

# **TORONTO** STAFF REPORT

August 31, 2004

To: Scarborough Community Council

From: Acting Director, Community Planning, East District

Subject: Final Report  
Application to amend the Scarborough Village Community Zoning By-law  
Proponent: Toronto District School Board  
3170 Eglinton Avenue East  
Part of Lots 2 and 3, Registered Plan 142  
File No. 04 105821 ESC 38 OZ  
Scarborough Village Community  
Ward 38

## Purpose:

This report reviews and recommends approval of an application to amend the Scarborough Village Community Zoning By-law No. 10010 to permit a one storey commercial plaza at 3170 Eglinton Avenue East.

## Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

## Recommendations:

It is recommended that City Council:

- (1) amend the Zoning By-law 10010 for the Scarborough Village Community substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.



- (3) Direct City of Toronto Works & Emergency Services Department to conduct a monitoring study 3 to 6 months following the opening of the plaza to monitor traffic operations at the Centre Street access point which could result in restricting the left turn exit from the development onto Centre Street. Securities for the installation of signage will be secured through the site plan approval.

## Background

In the mid 1990's, the triangular shaped area bounded by Markham Road, Eglinton Avenue East and the CN Railway was the subject of the Centre Street Area Study. The study explored a number of development options that would set the stage for more jobs and housing in the area.

Intensification was proposed to include higher densities and mixed uses along Markham Road and Eglinton Avenue with medium density residential distributed in the interior of the triangle. The City amended the Official Plan and Zoning By-law in 1996 to provide for a gradual transformation of this area to one comprising vibrant street-related development along Eglinton Avenue.

## Proposal

The proposal is for an 896 square metre (9,648 square foot) 1-storey commercial building to be erected in two phases. Phase 1 will represent 465 square metres (5,000 square feet) of development, and Phase 2 will be comprised of 432 square metres (4,650 square feet). Anticipated tenants are retail, personal service shops, professional offices, financial institutions, dental offices, pharmacies, and medical offices/clinic. (See Attachments 1, 2 and 3 for further project details). The property is currently part of a larger land holding by the Toronto District School Board (TDSB). A consent application has been filed to convey this portion of the property for the proposed development. This application was approved by the Committee of Adjustment on August 25, 2004.

This site was previously the location of the Scarborough Village Public School. In 1997 the school was demolished and rebuilt on lands to the north fronting on Luella Street.

## Site Description

The site is located on the northwest corner of the intersection of Eglinton Avenue East and Centre Street, one block west of Markham Road. TDSB has submitted a consent application to sever the site.

The site is vacant, and used by some parents as a drop-off area for the new school to the northwest. A driveway currently exists on the north limit of the site on Centre Street. A gateway to the school play area currently exists in the northwest portion of the site.

#### Site and Surrounding Area:

North: The Hope Evangelical Lutheran Church and the Toronto Police Service Youth Referral Program share some facilities on site, including a large parking lot.

South: A mixture of uses, including a 12 and a 14 storey apartment building, a small commercial plaza and an auto body shop front the south side of Eglinton Avenue

East: Immediately across Centre Street fronting Eglinton Avenue is a two storey commercial plaza.

West: A one storey commercial plaza is immediately adjacent to the west of the site on the northeast corner of Eglinton and Beachell Street.

#### Scarborough Official Plan

The lands are designated as Commercial Mixed Use within the Scarborough Village Community Secondary Plan. On this site a site-specific policy permits Retail Commercial uses, including restaurants and personal services as a primary use.

Properties designated Commercial Mixed Use shall not exceed an overall net density of 1.5 times the area of the lot for all uses. When rezoning properties designated Commercial Mixed Use, Council shall ensure that the impact on the existing residential neighbourhood is minimized. Non-residential uses shall be oriented towards the arterial frontages only.

The maximum building height shall be in the range of 6 to 8 storeys (and under exceptional circumstances, may be increased up to 10 storeys) along the Eglinton Avenue and Markham Road frontages.

#### New Toronto Official Plan

At its meeting of November 26, 27, and 28, 2002, City Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new plan, in part, with modifications. The Minister's decision has been appealed in its entirety. The Official Plan is now before the Ontario Municipal Board and pre-hearing conferences are now taking place. The next pre-hearing conference has been scheduled for September 14, 2004.

