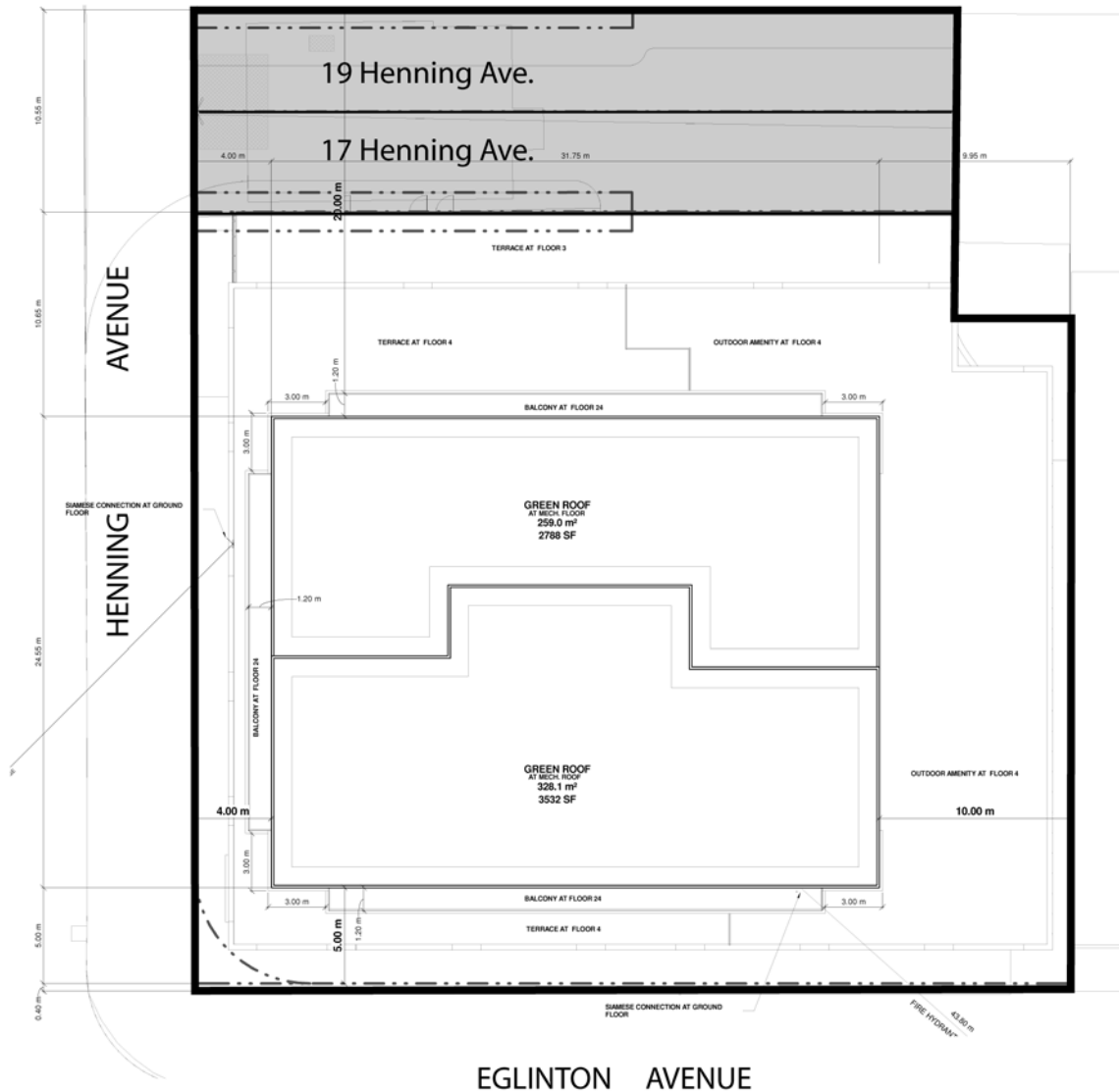
SIGNATURE

Joe Nanos, Director
 Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
 Attachment 2: Landscape Plan
 Attachment 3: East & North Elevations
 Attachment 4: South & West Elevations
 Attachment 5: Official Plan – Urban Structure
 Attachment 6: Official Plan – Land Use
 Attachment 7: Yonge-Eglinton Secondary Plan
 Attachment 8: Zoning By-law 569-2013
 Attachment 9: Zoning By-law 438-86
 Attachment 10: Application Data Sheet

