

THE TORONTO PLANNING & DEVELOPMENT REPORT

Providing Coverage of Planning & Development Activity
in the City of Toronto

April, 1998 (Part A)
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Note: Due to the number of committee items, April's Planning & Development Report has been separated into two parts.

TORONTO

Ambitious Official Plan Preparation Process. An Urban Development Services report recommends that "Council seize the opportunity to develop its new Official Plan for the City of Toronto and adopt the work plan and schedule outlined in this report," while referring the report to the Strategic Policies and Priorities Committee. The new plan would enable the new Council to determine its own vision and set priorities for guiding development while enabling Council, staff, and community "to develop a common purpose and identity." The new plan "must focus on the physical structure, built form, design and beauty of the City" while being "policy driven." The sum of \$250,000 has been requested "as part of the 1998 Transition Costs."

The two-step, four-phase planning process includes completion of "the overall planning framework" (city structure, areas of stability, change and development, priorities) in 1998. The initial research phase, to be completed between June and August, will address trends and spatial changes throughout the GTA as well as planning activities in comparable cities to "identify Toronto's strengths, weaknesses, and opportunities and create a preliminary list of built-form and land use issues." Phase 2 consultation on the City's direction, highlighted by a meeting between Council and senior staff in June or July and followed by public input, would be completed by September. Phase 3, including a similar meeting in September, will produce 'A Planning Framework for Toronto's Official Plan' for report to the Nov. 2 meeting of the Environment and Urban Development Committee. A final report is scheduled for the Committee on Nov. 30 and Council adoption by the end of the year.

Following Council approval of objectives and policies, the early 1999 second step (Phase 4, from Planning Framework to an Official Plan) will incorporate the objectives and policies into the new Official Plan and repeal Metroplan and redundant local Official Plan policies. Statutory public meetings will be scheduled at the committee level in April or May 1999. The land use regulations and designations of the six local area OPs will be reviewed later in 1999 for simplification and integration consistent with the overall policies "into a common format." [URBAN ENVIRONMENT & DEV'T COMMITTEE, MARCH 23, ITEM 4]

1998 Planning Work Program. An Urban Planning and Development Services report recommends adoption of a detailed 1998 planning research and policy work program. The report will be placed on the April 1 agendas of the Community Councils with comments due by April 20. About two thirds of staff effort will address more than 4,000 development applications, while the balance of staff effort will address research and policy matters. The work program includes 131 projects under four categories: city building (10 neighbourhood, 9 environmental and green space planning, 5 urban design), city in its region (4 GTA planning, 18 economic growth and investment framework, 11 transportation), community projects (47 local area studies, 16 updating planning regulations), and research support and customer service (11 projects). [URBAN ENVIRONMENT & DEV'T COMMITTEE, MARCH 23, ITEM 5]

TORONTO COMMUNITY COUNCIL

Public Meetings

East Of Bay North Block Residential/Commercial/Park Development Off Wellesley Street West, Laneway, Breadalbane Street, Bay Street Block. An OPA/ZBA proposal for the north block of the East of Bay lands proposes four-phase (four buildings, referred to as Phases III-VI in view of south block phases) development for 825 d.u., 4,180 m² retail, and a 2,017 m² public park extending the park under construction East of Bay south block. Designer for applicant East of Bay Development Corporation is Fliess Gates McGowan Eaton. The 78,400 m² gfa includes 6,734.2 m² not built on the south block. Proposed north block heights range from 78.50 metres and 91.64 metres along Bay Street (46 metres currently permitted) to 30 metres (already permitted) along Breadalbane Street and Wellesley Street. The northerly Bay Street tower has been reduced from 35 to 33 storeys to preserve the panoramic view from the Stop 33 restaurant atop the Sutton Place Hotel. Total proposed density is 5.22 times, including 0.28 times non-residential on the 15,018.5 m² block. Proposed density is 7.9 times (6.0 times permitted on Bay Street frontage High Density Mixed Commercial Residential Area 'A'). The Bay Street frontage will penetrate the 60 degree zoning angular plane. Two public lanes will be conveyed to the applicant, and a new north-south lane built at the east end of the block behind the Yonge Street frontage. A u-shaped internal private lane system will be provided in stages. At least 60% of the Wellesley Street frontage will be grade-related retail/service. Parking component is 786 spaces. South block colonnade and canopy treatment will be extended to the north block. Just over \$1.18 million will be contributed (in four stages tied to building permits) mainly for East of Bay park purposes, also elsewhere in Ward 24. The onsite parkland strata conveyance recognizes private underground parking as per the Section 37 agreement. The Percent for Public Art Plan, approved by the Public Art Commission, urban design guidelines, and development phasing are among other items secured by the Section 37 Agreement that addresses . Both north and south blocks are subject to the Master Plan Agreement. [APRIL 2, ITEM 91]