Once the Plan comes into full force and effect, it will designate the site as Mixed Use Areas, providing for a broad range of commercial, residential and institutional uses, in single use or mixed use buildings.

The subject lands are shown as an Avenue on Map 2 of the Toronto Plan. Avenues are important corridors along major streets where reurbanization can create new housing and jobs while improving the pedestrian environment, the look of the street, shopping

opportunities and transit service for community residents. Reurbanizing the Avenues will be achieved through the preparation of Avenue Studies for strategic mixed use segments of the corridors. To date, no such Avenue study has been prepared for this portion of Eglinton Avenue.

Development in Mixed Use Areas on Avenues prior to an Avenue study has the potential to set a precedent for the form and scale of reurbanization along the Avenue. As a result, such development must meet a lengthy list of criteria pursuant to Section 2.2.3 of the new Official Plan.

An area site-specific policy applies and carries over the density and height provisions from the Scarborough Official Plan. The proposed development is in conformity with the applicable policies with respect to density, permitted uses and maximum building height.

### Zoning

The lands are zoned SC (School) (see Attachment 4).

### Reasons for the Application

A Commercial Plaza is not a permitted use within the existing zoning.

### Site Plan Control

Site Plan Control is applicable. An application has been submitted and it has been circulated to the appropriate City departments and other agencies for comment. The applicant has been provided with these comments and has made revisions. The plans have been re-circulated to the appropriate City departments and other agencies for further comment and sign-off.

### Community Consultation

A community information meeting held at the Scarborough Village Alternative School on May 26, 2004 was attended by the Ward Councillor, City staff and four members of the consulting team representing the Toronto District School Board. Eleven members of the public attended. Four comment sheets were submitted.

A variety of issues were raised, including concerns about:

- Types of proposed businesses
- Crime and Safety
- Appropriateness of the Land Use
- Adequacy of Parking on site
- Traffic Concerns/Parking on Adjacent streets
- Adequacy of School Parking
- Access locations
- Appropriate Density

- Ongoing Sidewalk Improvements in the area

#### Agency Circulation

The application was circulated to all appropriate agencies and City Departments. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

#### Comments:

##### Community Concerns

##### Types of Proposed Businesses

Residents expressed concern about the types of businesses that would be permitted by a rezoning. In light of the location adjacent to an elementary school, businesses such as adult video stores and adult entertainment parlours were thought to be inappropriate. Businesses such as restaurants and even convenience stores were thought to be somewhat inappropriate as they would be used as hangouts for the school children.

The applicant has indicated that the School Board, as current owner of the lands, has expressed a desire to limit the types of commercial uses that may develop on the lands. To this end, they will extend a restrictive covenant over the lands to be sold, and this will restrict the types of commercial uses.

Through the zoning by-law amendment and associated performance standards, limited commercial uses will be allowed on site.

##### Land Use

The proposed one-storey commercial building is appropriate for this site. This plaza would not be out of character with the surrounding area, and it would provide services to residents within the immediate area and beyond.

##### Safety

Approximately 571 household residents were sent notice of the Community Consultation meeting and eleven people attended the Community Consultation meeting. Some at the meeting expressed safety concerns related to the building's parking lot. Revised site plans submitted by the applicant will be required to show appropriate lighting levels on the building as well as in the parking area. The site plan will also be required to maintain appropriate visibility from Eglinton Avenue and Centre Street.

Residents concerned with general safety issues in their community may wish to contact Community and Neighbourhood Services staff for further direction respecting neighbourhood safety programs.

### Adequacy of Parking

Some residents expressed concern that the parking supply proposed would not be adequate to accommodate the number of vehicles that this development would generate.

As a condition of permitting the severance of this portion of their land holdings, the Toronto District School Board has requested that 10 parking spaces be made available for lease to the school for a period of three years with an option to renew after this time.

The proposed site plan shows a total of 46 parking spaces. Using the retail/office by-law standard of 3 spaces/100 square metres of gross floor area (g.f.a.), the applicant would be required to provide 27 parking spaces for the proposed g.f.a.. Since a medical/dental office component is proposed on site, City Planning has requested the provision of 4 spaces/100 square metres of g.f.a. (which would be appropriate for Medical/Dental offices), across the entire site, even though the development may not be entirely medical/dental offices. Given this standard, 36 spaces would be required for the commercial plaza. The proposed 46 spaces more than adequately address the parking needs on site. Included in this number are two handicapped spaces provided as per City guidelines.

