

**85 – 117 Eglinton Avenue East & 79 Dunfield Ave
Rezoning Application - Preliminary Report**

Date:	January 20, 2009
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 22 – St. Paul's
Reference Number:	08 217828 STE 22 OZ

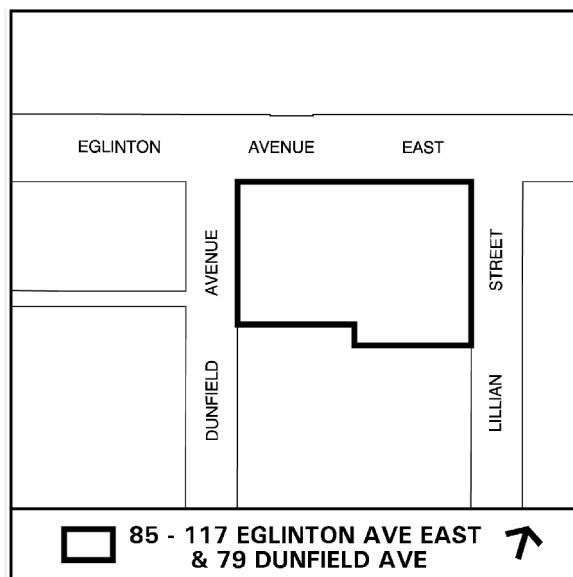
SUMMARY

This application was made after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes the construction of two 21-storey condominium towers above an 8-storey podium for a combined height of 29-storeys. The Eglinton Avenue East frontage would incorporate 2-storey retail space for the length of the block. A maximum of 584 residential units are proposed. A six-level underground garage would provide 738 parking spaces for the residents and their visitors and for the retail uses at 85 – 117 Eglinton Avenue East & 79 Dunfield Ave.

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.

A community consultation meeting will be held in the neighbourhood in February or early March of 2009. A statutory public meeting is targeted for the summer of 2009. This target date assumes that the 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 together with the Ward Councillor;
2. notice for the community consultation meeting be given to landowners and residents within an area of 120 metres around the site including tenants of rental apartment buildings; and
3. notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

On August 25, 2005 the owner (Madison Developments) submitted a rezoning application to permit the construction of a 25-storey condominium with grade-related retail at the southeast corner of Dunfield and Eglinton Avenues (79 Dunfield Avenue and 85 to 97 Eglinton Avenue East).

That application process resulted in site-specific By-law No. 859-2007, being a by-law to permit a 22-storey condominium with retail at grade, adopted by Council in July of 2007 and declared in full force and effect as of August 24, 2007. Since that time the applicant has obtained the properties at 101 to 117 Eglinton Avenue East to extend the site area to include the full block on the south side of Eglinton Avenue East between Dunfield Avenue and Lillian Street. The applicant has submitted an entirely new application for the much expanded site.

PRE-APPLICATION CONSULTATION

A number of pre-application consultations have been held with this applicant. Discussions were both procedural and design related.

A pre-application plan was discussed at a consultation held with the applicant on April 10, 2008. That proposal was for an approximately 4-storey retail podium with large, multiple-floor retail spaces. Two towers at the east and west ends of the site were proposed to be approximately 35 and 32-storeys (including the podium levels).

Discussions with the applicant at this and at another subsequent pre-application meeting resulted in staff conveying a list of key development criteria to be used by the owner's designers when preparing rezoning application drawings. The criteria which are not to be

used as an exhaustive list exclusive of other Official Plan and design guideline development criteria, included the following:

- the proposed development must show a significant transition down in height from the existing high point at the intersection of Yonge Street and Eglinton Avenue and to the neighbouring 17-storey condominium at 123 Eglinton Avenue East. This will require, at minimum, a reduction in height of the proposed east tower,
- the proposed towers are to be sculpted to meet the intent of the tall buildings guidelines,
- the proposed towers should be slimmed and/or offset to reduce the shadow impact on the street and to reduce the shadow and view impacts on 77 Dunfield Avenue (a 17-storey, seniors condominium which is currently under construction),
- the massing of the podium must be revised to be more sensitive to the pedestrian environment on Eglinton Avenue,
- the proposed towers are to meet the separation requirements of the Tall Buildings Guidelines,
- the continuous, tree-pit landscaping scheme which was approved with the previous rezoning application for 79 Dunfield Avenue should be maintained for the Dunfield Avenue frontage of this application and should be applied to Lillian Avenue. In addition, where possible, trees should be planted on the Eglinton Avenue frontage
- excellence in streetscape design and sustainable design are required, and
- with respect to site traffic circulation, access to underground parking, loading and condominium lobbies and pick-up and drop-off areas will be from a new laneway extending between Lillian Street and Dunfield Avenue.

ISSUE BACKGROUND

Proposal

The proposed development is a mixed commercial-residential building that extends the full block on the south side of Eglinton Avenue East from Dunfield Avenue to Lillian Street. The proposal consists of an 8-storey podium with two 21-storey towers rising above it at the east and west ends. Total proposed height is 29-storeys (105.15 metres) to the 29th floor roof line of each of the two towers.

A total of 5,415 m² of retail space is proposed for the Eglinton Avenue frontage. Retail spaces are to be large enough to provide for significantly sized, 2-storey retail tenants.

A maximum of 584 residential units are proposed on floors 3 – 8 in the podium and in the two 21-storey towers as follows: 18 units on the third floor and 146 units on the fourth through eighth floors of the podium levels. Each residential tower has a maximum of 210 units.

A total of 54,958.28 m² of residential and non-residential floor area is proposed which equals a density of 9.88 times the lot area.

A total of 738 parking spaces are proposed to be provided in a 6-level underground garage. Of those, 467 spaces are to be for residents, 70 spaces are for visitors and 193 spaces are proposed for the retail uses. Eight spaces are proposed to be provided at grade, including 1 handicap space.

A westbound private laneway which is proposed to extend from Lillian Street and Dunfield Avenue will serve as access to the underground garage, the loading and service areas and the pick-up and drop-off points for the residential condominiums.

Site and Surrounding Area

The site is located on the south side of Eglinton Avenue, two blocks east of Yonge Street. It occupies the entire Eglinton Avenue East frontage between Dunfield Avenue and Lillian Street. Existing land uses are as follows:

- 79 Dunfield Avenue and 85 – 97 Eglinton Avenue East are currently used as an unpaved parking lot,
- 101 – 105 Eglinton Avenue East is occupied by The Yorkville Club (fitness centre and former site of York Theatre),
- 109 – 111 Eglinton Avenue East is a 4-storey commercial building with a restaurant on the ground floor and law offices above, and
- 117 Eglinton Avenue East is a 5-storey commercial building with vacant restaurant space at grade and the CDI College of Business and Technology on the floors above.

The following uses are adjacent to the site:

North: immediately opposite the site on the north side of Eglinton Avenue East are three office buildings with retail at grade. Building heights of these buildings are 7, 11 and 15-storeys. North of these buildings is an *Apartment Neighbourhood* that extends north from Eglinton to Erskine Avenue between Yonge Street and Mt Pleasant Road.