Update On Railway Lands Central And West. An Urban Planning and Development Services report recommends that Council adopt terms of reference for the Urban Design Task Force for the Railway lands Central and West and approve task force membership, including three Councillors and representatives of landowners and transportation stakeholders, community groups representing residential, entertainment, historical, and environmental interests, and four OMB appellants. Other recommendations call for staff in consultation with the

Urban Design Task Force to prepare "an open space master plan" west of the SkyDome for inclusion in the urban design guidelines for the Concord (formerly Grand) Adex Developments Corp. lands, also for amendment to the Railway Lands Central and West urban design guidelines. A \$20,000 consultant urban design study of City housing blocks in Railway Lands West is recommended with City planning and housing staff to report on the urban design study results, ongoing discussions with Concord Adex, and terms of reference "for a request for proposals to [provide] affordable housing sites on the Railway Lands West." The report also recommends that the City secure the right to rebuild Bremner Boulevard between Spadina Avenue and Bathurst Street in the Railway Lands West precinct agreement and secure contributions through precinct and Section 37 agreements with Railway Lands West and Bathurst/Strachan Area landowners toward construction of "the Bathurst Street/Bremner Boulevard/Fort York Boulevard intersection [preliminary estimate \$3.4 million] based on a 33% public/66% private cost sharing formula." No recommendation is made on the Concord Adex proposal to consider advancing Bremner Boulevard construction (at 2/3 of construction costs) in exchange for reduced contributions to other public infrastructure elements. A report on the Urban Design Task Force recommendations is scheduled for the June 24 Community Council meeting. [APRIL 2, ITEM 99]

Reports

High Rise Residential Proposed For Masonic Temple Site, Northwest Corner Of Yonge Street And Davenport Road. 888 Corporation has applied for OPA/ZBA/site plan approval for a nineteen-storey building with 124 d.u. as well as 1,180 m² retail and four levels of above-grade parking on a 1,084 m² site. Designer is Page+Steele Architects. Total proposed density is 14.92 times, including 4.66 times non-residential. Parking component is 83 spaces. The historically designated (December 1997) Masonic Temple exterior would be retained and thirteen residential storeys added. An acceptable tower will require setbacks and better alignment with nearby buildings. Current North Midtown Part II Plan designation is Medium Density Mixed Commercial-Residential Area. The proposed 63 metre height is more than twice the current 30 metre limit and about 50% higher than two recently approved abutting developments. Preservation of the Masonic Hall interior would require the parking to relocate underground. Preliminary report recommendations include a local community public meeting, applicant to meet with planning and Toronto Historical Board staff on "design solutions for preserving the significant heritage components of the building," and provision of wind and shadow study as well as possible noise, material recovery, and waste reduction reports. [APRIL 2, ITEM 105]