### Adequacy of School Parking

Residents expressed concern about the adequacy of parking at the Scarborough Village Alternative School.

When the school was rebuilt in the late 1990's, a parking lot of 30 spaces was provided. There are no formal requirements in the zoning by-law respecting parking for schools, but City guidelines provided for one parking space per classroom, plus five spaces. The Scarborough Village Alternative School was built with 17 classrooms. The school has provided more parking than City guidelines.

As a condition of permitting the severance, the School Board has requested that ten parking spaces be made available for lease to the school for a period of three years, with an option to renew after this time.

### Traffic Concerns/parking on Adjacent Streets

Some residents expressed concern that this proposed development will increase traffic on adjacent streets, and that parking on adjacent streets will become issue.

Eglinton Avenue has no median at this location, and has a middle turn lane to provide appropriate turns both into and from the development at the Eglinton access point, and appropriate turns onto and from Centre Street. There is sufficient road capacity on Eglinton Avenue to accommodate this development.

The development has provided for adequate parking for the anticipated uses. “No Parking” and “No Stopping” restrictions currently exist on Centre Street, Luella Street and Beachell Street.

This report recommends that Council direct appropriate City staff to monitor traffic operations at the access point of the proposed development at Centre Street which could result in a restriction of left turn access from the development onto Centre Street at some future date.

Some residents suggested the installation of speed humps on Centre Street as a traffic calming measure. In its meeting of April 16, 17 and 18, 2002, City Council adopted a number of recommendations from Works and Emergency Services, now known as the City’s Traffic Calming Policy. Residents concerned with traffic in their community may wish to contact Works and Emergency Services staff for further direction respecting traffic calming.

#### Ongoing Sidewalk Improvements in the Area

Residents expressed concern about increased traffic on local streets impacting on pedestrian safety. Streets in the vicinity are narrow, with few sidewalks.

The City’s Works and Emergency Services Department is currently undertaking road reconstruction, watermain construction and water service replacement in the general vicinity, including Centre Street, Beachell Street and Luella Street. Included in the work will be the provision of sidewalks on the west side of Centre Street from Eglinton Avenue to Luella Street, on the east side of Beachell Street between Eglinton Avenue and Luella Street, and on the south side of Luella Street from Beachell Street to Markham Road. The improvements are scheduled to be complete by the end of October, 2004. Providing sidewalks in this area will greatly improve pedestrian safety.

#### Density

The applicant was asked about the timing and size of the development. Concern was expressed that the building might be too large for the site to accommodate the necessary parking for both the development, and the spaces to be leased to the school. As previously discussed in this report, parking is adequately provided. The Official Plan provides for the site to be developed at a greater density than what is being proposed.

#### Boundary Fence between Church and Proposal

Representatives from the church expressed concern about litter and fencing between the proposal and the church.

The proponent indicated that tasteful fencing between the two properties would be provided and that there was room for further discussion between the proponent and the Church in this respect. This will be dealt with through site plan approval.

## Access

Residents expressed concern about the access on Centre Street providing traffic hazards, particularly for residents backing out of their driveways on the east side of Centre Street. As previously stated, this report recommends that Council direct appropriate staff to monitor traffic from this development to Centre Street.

Residents also raised the possibility of gated access to the development, to minimize the chance of the rear parking area turning into a hangout and potential area for crime. Gated access is not considered appropriate. The appropriate approach is to design sites with safety in mind including building placement, lighting, landscaping, access etc. This is dealt with through the Site Plan Control review.

## Other Issues

### Tree Preservation

The original site plan proposed the removal of 8 of the total of 15 trees on the site and on the public boulevard. Through consultation with the community, City staff and the Ward Councillor, the applicant has changed the design to preserve two Honey Locust trees on the north portion of the site and one Norway Maple and one Green Ash tree near the Eglinton Avenue driveway. In addition, an existing row of seven mature linden trees on the public boulevard will continue to line the front of the proposal along Eglinton Avenue.

### Storm Drainage

A stormwater management report has been provided and is being reviewed by Works and Emergency Services. Storm drainage will be dealt with through site plan approval.

### Environmental

A Phase 1 Environmental Site Assessment was submitted to Works and Emergency Services for review. Works and Emergency Services has required the applicant to undertake a Phase 2 Environmental Site Assessment to determine that the Ontario Ministry of Environment “Guidelines for Use at Contaminated Sites in Ontario (1997)” are met. This will be dealt with through site plan approval.

