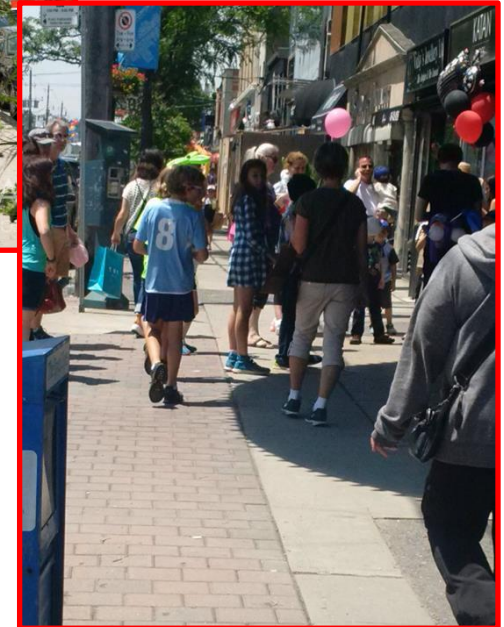
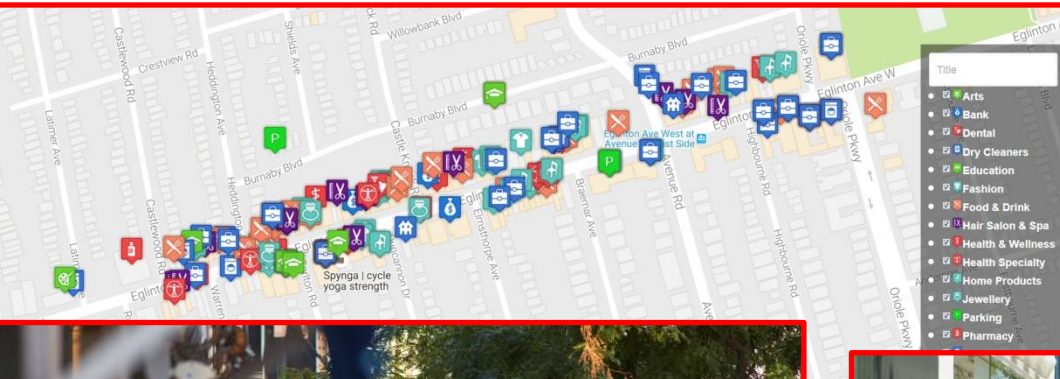


346–356 Eglinton Ave. W.

Participants' Position

OMB Case. No. MM160039

Eglinton Way – A Vibrant Local Community



Participants' Goals

- ▶ Looking for a development that sets the tone for the expected redevelopment of Eglinton Way – i.e. Eglinton between Oriole Parkway and Chaplin Crescent

