



2787 and 2791 Eglinton Avenue East - Zoning Amendment Application – Final Report

Date: August 29, 2019

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Wards: Ward 20 - Scarborough Southwest

Planning Application Number: 18 140669 ESC 35 OZ

SUMMARY

This application proposes to permit 5 blocks of 4-storey stacked townhouses containing 182 residential units at 2787 and 2791 Eglinton Avenue East. The proposed development would have a total gross floor area of 15,750 square metres and a Floor Space Index of 1.85 times the lot area. A total of 218 vehicular and 137 bicycle parking spaces and 1 Type-G loading space would be provided to service the proposed development. The application also proposes a dedication of lands towards a new public park.

The original application was submitted on April 9, 2018, and City Planning staff brought forward a Request for Interim Directions Report, to Scarborough Community Council on July 4, 2018. Staff outlined why the development was not supportable as it did not demonstrate how it would fit into the planned context and vision for *Avenues* in accordance with the City's Official Plan. Planning staff advised that the proposed development was not consistent with the Provincial Policy Statement (2014) and does not conform with the Growth Plan for the Greater Golden Horseshoe (2017). Planning staff continue to recommend refusal of the application for the same reasons.

At the July 27, 2018, City Council meeting, City staff were directed to "bring forward a final report to the first Community Council meeting of 2019 considering the proposed townhouse development as reflected on the applicant's plans dated April 2018 and also considering the City's Townhouse and Low-rise Apartment Guidelines ". Subsequently, it was determined that the extent of changes required were significant and therefore a report could not be brought forward to the first Community Council meeting of 2019. The applicant agreed to continue working with City staff to revise the proposal to further bring the application in compliance with the City's Townhouse and Low-rise Apartment Guidelines, as directed by Council.

As directed by Council, this report presents draft by-laws, without City Planning recommendation for approval, to amend City of Toronto Zoning By-law No. 569-2013, as amended and the Eglinton Community Zoning By-law No. 10048, as amended for consideration to enable the development as currently proposed.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council refuse the application to amend the Zoning By-Law for the lands at 2787 and 2791 Eglinton Road for the following reasons:

- a. The proposal underutilizes the development potential of the site;
- b. The proposed development would set a negative precedent along the Avenue;
- c. The proposal has not demonstrated how it will fit into the planned context and vision for Avenues;
- d. The proposed development has not demonstrated compatibility with the future Eglinton East LRT; and
- e. The proposed development is not consistent with the PPS (2014), conflicts with the Growth Plan (2019) and is not in keeping with the Official Plan.

2. If City Council determines that the Zoning By-law Amendment application be approved at this time, City Council amend:

- a. The City of Toronto Zoning By-law No. 569-2013, as amended, for the lands at 2787 and 2791 Eglinton Avenue East substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8 to the report dated August 29, 2019, from the Director, Community Planning, Scarborough District.
- b. The former City of Scarborough Eglinton Community Zoning By-law No. 10048, as amended, for the lands at 2787 and 2791 Eglinton Avenue East substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9 to the report dated August 29, 2019, from the Director, Community Planning, Scarborough District.
- c. Before introducing the necessary Bills to City Council for enactment, the owner be required submit to the satisfaction of the Executive Director, Engineering and Construction Services an updated Functional Servicing and Stormwater Management Report and plans. In addition, the owner would be required to enter into an agreement(s) for the construction of any improvements to existing municipal infrastructure, should it be determined that upgrades are required to support this development.

3. City Council authorize the City Solicitor to make such stylistic and technical changes to the Zoning By-law Amendments as may be required.

4. Before introducing the necessary Bills to City Council for enactment, require the Owner to enter into an Agreement pursuant to Section 37 of the *Planning Act* as follows:

- a. The community benefits to be secured in the Section 37 Agreement are as follows:

i. \$500,000 towards capital improvements to Horton Park and/or above base park improvements to the proposed park on the subject site at 2787 and 2791 Eglinton Avenue East;

ii. A 2% parkland over dedication from the application to increase the size of the new public park on the subject site at 2787 and 2791 Eglinton Avenue East.

b. The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:

i. Construction and maintenance of the development in accordance with Tier 1 performance measures of the Toronto Green Standard.

5. If City Council determines that the Zoning By-law Amendment application be approved, and if the owner is agreeable to undertaking Above Base Park Improvements to the proposed 1,170 square metre on-site public parkland dedication, City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the owner of the Above Base Park Improvements to the satisfaction of the General Manager, Parks, Forestry and Recreation (PF&R). The development charge credit shall be in an amount that is the lesser of the cost to the owner of designing and constructing the Above Base Park Improvements, as approved by the General Manager, PF&R, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may amended from time to time.