## Conclusions :

The proposed development implements the Official Plan policies for the area. It provides reasonable, appropriate development of these lands and provides services for the residents of the immediate area and beyond. The proposed development is consistent with other commercial developments in the area.

For the reasons outlined in this report, staff recommends approval of the application.



Contact:

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Community Planning, East District  
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Fax: (416) 396-4265  
Email: jlyon@toronto.ca

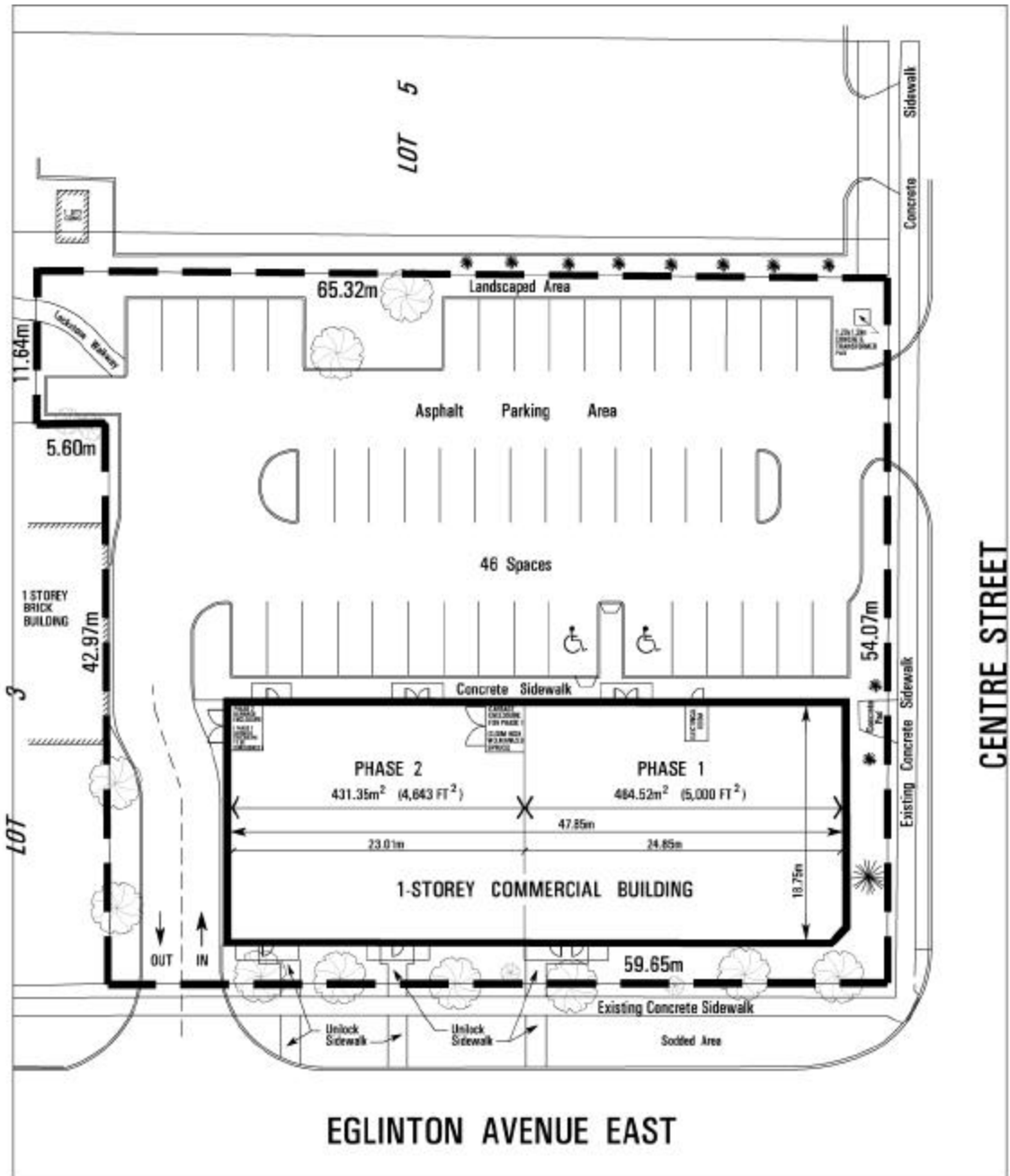
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Gwen McIntosh  
Acting Director, Community Planning, East District

