

**1-70 Eglinton Square, 1431 and 1437 Victoria Park Avenue, 14, 18, 19-23 and 26 Engelhart Crescent, and 64 and 68 Harris Park Drive - Official Plan Amendment and Rental Housing Demolition Control Applications - Preliminary Report**

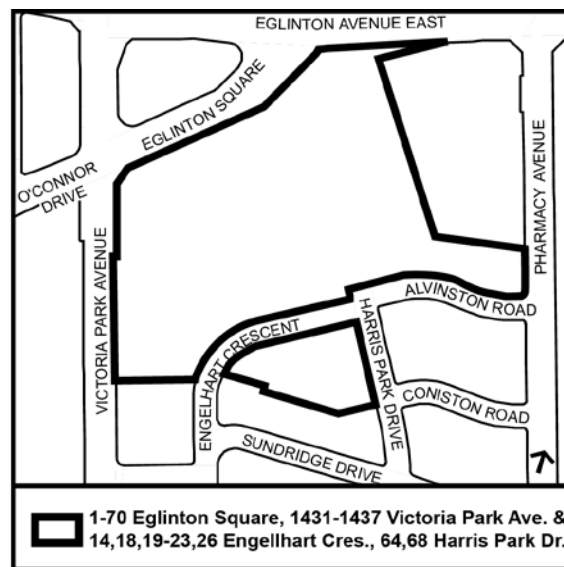
<b>Date:</b>	December 13, 2016
<b>To:</b>	Scarborough Community Council
<b>From:</b>	Acting Director, Community Planning, Scarborough District
<b>Wards:</b>	Ward 35 – Scarborough Southwest
<b>Reference Number:</b>	16 230579 ESC 35 OZ and 16 230698 ESC 35 RH

**SUMMARY**

The Official Plan Amendment (OPA) application proposes to amend the Official Plan to add a "Site and Area Specific Policy" for the subject site (includes the Eglinton Square Mall and lands south of it), located at the southeast corner of O'Connor Drive and Victoria Park Avenue. The proposed amendment would add new policies to guide future mixed-use development on the lands.

A related Rental Housing Demolition and Conversion application under Section 111 of the City of Toronto Act (Chapter 667 of the Municipal Code) has also been submitted to allow for the removal of 91 rental units in eight (8) existing apartment buildings, to be replaced elsewhere in the future redevelopment of the site.

A portion of the Eglinton Square Mall lands are located 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.

This report provides preliminary information on the applications for the Eglinton Square lands and seeks Community Council's direction on further processing of the application and on the community consultation process.

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

## **RECOMMENDATIONS**

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### **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 1-70 Eglinton Square, 1431 & 1437 Victoria Park Avenue, 14, 18, 19-23 & 26 Engelhart Crescent, and 64 & 68 Harris Park Drive, 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 Avenue from Weston Road to Kennedy Road. The LRT is expected to open in 2020. 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](http://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 Secondary Plan 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. 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* and *Employment Areas* in advance of the construction of the Eglinton Crosstown LRT.

As noted in the March 15<sup>th</sup> 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.

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>

UrbanMetrics Inc. was retained by City Planning (Community Planning, Scarborough District) in conjunction with Economic Development & Culture (Scarborough District) to undertake the Golden Mile Market Analysis and Economic Strategy Study. This Study was completed in December, 2016 and UrbanMetrics has submitted its Final Report to City Planning.

City Planning will table the Final Report of the Golden Mile Market Analysis and Economic Strategy by urbanMetrics in the first quarter of 2017.

### ***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**

A pre-application consultation meeting was held with the applicant on July 12, 2016 to discuss complete application submission requirements. The applicant was advised that the Eglinton Square Mall lands would form part of the area subject to the City's proposed Golden Mile Secondary Plan Study to be initiated in 2016, while lands to the south encompassing 1431 & 1437 Victoria Plark Avenue, 14, 18, 19-23 & 26 Engelhart Crescent, and 64 & 68 Harris Park Drive are outside of the Study area.

