

**1880-1890 Eglinton Avenue East and 1523 & 1525-1545
Victoria Park Avenue – Official Plan Amendment
Application – Preliminary Report**

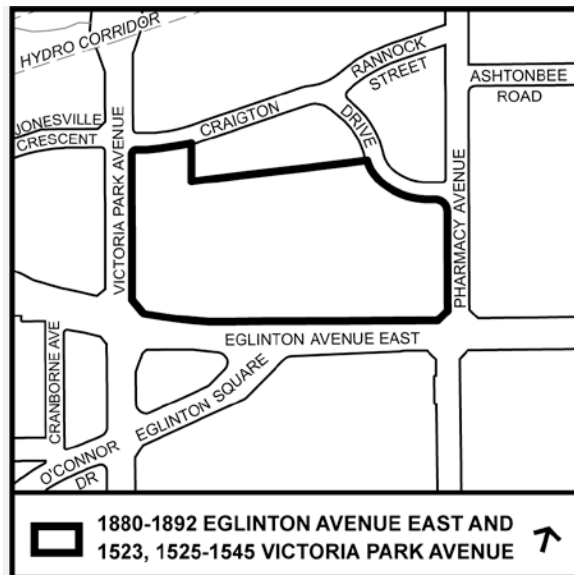
Date:	March 14, 2017
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 37 – Scarborough Centre
Reference Number:	16 269853 ESC 37 OZ

SUMMARY

This Official Plan Amendment (OPA) application proposes to amend the Official Plan to add a "Site and Area Specific Policy" for the Golden Mile Shopping Centre owned by Choice Properties REIT at 1880-1892 Eglinton Avenue East and 1523 & 1525-1545 Victoria Park Avenue. The amendment would provide for the re-development of the site with a new mixed-use, transit-oriented neighbourhood that would include a new network of streets and blocks, open spaces and parks, retail including a new food store, and a variety of housing options.

The Choice Properties REIT site is located north of Eglinton Avenue East at Victoria Park Avenue and within the "Golden Mile Focus Area"; one of six "Focus Areas" that have been identified in the Eglinton Connects Planning Study that are to be studied in association with construction of the Eglinton Crosstown Light Rail Transit. City Planning has initiated a Secondary Plan study for the Golden Mile Focus Area.

This report provides preliminary information on the Official Plan Amendment application for the Choice Properties REIT lands and seeks Community Council's direction on



further processing of the application and on the community consultation process.

Planning Staff recommend that this amendment application be processed concurrently with the Golden Mile Secondary Plan and the amendment be considered in the context of Council's consideration of the final Golden Mile Secondary Plan.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff process this application concurrently with, and within the context of, the Golden Mile Secondary Plan Study.
2. This application be considered by Council concurrently or following Council's consideration of the Golden Mile Secondary Plan.
3. City Council determine that an Avenue Segment Study is not required given that Planning Staff are undertaking a Secondary Plan Study for the Golden Mile area that includes the subject site.
4. Within the context of the ongoing development of the Golden Mile Secondary Plan, staff be authorized to:
 - (i) schedule a community consultation meeting for the lands at 1880-1892 Eglinton Avenue East and 1523 & 1525-1545 Victoria Park Avenue, either as a separate meeting or in conjunction with community consultation meetings for the Golden Mile Secondary Plan Study, together with the Ward Councillor; and
 - (ii) provide notice for a community consultation meeting to be given to landowners and residents within 120 metres of the site; and
5. Give notice for the Public Meeting under the Planning Act according to the regulations under the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

Eglinton Connects Planning Study:

In May, 2014, City Council adopted the "Eglinton Connects Planning Study" which examined future land use, built form, public realm and road layout for the 19 kilometres of the Eglinton Crosstown Light Rail Transit (LRT). The Eglinton Crosstown LRT is a major public transit line approved and under construction along Eglinton Ave. from Weston Road to Kennedy Road. The LRT is expected to open in 2021. In conjunction with construction of the LRT, the City is developing a long-range plan for the Eglinton Avenue corridor that includes economic growth, intensification and beautification.

The Eglinton Connects Planning Study identified six "Focus Areas" along the Eglinton Avenue corridor with the capacity to accommodate future residential, mixed use, and/or employment growth. Each Focus Area was identified as requiring further study. The Golden Mile was identified as one of the Focus Areas having the capacity to accommodate significant mixed-use, residential, and employment intensification and redevelopment through more detailed planning and analysis.

Further information on Eglinton Connects, including staff reports and study material, can be found at www.toronto.ca/eglinton.