Attachment 1: Site Plan



Site Plan

90 Eglinton Avenue West & 17-19 Henning Ave.

Applicant's Submitted Drawing

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04/19/2016



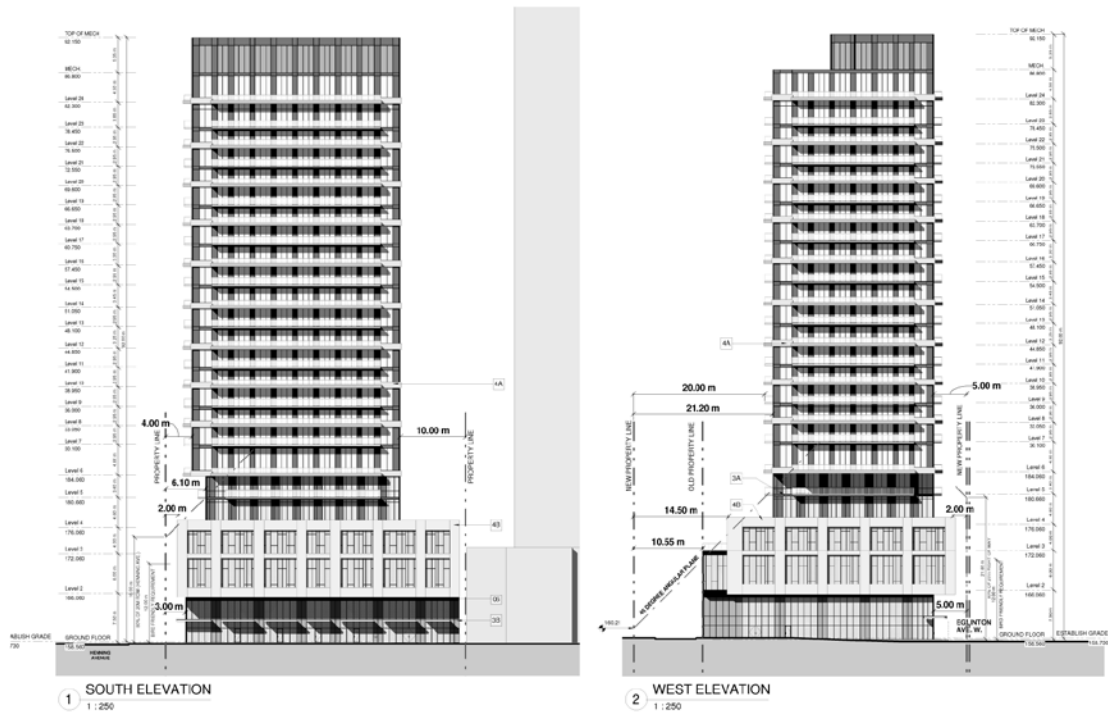
File # 16 140393 NNY 16 02

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90 Eglinton Avenue West & 17-19 Henning Ave.

File # 16 140393 NNY 16 0Z

Attachment 3: South & West Elevations



Elevations

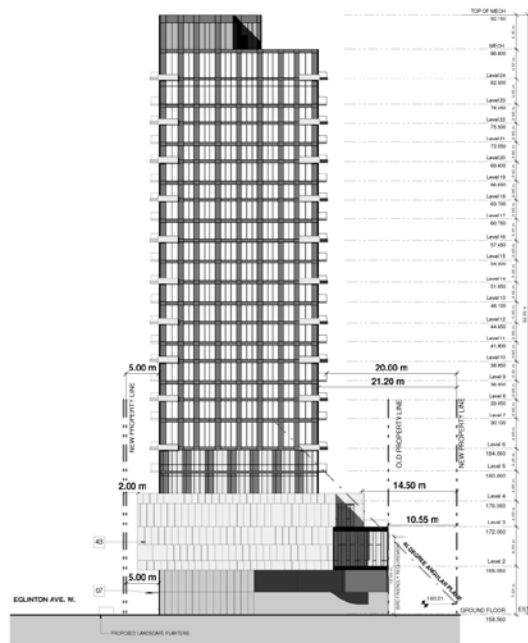
90 Eglinton Avenue West & 17-19 Henning Ave.