Two Residential Towers Proposed For 56-60 St. Clair Avenue West And 55-61 Delisle Avenue. J G Cordone Investments Ltd. (designer Northgrave Architect Inc.) has applied for OPA/ZBA/site plan approval of two twelve-storey residential buildings totalling 104 d.u. (52 one-bedroom, 42 two-bedroom, 10 three-bedroom condos) and 135 parking spaces on a 3,479 m² site. Density is 4.50 times. The first phase building would face DeLisle Avenue, currently designated High Density Residence Area but zoned R2 Z2.0 in view of existing detached housing. Historically listed buildings are located at 56 and 60 St. Clair Ave. West, and Phase 2 building elevations appear to show facade retentions. The original 1992 application by a prior owner was for a twelve-storey office biding and a seven-storey 39-unit residential building. A report reviewing the Yonge-St. Clair Part II Plan that recommends Low Density Mixed Commercial-Residential Area designation (currently

Special Residence Area C) of the St. Clair Avenue West frontage is scheduled for the May 27 Community Council meeting. [APRIL 2, ITEM 106]

Proposal To Maintain Apartment Units At 208 Poplar Plains Road. Consultant Walker Nott Dragicevic Associates Ltd. has submitted a ZBA application on behalf of Marwan Nassar to maintain 13 (four one-bedroom, nine bachelor) illegal converted dwelling units in a three-storey 611 m² detached house, also to maintain the thirteen-space rear lot parking station on the 946.8 m² lot. Current zoning is R1 Z0.6. Lodging house approval was granted in 1957. Conversion to self contained units apparently occurred without building permit in the 1970s, and legal non-conforming status no longer exists. The staff review will consider the policy implications of thirteen d.u. in an R1 Zone, unit size and number, parking volume, and potential tenant displacement. The owner has appealed to the OMB two recent variance refusals to change the use from rooming house to residential building. [APRIL 2, ITEM 107]

Maintain Residences Above Motor Vehicle Repair Shop, 222 Geary Avenue. Leonard Freed has applied for OPA/ZBA approval to permit six d.u. above a motor vehicle repair shop. Preliminary report recommendations include applicant submission of documentation that the class A motor vehicle repair shop is a legal non-conforming use, applicant awareness of planning staff concerns about compatibility of proposed uses, and staff holding a local community meeting provided the motor vehicle repair shop is deleted. The two-storey building currently includes a restaurant as well as the motor vehicle repair shop served by four parking spaces with six d.u. above. Current Restricted Industrial designation and I2 D2 zoning do not permit either auto-related or residential uses. Required parking for the three uses is 24 spaces, including 16 spaces for the auto repair shop, in an area noted for street and lane parking congestion. [APRIL 2, ITEM 104]

Mixed Use Building Proposed At 85 Bloor Street East/44 Hayden Street. Page and Steele Architect Planners have applied for OPA/ZBA approval on behalf of Land Capital Corporation for a twenty-storey building with 252 d.u. (32 bachelor, 136 one-bedroom, 84 two-bedroom, 156 parking spaces) and grade level retail. The 1,904.5 m² site is currently used as a fifty-space surface parking lot. Proposed density is 9.14 times. Current High Density Mixed Commercial-Residential Area 'B' designation permits 7.8 times density. Height limit is 61 metres (as per proposal) on Bloor Street and 46 metres on Hayden Street (driveway and walkway proposed). Rezoning is required for the proposed 8.97 residential density component and for an interior rooftop lounge. Planning issues include provision of "a safe, accessible and functional mid-block public walkway" as per the 1991 Interim Guidelines for Hayden Street that require revisions to the applicant's proposal, mechanical penthouse front setback, landscape and streetscape plans, parking spaces (157 spaces required by Zoning By-law, more may be needed), and construction vehicle impact on Hayden Street. Site plan approval for a seventeen-storey mixed office/residential/retail building at 9.1 times density (permitted by former units-per-hectare density formula) was granted in 1991. [APRIL 2, ITEM 109]