Golden Mile Secondary Plan Study

At its meeting of April 5, 2016, Scarborough Community Council received, for information, a report from the Acting Director, Community Planning, Scarborough District, dated March 15, 2016, advising that City Planning is initiating a "Golden Mile Focus Area Study" for the lands known as the Golden Mile Focus Area, as recommended in the Eglinton Connects Planning Study, adopted by City Council in May, 2014.

Further information on the March 15, 2016 report on the Golden Mile study tabled at the April 5, 2016 Scarborough Community Council Meeting can be found at <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.SC13.17>

As noted in the March 15th report, the Golden Mile Focus Area Study includes two key study components:

- *A Market Analysis and Economic Strategy Study* - to provide an understanding of current economic and employment conditions and to suggest an economic strategy for the Golden Mile area that would assist and inform the development of a land use policies, guidelines and a concept plan for the Golden Mile area; and
- *The Golden Mile Secondary Plan Study* - to build upon the findings of the Golden Mile Market Analysis and Economic Strategy Study and develop a vision and planning framework for the Golden Mile Secondary Plan area. (See Attachment No. 2 – Golden Mile Secondary Plan Study Area).

The Market Analysis and Economic Strategy Study has now been completed. UrbanMetrics Inc. was retained by City Planning (Community Planning, Scarborough District) in conjunction with Economic Development & Culture (Scarborough District) to undertake the Market Analysis and Economic Strategy Study and completed this study in December, 2016.

City Planning will table the Final Report of the Golden Mile Market Analysis and Economic Strategy by urbanMetrics with the Scarborough Community Council at its meeting of April 4, 2017. The Final Report by urbanMetrics can be reviewed at: www.toronto.ca/renewgoldenmile

The Golden Mile Secondary Plan Study will be undertaken by City Planning (Scarborough District) with the assistance of a team of land use planning, transportation, urban design, servicing, community services and public engagement consultants. The intent of the Secondary Plan is to develop a vision and policy framework for further reinvestment and new development within the Golden Mile's *Mixed Use Areas, Apartment Neighbourhoods, Parks and Open Space Areas-Parks and Employment Areas* in advance of the construction of the Eglinton Crosstown LRT. The Study has been initiated (March of this year) and is targeted to be completed in the 3rd quarter of 2018. Details respecting the Golden Mile Secondary Plan Study can be accessed at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.SC13.17>

Golden Mile Employment District Transportation System Improvement (TSI) Charge Reserve Fund

Council of the former City of Scarborough, at its meeting of June 10, 1997, adopted a report entitled 'Implementing Transportation System Improvements Identified through the Golden Mile Land Use Review'. This Review provided a vision for the rejuvenation of the Golden Mile employment district and established a range of additional commercial land uses for the area. A number of transportation system improvements, which were key to supporting additional land uses, were identified. To facilitate necessary transportation improvements, a process was established to obtain these works through the collection and distribution of appropriate funds through a "Transportation System Improvement (TSI) charge". Since the implementation of this TSI charge, monies have been collected and distributed to construct necessary transportation improvements in the area. For additional details, the City staff report can be accessed at <http://www.toronto.ca/legdocs/2001/agendas/council/cc010626/pof9rpt/cl008.pdf>

Pre-Application Consultation

Pre-application consultation meetings were held with the applicant on May 12 and October 19, 2016 to discuss the application and the complete application submission requirements. The applicant was advised that the Choice Properties REIT lands would form part of the area subject to the City's proposed Golden Mile Secondary Plan Study which has now commenced.

Staff also identified a number of issues including the need for a comprehensive study of the entire Golden Mile Focus Area, the need for an analysis of transportation, servicing requirements, community services and facilities needs, park land dedication and open space requirements, provision for "complete and walkable communities", and the enhancement of employment and residential uses.

ISSUE BACKGROUND

Proposal

The owner (Choice Properties REIT) has submitted an Official Plan Amendment (OPA) application with a draft amendment to add a Site and Area Specific Policy (SASP) to the Official Plan for the lands at 1880-1892 Eglinton Avenue East and 1523 & 1525-1545 Victoria Park Avenue. The draft amendment proposes to add site-specific policies to guide the future re-development of the lands as a mixed-use, transit-oriented neighbourhood that would include a new network of streets and blocks, open spaces and parks, retail including a new food store, and a variety of housing options. The proposed draft amendment would maintain the existing *Mixed Use Areas* land use designation of the lands (see Attachment No. 1 - Official Plan). The Project information is noted on the Application Data Sheet (Attachment No. 3).