Applicant's Submitted Drawing

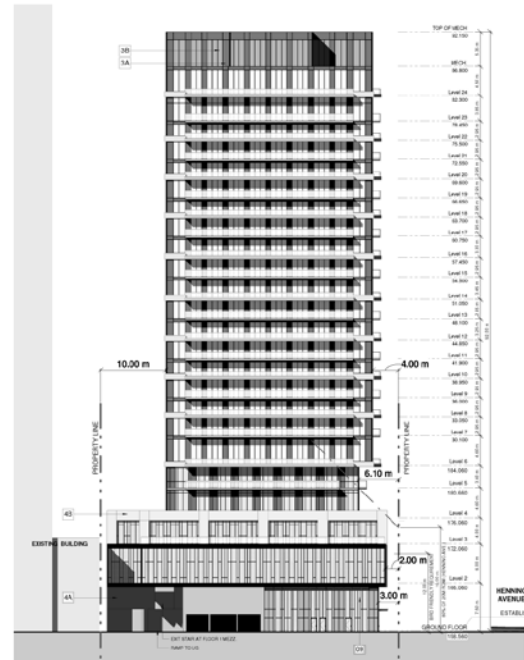
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File # 16 140393 NNY 16 02

Attachment 4: East & North Elevations



1 EAST ELEVATION
1 : 250



2 NORTH ELEVATION
1 : 250

Elevations

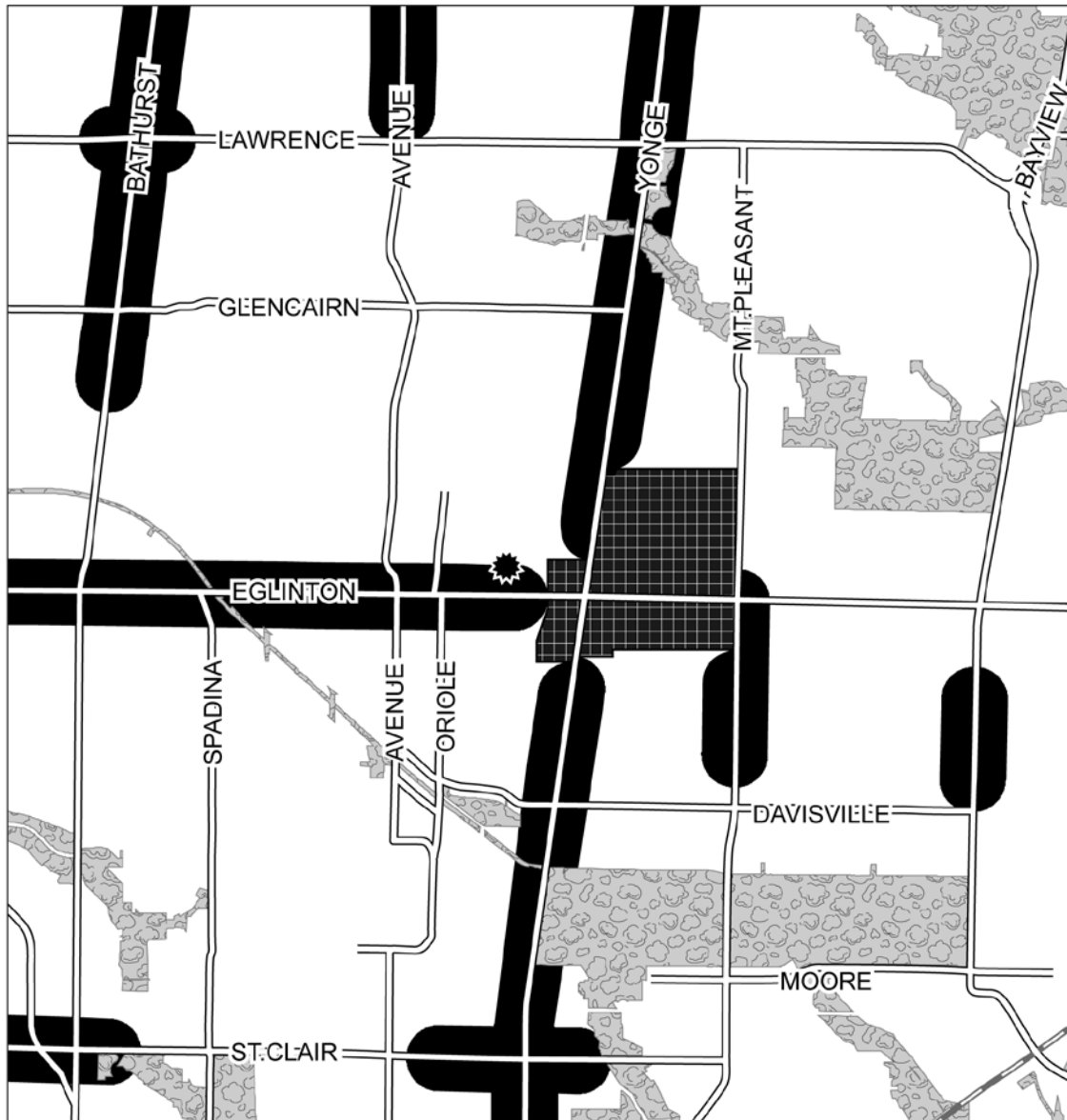
Applicant's Submitted Drawing