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 applicant proposes to add a Site and Area Specific Policy (SASP) to Chapter 7 of the Official Plan for the Eglinton Square lands (1-70 Eglinton Square) and lands to the south and southwest (1431 & 1437 Victoria Plark Avenue, 14, 18, 19-23 & 26 Engelhart Crescent, and 64 & 68 Harris Park Drive). A draft amendment, included with the

application materials, proposes to define a new vision for the site and a development strategy and principles to guide the future development of five (5) development blocks around the existing Eglinton Square Mall.

The proposed OPA maintains the existing *Mixed Use Areas* and *Neighbourhoods* land use designations. The SASP would provide for a mixed-use community to develop over time on the lands. The subject parcel is proposed to be developed in five blocks as follows:

- Block A – A mixed-use development consisting of two towers (38-40 storeys) rising from a 6-storey base building with parking located below grade.
- Block B – A mixed-use development consisting of one tower (25 storeys) rising from a 6-storey base building with parking located below grade.
- Block C – A mixed-use development consisting of two towers (25-30 storeys) rising from a 6-storey base building with parking located below grade.
- Block D – A 4-storey stacked townhouse development in four building blocks with parking located below grade.
- Block E – A 4-storey stacked townhouse development in five building blocks with parking located below grade.

See Attachment 2: Concept Site Plan and Attachment 4: Application Data Sheet for more information respecting the application.

In addition to the proposed Official Plan Amendment, an application was submitted under Municipal Code Chapter 667 for the demolition and conversion of the existing rental housing units at 14, 18, 19-23 & 26 Engelhart Crescent, and 64 & 68 Harris Park Drive (file number 16 230698 ESC 35 RH). The 3-storey walk-up apartment buildings at these addresses, described as Blocks D and E in the proposal, would be demolished and replaced with 4-storey stacked townhouse blocks. A total of 91 rental units would be lost through the demolition. The units are proposed to be replaced in the developments on Blocks A, B and C.

### **Site and Surrounding Area**

The subject lands include a total of 7.511 hectares (18.56 acres). Present uses on the subject lands include the Eglinton Square Mall, extensive areas of surface parking lots, commercial-retail uses at 1431 & 1437 Victoria Park Avenue (Beer Store, H&R Block and Ontario Conservatory of Music), and eight 3-storey walk-up apartment buildings with a total of 91 rental units. The subject area is generally flat, with lands to the west and south sloping downward such that the subject lands occupy an area of high ground.

The easterly portion of the Eglinton Square Mall, which includes the Metro supermarket, Burger King and City Optical as well as their associated parking lots, is not part of the application or development proposal. Surrounding land uses are as follows:

North: Across Eglinton Avenue, a large footprint retail-office plaza featuring No Frills, Bulk Barn, Dollarama, Scotiabank, Joe Fresh, Fit 4 Less, City of

Toronto Employment and Social Services offices, and a number of food outlets (designated *Mixed Use Areas*), known as the Golden Mile Shopping Centre. Beyond this development is a second smaller plaza at 1525-1527 Victoria Park Avenue that contains Value Village, Pet Valu, Woodgreen Employment Services, and office uses on a second storey. An area designated *Apartment Neighbourhoods* comprising fourteen 4-storey apartment buildings is located east of Victoria Park Avenue, north of the Golden Mile Shopping Centre, and west of Pharmacy Avenue.

South: The Clairlea residential community, designated *Neighbourhoods*, which is an area of single family dwellings. South of the subject lands along Victoria Park Avenue is a two storey Bell utility building, designated *Mixed Use Areas*.

West: Lands at the northwest and southwest corner of O'Connor Drive and Victoria Park Avenue are designated *Mixed Use Areas*. They contain a townhouse development and a variety of commercial uses to the north of O'Connor Drive, and more commercial uses to the south of O'Connor Drive. Further south along Victoria Park Avenue to Sunrise Avenue lands are designated *Apartment Neighbourhoods*, which comprise two 10-storey and six 4-storey apartment buildings.