The owners' vision for the site emphasizes the delivery of an expanded street network that will create a more urban pattern of connected and walkable development blocks. A series of north-south and east-west streets would be provided on the site. A new park, public squares, and a linear greenway system are proposed as part of the enhanced public realm for the area. The proposed vision for the site incorporates massing and built form strategies to achieve a harmonious relationship between the site and surrounding neighbourhoods.

There is currently no housing on the site. The owners' vision includes the construction of over 2,500 residential units including market, affordable housing, ownership and rental housing. A mix of unit types and unit sizes to support residents of various incomes and stages of life is envisioned. A range of low, mid and high-rise buildings are envisioned, with the tallest building at a height of 39 storeys, adjacent to a new LRT station stop at Eglinton Avenue and Victoria Park Avenue. Building heights transition from the southern edge fronting Eglinton Avenue down to the lands designated *Apartment Neighbourhoods* to the north of the site.

The owners' vision also includes opportunities for new retail and office. The existing food store is proposed to be re-located to the center of the site. Street-related commercial retail uses are intended to enhance the quality of the public realm and support increased pedestrian activity.

Site and Surrounding Area

The Golden Mile Shopping Centre is located north side of Eglinton Avenue East between Victoria Park Avenue and Pharmacy Avenue. This 7.7 hectare (19 acre) site has approximately 410 metres frontage on Eglinton Ave. East, 120 metres on Victoria Park Ave. and 155 metres on Pharmacy Ave. Vehicular access into the site is from all three arterial streets. There is a secondary access located from Craigton Drive.

The existing site was developed in the early 1950's as a single storey, enclosed shopping centre on the easterly portion of the property. The shopping centre is approximately 22 000 sq m (237,000 sq ft) and includes three major tenants (No Frills, Joe Fresh, Scotia Bank), the City of Toronto Golden Mile Employment and Social Services Centre, and a variety of smaller local tenants. On the north-west side of the site a separate stand-alone building houses a Value Village and a Community Hub. The site currently contains a large area devoted to surface parking for the existing retail and community uses. Surrounding lands include:

North: Immediately north of the Choice Properties REIT site is an area designated *Apartment Neighbourhoods* containing fifteen, four-storey apartments fronting Craigton Drive and Rannock Street. Further north of the apartments is the "Craigton Court Tot Lot" and a large utility corridor and associated parks and open spaces including the Gatineau Hydro Corridor Trail. Also north of the site, across Craigton Drive is an area designated *Mixed Uses Areas*, containing a one-storey commercial building.

East: Across Pharmacy Avenue to the east (fronting Eglinton Avenue East) are lands designated *Mixed Use Areas* containing a Petro Canada service station and Tim Hortons. A Bell Canada building and communications tower are located north of the service station, on lands also designated *Mixed Use Areas*.

South: The Eglinton Square Mall is located south of Eglinton Avenue East on lands designated *Mixed Use Areas*. The Mall contains a Metro food store, Shoppers Drug Mart, Canada Trust, the Eglinton Square Public Library and a number of smaller retail stores. The owners of the site containing the Eglinton Square Mall have recently filed an application with City Planning (File No. 16 230579 ESC 35 OZ) to amend the Official Plan to add site-specific polices to the Plan to provide for the redevelopment of the mall and lands south of the Mall for mixed use. A Rental Housing Demolition and Conversion application (File No. 16 230698 ESC 35 RH) has also been filed with the City to remove the existing rental apartments and replace the units within the redevelopment site.

The Victoria Park – Eglinton Parkette is located at the south-west corner of the intersection of Eglinton Avenue East and Victoria Park Avenue (designated *Parks and Open Space Areas – Parks*). Adjacent to the parkette, west of Victoria Park Avenue, are townhomes.

West: To the west, across Victoria Park Avenue are lands designated *Apartment Neighbourhoods* containing five, mid-rise, rental apartment buildings. To the north of the apartments is the Jonesville Allotment Gardens, on the Hydro Corridor (designated *Parks and Open Space Areas – Parks*).

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required, by the *Planning Act*, 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, or not conflict, as the case may be, with the Growth Plan for the Greater Golden Horseshoe.

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

Eglinton Avenue East, within the Golden Mile Focus Area, is a major arterial and a "Higher Order Transit Corridor" (Maps 3 & 4 of the Official Plan). The lands immediately north and south along Eglinton Ave. East are generally identified as an *Avenue* on Map 2 of the Plan. The Choice Properties REIT lands are included in the *Avenue* area. The lands are also designated *Mixed Use Areas* (Map 20 -Urban Structure) in the Official Plan (See Attachment 1- Official Plan).