Participants' Position Summary

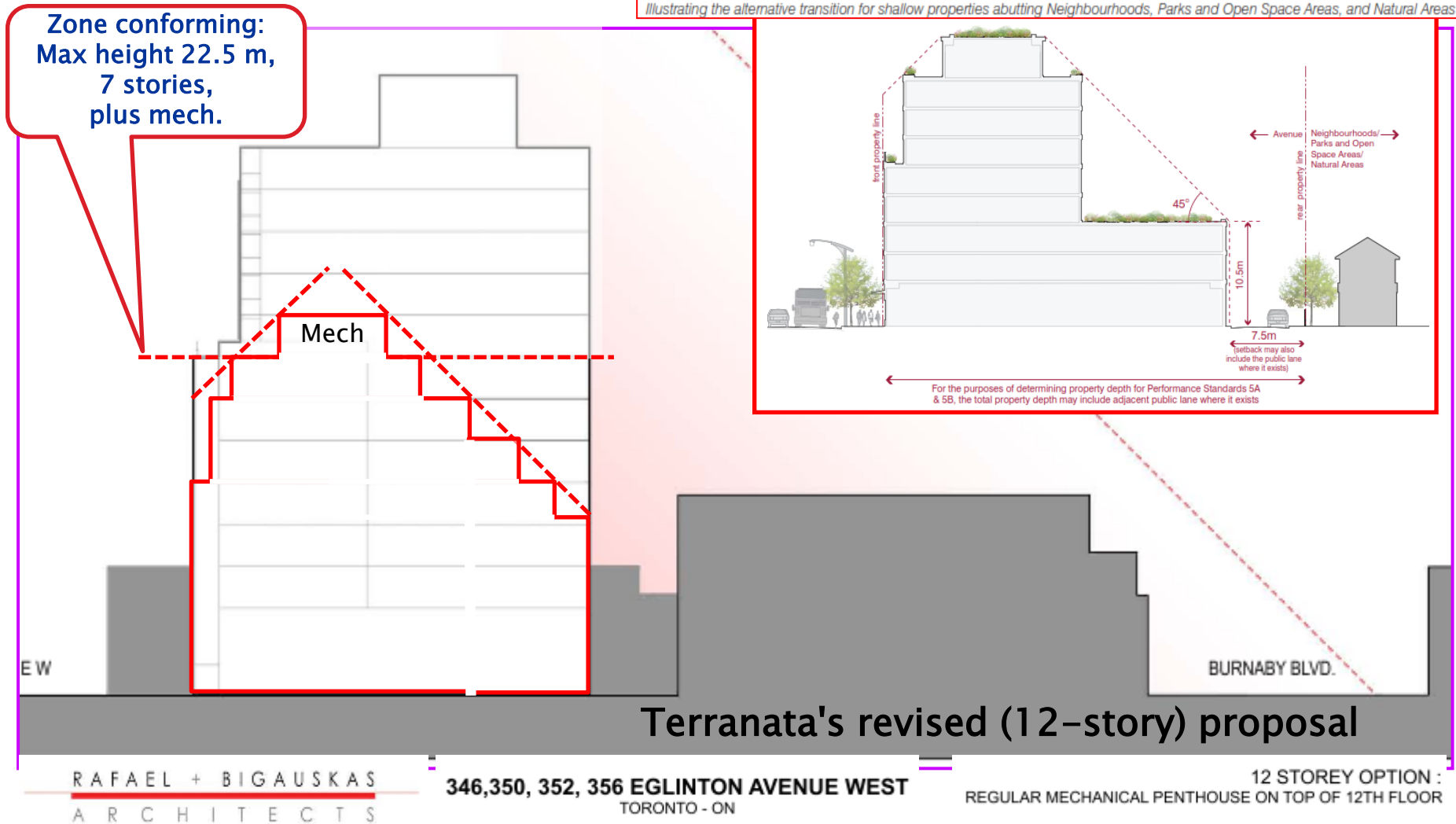
- ▶ **Participants represent a broad cross section of the community and are prepared to support the City before the OMB**
- ▶ **Development in conformance with zoning (Eglinton Connects) is encouraged and welcomed by the community**
 - i.e. 22.5 metres (7 stories) and conformance to all stepbacks and angular planes
- ▶ **Participants encourage the City and Terranata to work with Metrolinx for use of Avenue Station air rights to help achieve the zoning height and building envelope requirements**
- ▶ **Participants request that City ask Terranata to revise their design proposal to be consistent with the neighbourhood and to be competitive for best-in-class design awards**

Participants' Objections & Objectives

- ▶ Terranata's revised design does not conform to City of Toronto zoning based on Eglinton Connects and Avenues & Mid-Rise Buildings studies

- ▶ **Participants' Key Objectives**
 - Building envelope to conform to zone requirements:
 - Streetwall height – should conform to maximum 6 stories, including step-back @ 13.5 metres (4th floor)
 - Total height – should conform to maximum 22.5 metres (7 stories)
 - Angular plane abutting residential neighbourhood – should conform
 - Improve Aesthetics:
 - Redesign to complement recent new developments. The building will be a key face or focal point setting the tone for the neighbourhood