East: A large single storey employment use lies on the southeast corner of Pharmacy Avenue at Eglinton Avenue East (1891 Eglinton Avenue). The northerly portion of the site was redesignated to *Mixed Use Areas* through OPA 231 and a Site and Area Specific Policy applied (SASP 435). The southerly portion of the lands are designated *General Employment Areas* by OPA 231. Further south is the Ipex plastics manufacturing plant, a large scale employment use.

## **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 Study Area is a major arterial and a Higher Order Transit Corridor, as described by Maps 3 & 4 in the Official Plan. The lands immediately north and south of Eglinton Avenue are identified as an *Avenue* on Map 2 – Urban Structure in the Plan. A portion of the Eglinton Square lands are included in the *Avenue* area.

The Eglinton Square Mall and the properties at 1431 & 1437 Victoria Park Avenue and 14, 18, 22 & 26 Engelhart Crescent are designated *Mixed Use Areas* on Map 20 – Land Use Map. Those properties at 19 & 23 Engelhart Crescent and 64 & 68 Harris Park Drive, also included in the application, are designated *Neighbourhoods* (See Attachment 3: Official Plan).

Chapter 2 of the Official Plan sets out a policy framework and strategy for managing Toronto's growth and includes 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 *Avenues* prior to an *Avenue* Study and will be considered on the basis of all the policies of the Plan.

Development applications on lands designated *Mixed Use Areas* and located along an *Avenue*, 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, 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 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. Public Realm policies also 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 require 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, addressing 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 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. Where six or more rental housing units will be lost as a result of redevelopment, the rental units are required to be replaced with the same number, type and size of units. Large residential developments provide an opportunity to achieve a mix of housing in terms of types and affordability. On large sites, such as the Eglinton Square Mall and associated lands, 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.

The rear (south) portion of the Eglinton Square Mall property and the other properties that are the subject of the application (1431 & 1437 Victoria Park Avenue, 14, 18, 19-23 & 26 Engelhart Crescent, and 64 & 68 Harris Park Drive ) are not identified as part of the *Avenue* portion of Eglinton Avenue East. Policies in Chapter 2 that apply to these lands are found in Section 2.3.1 – Healthy Neighbourhoods. A cornerstone policy is to ensure that new development in neighbourhoods respects the existing physical character of the area, reinforcing the stability of the neighbourhood.

Section 4.1 of the Official Plan outlines policies pertaining to lands within the *Neighbourhoods* designation. Policy 9 of that section provides direction for infill development on properties that vary from the local pattern in terms of lot size, configuration and/or orientation and requires that development will:

- have heights, massing and scale appropriate for the site and compatible with that permitted by the zoning for adjacent and nearby residential properties;
- provide adequate privacy, sunlight and sky views for residents of new and existing buildings by ensuring adequate distance and separation between building walls and using landscaping, planting and fencing to enhance privacy where needed;
- front onto existing or newly created public streets wherever possible, with no gates limiting public access; and,
- locate and screen service areas and garbage storage to minimize the impact on existing and new streets and residences.

**Official Plan Amendment No. 320:**

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment No. 320 on December 10, 2015. OPA 320 strengthens and refines the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals in the Official Plan to protect and enhance existing neighbourhoods and to allow limited infill on underutilized apartment sites in *Apartment Neighbourhoods*. In July 2016 the Province approved OPA 320. While currently under appeal and thus not yet in force, OPA 320 nevertheless is City Council's adopted policy.

**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. 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 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, 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 here:

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

## **Zoning**

The Eglinton Square Mall property as well as 1431 & 1437 Victoria Park Avenue are zoned Commercial Residential (CR 0.1 (c0.1; r0.0)) in the City of Toronto Zoning By-law 569-2013, as amended. This zone permits a wide range of uses including dwelling units, community centre, retail store, eating establishment, and recreation use. The properties at 14, 18, 19-23 & 26 Engelhart Crescent and 64 & 68 Harris Park Drive are zoned Residential Apartment (RA) in the City of Toronto Zoning By-law 569-2013, as amended. Permitted uses in this zone include dwelling units, park, community centre, residential care home and seniors community house.