Chapter 2 of the Official Plan sets out a policy framework and strategy for managing Toronto's growth and include policies respecting *Avenues*. An *Avenue* is an important corridor along a major street where reurbanization is anticipated and encouraged to create new housing and job opportunities, while improving the pedestrian environment, the appearance of the street, shopping opportunities and transit service for community residents. Chapter 2 of the Official Plan states that the framework for new development on an *Avenue* will be established through an "*Avenue* (Segment) Study", resulting in appropriate zoning and design guidelines created in consultation with the local community. Development may be permitted on the *Avenue* prior to an *Avenue* Study and will be considered on the basis of all the policies of the Plan.

Development applications in *Mixed Use Areas* on *Avenues*, which proceed in advance of an *Avenue* Study, have the potential to set a precedent for the form and scale of reurbanization along the *Avenue*. In addition to the *Mixed Use Areas* policies, proponents of such proposals are also required to address the larger context and examine the implications for the segment of the *Avenue* in which the proposed development is located.

The *Mixed Use Areas* designation provides for a broad range of commercial, residential and institutional uses, in single-use or mixed-use buildings, as well as parks and open spaces and utilities. The policies of this land use designation include development criteria which direct that new development:

- create a balance of high quality commercial, residential, institutional and open space uses that reduce automobile dependency and meet the needs of the local community;
- provide for new jobs and homes for Toronto's growing population, creating and sustaining well-paid, stable, safe and fulfilling employment opportunities;
- locate and mass new buildings to provide a transition between areas of different development intensity and scale by providing appropriate setbacks and/or stepping down of heights, particularly towards lower scale *Neighbourhoods*;
- locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods*;
- locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- provide an attractive, comfortable and safe pedestrian environment;
- 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 areas 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.

The Public Realm policies (Section 3.1.1) of the Official Plan recognize the essential role the City's streets, open spaces, parks, ravines, natural areas and other key public assets play in creating a great city. The Public Realm policies are designed to ensure that a high standard is achieved through urban design, landscaping, and architecture for both public and private development and works. The Public Realm policies provide for new streets to be public; new development blocks to be appropriately sized and parks and open spaces to be well designed and appropriately located.

The Built Form policies (Section 3.1.2) of the Official Plan specify that new development be located and organized to fit within its existing and/or planned context and to frame and support adjacent streets, parks and open spaces. Section 3.1.3 (Built Form) notes that the

City's taller buildings come with larger civic responsibilities and obligations than other buildings. This section of the Plan provides direction respecting "Tall Buildings" designed to address key urban design considerations, including:

- meeting the built form principles of the Official Plan;
- demonstrating how the proposed buildings and site designs will contribute to and reinforce the overall City structure;
- demonstrating how the proposed buildings and site designs relate to the existing and/or planned context;
- taking into the account the relationship of the topography and other tall buildings; and
- providing high quality, comfortable and usable publically accessible open space areas.

Section 3.1.4 of the Official Plan recognizes the importance of Public Art to reflect the City's cultural diversity and history. Public art is encouraged to be included in all significant private sector developments.

The Housing policies of the Official Plan (Section 3.2.1) support a full range of housing in terms of form, tenure and affordability, across the City and within neighbourhoods. New housing supply will be encouraged through intensification and infill that is consistent with the Official Plan. Large residential developments provide an opportunity to achieve a mix of housing in terms of types and affordability. On large sites, such as the Choice Properties REIT site, generally greater than 5 hectares in size, where an increase in density and/or height is proposed, the policies of the Plan provide for 20 percent of the additional residential units to be affordable housing.

The Community Services and Facilities policies in Section 3.2.2 of the Official Plan state that strategies for providing new social infrastructure or improving existing community service facilities will be developed for areas that are inadequately serviced or experiencing major growth or change, and will be informed through the preparation of a community services strategy. The inclusion of community service facilities are encouraged in all significant private sector development.

Section 5.1.1 of the Official Plan contains policies to secure public benefits in exchange for increased height and density for new development pursuant to Section 37 of the Planning Act. Section 37 may be used to secure community benefits, provided the proposal represents good planning and is recommended for approval.