South: to the south of the site, a new 17-storey seniors condominium is currently under construction at 77 Dunfield Avenue. That new building is attached to, but does not function as part of the existing 28-storey rental apartment

building to the south of it at 45 Dunfield Avenue. These two buildings (77 and 45 Dunfield Avenue) are part of an *Apartment Neighbourhood* that extends southwards from Eglinton Avenue East to the north side of Soudan Avenue.

West: to the west of the site, on the southwest corner of Eglinton Avenue East and Dunfield Avenue is a 7-storey office building which is currently under renovation. South of that office building is a 19-storey residential building at 70 Dunfield Avenue which is also part of the *Apartment Neighbourhood* south of Eglinton Avenue East.

To the west of that, on the east side of Yonge Street and south of Eglinton Avenue are the Minto towers which are residential condominiums of 54-storeys (160 metres) and 39-storeys (118 metres).

East: to the east of the site on the southeast corner of Eglinton Avenue East and Lillian Street is an 18-storey residential condominium (no retail at grade) at 123 Eglinton Avenue East. South of that building is a stacked, interlocked townhouse development that stretches between Lillian Street and Redpath Avenue and that is also part of the *Apartment Neighbourhood* south of Eglinton Avenue East.

Yonge-Eglinton Centre

- the Yonge-Eglinton Centre is within a designated Urban Growth Centre located two blocks west of the site. The Yonge-Eglinton Centre has been identified as a location where Council intends to encourage some of the City's anticipated future growth to occur. The Centre is focused on the intersection of the Yonge Street and Eglinton Avenue arterials and the Yonge-Eglinton TTC station. The future boundaries of the Yonge-Eglinton Centre in the Official Plan is to conform to the Provincial Growth Plan and will be the subject of a public consultation early in 2009.

It should be noted that the existing 29-storey apartment building at 45 Dunfield Avenue (immediately to the south of the subject site) has lower floor to ceiling heights than the residential units in the proposed development. Nor does the existing building at 45 Dunfield Avenue have retail at grade (which typically have higher floor to ceiling heights). The proposed building has two floors of retail. As a result, the existing apartment at 45 Dunfield Avenue has the same number of storeys as the proposed building but it is approximately 35 metres lower.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of Provincial interest related to land use planning and development. The PPS sets the policy

foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required 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 to, or not to conflict with the Growth Plan for the Greater Golden Horseshoe.

The proposed development under consideration is within the boundaries of the Yonge-Eglinton Centre as is shown as a 'Growth Centre' on Schedule 4 of the Growth Plan for the Greater Golden Horseshoe (GPGGH). Section 2.24 of the GPGGH provides that 'Urban Growth Centres' will be focal areas for investment; accommodate and support major transit infrastructure; serve as high density employment centres; and accommodate a significant share of population and employment growth. 'Urban Growth Centres' in Toronto are required to be planned to achieve a minimum gross density of 400 jobs and residents combined per hectare by 2031 or earlier.

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 site is split designated *Mixed Use Area* and *Apartment Neighbourhoods*. An Official Plan Amendment will be required if the proposed development is not found to be in compliance with all Official Plan and Secondary Plan (Yonge-Eglinton Secondary Plan) policies some of which are discussed below.

i) Mixed Use Area – Section 4.5

The site is primarily designated *Mixed Use Area* under the City of Toronto Official Plan (refer to Attachment 4, Official Plan). That designation permits a range of commercial, residential and/or institutional uses in single use or mixed use buildings.

The Official Plan provides a list of criteria which are intended to direct the design and orientation of new development proposals within *Mixed Use Areas*. The proposed development will be evaluated with respect to the full list of criteria found in Section 4.5.2 of the Official Plan. Criteria include:

- 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;
- locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing appropriate

setbacks and/or a stepping down of heights, particularly towards lower scale *Neighbourhoods*;

- locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods* particularly during the spring and fall equinoxes;
- provide an attractive, comfortable and safe pedestrian environment;
- have access to schools, parks, community centres, libraries and childcare;
- take advantage of nearby transit services;
- provide good site access and circulation and an adequate supply of parking for residents and visitors;
- locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

ii) Apartment Neighbourhoods – Section 4.2

A small portion of the site along its southern extent is designated *Apartment Neighbourhoods*. The *Apartment Neighbourhoods* designation continues southwards from the site to Soudan Avenue. An *Apartment Neighbourhoods* designation allows apartment buildings, institutional buildings, cultural and recreational facilities, small-scale retail, service and office uses and all uses that are permitted in a *Neighbourhoods* designation.

The *Apartment Neighbourhoods* development criteria which are listed in the Plan and which address massing and scale of development, are primarily concerned with minimizing the impact of new development on surrounding *Neighbourhoods* or areas of less development intensity. The criteria also include requirements (as do the *Mixed Use Area* policies) for the: appropriate amount of parking, appropriate location and screening of service areas, provision of indoor and outdoor recreation space and design of buildings that conform to the principles of universal design.

iii) Built Form – Section 3.1.2

The Official Plan includes policies that are generally aimed at ensuring that the built form of new developments fits within the context of the area for which the new development is proposed. Policies that are to be complied with are found in Sections 3.1.2.3 to 3.1.2.6.

In particular, Section 3.1.2.3 requires that new development will be massed to fit harmoniously into its existing and/or planned context and will limit its impact on neighbouring streets, parks, open spaces and properties by:

- massing new buildings to frame adjacent streets and open spaces in a way that respects the existing and/or planned street proportion;
- creating appropriate transitions in scale to neighbouring existing and/or planned buildings for the purpose of achieving the objectives of this Plan;
- providing for adequate light and privacy; and
- adequately limiting any resulting shadowing of, and uncomfortable wind conditions on, neighbouring streets, properties and open spaces, having regard for the varied nature of such areas.

Section 3.1.2.4 requires that, “new development will be massed to define the edges of streets, parks and open spaces at good proportion. Taller buildings will be located to ensure adequate access to sky view for the proposed and future use of these areas”.

The Design Criteria for the Review of Tall Building Proposals also apply to this application.

iv) Avenues: Re-urbanizing Arterial Corridors – Section 2.2.3

The site is located on a section of Eglinton Avenue that is identified as an Avenue on Map 2 of the Official Plan. Avenues are corridors along major streets generally where reurbanization is anticipated. Avenue studies are intended to precede major development occurring in these designated Avenue corridors.

However, Section 2.2.3.3(a) of the Official Plan allows that some development may be permitted on an Avenue prior to an Avenue study being done subject to a Review of the implications of the proposed development on the segment of the Avenue in which it is located and on the greater neighbourhood. Section 2.2.3.3(b) of the Plan sets out the general parameters of the Segment Review for testing whether (or not) a development proposal will have adverse impacts on the specific Avenue Segment and the greater neighbourhood area in which it is located. Parameters include:

- an assessment of the impacts of the incremental development of the entire Avenue segment at a similar form, scale and intensity, appropriately allowing for distinguishing circumstances (the potential of the proposal to be a catalyst for changing the established development context on the Avenue);
- consideration of whether incremental development of the entire Avenue segment would adversely impact any adjacent *Neighbourhoods* or *Apartment Neighbourhoods* (impact on abutting residential land use designations);

- consideration of whether the proposed development is supportable by available infrastructure; and
- the requirement that the segment study will be considered together with any amendment to the Official Plan or Zoning By-law at the statutory public meeting for the proposed development.