List of Attachments:

Attachment 1:	Site Plan
Attachment 2:	Application Data Sheet
Attachment 3:	Elevations
Attachment 4:	Zoning
Attachment 5:	Draft Zoning By-law Amendment

Attachment 1



Site Plan

3170 Eglinton Avenue East

Not to Scale  
8/27/04

File # 04-105821 02

## Attachment 2

### APPLICATION DATA SHEET

Application Type: Rezoning      Application Number: 04 105821 ESC 38 OZ  
Details:      Application Date: January 29, 2004  
Municipal Address: 3170 EGLINTON AVE E, Toronto ON  
Location Description: Part of Lots 2 and 3, Registered Plan 142  
Project Description: The proposal is for a 1-storey commercial building to be erected in two phases. Anticipated tenants are retail, personal service shops, professional offices, financial institutions, dental offices, pharmacies, and medical offices/clinic. The property is currently owned by the Toronto District School Board.

**Applicant:**

D. MANIATES  
ARCHITECT  
DEMOSTHENES  
(DENNY) MANIATES  
PLANNING CONTROLS

**Agent:****Architect:**

D. MANIATES  
ARCHITECT  
MANIATES  
DEMOSTHENES

**Owner:**

TORONTO DISTRICT  
SCHOOL BOARD

Official Plan Designation: Commercial Mixed Use  
Zoning: SC-School  
Height Limit (m): 0

Site Specific Provision:  
Historical Status:  
Site Plan Control Area: Y

**PROJECT INFORMATION**

Site Area (sq. m): 3309  
Frontage (m): 54.07  
Depth (m): 59.65  
Ground Floor GFA (sq. m): 895.87  
Residential GFA (sq. m): 0  
Non-Residential GFA (sq. m): 895.87  
Total GFA (sq. m): 895.87  
Lot Coverage Ratio (%): 27.1  
Floor Space Index: 0.271

Height:      Storeys:      1  
                 Metres:      5.15

Parking Spaces:      Total  
46  
Loading Docks      0

**DWELLING UNITS**

Tenure Type:  
Rooms: 0  
Bachelor: 0  
1 Bedroom: 0  
2 Bedroom: 0  
3 + Bedroom: 0  
Total Units: 0

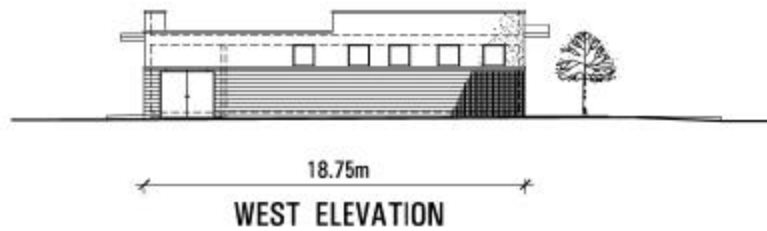
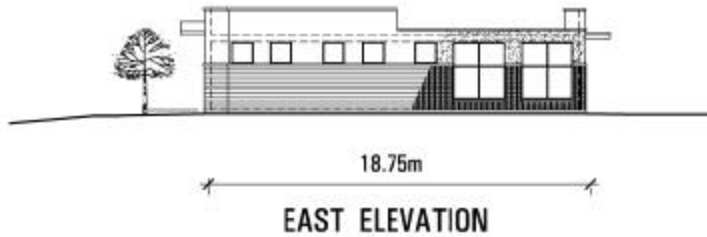
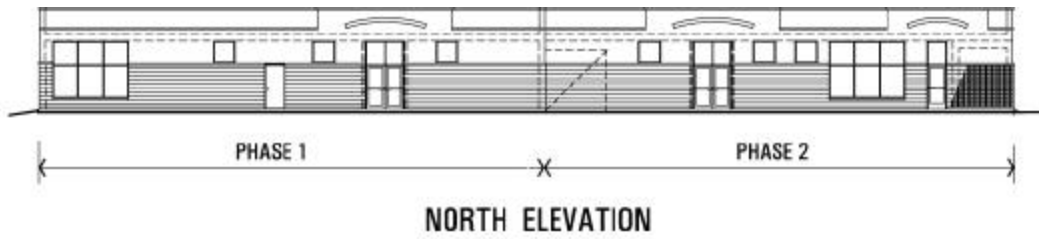
**FLOOR AREA BREAKDOWN**