Official Plan – Site and Area Specific Policy (Nos. 109 & 110):

The lands bounded by Eglinton Avenue East, Victoria Park Avenue and Craigton Drive are subject to Site and Area Specific Policy (SASP) No. 109. SASP No. 109 sets out policies respecting the re-development of the lands. SASP 109 provides for development that is to be of high quality urban design, and include public art, recognition of the history of the area, intensification with a mix of uses, prominent public spaces, appropriate

density, and the provision of new public streets. The lands located at 1525 Victoria Park Ave. are also subject to SASP No. 110 which sets out a maximum density of 1.0 times the lot area for non-residential uses.

Official Plan Amendment No. 231:

At its December 16, 2013 meeting, City Council adopted Official Plan Amendment (OPA) No. 231. OPA 231 was approved (in part) by the Province in July, 2014. Most recently (February, 2017), additional portions of OPA 231 were approved by the Ontario Municipal Board. OPA 231 promotes a balanced growth of jobs and housing across the City so Torontonians can both live and work in the City, and reduce the need for long distance commuting and avoid congestion on the City's roads.

OPA 231, in part, re-designated the majority of the lands along the south side of Eglinton Ave. East in the Golden Mile Study area from Employment Areas to *General Employment Areas*. Lands along the north side of Eglinton Ave. in the Golden Mile Study area remained designated as *Mixed Use Areas*, including the Choice Properties REIT lands.

OPA 231 also added new policies to Section 3.5.1 of the Official Plan respecting the promotion of office development within *Mixed Use Areas* and on lands within 500 metres of a subway/LRT/GO Station. While currently under appeal (at the Ontario Municipal Board), these policies are intended to provide for minimum standards for commercial development and increased non-residential gross floor area within mixed use buildings.

The Official Plan can be found on the City's website:

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=03eda07443f36410VgnVCM10000071d60f89RCRD>.

Zoning

The Choice Properties REIT site is part of the new City-wide Zoning By-law 569-2013, as amended and the former City of Scarborough Zoning By-law (Clairlea Community) No. 8978, as amended. Zoning By-law 569- 2013 was enacted on May 9, 2013 and has been appealed to the Ontario Municipal Board. Portions of the Zoning By-law have been approved by the Board while other portions remain under appeal.

The Choice Properties REIT sites (1523 & 1525-1545 Victoria Park Avenue) are included in a site-specific appeal of Zoning By-law 569-2013 (OMB ID 245). Accordingly, Zoning By-law 569-2013 is not currently in force and effect until it is ultimately approved by the Board, or the site-specific appeal is resolved, for those municipal addresses noted above.

All properties on the site are zoned Community Shopping Commercial (CC) under By-law 8978. The Community Shopping Commercial (CC) zone permits community commercial, day nursery and neighbourhood commercial uses, among others. Under Zoning By-law 569- 2013, as amended, the site is zoned Commercial Residential (CR)

0.22(C0.22; r0.0) SS3 (x1193). This zone permits a wide range of uses including dwelling units, community centre, retail store, eating establishment, and recreation use.

City-Wide Tall Building Design Guidelines

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The city-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

COMMENTS

Application Submission

Since the Choice Properties REIT site is not presently located within a Secondary Plan area, nor has the City undertaken an *Avenue* Study for the site and adjacent lands, the owner has proposed and submitted an Official Plan Amendment (OPA) to establish a vision for the mixed-use redevelopment of the site. In support of the OPA request, the owner has submitted the following reports/studies:

- Planning Rationale/ Urban Design Analysis
- Housing Report
- Phase 1 –Environmental Site Assessment
- Public Consultation Plan
- Archaeological Assessment
- Functional Servicing and Storm Water Management Report

A Notification of Incomplete Application issued on January 23, 2017 identified the outstanding material required for a complete application submission as follows:

- Community Services and Facilities Study
- Traffic Impact Report
- Electromagnetic Field Management Plan
- Energy Strategy Report

The outstanding material was submitted on March 13, 2017 and a Notification of Complete Application was subsequently issued on March 14, 2017.

Avenue Segment Study

As noted in the Official Plan section of this report, development in *Mixed Use Areas* on an *Avenue* prior to an *Avenue* Study has the potential to set a precedent for the form and scale of reurbanization along the *Avenue*. Proponents of such proposals are required to address the larger context and examine the implications for the segment of the *Avenue* in which the proposed development is located. At present, no *Avenue* segment study has been undertaken for the Golden Mile Focus Area. Choice Properties REIT has applied

for an Official Plan Amendment (OPA) to establish a "high-level" policy framework for the lands. A zoning amendment application for a specific development proposal(s) has not been submitted at this time.

