



Corporate Report

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PDC APR 16 2012

DATE: April 13, 2012

TO: Chair and Members of Planning and Development Committee
Meeting Date: April 16, 2012

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Addendum Report**
Official Plan Amendment, Rezoning and Draft Plan of
Subdivision Applications
To permit apartments with ground related commercial and
office uses, and townhouses under standard and common
element condominium tenure
5081 Hurontario Street
East side of Hurontario Street, north of Eglinton Avenue East
Owner: Summit Eglinton Inc.
Applicant: Jim Lethbridge, Lethbridge & Lawson Inc.
Bill 51

Public Meeting **Ward 5**

COMMENTS: The report from the Commissioner of Planning and Building dated March 27, 2012, regarding the Department's recommendations on the Summit Eglinton Inc. development applications, is scheduled for the April 16, 2012 Planning and Development Committee meeting. Subsequent to the public release of this report, staff have been involved in discussions with representatives of the applicant and the adjoining land owner to the north (Alfonso Gallucci General Construction Limited), to resolve outstanding matters of concern amongst the parties. An agreement was reached over a

revised development concept for the high density apartment lands abutting Hurontario Street. This concept plan, attached as Appendix SA-1, replaces the high density component of Appendix S-5 of the original Supplementary Report (Block 1). Changes from the original plan include the following:

- Conceptual building massing for all lands, incorporating both the Gallucci and Summit Eglinton properties;
- A shifting of the east-west midblock private condominium road on the Summit Eglinton lands from the centre of the block to the northern boundary. It is proposed that this road remain private with a public easement that will be secured as a condition of subdivision approval;
- Identification of access points to both the public and private roads, although the exact location will be determined through the site plan review process;
- Building tower heights, ranging from 21 storeys to 33 storeys for the development;
- Revised orientation of the north-south road alignment and its connection with Nahani Way.

The concept plan will provide the basis for the drafting of the implementing zoning by-law for the Summit Eglinton lands, including applicable exception schedules. As well, the plan confirms the approximate location of the north-south road alignment to Nahani Way to the satisfaction of all parties. Satisfactory arrangements regarding the particulars involved in the extension will be resolved through the subdivision process.

Matters regarding distance between towers and the proximity of residential uses on the ground floor to Hurontario Street will be reviewed in the context of the plan through the continued processing of the applications. Staff also confirm that the applicable date identified with the proposed Holding Symbol associated with the development of Light Rapid Transit along Hurontario Street has been amended to June 30, 2015.

To implement the proposal for the Gallucci lands, amendments may be required to both the Official Plan (floor space index), and the Zoning By-law. The subject concept plan will serve as a guide for future development on these lands, recognizing that elements of the plan including tower location may change subject to a detailed review.

COMMENTS:

Appendix SA-1: Revised Concept Plan - High Density Lands
(Block 1)

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Rob Hughes, Development Planner