Terranata's Revised Proposal vs. Design Compliance



City of Toronto – Award-winning Planning

▶ Eglinton Connects Planning Study

- Award of Merit – Vision and Master Plans
Toronto Urban Design Awards – 2015

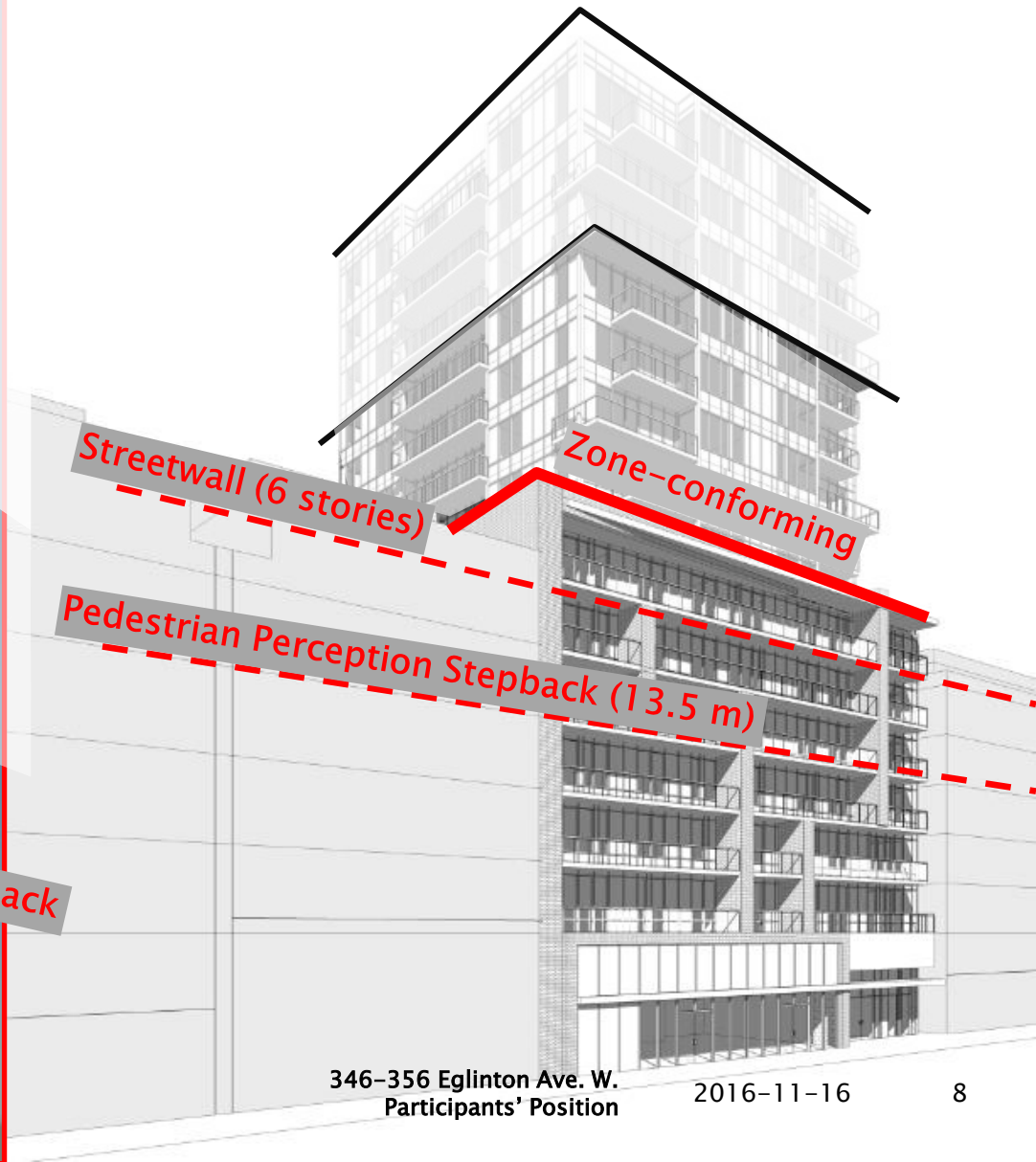
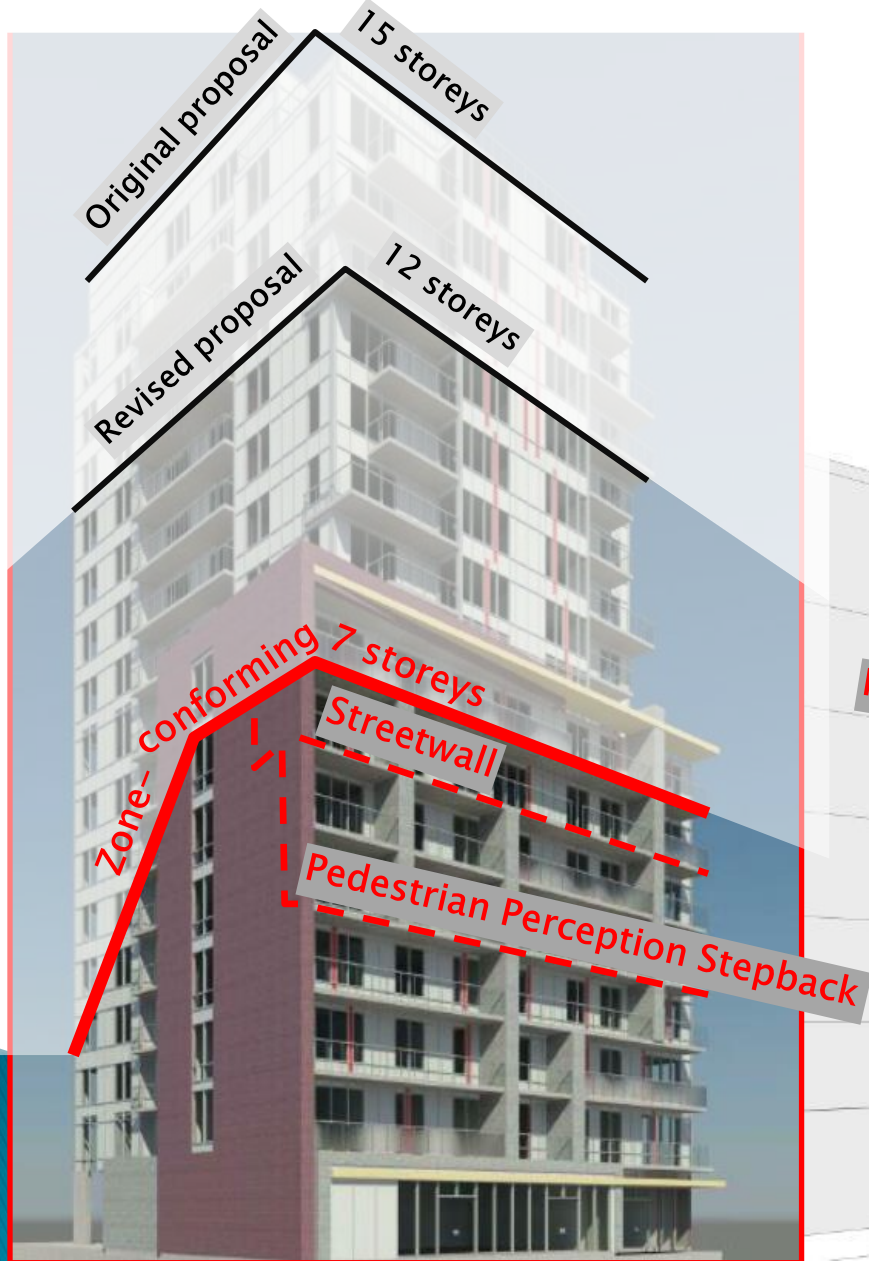
▶ Avenues & Mid-Rise Buildings Study