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90 Eglinton Avenue West

File # 16 140393 NNY 16 02

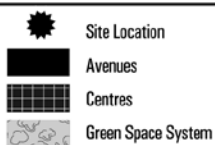
Attachment 5: Official Plan – Urban Structure Map



TORONTO City Planning

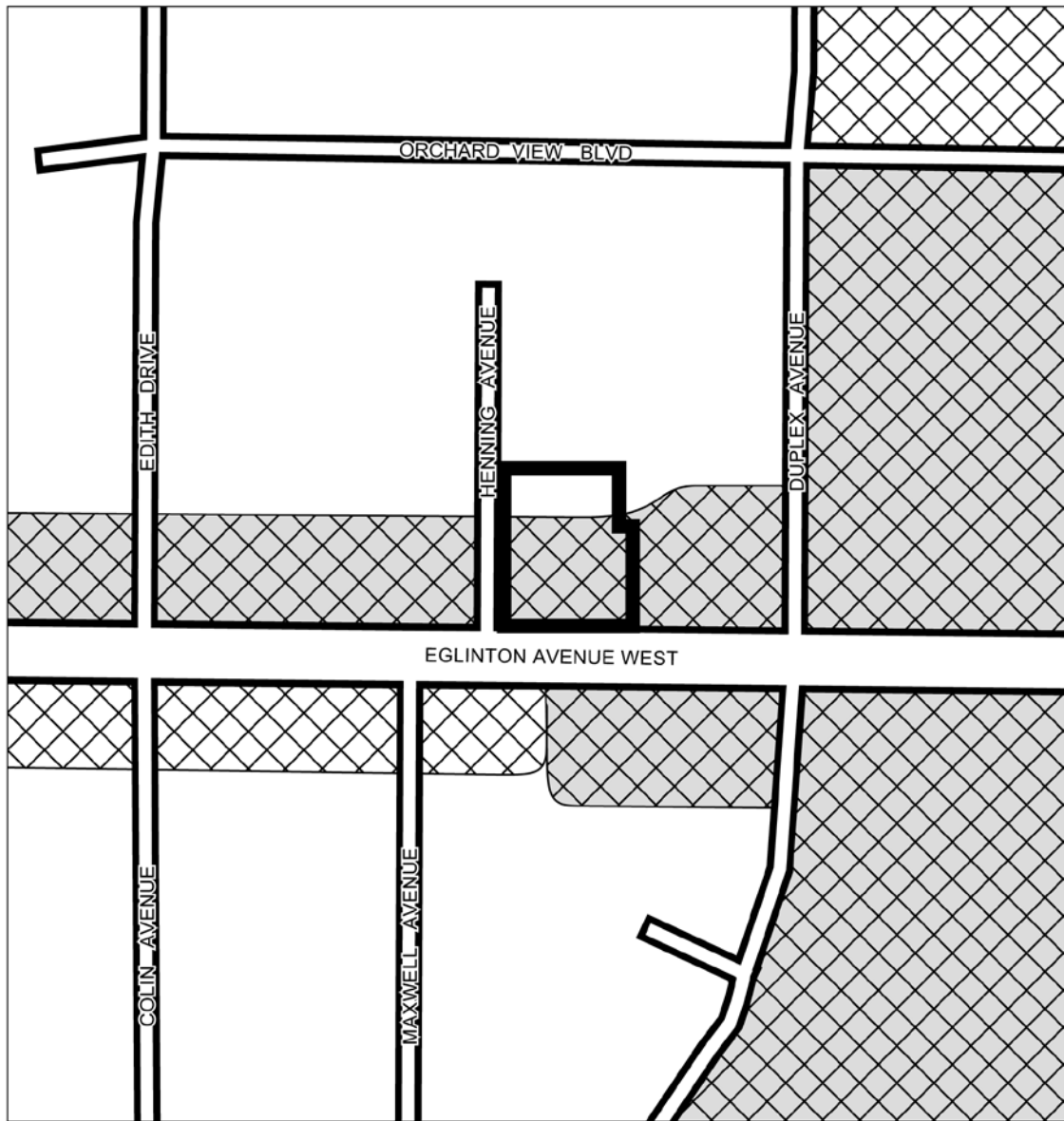
90 Eglinton Avenue West & 17-19 Henning Avenue
Extract from Official Plan Map 2 Urban Structure