Under the Clairlea Community Zoning By-law 8978, as amended, the Eglinton Square Mall and the two subject properties on Victoria Park Avenue are zoned District Commercial (DC). Permitted uses are day nurseries and district commercial uses, which are defined as retail stores, offices, personal services, places of assembly, hotels, preparation and retail sale of foods and/or beverages for consumption on or off the premises. The remaining properties are zoned Apartment Residential (A), with permitted uses limited to apartment buildings, day nurseries, group homes, multiple-family dwellings, and private home day care.

## **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>

## **Rental Housing Demolition and Conversion By-law**

The Rental Housing Demolition and Conversion By-law, contained in Chapter 667 of the City's Municipal Code, is one of the tools which implements the City's Official Plan policies protecting rental housing. The By-law prohibits demolition or conversion of rental housing units without obtaining a permit from the City issued under Section 111 of the *City of Toronto Act, 2006*.

Proposals involving the demolition of six or more rental housing units require a decision by City Council. Council may refuse an application, or approve the demolition with conditions that must be satisfied before a demolition permit is issued. Council approval of demolition under Section 33 of the *Planning Act* is also required where six or more residential units are proposed for demolition before the Chief Building Official can issue a permit for demolition under the *Building Code Act*.

Where an application for Official Plan Amendment or Zoning By-law Amendment triggers an application under Chapter 667 for rental demolition, City Council typically decides on both applications at the same time. Unlike *Planning Act* applications, decisions made by City Council under By-law 885-2007 are not appealable to the OMB.

The Rental Housing Demolition application for the removal and replacement of 91 rental units is currently under review. This application will be reviewed in conjunction with the Official Plan Amendment application, with the intent of providing recommendations on both applications to City Council at the same time.

## **COMMENTS**

### **Application Submission**

The Eglinton Square Mall and associated properties are not presently located within a Secondary Plan area, nor has the City undertaken an *Avenue Study* for these lands or any adjacent lands. The owner has proposed and submitted an Official Plan Amendment (OPA) to establish a vision for the partial redevelopment of the site. As well, an application for rental housing demolition has been received. In support of the applications, the owner has submitted the following reports/studies:

- Planning Rationale
- Housing Issues Report
- Phase I Environmental Site Assessment

- Phase II Environmental Site Assessment
- Transportation Study
- Urban Design Brief

A Notification of Incomplete Application was issued on October 25, 2016. The Notice identified outstanding material required for a complete application submission as follows:

- Community Services and Facilities Study
- Public Consultation Strategy.

### **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 Study Area. The applicant 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 most of the subject lands, with the balance of the lands falling outside of an *Avenues* area, 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
- 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), adjacent to an area of *Neighbourhoods*, and within the context of the direction respecting mid-rise built form contained in the Eglinton Connects Study.
- 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
- Consistency with any proposed street and block plan(s)

- Site circulation (pedestrian, bicycle, and vehicular) around and through the existing mall, including any proposed new streets
- Appropriate type, mix and location of uses within the buildings and across the site
- Compatibility with, and transition to, existing *Neighbourhoods* designated uses to the south
- Compatibility and fit with the existing and planned physical character of the area
- Opportunities to expand and enhance the public realm, including the surface parking lots that are not proposed to be redeveloped
- Parkland dedication and options for public park location, design and programming
- Opportunities to create privately-owned publicly-accessible spaces (POPS) at key locations within the lands
- Advancement and enhancement of land uses including employment opportunities on site
- 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 forest canopy and impacts on existing trees
- Public art opportunities in accordance with Official Plan policies
- Appropriate rental housing replacement proposal, including the phasing, location, size and associated amenities for the proposed replacement housing
- An appropriate tenant relocation and assistance strategy for affected tenants
- 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**

The Eglinton Square Mall and associated properties, and the larger surrounding Golden Mile Focus Area, is not presently within a Secondary Plan area. Nor has the site (or area) been subject to an *Avenue* Study. The owner of the lands has applied for an Official Plan Amendment to establish a "high-level" policy framework for the site.