- National Urban Design Award
Royal Architectural Institute of Canada – 2012
- Excellence in Planning – Community Planning and Development Studies
Ontario Professional Planners Institute – 2011
- Award of Excellence – Visions and Master Plans
Toronto Urban Design Awards – 2011
- Honourable Mention – Planning Excellence in Urban Design
Canadian Institute of Planners – 2011

▶ Participants request that City zoning be respected

- Eglinton Connects and Avenues & Mid-Rise Buildings studies were a significant investment by stakeholders, and passed as City By-Laws

Current Proposal – Density Too High...



Shadows – Impact If Zoning Amendment Gets Extended

09:18

12:18

15:18

March / September 21



MARCH/SEPTEMBER 21ST - 9:18AM EDT

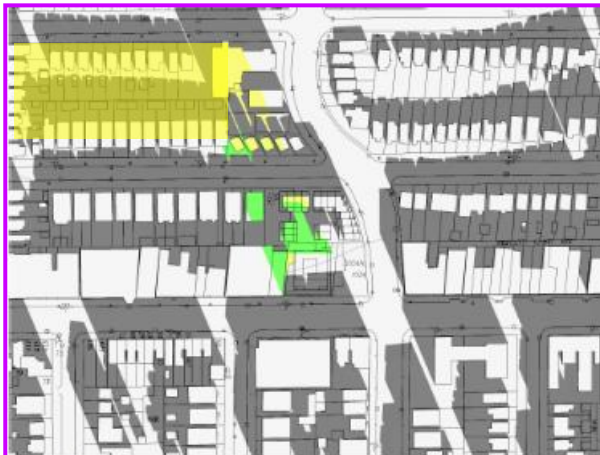


MARCH/SEPTEMBER 21ST - 12:18PM EDT



MARCH/SEPTEMBER 21ST - 3:18PM EDT

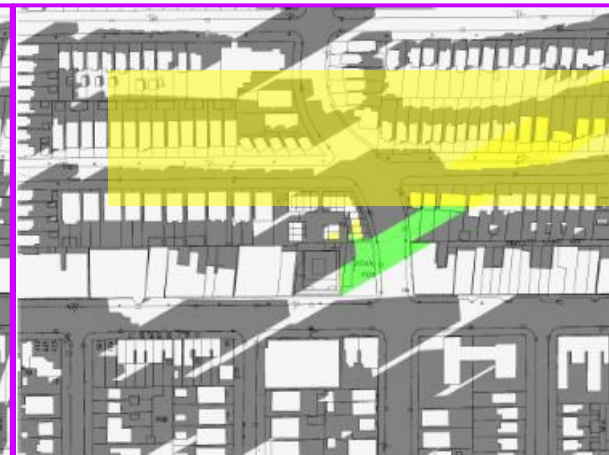
December 21



DECEMBER 21ST - 9:10AM EST



DECEMBER 21ST - 12:10PM EST

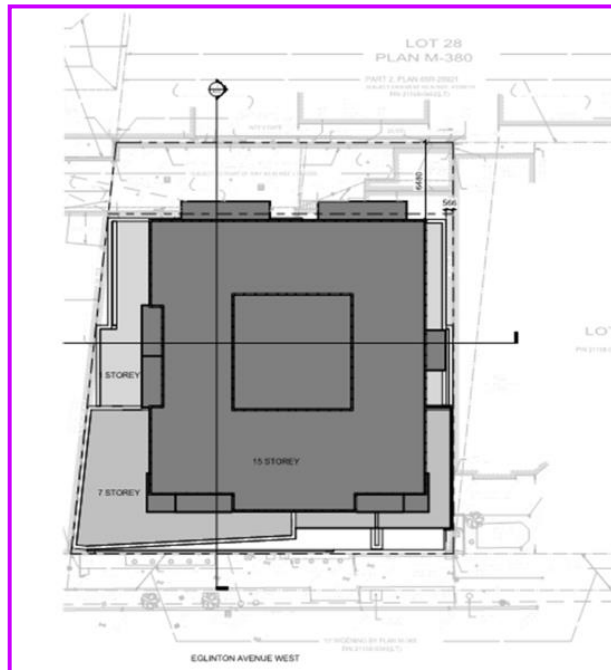


DECEMBER 21ST - 3:10PM EST

Shadows

- ▶ Height greater than 22.5 metres will result in significant shadows on Burnaby Blvd.
- ▶ Shadow impact is exacerbated if angular planes are not respected
- ▶ Future buildings of similar scale along Eglinton would put all of Burnaby Blvd. into shadows