Given that Planning Staff are undertaking a Secondary Plan Study for the Golden Mile, that will include the Choice Properties REIT lands, Planning Staff are of the opinion that an *Avenue* Segment Study is not required.

Issues to be Resolved

The application has been circulated to City divisions and public agencies for comment. Planning staff will review and discuss with the applicant the issues below that have been identified on a preliminary basis:

- Timing and consistency of the proposed Official Plan Amendment with the emerging vision, policies and guidelines of the Golden Mile Secondary Plan Study and final report(s)
- Consistency with the PPS and the Growth Plan for the Greater Golden Horseshoe
- Conformity with Official Plan policies and the tall building, mid-rise and infill townhouse Urban Design Guidelines
- Appropriate height of development in the context of an *Avenue* (Eglinton Avenue East) and within the context of the direction respecting mid-rise built form contained in the Eglinton Connects Study
- Appropriate type, mix and location of uses within the buildings and across the sites
- Appropriate scale and intensity of development with consideration of associated potential impacts both within each block and on surrounding sites, parks and open spaces and streets
- Appropriate forms and distribution of development in the context of the emerging vision of the Golden Mile Secondary Plan Study
- Site circulation (pedestrian, bicycle, and vehicular) around and through the site with respect to any proposed new streets
- Compatibility with and transition to existing *Apartment Neighbourhoods* designated uses to the north and west
- Compatibility and fit with the existing and planned physical character of the area
- Provision of a significant office component on the site
- Advancement and enhancement of land uses including employment opportunities on site
- Opportunities to expand and enhance the public realm
- Consistency with any proposed street and block plan(s)
- Opportunities to create privately-owned publicly-accessible spaces (POPS) at key locations across the lands
- Impacts on community services and facilities and their ability to accommodate the proposed growth

- Impacts on hard services including pedestrian, cycling, transit and vehicular networks; water, stormwater and sanitary services; and hydro services
- Appropriate proposed phasing for redevelopment
- Opportunities to enhance the urban forestry and the impact on existing trees
- Public art opportunities in accordance with Official Plan policies
- Incorporation of a mix of residential tenures and unit sizes and types across the site with emphasis on creating a range of affordable housing options, including consideration of rental units and increasing the number of larger dwelling units suitable for a broader range of households including families with children

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

Further Processing of the Application

As recommended in the Eglinton Connects Planning Study, the Golden Mile Focus Area is to be studied in association with construction of the Eglinton Crosstown Light Rail Transit. City Planning, has begun the Golden Mile Secondary Plan Study to develop a vision and comprehensive planning framework for the Golden Mile Focus Area. This Study will form the foundation for a Secondary Plan, Urban Design Guidelines and other planning tools to be developed by the City. The Golden Mile Secondary Plan Study will facilitate and support appropriate residential and non-residential growth within the *Mixed Use Areas* and *Apartment Neighbourhoods* designations, while protecting and encouraging new employment and office development and investment within the *Employment Areas* designation.

As the Choice Properties REIT site is part of a larger Golden Mile Focus Area and in consideration that City Planning is currently undertaking a Secondary Plan study for the Golden Mile Focus Area that contemplates the development of new area specific policies as a framework for further investment and new development within the area, consideration of the Choice Properties REIT amendment application should proceed concurrently with of the Golden Mile Secondary Plan Study and within the context of the Golden Mile Secondary Plan Study.