Development proposals requiring a rezoning will not be allowed to proceed prior to completion of an Avenue Study unless the Segment Review demonstrates to Council's satisfaction that subsequent development of the entire Avenue segment will have no adverse impacts within the context and parameters of the review. The applicant has submitted a Segment Study for review with the rezoning application.

v) Yonge-Eglinton Secondary Plan

This site is also regulated by the Yonge-Eglinton Secondary Plan which has been incorporated into Chapter 6 of the Official Plan. The Secondary Plan designates the site as *Mixed Use Area 'B'* and adds the following condition (Section 2.7(d)) to the list of development criteria that are set out for the site in the *Mixed Use* and *Apartment Neighbourhoods* designations in the Official Plan (refer to Attachment 5, Yonge-Eglinton Secondary Plan):

Section 2.7, among other things, requires that, "in order 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, and that all new buildings within the Yonge-Eglinton Secondary Plan area form a positive visual relationship to the street, it is an objective of this Secondary Plan to:"

- ensure that development of the greatest height, density and scale are situated within *Mixed Use Area 'A'*, and that developments of a lesser scale that are contextually appropriate and compatible with adjacent areas will occur in *Mixed Use Areas 'B', 'C' and 'D'*.

Zoning

The site is split zoned under By-law 438-86. Most of the lands are zoned CR T5.0 C3.0 R3.0 with a height limit of 48 metres. A small portion of the site (at its south end) is zoned R2 Z0.6 with a height of 38 metres (refer to Attachment 6, Zoning).

Site Plan Control

This application is subject to Site Plan Control. An application for site plan review must be submitted. A site plan agreement must be entered into prior the issuance of a building permit.

Tree Preservation

An arborist's report and a tree preservation plan have been submitted for review by Parks Forestry and Recreation and by Urban Design.

Other By-law

There are two site specific zoning by-laws that pertain to the 79 Dunfield Avenue and 85-97 Eglinton Avenue East portion of the site. By-law 1997-0570 as adopted by City Council on October 6, 1997, provides zoning amendments to permit the construction of a mixed use building with retail at grade which is not to exceed: 38 metres in height, 15,290 square metres in total gross floor area (6.0 times the lot area), 185 residential units and which will not provide less than 201 parking spaces. That building was never built.

By-law 859-2007 also applies to 79 Dunfield Avenue and 85-97 Eglinton Avenue East. It provides zoning amendments to permit the construction of a 22-storey (approximately 79 metre), mixed use building with a density of 7.95 times the lot area. Neither has this building been constructed.

Reasons for the Application

The proposed construction of a mixed use building consisting of an 8-storey podium and two 21-storey towers rising from the top of the podium at the east and west ends for a total height and density of 29-storeys (approximately 112 metres) and 9.88 times the lot area respectively does not comply with the height of 48 metres and the density of 5.0 times the lot area as permitted by By-law 438-86.

The plans and drawings are currently in circulation to City staff and other agencies. Other areas of non-compliance requiring zoning amendments to permit the proposed mixed-use development may be identified in the report from the Toronto Building Division (Zoning Plans Examiner).

There are two site-specific zoning by-laws that apply to the 79 Dunfield and 85 – 97 Eglinton Avenue East which are discussed above in the ‘Other By-law’ section of this report. Both by-laws provide specific zoning amendments to allow two different proposals to be constructed at the southeast corner of Eglinton Avenue East and Dunfield Avenue. Should the current application or any form of it be approved a new site-specific by-law will be drafted and the two prior by-laws will be rescinded.

Community Consultation

A community consultation meeting will be held in the neighbourhood. The purpose of that meeting will be to present the proposal to the local community and to take note of the comments and issues that are raised by the residents. Comments noted at that meeting and which are received from those who were unable to attend will be used to assist in defining staff’s position on this proposal.

Staff’s discussions with the applicant will include concerns with the proposal which are identified by staff throughout the initial circulation of the plans. Modifications to the plans are expected.

COMMENTS

Issues to be Resolved

Height, Massing and Density

The development's proposed height, massing and density is currently under staff review. Staff will determine whether the proposed development consisting of an 8-storey podium with two 21-storey towers above for a total height of 29-storeys (approximately 112 metres to the top of the 'feature wall') and a total density of approximately 9.88 times the lot area is compatible with the existing surrounding apartments and stacked townhouse buildings with respect to light, view and privacy.

Given the site's proximity to the Yonge-Eglinton Centre at the major intersection of Yonge Street and Eglinton Avenue, heights and densities of new buildings would be expected to progressively decrease or transition downwards with distance from that focal point. Section 2.7 of the Yonge-Eglinton Secondary Plan emphasizes the expectation of diminishing height and density with distance from this intersection. Developments of greatest heights and densities in the area are directed to *Mixed Use Area 'A'* (at the intersection). Shadow drawings have been submitted and are currently in circulation for staff review.

All other *Mixed Use Areas* in the Secondary Plan are to have lower heights and densities to fit within the context of their local areas. Therefore, this proposal will also be evaluated from the perspective of its fit with the Yonge-Eglinton Centre area, particularly as it relates to the heights and densities of existing and recently approved buildings as proceeding eastwards from the intersection of Yonge Street and Eglinton Avenue East to the subject site and beyond.

The final planning report for the Yonge-Eglinton Focused Review recommends the adoption of a draft zoning by-law that would increase the maximum permitted height permission generally at the southwest corner of Yonge Street and Eglinton Avenue West to 120 metres (the existing height limit is 61m). This area is shown as Block 'A' in the previously mentioned draft by-law. Maximum building density for commercial and residential density is not to exceed 9.0 times coverage of the Block 'A' area provided that the density of Block 'A' plus Block 'B' (which extends south to Berwick Ave) shall not exceed 7.0 times the area of those combined blocks.

The proposed development is lower than, the 120 metre height limit proposed in the Yonge-Eglinton Focused Review report, and the existing 30-storey (approximately 120 metre) tower at the northwest corner of Yonge and Eglinton and it is lower than the Minto towers on the east side of Yonge Street south of Eglinton Avenue which are 54-storeys (160 metres) and 39-storeys (118 metres).

However, at 9.88 times the lot area, this development exceeds the maximum density restriction for the southwest corner of Yonge Street and Eglinton Avenue which is proposed in the Focussed Review report. It is also approximately comparable to the density of the Minto towers.

Staff are of the opinion that a more significant transition (down) in height and density should be incorporated into this proposal.

Access and Parking

The proposed development includes a one-way west bound laneway which is to provide access for all vehicular activity to the site including access to the 738 proposed parking spaces, loading spaces and the condominium pick-up and drop-off areas. Vehicles are proposed to access the site from Lillian Avenue which has two-way traffic flow and egress the site via Dunfield Avenue which is one-way north bound to the traffic signal at Eglinton Avenue.