Traffic & safety



Traffic & safety

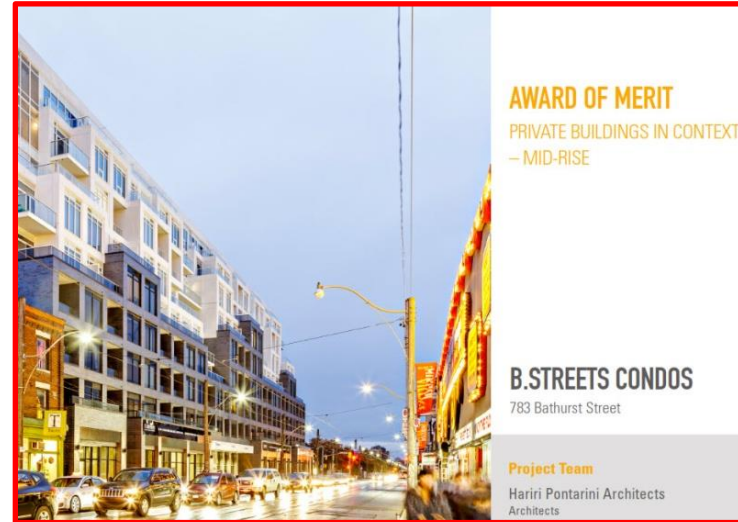
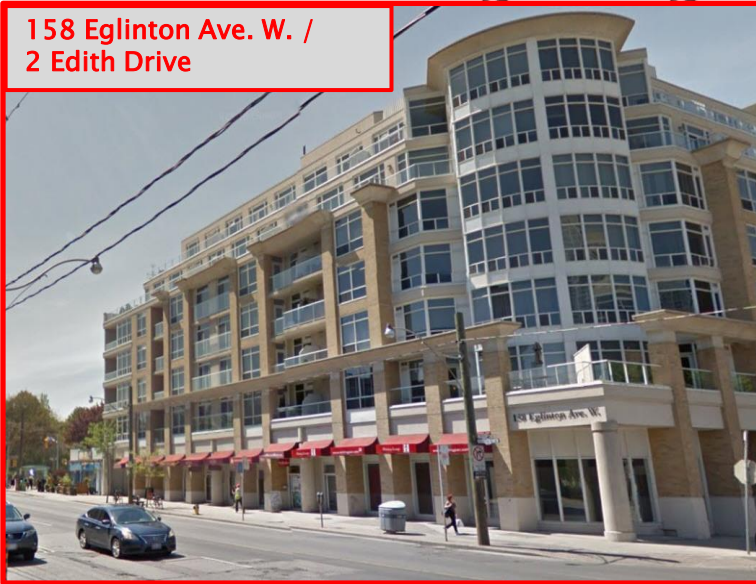
- ▶ **Traffic study is vague about where site-specific traffic will enter / exit into existing traffic**
 - Does not address garbage removal or truck load-in/out access
 - Unrealistic assumption that Burnaby laneways will be eventually be extended to the site
- ▶ **Entry to & exit from Avenue Rd. will add to congestion at a busy and unsafe intersection**
- ▶ **Increased safety risk to pedestrians & vehicles**
 - Pedestrians includes school children going north to Marshall McLuhan & Allanby schools
- ▶ **Current lot does not allow for alternate lane access from Burnaby Blvd.**

Other concerns to be resolved

- ▶ **Street parking:**
 - Visitor parking will increase existing over-load on community parking spaces
- ▶ **Community:**
 - Avoid building a wall along Eglinton, impacting the community centre nature of The Eglinton Way
- ▶ **Setting Precedents:**
 - Eglinton Connects zoning has only recently been amended – any development concessions will ripple along Eglinton
- ▶ **Aesthetics**
 - See next slides

Current Proposal is a Less Than Inspiring Design – Compares poorly to other local & planned buildings and award-winning designs