CONTACT

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SIGNATURE

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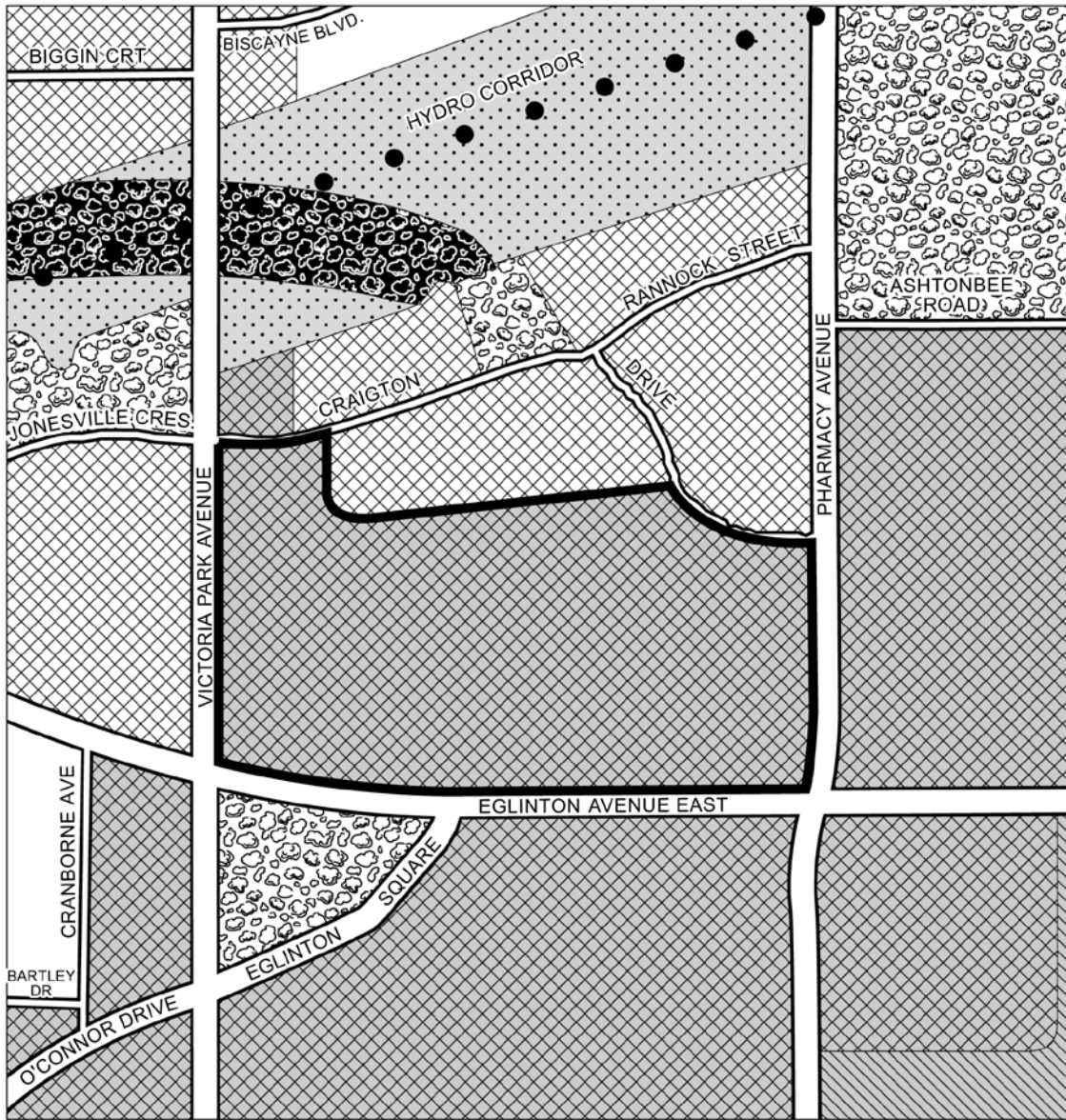
ATTACHMENTS