A traffic assessment and parking analysis has been submitted by the applicant in support of the proposed development. The applicant's plans and traffic and parking studies will be reviewed to determine whether a satisfactory amount of parking is being proposed and whether the proposed vehicular access and egress will work well with normal vehicular and pedestrian traffic circulation on Eglinton Avenue East and the surrounding neighbourhood streets.

Section 37 of the Planning Act

The Official Plan contains policies pertaining to the exchange of public benefits for increased height and density for new developments pursuant to Section 37 of the Planning Act. The applicant has been made aware that the City intends to apply the Section 37 policies of the Planning Act to this proposal.

Details of a Section 37 agreement between the City and the applicant will be worked out if the project is to be recommended for approval.

Avenue Segment Study

The applicants submitted an Avenue Segment study with their original proposal (which was approved) for a 22-storey condominium with retail at grade at the smaller site of 85 – 97 Eglinton Avenue East and 79 Dunfield Avenue. The applicant's segment study concluded, and planning staff agreed, that the original proposal would have no significant impact on influencing existing 'soft' sites that are easily available and potentially suitable for redevelopment on this Avenue segment.

The applicant's original study verifies that where properties of a similar size to the original corner site that could accommodate more intense forms of development than currently exist have been purchased for redevelopment, approvals have been granted by the City for buildings within the 16 to 21-storey and 5.0 to 6.6 times the lot area range. These buildings are similar in height and density to the original proposal and, as a result, fit within the existing and unfolding character of the area.

The application for the much-expanded site has a higher proposed density and height than was approved for just the corner property. As a result, staff have required a new application and including a new segment study. A new study has been submitted and is currently under review by staff to determine the impacts of this much larger proposal on existing soft sites in the segment. Staff will also review the influence that the possible approval of this proposal may have in the creation of soft sites that hadn't previously existed in the area.

Outdoor Amenity Area

The applicant is currently proposing approximately half of the amount of outdoor amenity area that would be required by By-law 438-86. The proposed development shows a large amount unutilized roof deck area that could be used for various outdoor amenity purposes.

Landscaping

The street tree planting and the open tree pits are similar to those which were shown in the original application for the corner site. However, there may be a number of locations where additional trees could be added (depending on the location of underground servicing). For example, the current design shows only one tree in a standard pit. There may be an opportunity to extend some of these pits and plant additional trees.

The proposal has a full block of Eglinton Avenue frontage with relatively deep setbacks. This frontage needs some planting and the applicant should consider (again depending on underground service locations) how and where trees and other soft landscaping should be incorporated.

Toronto Green Standard

Staff will be encouraging the applicant to design the building using sustainable development opportunities by utilizing the Toronto Green Standard, originally adopted by City Council in July 2006.

Other Issues

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

Conclusions:

This proposal has been given a preliminary evaluation through which a number of issues have been identified by Planning staff. The application is currently in circulation to other City Departments for their review. At least one community consultation meeting will be held in the neighbourhood prior to the statutory public meeting at Community Council which will consider the recommendations of the final planning report. The statutory public meeting should be held in the summer or fall of 2009 provided that the applicant submits all of the necessary information in a timely fashion.

CONTACT

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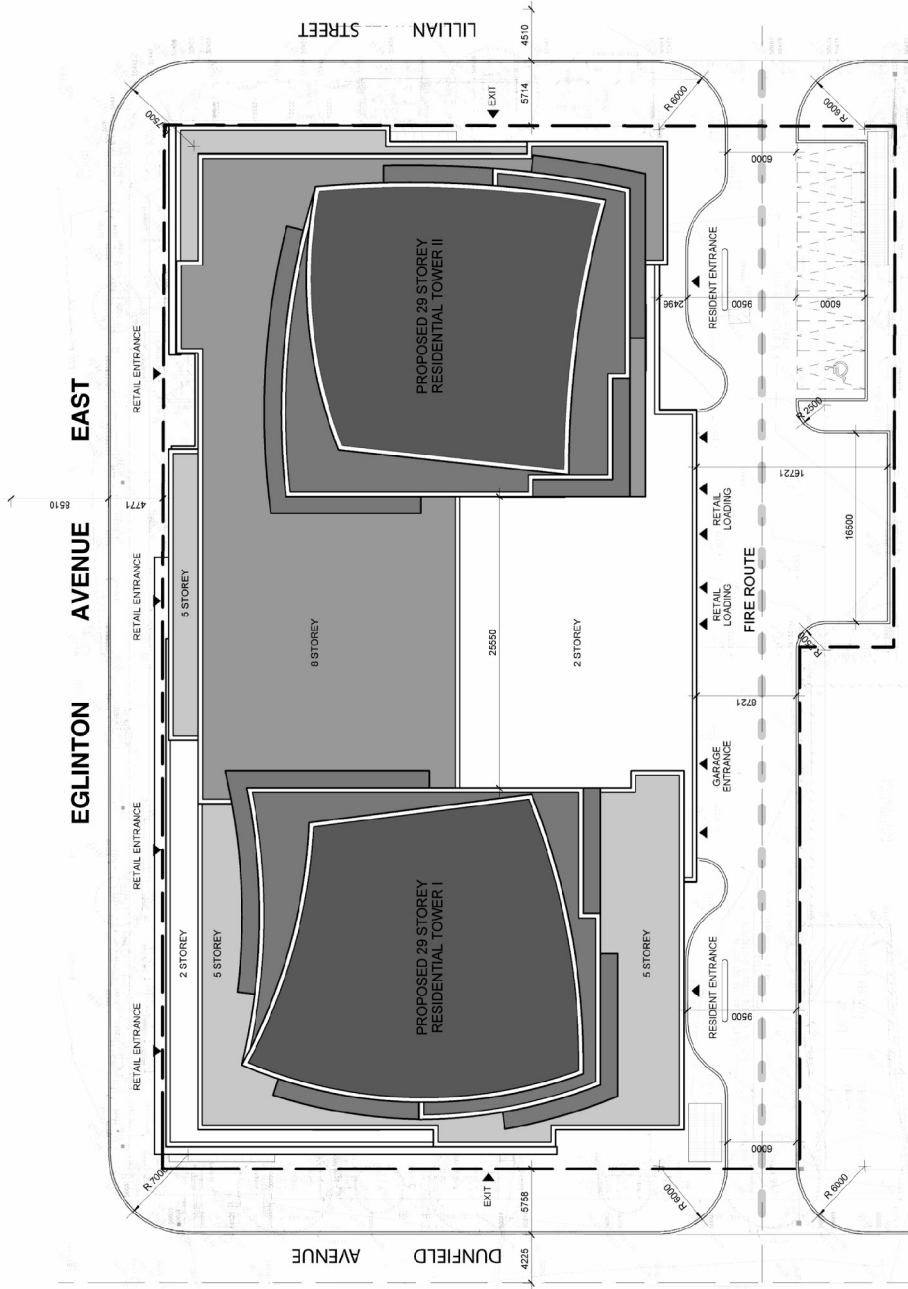
Raymond David, Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan (as provided by applicant)
Attachment 2: North Elevation (elevations as provided by applicant)
Attachment 3: South Elevation
Attachment 4: East Elevation
Attachment 5: West Elevation
Attachment 6: Zoning
Attachment 7: Official Plan
Attachment 8: Yonge-Eglinton Secondary Plan
Attachment 9: Application Data Sheet