	Above Grade	Below Grade
Residential GFA (sq. m):	0	0
Retail GFA (sq. m):	895.87	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

**CONTACT:**      **PLANNER NAME:**  
**TELEPHONE:**

**John Lyon, Planner**  
**(416) 396-7018**

**Attachment 3**



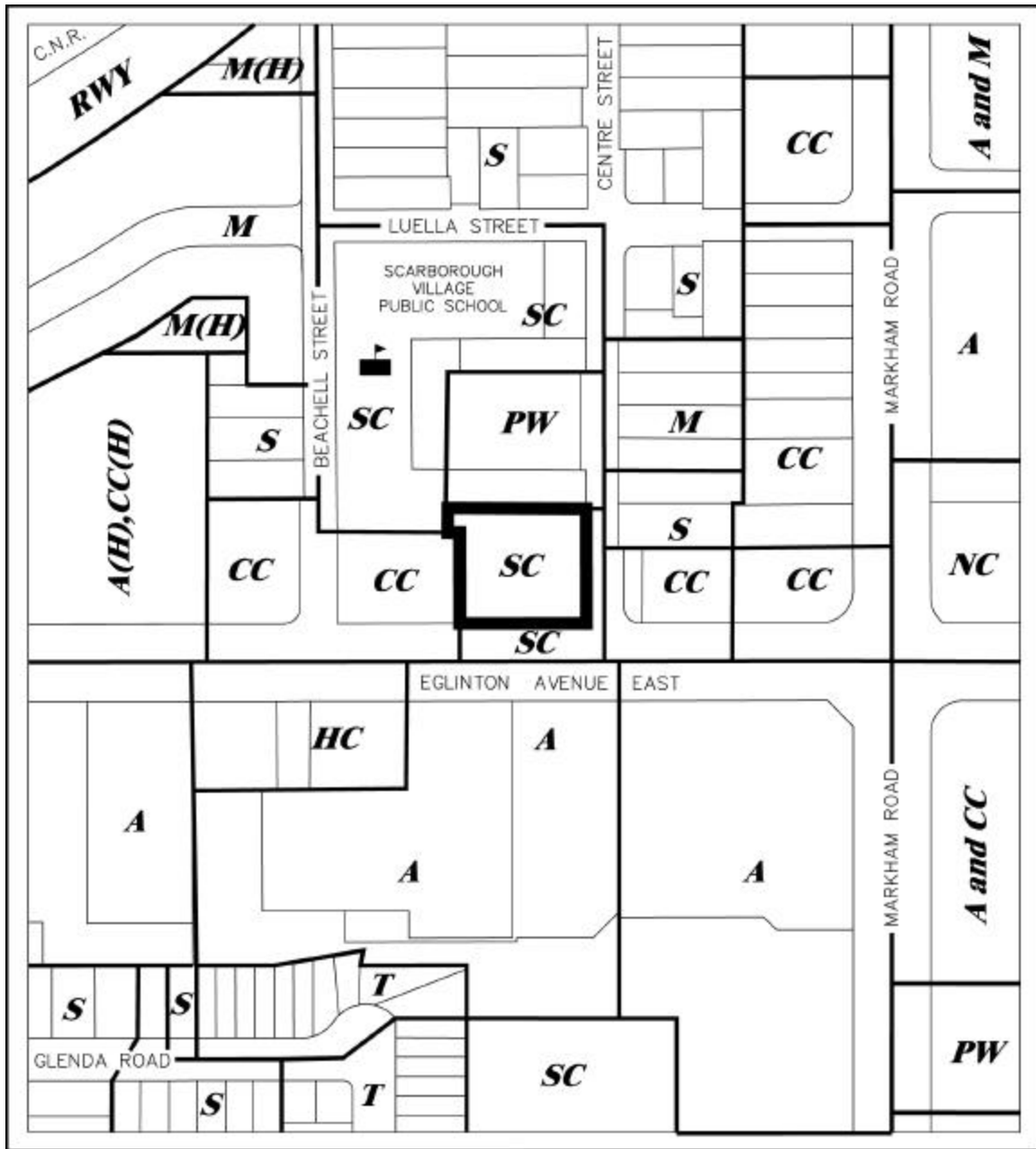
**Elevation Plans**  
Applicant's Submitted Drawing