Attachment 1: Official Plan

Attachment 2: Golden Mile Focus Area Secondary Plan Area

Attachment 3: Application Data Sheet

Attachment 1: Official Plan



Extract from Official Plan

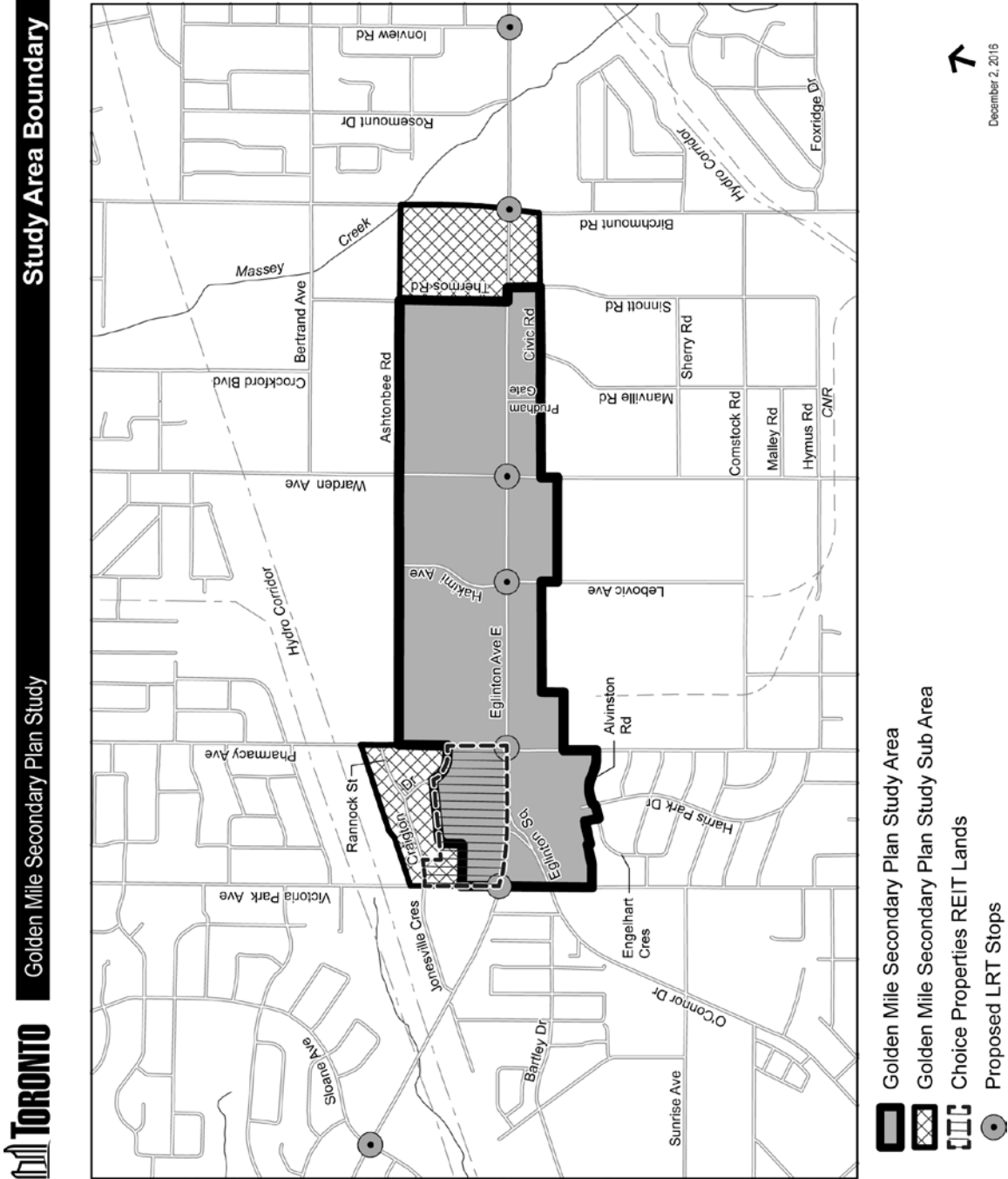
1880-1892 Eglinton Avenue East and
1523, 1525-1545 Victoria Park Avenue

File # 16 269853 ESC 37 0Z



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Not to Scale
02/09/2017

Attachment 2: Golden Mile Secondary Plan Study Area



Attachment 3: Application Data Sheet

Application Type: Official Plan Amendment Application Number: 16 269853 ESC 37 OZ
 Details: OPA, Standard Application Date: December 22, 2016
 Municipal Address: 1880-1890 EGLINTON AVE E
 Location Description: CON D PT LOT 35 PLAN 4722 PT BLK A PLAN 4362 PT BLK D RP 66R20868 PARTS 5 TO 9 11 TO 13 **GRID E3706
 Project Description: Official Plan Amendment application to add new policies to the Official Plan that would guide the re-development of the Golden Mile Shopping Centre at 1880-1892 Eglinton Ave. East and 1523 & 1525-1545 Victoria Park Ave. for a new mixed-use, transit-oriented neighbourhood that would include a new network of streets and blocks, open spaces and parks, community-oriented retail including a new food store, and a variety of housing options.

Applicant:	Agent:	Architect:	Owner:
URBAN STRATEGIES			CP REIT ONTARIO PROPERTIES LIMITED

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	CR	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	77345	Height:	Storeys:	39
Frontage (m):	410		Metres:	120
Depth (m):	410			
Total Ground Floor Area (sq. m):	0		Total	
Total Residential GFA (sq. m):	242799		Parking Spaces:	0
Total Non-Residential GFA (sq. m):	30629		Loading Docks	0
Total GFA (sq. m):	273428			
Lot Coverage Ratio (%):	0			
Floor Space Index:	3.5			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:			
Rooms:	0	Residential GFA (sq. m): 242799	0
Bachelor:	0	Retail GFA (sq. m): 25127	0
1 Bedroom:	0	Office GFA (sq. m): 5502	0
2 Bedroom:	0	Industrial GFA (sq. m): 0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m): 0	0
Total Units:	2614		

CONTACT: PLANNER NAME: Russell Crooks, Senior Planner
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