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, in association with Economic Development & Culture, has completed a Market Analysis and Economic Strategy Study for the Golden Mile. This Study will assist the City in understanding current economic and employment conditions in the area and will inform the development of a new planning framework for the Golden Mile area.

City Planning is also undertaking a Golden Mile Secondary Plan Study to develop a vision and comprehensive planning framework for the Golden Mile Focus Area and sub-areas. 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, as well as along the *Avenue* segment, while protecting and encouraging new employment and office development and investment within the *Employment Areas* designation.

As a portion of the Eglinton Square Mall site is part of the larger Golden Mile Focus Area and in consideration that City Planning is 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 subject Official Plan Amendment application should proceed concurrently with the Golden Mile Secondary Plan Study and within the context of the Golden Mile Secondary Plan Study.

## **CONTACT**

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## **SIGNATURE**

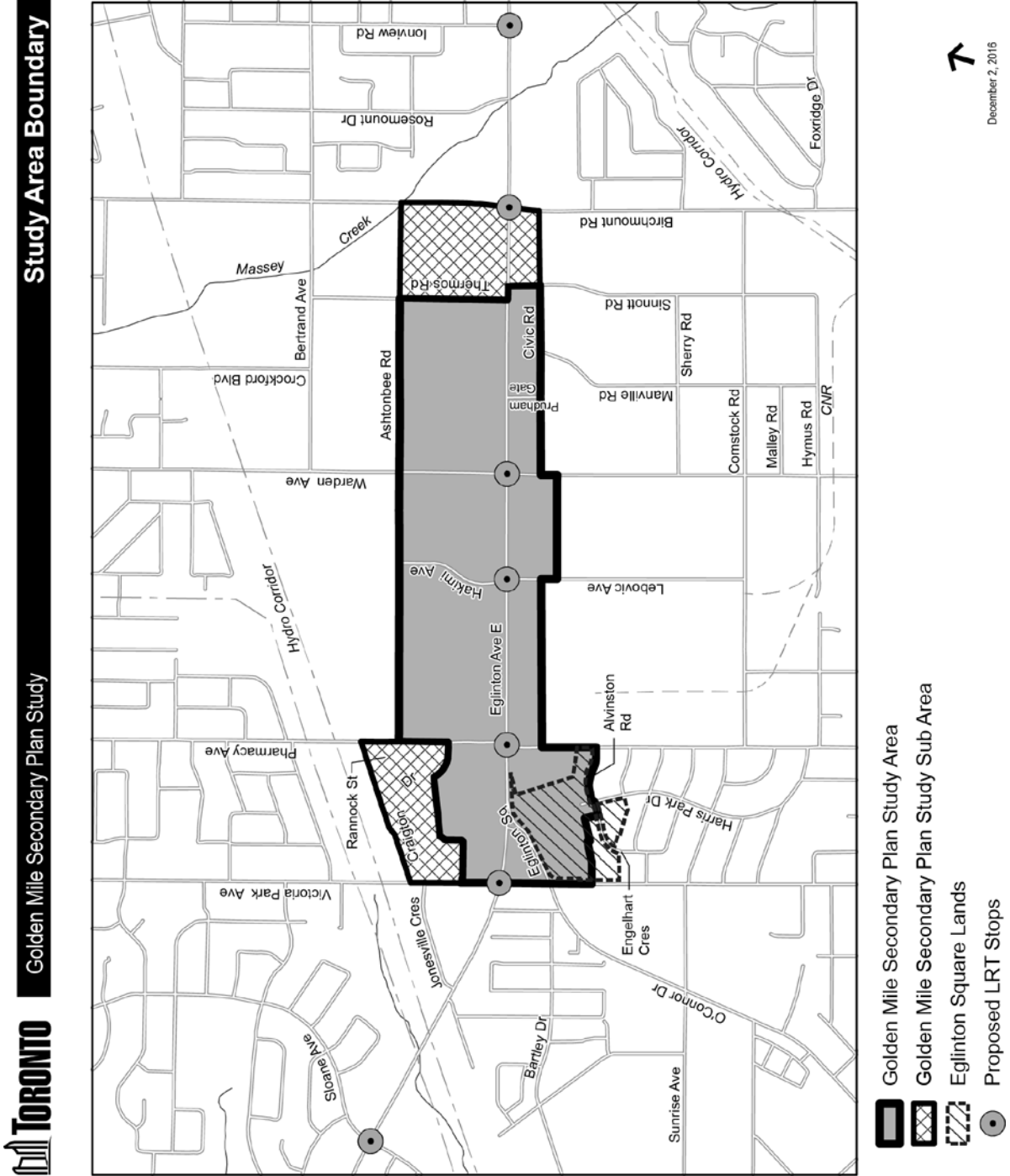
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Paul Zuliani, Acting Director  
Community Planning, Scarborough District