File # 16 140393 NNY 16 02



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Attachment 6: Official Plan – Land Use Map



Toronto City Planning
Extract from Official Plan

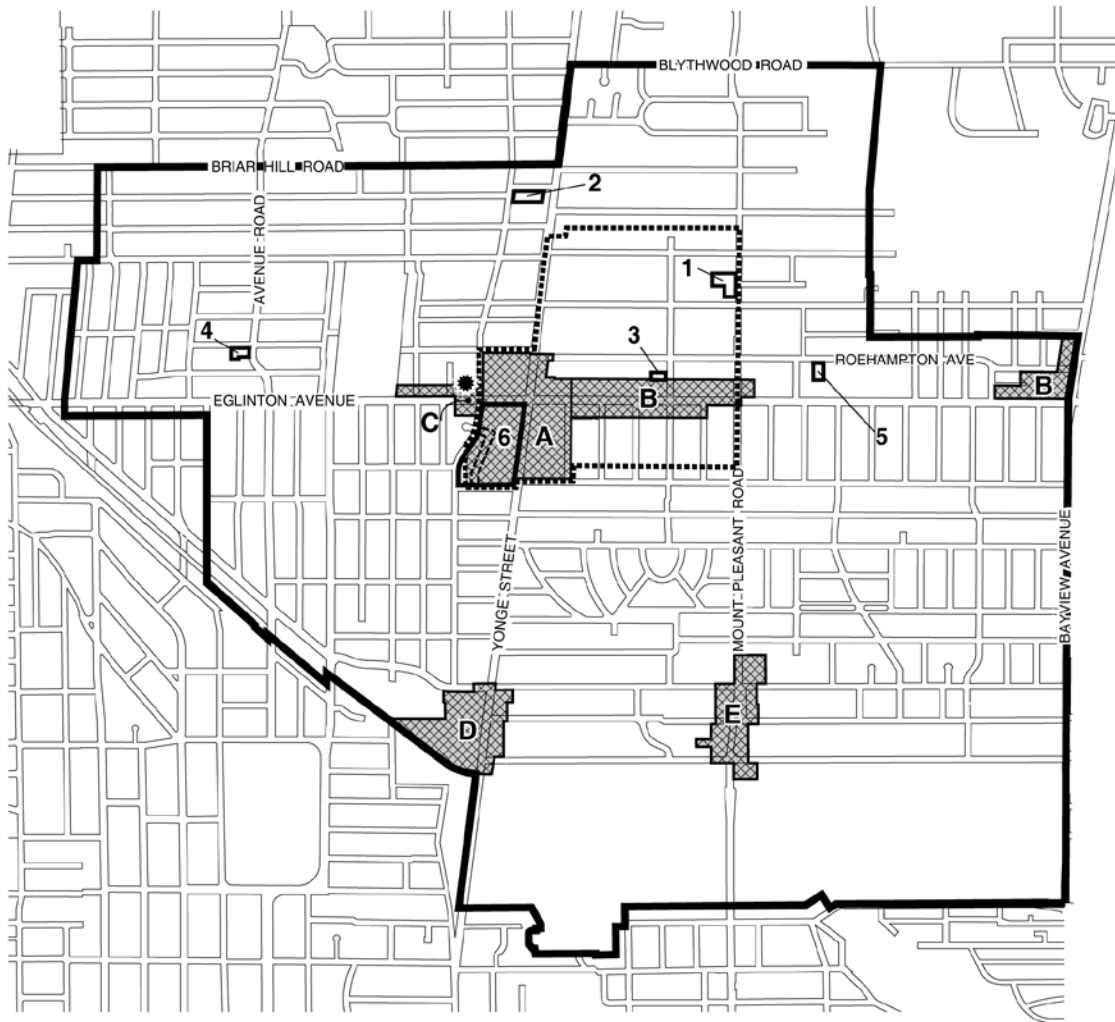
90 Eglinton Avenue West & 17-19 Henning Ave.