Baghai Residential Building, 9 Jackes Avenue. Shane Baghai Construction Inc. has applied for OPA/ZBA/site plan approval on behalf of Empire Jackes Properties Inc. of nineteen two-bedroom condo units with fifty parking spaces and eight bicycle spaces in a ten-storey building on a 1,272.8 m² lot just east of Yonge Street. Proposed density is 4.06 times. Current Yonge-St. Clair Part II Plan designation is Low Density Residence Area, and R2 Z1.0 zoning permits one times density and maximum eleven metres height (32 metres proposed). The applicant is requested to provide drawings showing the neighbouring buildings (there are two 28-storey buildings nearby) The staff Yonge-St. Clair Part II Plan review report is scheduled for the May 27 Community Council meeting. [APRIL 2, ITEM 108]

ETOBICOKE COMMUNITY COUNCIL

Public Meeting On Fima Retail Expansion, North East Corner Of The Queensway And The West Mall. Fima Developments has applied for ZBA approval to add 6,784 m² Special Retail uses on a 3.24 ha site. Existing uses include an auto dealership and a cinema complex. A conceptual site plan shows a 3,809 m² replacement auto dealership and a 3,066 m² retail building as well as the cinema. The application includes rezoning of a small triangular City parcel facing The West Mall for ancillary parking. Parking component is 1,714 spaces (1,092 spaces required). Parking also will be extended from one to both flanking Ontario Hydro transmission corridors. Rezoning is from Class 2 Industrial to Planned Commercial Regional with minimum 465 m² unit size. A traffic study shows acceptable traffic impacts. The applicant has agreed to a legal agreement for a right-of-way north from The Queensway for a future road connection as per the Sherway Centre Secondary Plan. [APRIL 1, ITEM 28]

Toys R Us Second Floor Addition, 90 Evans Avenue. A public meeting has been recommended for a Toys R Us ZBA application for a 3,863 m² retail addition that would double the floor area by adding a second floor to the store located on 1.64 ha at the northeast corner of Evans Avenue and Sherway Gate. Parking for the addition would be provided as part of the 425 parking spaces in the two-storey parking structure north of the store. The proposal satisfies retail expansion criteria in the Sherway Centre Secondary Plan. A traffic study has been submitted to the City and MTO. Current site-specific Limited Commercial zoning limits development to 3,900 m². Site plan approval is required. [APRIL 1, ITEM 25]

Tanana/Royal Gate High Rise Condo Residential Proposal, 407 Royal York Road. A public meeting has been recommended for the OPA/ZBA application by Tanana Investments and Royal Gate Apartments for 219 units in two connected buildings ten and fifteen storeys high (initially 214 units in twelve and fifteen-storey buildings) to join an existing twelve-storey 162-unit rental apartment building located on the southeast corner of Royal York Road and La Rose Avenue. The development parcel to the south is at the northeast corner of Royal York Road and Eglinton Avenue was formerly part of the Richview Expressway expansion corridor. Total combined lot area is 2.4 ha. A portion of the existing building site will be severed for addition to the development site on Eglinton Avenue. Proposed parking for the three buildings is 845 spaces (793 spaces required). An outdoor swimming pool displaced by the development will be replaced. Density of the development site will be 1.97 fsi. Approval would include repeal of Special Site Policy 20 permitting 1.5 times density on the southerly

development site. The proposal satisfies Official Plan high density residential development and housing intensification criteria. Staff concerns include loss of existing building recreational amenities and proposed development relationship to Royal York Road. Shared recreational facilities between the rental and condo properties is considered inappropriate, and revised recreational amenity and landscaped open space plans for both blocks must be submitted, also an amenities agreement. Other approval conditions include lowering the garage structure on the existing building block. Rezoning of the south lot from R2 to R6 would include "development standards to reflect both the existing and proposed developments," according to the Urban Development report.

[APRIL 1, ITEM 26]

NORTH YORK COMMUNITY COUNCIL

Public Meetings

Shell Canada Service Station Upgrade, 4021 Yonge Street. Shell Canada Ltd. seeks OPA/ZBA approval to provide "a new convenience retail store, cashier pay areas, new canopy for the gasoline pumps, drive-through/take-out restaurant, car wash and landscaping," at the southeast corner of Yonge Street and York Mills Road, according to the public meeting notice. The Planning recommendations report support approval of an amendment to the York Mills Office Centre Secondary Plan to permit limited surface parking and rezoning from C1 and C1(45) to General Commercial (C1) exception limiting the retail store to 150 m², car wash to 180 m², take-out restaurant to 90 m², canopy area to 650 m², and at least 750 m² landscaped area on the 5,704 m².