Not to Scale  
8/27/04

**3170 Eglinton Avenue East**

File # **04-105821 0Z**

Attachment 4



**Toronto** Urban  
Development Services  
**Zoning**

**3170 Eglinton Avenue East**

File # **04-105821 OZ, 04-105830 SA**

**S** SINGLE-FAMILY RESIDENTIAL  
**T** TWO-FAMILY RESIDENTIAL  
**M** MULTIPLE-FAMILY RESIDENTIAL  
**A** APARTMENT RESIDENTIAL

**NC** NEIGHBOURHOOD COMMERCIAL  
**CC** COMMUNITY COMMERCIAL  
**HC** HIGHWAY COMMERCIAL  
**PW** PLACE(S) OF WORSHIP

**RWY** RAILWAY CORRIDOR  
**SC** SCHOOL  
**(H)** HOLDING PROVISIONS

Scarborough Village Community Bylaw  
Net to Scale  
8/13/04



**Attachment 5**

Authority: Toronto East Community Council Report No. ~, Clause No. ~,  
as adopted by City of Toronto Council on ~, 2004  
Enacted by Council: ~, 2004

**CITY OF TORONTO**

**BY-LAW No. ~-2004**

**To amend Scarborough Zoning By-Law No. 10010, as amended,  
with respect to the Scarborough Village Community.**

WHEREAS authority is given to Council by Section 34 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Schedule 'A' of the Scarborough Village Community Zoning By-law is amended by deleting the existing School (SC) uses, so that the amended zoning shall read as follows on Schedule '1':

CC-40G-60K-75-133-215

2. Schedule 'B' **PERFORMANCE STANDARDS CHART**, is amended by adding Performance Standard 60K

**BUILDING SETBACK FROM LOT LINES (OTHER THAN STREET LINES)**

60K. Minimum **rear yard** building **setback** of 8.8 metres.

3. Schedule "C" **EXCEPTIONS LIST**, is amended by adding Exception No. 42 to the lands outlined on Schedule 'II' as follows:

42. On those lands identified as Exception No. 42 on the accompanying Schedule "C" map, the following provisions shall apply.

a) Only the following uses are permitted

- Banks
- Business and Professional Offices
- Medical Centres

- Personal Service Shops
- Retail Stores

- b) Minimum 4 **parking spaces** per 100 square metres of **gross floor area**

ENACTED AND PASSED this ~ day of ~ , A.D. 2004.

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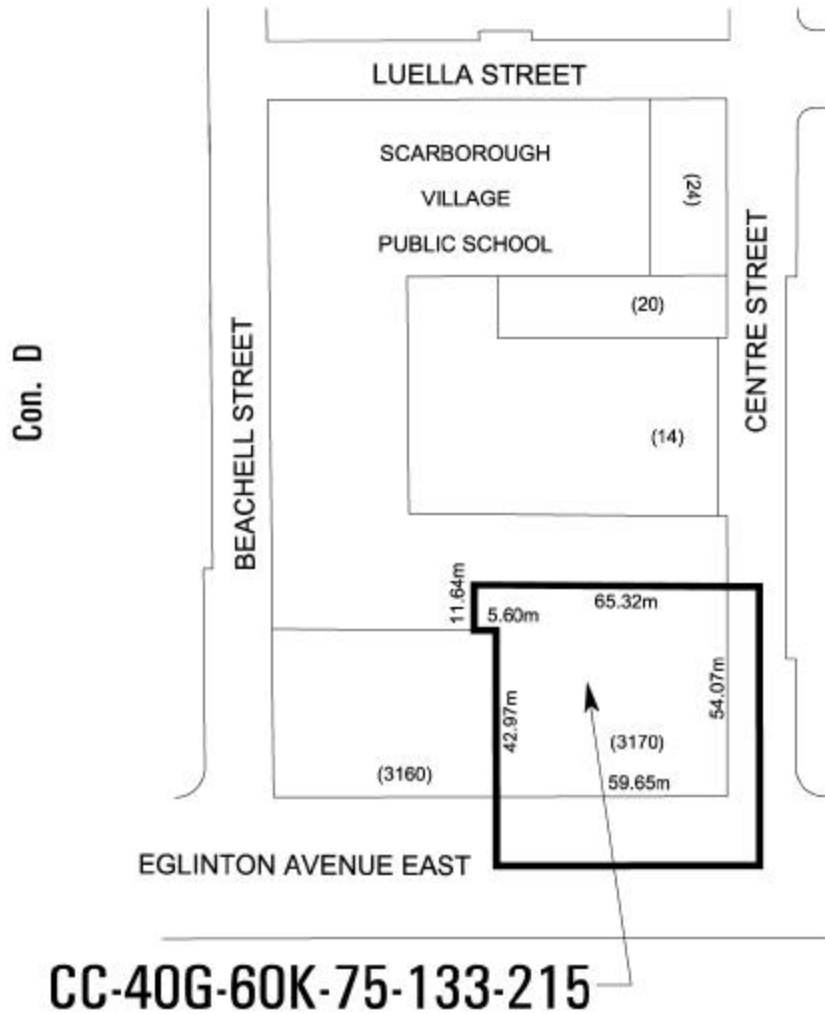
Mayor