File # 16 140393 NNY 16 02

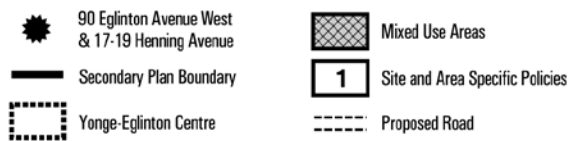


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Attachment 7: Yonge-Eglinton Secondary Plan



December 2010



Yonge-Eglinton Secondary Plan - MAP 21-1 Land Use Plan

Applicant's Submitted Drawing

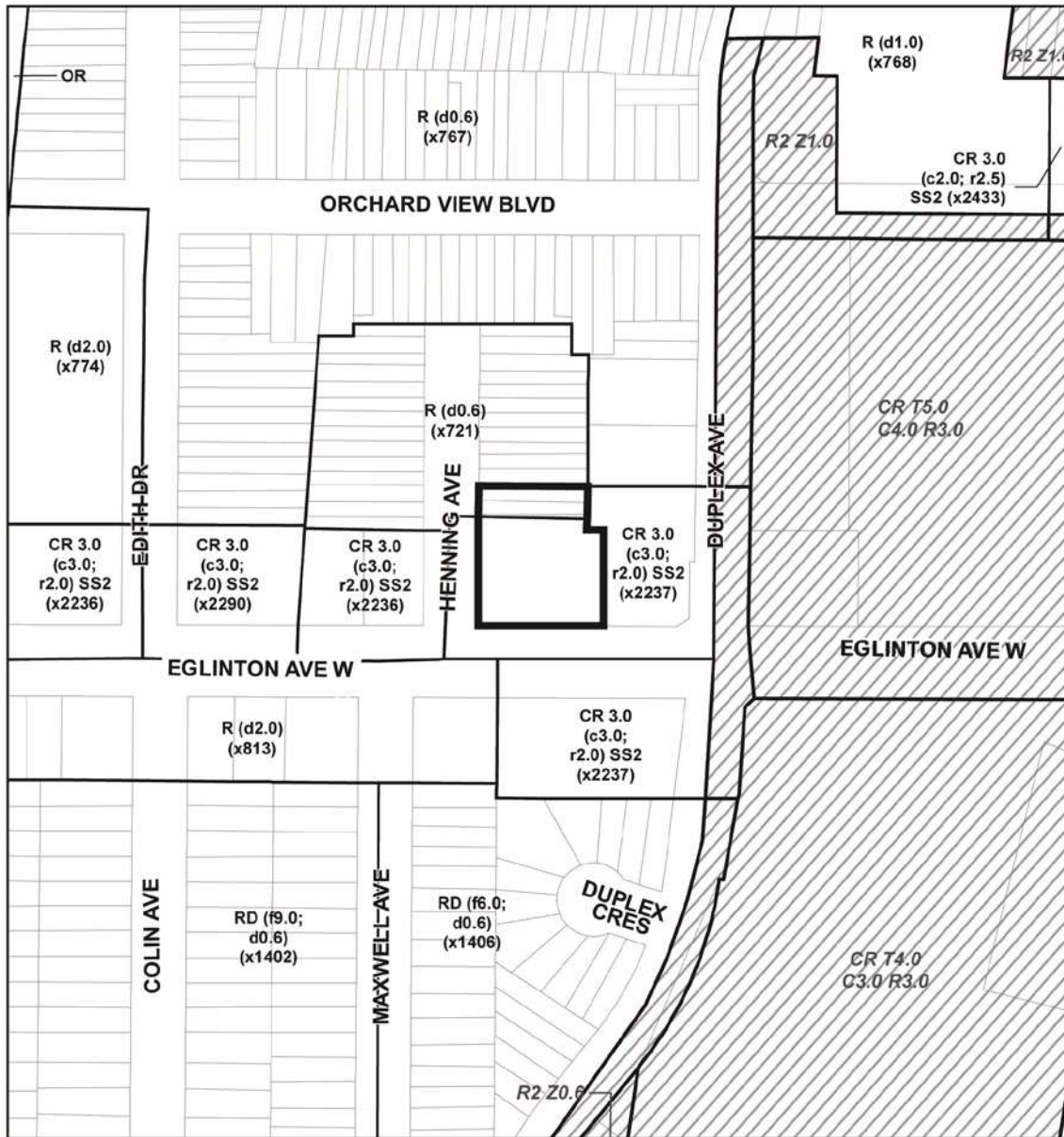
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04/19/2016