Attachment 1: Site Plan



85 - 117 Eglington Avenue East & 79 Dunfield Avenue

Site Plan

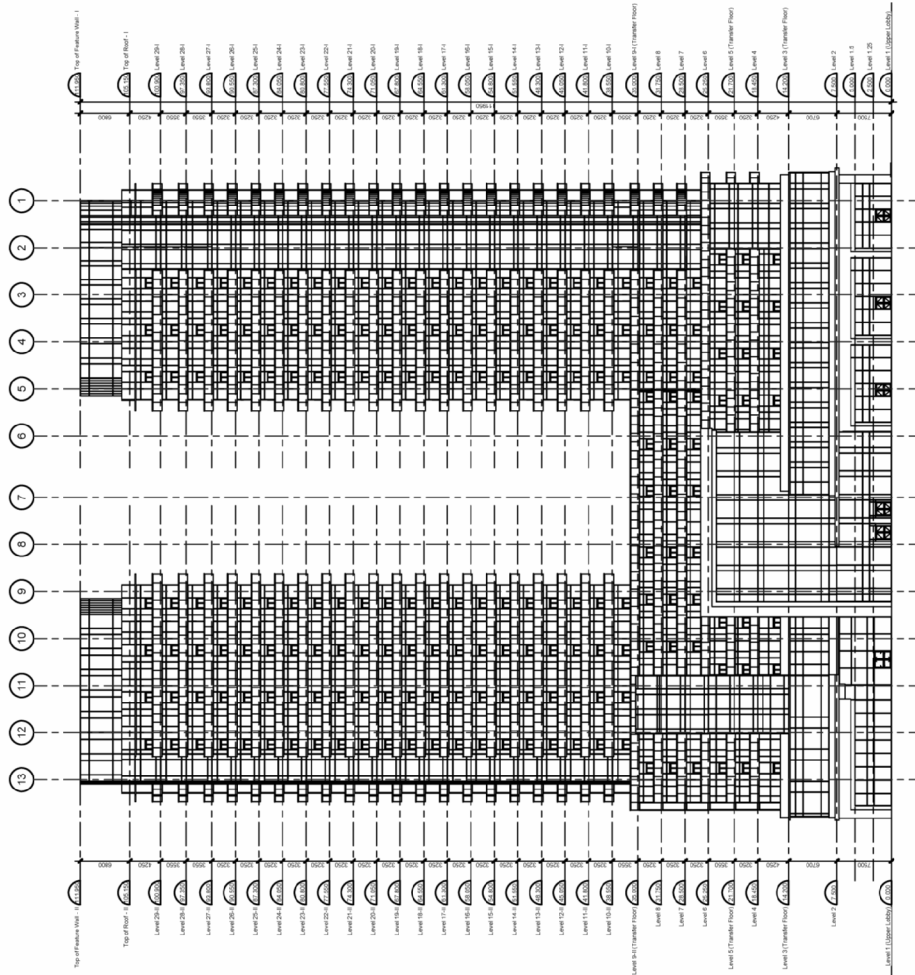
Applicant's Submitted Drawing

Not to Scale
12/10/08



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Attachment 2: Elevations

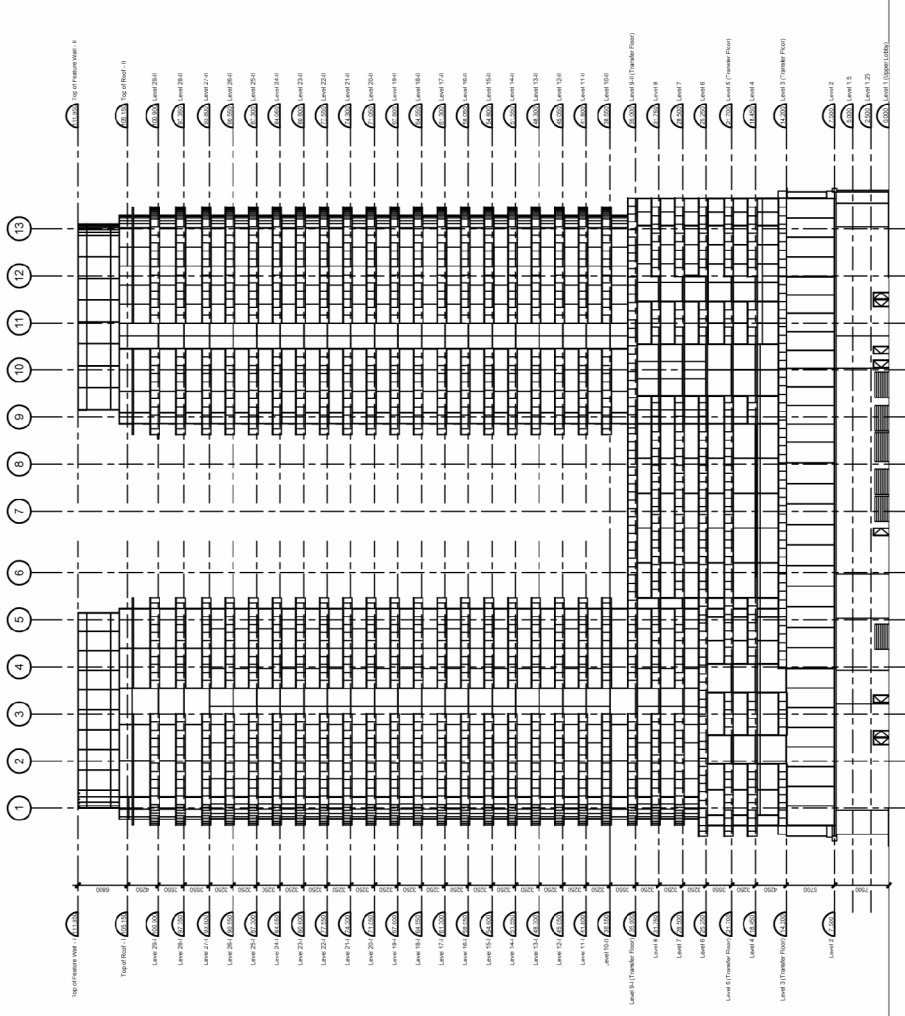


North Elevation
 Applicant's Submitted Drawing
 Not to Scale
 12/10/08

85 - 117 Eglinton Avenue East & 79 Dunfield Avenue

File # 08_217828

Attachment 3: Elevations



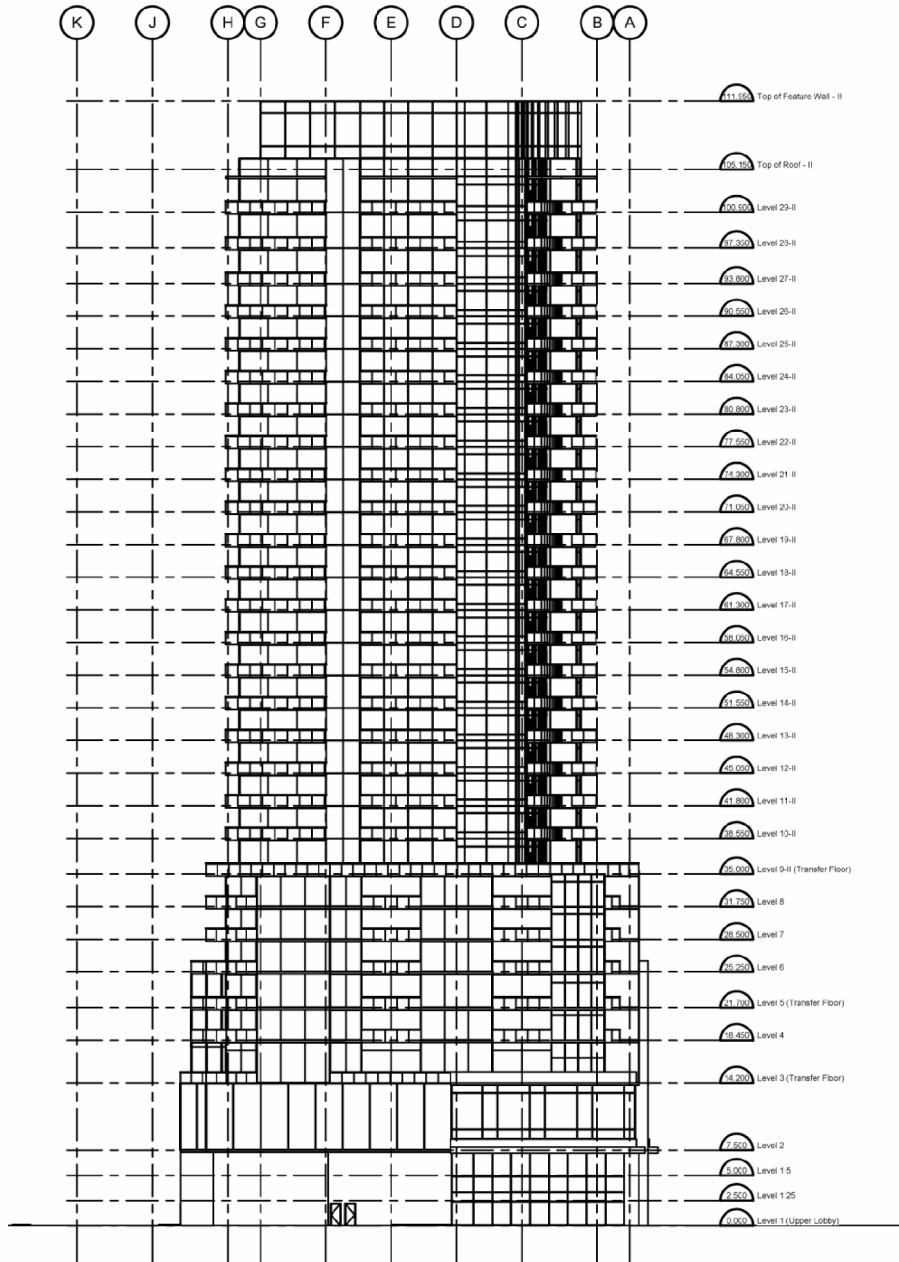
South Elevation
 Applicant's Submitted Drawing