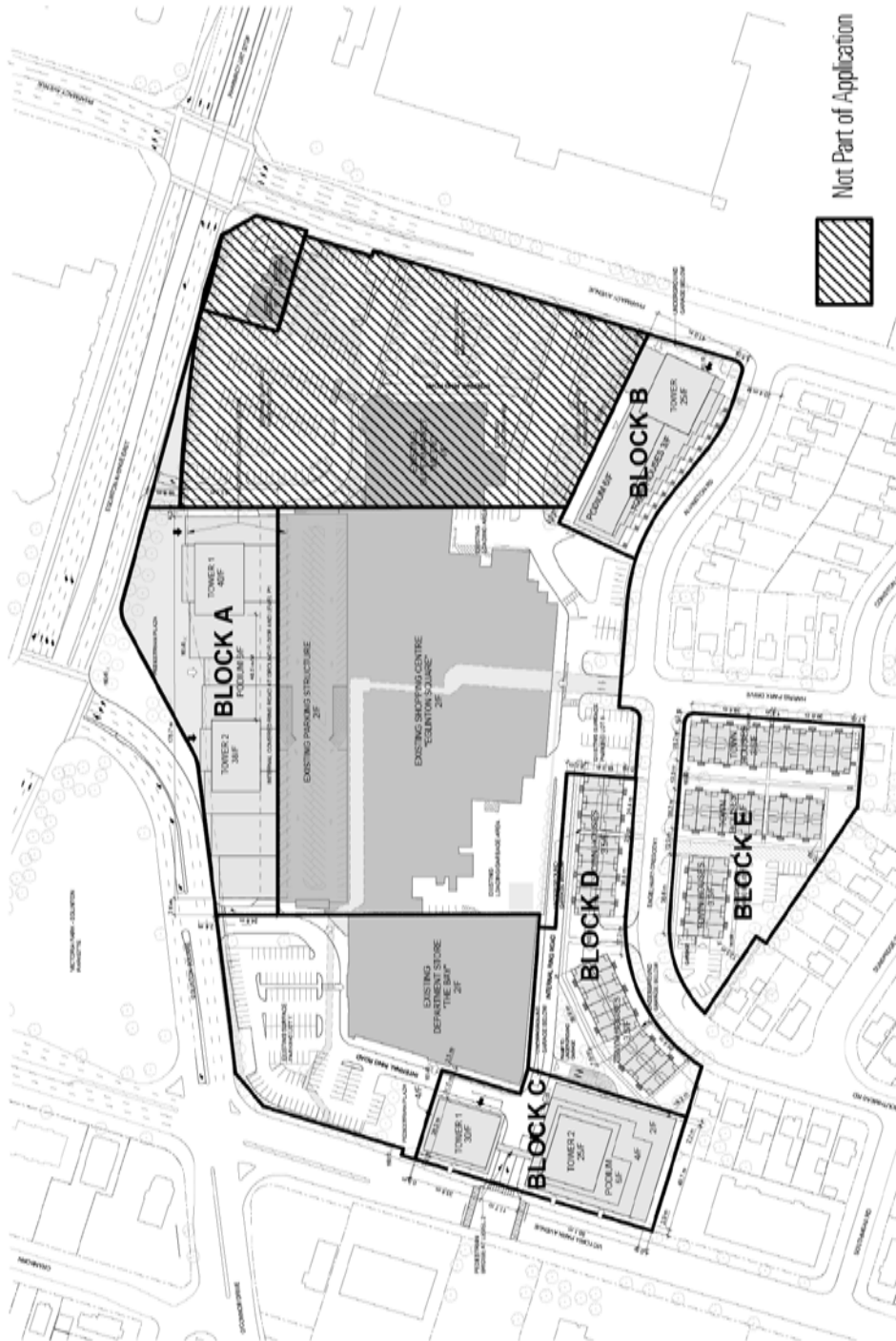
## **ATTACHMENTS**

Attachment 1: Golden Mile Focus Area Secondary Plan Study Area  
Attachment 2: Concept Site Plan  
Attachment 3: Official Plan  
Attachment 4: Application Data Sheet

# Attachment 1: Golden Mile Focus Area Secondary