90 Eglinton Avenue West & 17-19 Henning Avenue

File # 16 140393 NNY 16 02

Attachment 8: Zoning By-law 569-2013



TORONTO City Planning

Zoning By-law 569-2013

90 Eglinton Avenue West & 17-19 Henning Ave.

File # 16 140393 NNY 16 02

Location of Application

R Residential
RD Residential Detached
CR Commercial Residential
OR Open Space Recreation

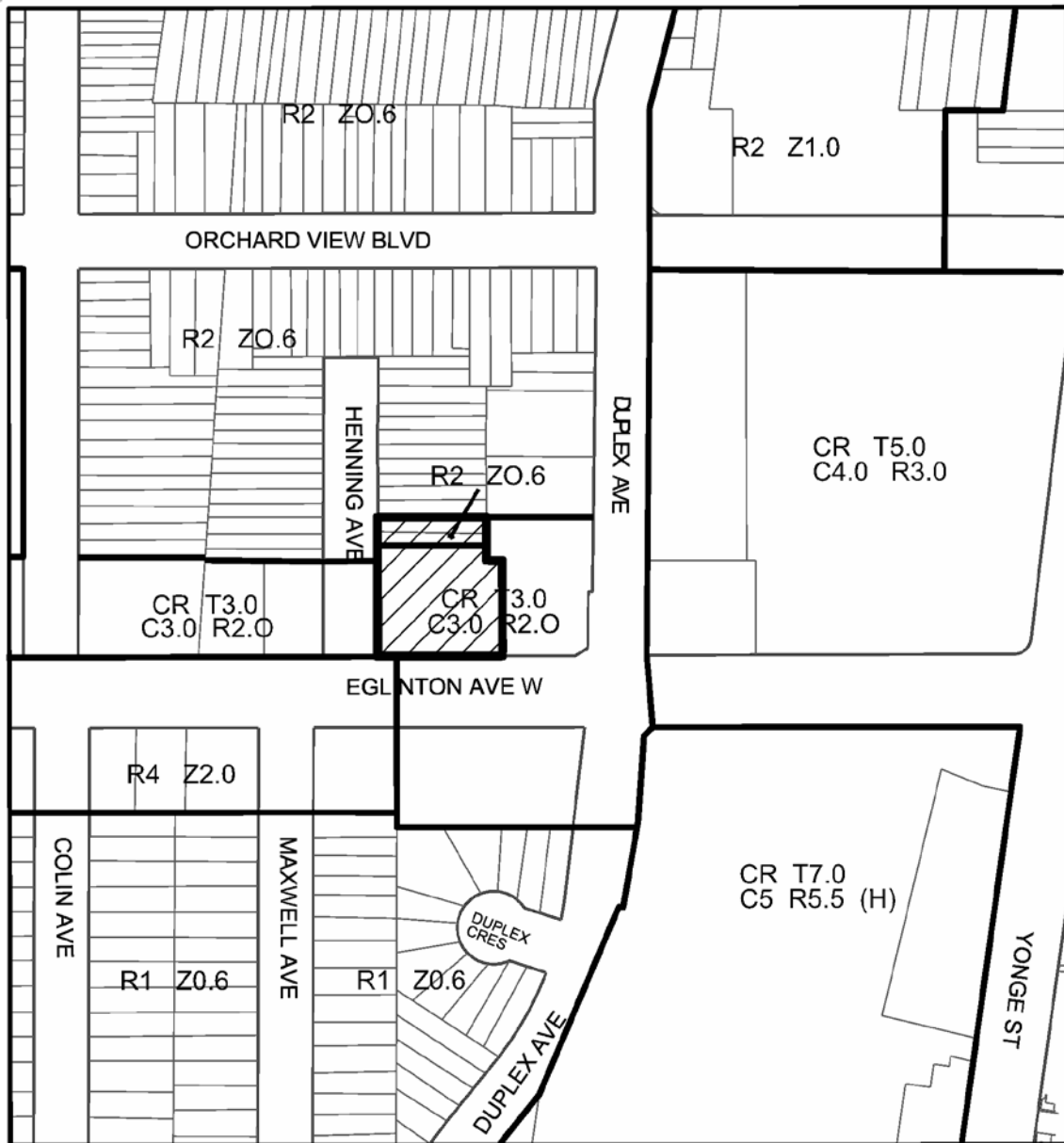
See Former City of Toronto Bylaw No. 438-86