[APRIL 1, ITEM 2]

Reports

Snoek Residential Development Recommended, Southeast Corner Of Finch Avenue West And Lorraine Drive. ZBA approval subject to holding a public meeting has been recommended for the Harry Snoek proposal for two 18-storey residential buildings, with at grade commercial in the building adjacent to Finch Avenue, on a 4,091 m² site. Parking component is 256 spaces. Access is limited to Lorraine Drive (to be closed at Finch Avenue in future following Service Road access to Finch Avenue). Total unit count is 233 d.u. Current designations are Uptown Mixed Use One on the northern original five lots and Uptown Residential Two on the southernmost sixth original lot, also Specific Development Policy 6.3 of the Uptown Secondary Plan. Current zoning is equally divided between C1 to the north and R4 to the south. Conditions of approval include payment of Yonge Street Development Charges, conveyance of a ten metre-wide future road allowance at the south end of the site for future access to Yonge Street redevelopment, conveyance of 11 Blakeley Rd. (part of Service Road, density transfer), and Section 37 agreement regarding added density for indoor amenity and bicycle storage areas. Density increases from incentives and transfers comprise 12.5% of the total 22,021 m². Parkland will be by payment-in-lieu. Delegated site plan approval will be granted following Community Council consideration of the report on the ZBA. A July 1997 ZBA approved a twenty-storey 305-unit building directly to the south. [APRIL 1, ITEM 59]

Auto Dealership/Restaurant Proposal In Ontario Hydro Transmission Corridor, Southwest Corner Of Eglinton Avenue East And Jonesville Crescent. Rowland Lincoln Mercury has applied for OPA/ZBA for an auto dealership (1,861 m² on 4.1 acres, including 1.1 acre future car compound) and future restaurant (280 m² on 1.7 acres) on 6.8 acres leased from Ontario Hydro. The dealership will relocate from 1800 O'Connor Drive. Current designation is Public Utility PUT, while current zoning is Semi-public Open Space O3. The proposal appears acceptable "in principle", given its arterial access and mixed use area location. Consideration should be given to an open space link through the site to provide "uninterrupted outdoor linkages through the hydro corridor" for trail purposes, also "a building design that enhances the definition of the Eglinton Avenue frontage and minimizes the visibility of the parking areas from adjacent streets." Traffic impact and soil suitability reports will be required. [APRIL 1, ITEM 56]

Apartment/Townhouse/Semi-detached Proposal, Southwest Quadrant Of Bartley Drive And Tisdale Avenue. Ranzanali Akbarali In Trust has applied for ZBA approval for two four-storey apartment buildings, ten three-storey townhouses, and four semi-detached residences on a 9,324 m² site. Proposed density is 1.0 fsi. Official Plan designation is Transitional Mixed Use Area, recently changed from Industrial by OPA 445. Design concerns include zoning performance standards for compatibility with surrounding industrial and residential areas plus maximizing onsite open space. Traffic impact analysis could be "an addendum" to the Marshall Macklin Monaghan Ltd. traffic report on 150 Barley Drive. An environmental assessment for the former industrial site will be required. Current zoning is M2, Industrial Office Holding Zone, while a change to M1 is awaiting OMB approval. [APRIL 1, ITEM 55]

YORK COMMUNITY COUNCIL

Eglinton West Area Added To Community Improvement Plan. A Development Services report recommends that the Community Improvement Plan be amended by adding the Eglinton West CIP Area between Bathurst Street and Bicknell Avenue. The CIP Plan currently includes the Weston, Mount Dennis, and Oakwood-Vaughan/Oakwood-Rogers CIP project areas. A portion of the 1998 proposed \$300,000 Commercial Facade Improvement Grant funding (50% of costs to a maximum \$12,500 share) will be allocated to the Eglinton West area. Former York Council endorsed preparation of a comprehensive CIP plan for Eglinton Avenue West. The former Metro Toronto Council identified Eglinton Avenue West from Allen Road to and beyond Dufferin Street as a priority improvement area last October. [APRIL 1, ITEM 38]