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City Clerk

## Schedule '1'

Lot 19



Zoning By-Law Amendment

3170 Eglinton Avenue East

File # 04-105821 02



Area Affected By This By-Law

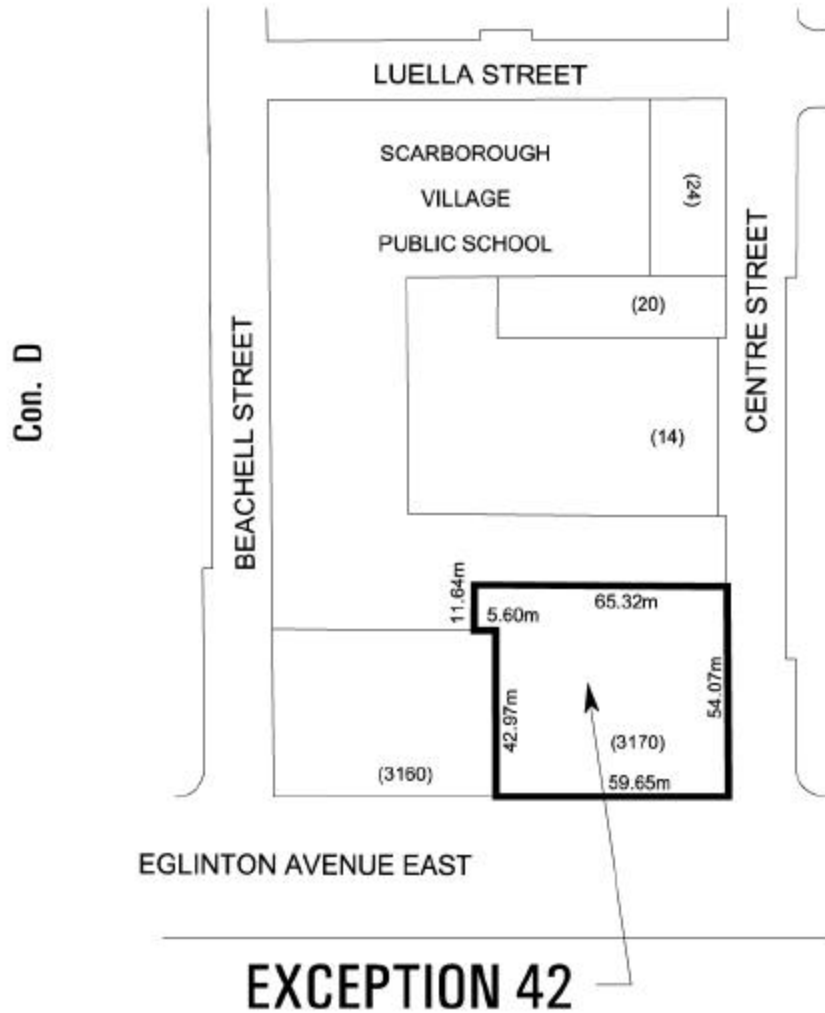
Scarborough Village Community Bylaw



Not to Scale  
8/27/04



**Schedule 'II'**  
**Lot 19**



**Zoning By-Law Amendment**

**3170 Eglinton Avenue East**

File # **04-105821 02**



**Area Affected By This By-Law**

Scarborough Village Community Bylaw  
Not to Scale  
8/30/04