CR Mixed-Use District
MCR Mixed-Use District
R1 Residential District
R2 Residential District



Not to Scale
 Extracted: 04/19/2016

Attachment 9: Zoning By-law 438-86



TORONTO City Planning

Zoning By-Law No.438-86

90 Eglinton Avenue & 17-19 Henning Avenue

File # 16 140393 NNY 16 02

 Location of Application

R1 Residential District
R2 Residential District
R4 Residential District
CR Mixed-Use District



Not to Scale
Extracted 04/19/2016

Attachment 10: Application Data Sheet

Application Type	Official Plan Amendment	Application Number:	16 140393 NNY 16 OZ
Details	OPA, Standard	Application Date:	April 14, 2016

Municipal Address: 17 and 19 Henning Avenue, and 90 Eglinton Avenue West,

Location Description: PLAN 542E LOTS 3 TO 5 PT LOT 28 **GRID N1606

Project Description: To amend the Official Plan to permit the re-designation of the properties at 17 & 19 Henning Ave. from *Neighbourhoods* to *Mixed Use Areas*. These two parcels are to be assembled with the parcel known as 90 Eglinton Ave. W. to permit a mixed-use building development with 227 residential units, retail & office uses, 125 vehicular parking spaces.

Applicant:	Agent:	Architect:	Owner:
Madison Group 369 Rimrock Road Toronto, ON M3J 3G2		Turner Fleischer Architects 67 Lesmill Road Toronto, ON M3B 2T8	90 Eglinton West Limited 369 Rimrock road Toronto, ON M3J 3G2

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods & Mixed Use Areas	Site Specific Provision:	N
Zoning By-law 569-2013:	R (d0.6)(x721) & CR 3.0(c3.0, r2.0)SS2(x2237)	Historical Status:	N
Zoning By-law 438-86:	R2 Z0.6 & CR T3.0 C3.0 R2.0		
Height Limit (m):	15m & 9m	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	374m ² + 1868m ² = 2,242m ²	Height:	Storeys:	24
Frontage (m):	45.6m – Eglinton Ave. W.		Metres:	92.15 (inc. mech.)
Depth (m):	9.5m + 42m = 51.5m			
Total Ground Floor Area (sq. m):	1074			Total
Total Residential GFA (sq. m):	15,969		Parking Spaces:	125
Total Non-Residential GFA (sq. m):	3,613		Loading Spaces	3
Total GFA (sq. m):	19,582			
Lot Coverage Ratio (%):	48			
Floor Space Index:	8.73			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	15,969m ²	0
Bachelor:	0	Retail GFA (sq. m):	682m ²	0
1 Bedroom:	100 (44%)	Office GFA (sq. m):	2,931m ²	0
2 Bedroom:	127 (56%)	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	227			

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