CN Partial Right-of-way Rezoning Recommended For West Side Of Gilbert Avenue. A Development Services report recommends that a portion of CN right-of-way south of Eglinton Avenue be rezoned from T-Transportation and Utilities to Prestige Employment. The rezoning regularizes existing light legal non-conforming industrial, warehouse, and parking uses that were rezoned from Manufacturing in 1974 and currently leased to properties on the west side of Gilbert Ave. Rezoning within one year was a condition of consents granted by the Committee of Adjustment in May 1997. The site-specific rezoning also permits two lots lacking street frontage and not destined for sale to abutting owners to be accessed and serviced by a new right-of-way. [APRIL 1, ITEM 37]

EAST YORK COMMUNITY COUNCIL

Invar Ground Floor Commercial Rezoning Recommended, 7 Overlea Boulevard. A Development Services report recommends approval of the **Invar Building Corporation** (consultant **Vincent Planning and Development Consultants Inc.**) ZBA application for retail (including a video store) and personal service ground floor shops in a seven-storey mixed commercial/residential building at the southeast corner of Overlea Boulevard and Millwood Road. Approval of five convenience store parking spaces adjacent to Leaside Park Drive is supported. A site-specific by-law permitting 144 d.u. as well as offices and service commercial was approved in May 1997. Similar retail uses have recently been approved nearby on Overlea Boulevard. [APRIL 1, ITEM 22]

Abbatangelo Residential Intensification Rezoning Modified, 221 O'Connor Drive. A Development Services report recommends refusal of the **Otto Abbatangelo** ZBA application to permit four d.u. in a detached dwelling, instead recommending a ZBA for three d.u. for the 410 m² site at the corner of Elmsdale Road. A two storey garage addition to a garage attached to the bungalow, permitted by Committee of Adjustment variance last year, has resulted in a 35 metre long 403.53 m² structure, including five enclosed parking spaces. A second floor on the 137 m² bungalow proposed for a four-bedroom unit is considered detrimental to surrounding residential area stability, although a second level addition to the one-storey attached garage is acceptable. Current RIC zoning permits detached and semi-detached dwellings. [APRIL 1, ITEM 23]

Palma/Lim Industrial To Commercial Rezoning Recommended At 458 Dawes Road. A Development Services report recommends approval of the **Ernesto and Leonora Palma** and **Celia Lim** ZBA application from SI to CA-Site Specific. A former legal non-conforming commercial use in the building has ceased for more than six months, requiring the rezoning. A specialty food store will be relocated from abutting 460 Dawes Road, where the lease expires in August. [APRIL 1, ITEM 24]

Threegees Mixed Use Proposal, 111 Curity Avenue. According to a Development Services preliminary evaluation report, **Threegees Development Corporation** (consultant **Bousfield, Dale-Harris, Cutler & Smith Inc.**) has applied for OPA/ZBA approval for an 1,832 m² (initially 2,500 m²) mixed light industrial, office, retail, and service commercial building on a one hectare site. A partial closing of Cranfield Road has been deleted. Proposed parking is 96 spaces, while required parking ranges upward from 46 spaces, depending on the use mix. The application also is subject to the proposed O'Connor Industrial Area policies review. [APRIL 1, ITEM 18]

SCARBOROUGH COMMUNITY COUNCIL

Public Meetings

Added Commercial Uses Recommended, Northeast Corner Of Markham Road And Verne Crescent. ZBA approval has been recommended for the **Ansar Investments Ltd.** proposal to increase the range of commercial uses at 1825 Markham Rd. The amendment adds business and office services, retail, day nursery, educational and training, and personal services uses. The portion of the building available for non-office uses is

increased from 16% to 33%, while food preparation floor area is limited to 15 m². The changes are expected to improve leasing prospects. [APRIL 1, ITEM 43]