Plan Study Area



**Attachment 2: Concept Site Plan**



**1-70 Eglinton Square, 1431,1437 Victoria Park Ave.  
14,18,19-23 & 26 Englehart Cres., 64,68 Harris Park Dr.**

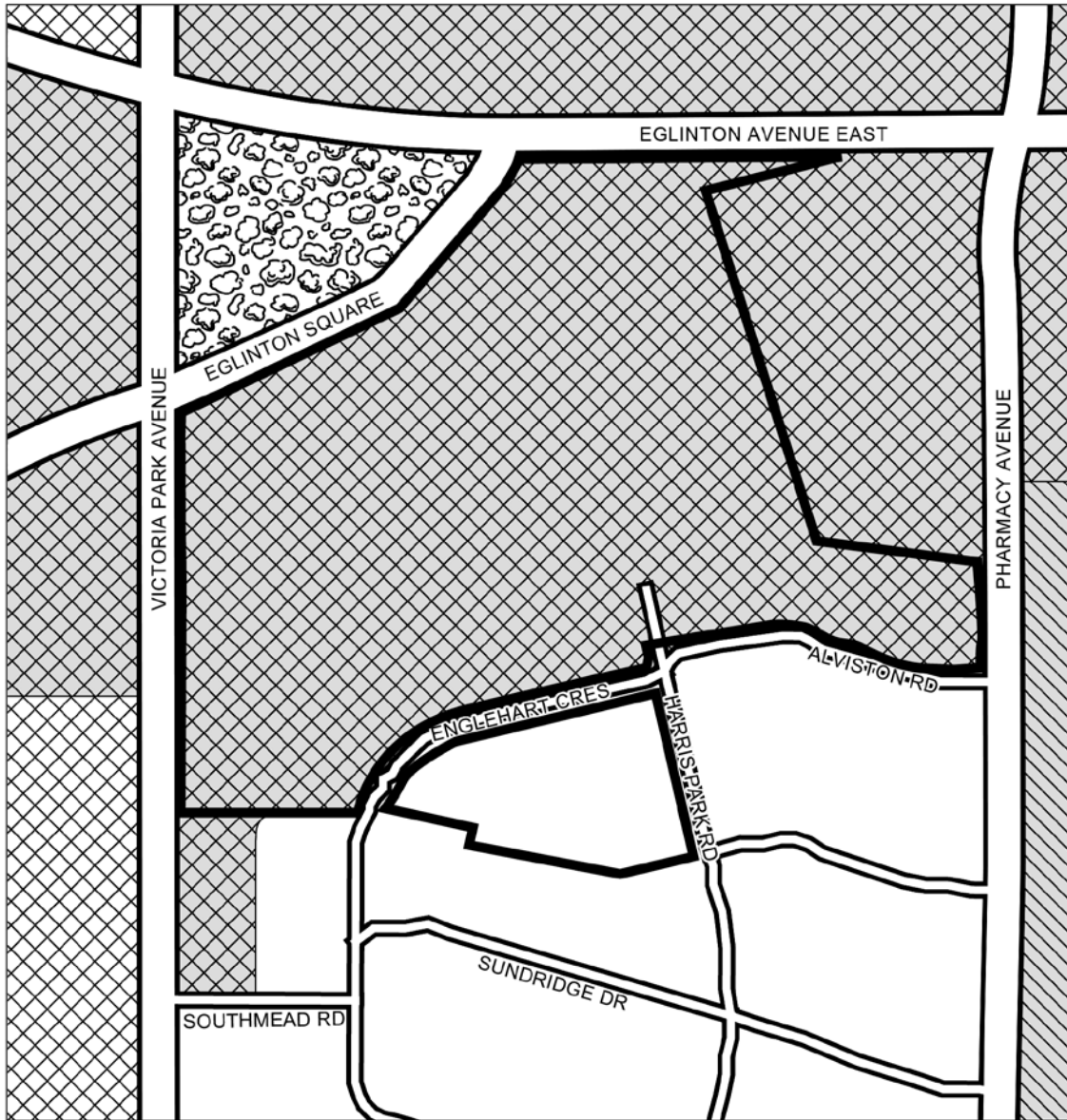
**Concept Site Plan**  
Applicant's Submitted Drawing