85 - 117 Eglinton Avenue East & 79 Dunfield Avenue

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Attachment 4: Elevations



East Elevation

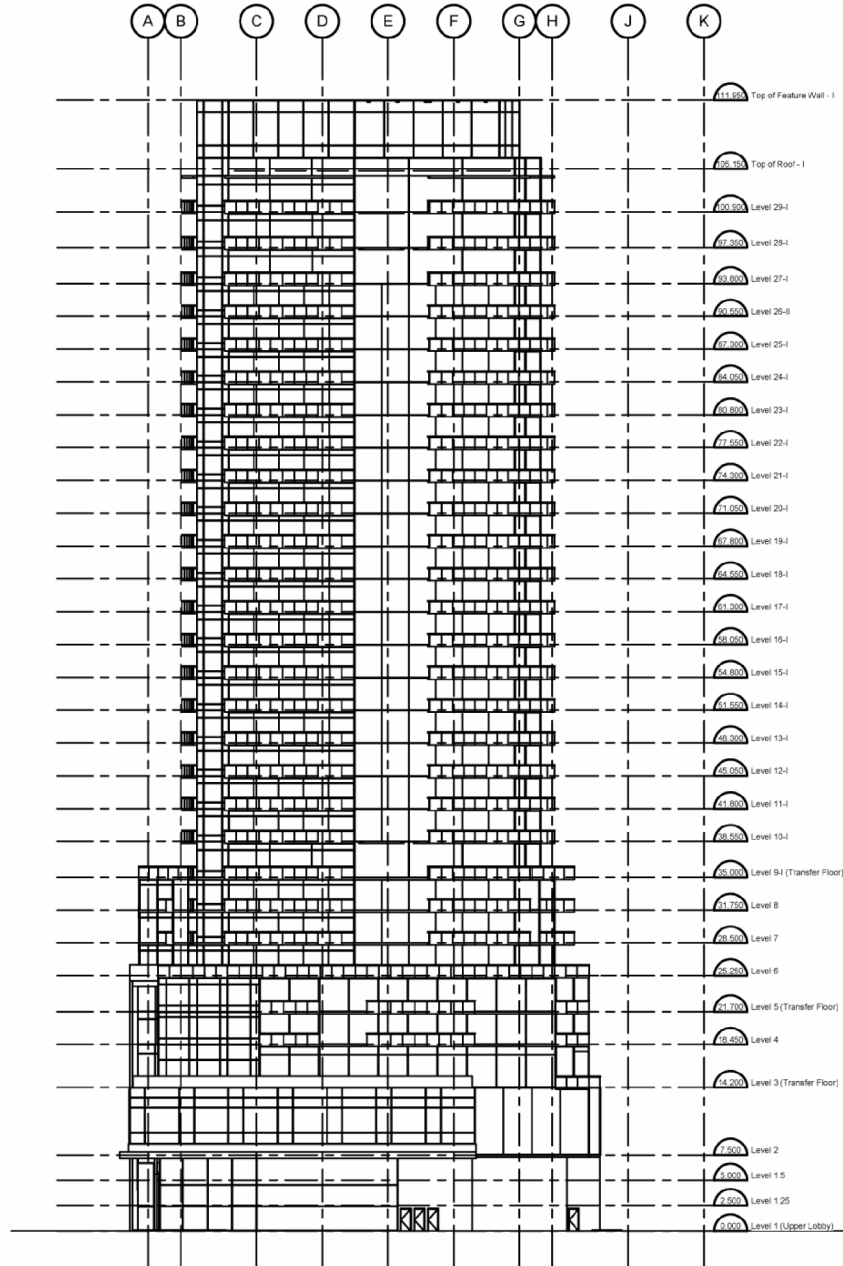
Applicant's Submitted Drawing

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12/10/03

**85 - 117 Eglinton Avenue East &
79 Dunfield Avenue**

File # 08_217828

Attachment 5: Elevations



West Elevation

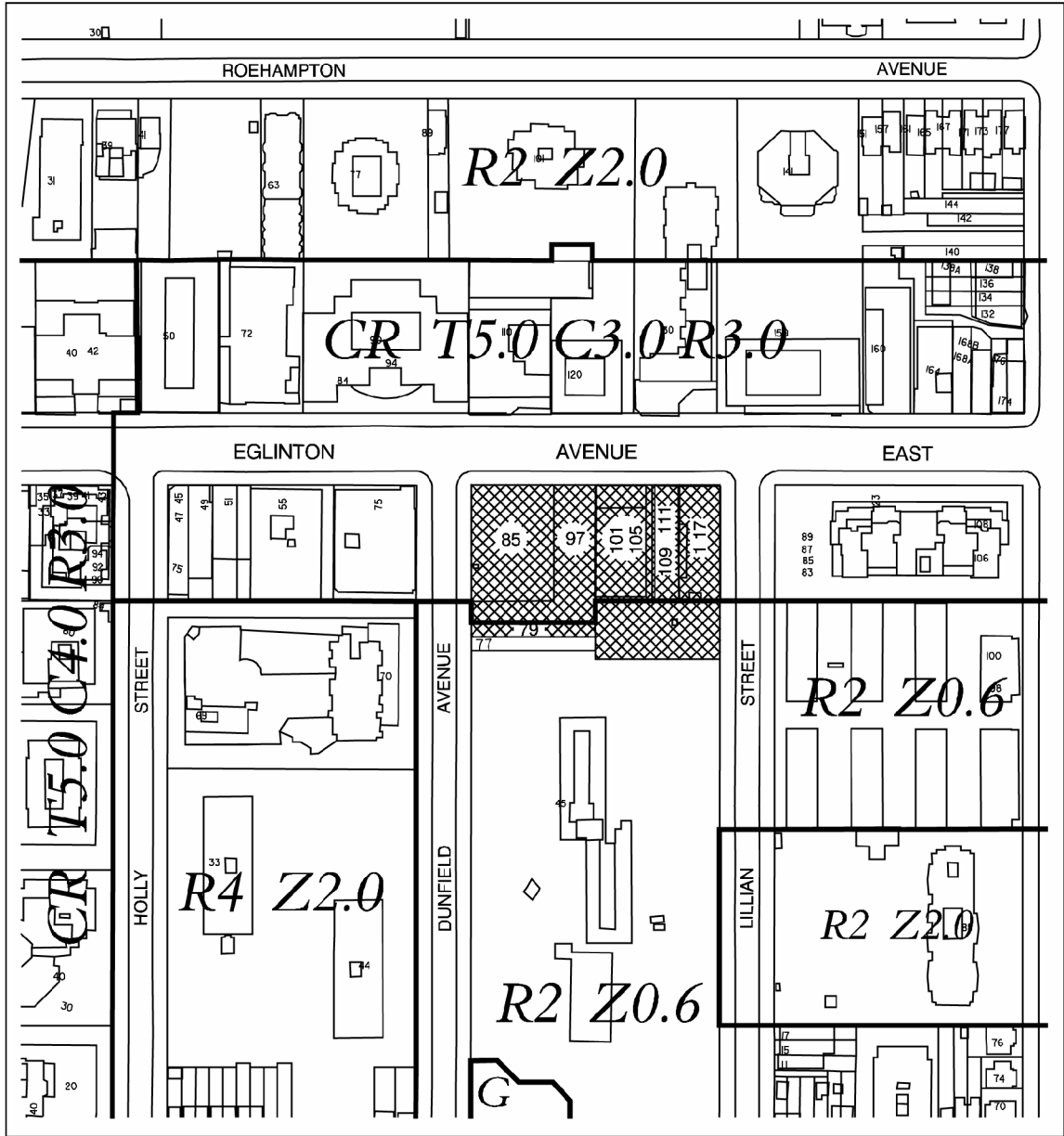