Reports

Graywood Residential Proposal For Ontario Hydro Corridor, Highway 401 To South Of McNicoll Avenue. Graywood Investments Ltd. has applied for OPA/ZBA/subdivision approval for 356 detached and 310 semi-detached on 511 lots. The application also involves 3.3 km of local streets and rear yard extensions of 38 Glen Spring Drive lots and three commercial blocks of 0.3 ha apiece on Finch Avenue and Sheppard Avenue. Expansions to Bridlewood Park and Vradenburg Park would total 1.7 ha. About 3.4 ha would be provided for open space and stormwater management purposes. Staff concerns in the context of the 1997 corridor study land use concept include "density, lot sizes and setbacks currently proposed which are not consistent with the established fabric of the abutting neighbourhoods," according to the Planning and Building preliminary evaluation report. A proposed pathway system on the corridor lands being purchased by Consumers' Gas creates safety concerns due to limited accessibility and does not provide optimal connections to schools, roads, and parks. The Vradenburg Park extension is considered inadequate. Stormwater implications must be evaluated against a Gore and Storrie study prepared last September. The applicant must provide transportation and servicing reports, also a corridor environmental and ecological survey.

An OPA approved by Council last September adding Open Space and Special Policy Areas to the existing Ontario Hydro Corridor designation for three places of worship has been referred to the OMB and includes appellant First Alliance Church, who has applied for an OPA/ZBA on the north side of Finch Avenue (see ITEM 22). It is understood that Graywood intends to refer these applications to the OMB for joint consideration with OPA 1001. Rather than a refusal that would limit Community Council and public involvement and full technical review prior to the OMB hearing, the staff report recommends that Community Council "develop your own response...for presentation to the Ontario Municipal Board" by continuing to process the application. [APRIL 1, ITEM 18]

First Alliance Church Addition/Residential Proposal, Northwest Corner Of Finch Avenue East And Bridletowne Circle. First Alliance Church has applied for OPA/ZBA approval for a 4,875 m² church addition and a seven-storey 54-unit apartment building with 200 surface parking spaces on lands purchased from Ontario Hydro. The applicant seeks Place of Worship and Medium Density Residential designations. The Planning and Building preliminary evaluation report recommends processing in the normal manner with the applicant to clarify whether the increased height sought through Medium Density Residential redesignation or the current four storey limit will be satisfied, submission of a site plan application, clarification of place of worship uses and floor areas, submission of a parking demand analysis. In addition to the impact of building height, massing, and siting, staff concerns include surface parking expanse, as 350 spaces would be required. OPA 1001 approved last September permitting places of worship in corridor Special Study Areas has been referred to the OMB. [APRIL 1, ITEM 22]

Knob Hill Farms Proposal For Home Depot Centre, Southeast Corner Of Eglinton Avenue And McCowan Road. Knob Hill Farms Ltd. has applied for OPA/ZBA approval for 10,500 m² Home Depot development with a 2,540 m² garden centre close to the street plus 577 parking spaces on a 4.56 ha parcel. Conditions for continued processing include submission of a site plan application showing windows and access on the Eglinton Avenue frontage, landscaping, and added uses such as a restaurant for streetscape animation, transportation access and internal circulation information, and an updated transportation study addressing impact on the community to the north. Current designation is Commercial Mixed Use with M, MC, and MDC industrial and commercial zoning. Consideration should also be given to coordination with two properties to the west and the **Eglinton Bellamy Developments Inc.** mixed use development abutting the Eglinton GO Transit station.
[APRIL 1, ITEM 19]

The reader is cautioned that, unless otherwise noted, staff recommendations reported on in this planning and development newsletter may not represent the actions taken by a Committee of Council or subsequently by Council itself. To confirm Council actions, please contact the municipality's Clerk's Office.

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