158 Eglinton Ave. W. /
2 Edith Drive



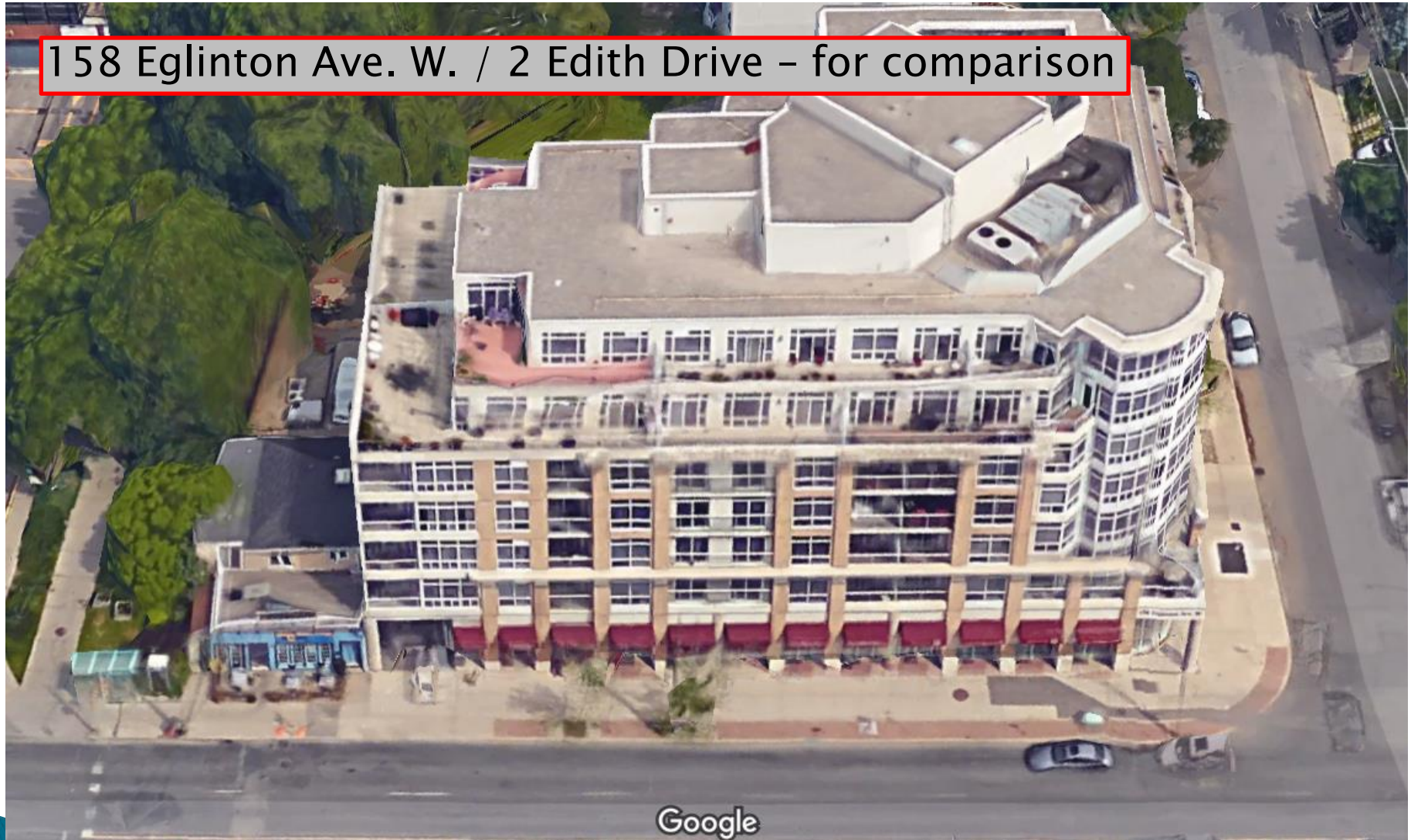
346–356 Eglinton Ave. W.
Participants' Position

2016–11–16

14

Appropriate Comparable Development

158 Eglinton Ave. W. / 2 Edith Drive – for comparison



Participants look forward to open & honest discussions to resolve in accordance with City Planning guidelines, to preserve our community's character for our neighbours and all of our children.

Thank you