Applicant's Submitted Drawing

Not to Scale
12/10/03

**85 - 117 Eglinton Avenue East &
79 Dunfield Avenue**

File # 08_217828

Attachment 6: Zoning



TORONTO City Planning
Zoning

85 - 117 Eglinton Avenue East & 79 Dunfield Avenue

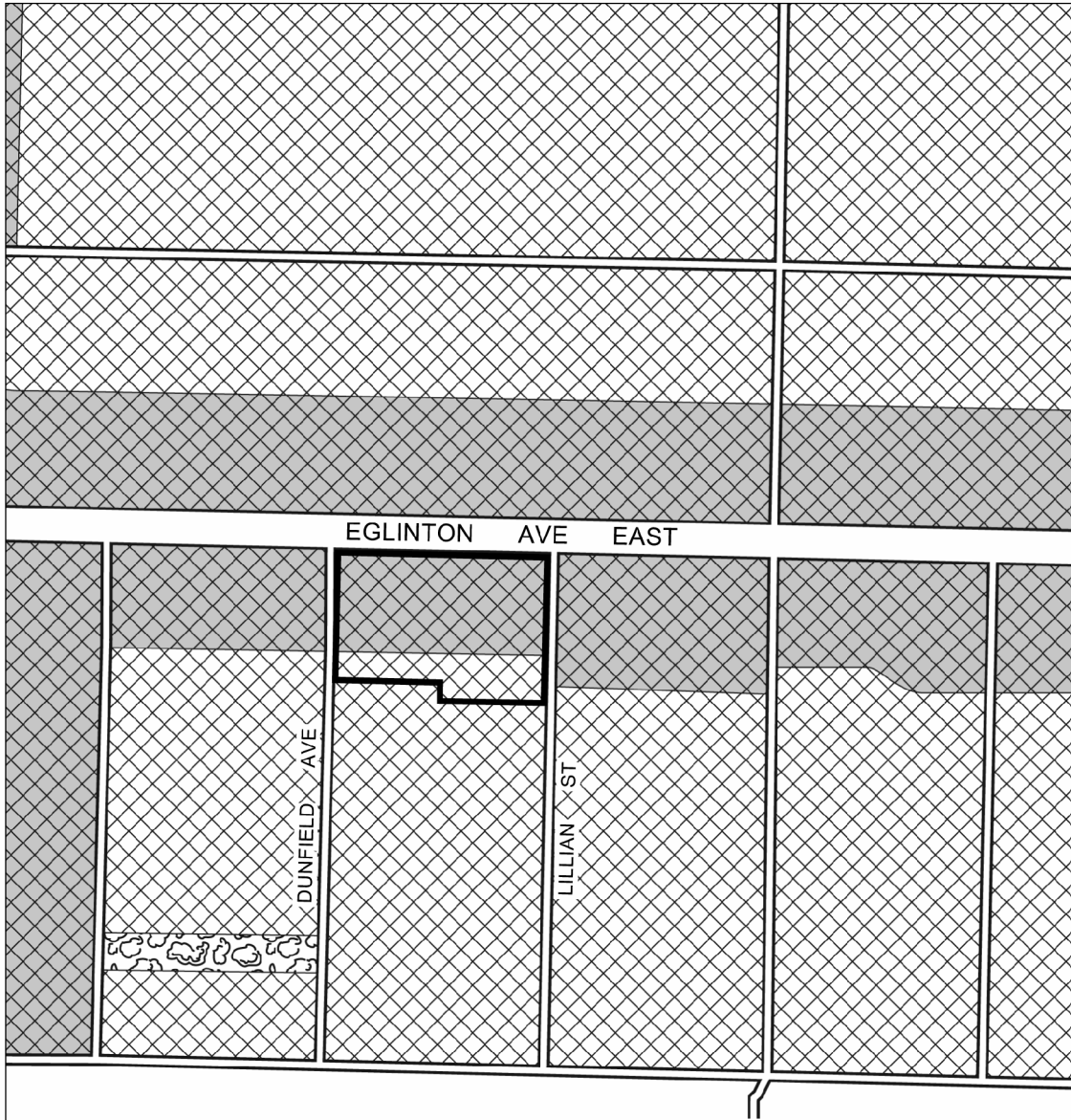
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- G Parks District
- R2 Residential District
- R4 Residential District
- CR Mixed-Use District