Not to Scale  
11/22/16

File # 16 230579 ESC 02



Attachment 3: Official Plan



Extract from Official Plan

1-70 Eglinton Square, 1431, 1437 Victoria Park Ave.  
14, 18, 19-23 & 26 Englehart Cres., 64, 68 Harris Park Dr.

File # 16 230579 ESC 02



↑  
Not to Scale  
11/08/2016

### Attachment 4: Application Data Sheet

Application Type	Official Plan Amendment	Application Number:	16 230579 ESC 35 OZ
Details	OPA, Standard	Application Date:	September 29, 2016
Municipal Address:	1 EGLINTON SQ		
Location Description:	PLAN 4141 PT BLK X IR **GRID E3501		
Project Description:	Official plan amendment comprised of five development blocks for a mixed use community. Includes land known as 1-70 Eglinton Square, 1431 & 1437 Victoria Park Avenue, 14,18,19,23 & 26 Englehart Crescent and 64, 68 Harris Park Drive. Stacked townhomes and five mixed use towers ranging from 25 to 40 storeys. Rental Housing Demolition of 91 units		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
SHERMAN BROWN ADAM BROWN	INGRID BEAUSOLEIL		KS EGLINTON SQUARE INC AND KS ENGLEHART GP INC

#### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas/Neighbourhoods	Site Specific Provision:	None
Zoning:	CR & RA (By-law 569-2013), DC & A (Clairlea Community)	Historical Status:	N/A
Height Limit (m):	11m	Site Plan Control Area:	Yes

#### PROJECT INFORMATION

Site Area (sq. m):	75110	Height:	Storeys:	Various ranging to 40
Frontage (m):	300 on Eglinton Ave. 125 on Victoria Park Ave.		Metres:	Various ranging to 119
Depth (m):	220 north to south			
Total Ground Floor Area (sq. m):	0			<b>Total</b>
Total Residential GFA (sq. m):	144764		Parking Spaces:	1773
Total Non-Residential GFA (sq. m):	50004		Loading Docks	0
Total GFA (sq. m):	194768			
Lot Coverage Ratio (%):	0			
Floor Space Index:	Block A: 8.95, Block B: 5.70, Block C: 7.96, Block D: 1.06, Block E: 1.22			

#### DWELLING UNITS

#### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Rental, Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	144764	0
Bachelor:	0	Retail GFA (sq. m):	50004	0
1 Bedroom:	852	Office GFA (sq. m):	0	0
2 Bedroom:	629	Industrial GFA (sq. m):	0	0
3 + Bedroom:	159	Institutional/Other GFA (sq. m):	0	0
Total Units:	1640			

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Tom Schwerdtfeger, Planner</b>
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