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Zoning By-law 438-86 as amended
Extracted 12/10/08 - DR

Attachment 7: Official Plan



Toronto City Planning
Official Plan

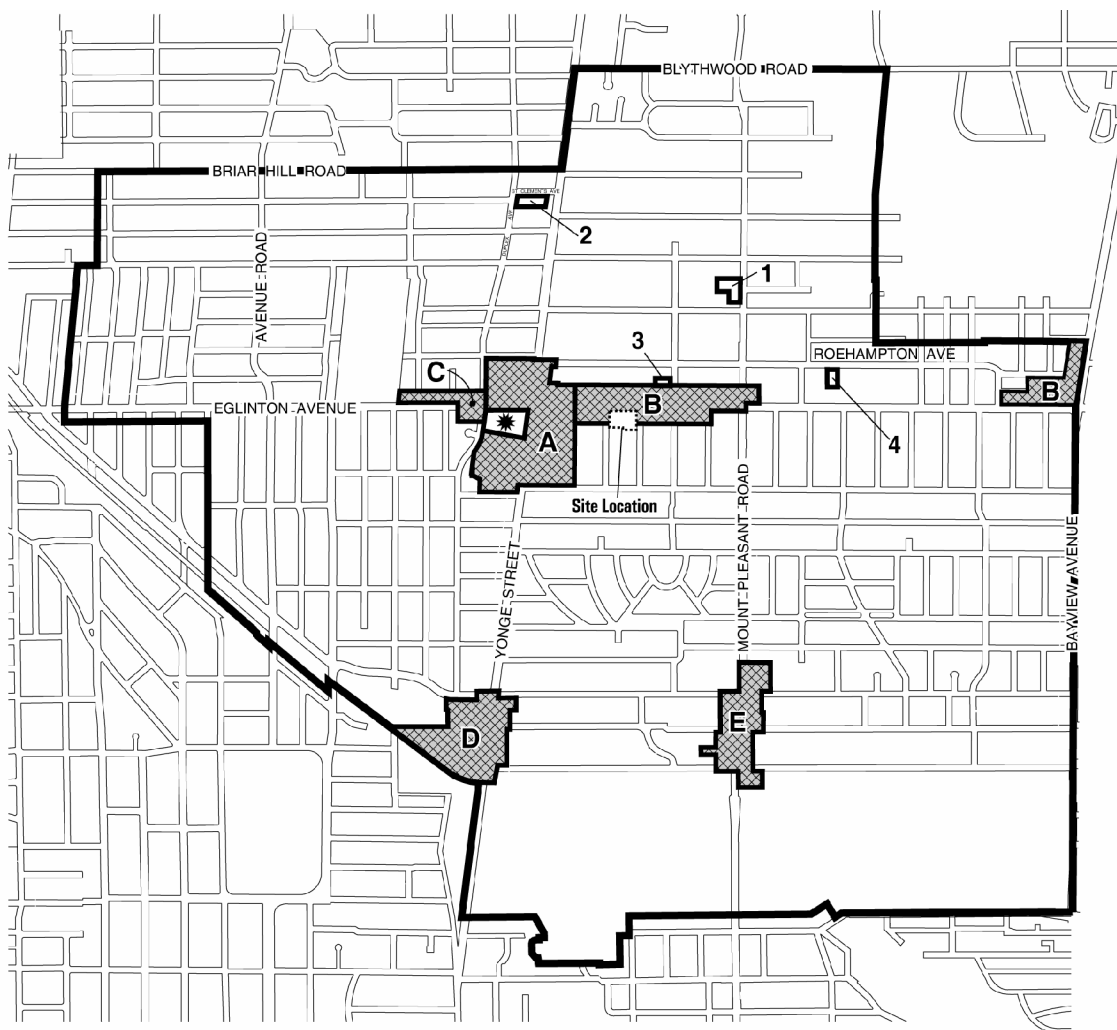
**85 - 117 Eglinton Avenue East &
 79 Dunfield Avenue**

File # 08_217828

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|  Site Location |  Parks & Open Space Areas |
|  Apartment Neighbourhoods |  Parks |
|  Mixed Use Areas | |


 Not to Scale
 12/10/08

Attachment 8: Yonge-Eglinton Secondary Plan



- Secondary Plan Boundary
- Mixed Use Areas
- Special Study Area
- 1 Site and Area Specific Policies
- Site Location



Not to Scale
12/10/08

Attachment 9: Application Data Sheet

Application Type Rezoning Application Number: 08 217828 STE 22 OZ
 Details Rezoning, Standard Application Date: October 31, 2008

Municipal Address: 85 – 117 EGLINTON AVE EAST & 79 DUNFIELD AVE

Location Description: PL 653 BLK E PT LT8 **GRID S2204

Project Description: Rezoning application for new mixed use building for the lands municipally known as 79 Dunfield Ave and 85-117 Eglinton Ave E inclusive (The Madison). Proposal is to erect two 29 storey towers above a 8 storey podium building containing 584 residential dwelling units 5,414 m2 of retail floor area, and 738 parking spaces located in an above and below grade parking facility

Applicant:	Agent:	Architect:	Owner:
SHERMAN BROWN DRYER KAROL GOLD LEBOW ADAM BROWN		KIRCOR ARCHITECTS & PLANNERS	MADISON HOMES LTD.

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	275-98, 859-07
Zoning:	CR T5.0 C3.0 R3.0, R2 Z0.6	Historical Status:	
Height Limit (m):	38, 48	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	5562	Height:	Storeys:	29
Frontage (m):	0		Metres:	111.95
Depth (m):	0			
Total Ground Floor Area (sq. m):	2874.02			Total
Total Residential GFA (sq. m):	49544.28		Parking Spaces:	738
Total Non-Residential GFA (sq. m):	5414		Loading Docks	6
Total GFA (sq. m):	54958.28			
Lot Coverage Ratio (%):	51.7			
Floor Space Index:	9.88			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	52
1 Bedroom:	373
2 Bedroom:	128
3 + Bedroom:	31
Total Units:	584

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	49544.28	0
Retail GFA (sq. m):	5414	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

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