6. Should the Zoning By-law Amendment application be approved and appealed to the Local Planning Appeal Tribunal, City Council authorize the City Solicitor to retain external planning and urban design professionals to appear before the Local Planning Appeal Tribunal in support of City Council's approval of the Zoning By-law Amendment and Site Plan applications.

7. In the event that the Local Planning Appeal Tribunal allows an appeal of the Zoning By-law Amendment in whole or in part, City Council authorize the City Solicitor to request the Local Planning Appeal Tribunal to withhold its Order(s) approving the application until:

a. The Tribunal has been advised by the City Solicitor that the proposed Zoning By-law Amendments are in a form satisfactory to the Chief Planner and Executive Director, City Planning Division;

b. The owner submits to the satisfaction of the Executive Director, Engineering and Construction Services an updated Functional Servicing and Stormwater Management Report and plans. In addition, the owner would be required to enter into an agreement(s) for the construction of any improvements to existing municipal infrastructure, should it be determined that upgrades are required to support this development; and

c. The owner has entered into and registered an agreement between the City and owner pursuant to Section 37 of the *Planning Act*.

8. City Council approve the Site Plan Application (18 148155 ESC 35 SA) for the proposed development in principle as indicated on the drawings listed in Attachment No.10: Conditions of Site Plan Approval and subject to the draft conditions of Site Plan Approval listed as Attachment No.10 of this report.

9. City Council delegate back to the Chief Planner or his designate the authority to issue final Site Plan Approval.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

The original application was received on April 9, 2018, and City Planning staff tabled a Request for Interim Directions Report dated June 11, 2018, at Scarborough Community Council on July 7, 2018. The report can be found at this web link:

<https://www.toronto.ca/legdocs/mmis/2018/sc/bgrd/backgroundfile-116865.pdf>.

At the July 27, 2018, Council meeting, City staff were directed to "bring forward a final report to the first Community Council meeting of 2019 considering the proposed townhouse development as reflected on the applicant's plans dated April 2018 and also considering the City's Townhouse Guidelines". Council's decision can be found at this web link: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.SC32.14>.

At the June 25, 2019, Scarborough Community Council meeting, City Planning staff brought forward a Status Report dated June 7, 2019. The report can be found at this web link: <http://www.toronto.ca/legdocs/mmis/2019/sc/bgrd/backgroundfile-134158.pdf>.

At the June 25, 2019 Scarborough Community Council meeting, Planning staff were further directed to bring forward a Final Report with recommendations in respect of the Zoning By-law Amendment application and Site Plan Control application for the site, to the September 16, 2019 meeting of Scarborough Community Council. The direction to staff was subsequently amended at the July 16, 2019, City Council meeting. The City Council decision record, with a link to the above referenced Planning staff report, can be viewed at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.SC7.7>.

APPLICATION BACKGROUND

Application Description

The application as revised proposes 5 blocks of 4-storey stacked townhouses containing 182 residential units at 2787 and 2791 Eglinton Avenue East (see Attachment 11: Site Plan). The proposed development would have a total gross floor area of 15,750 square metres and a Floor Space Index of 1.85 times the lot area. A summary of the proposed residential units is shown in Table 1, on page 5 of this report:

Table 1: Proposed Residential Units

Blocks	1-Bedroom	2-bedroom	3-bedroom	Total
Block A		21	21	42
Block B		8	8	16
Block C	10	12	16	38
Block D	14	11	18	43
Block E	14	11	18	43
Total	38 (21%)	63 (35%)	81 (44%)	182

The proposed residential units would front onto Eglinton Avenue East and Danforth Road, whilst the interior facing units would front onto outdoor amenity open space areas and pedestrian walkways (landscape mews), see Attachment 11: Site Plan. Some of the residential units will be accessed through individual entryways that are between 5 and 8 steps below grade.

Block A and B will be setback by 1.5 metres from Danforth Road. Blocks C, D and E will be setback by 5 metres from Eglinton Avenue with front steps (7-9 risers) projecting into the setback area. At the rear, Blocks C, D and E will be setback by a minimum of 7.5 metres from the south property line with accessory structures/stairwell enclosures projecting into the setback area. See Attachment Nos.12-15: Elevations.

An onsite parkland dedication of approximately 1,170 square metres would be provided between Block A and the adjacent residential building on Horton Boulevard. The onsite parkland dedication is discussed in subsequent sections of this report.

The revised application proposes to use the existing access from Danforth Road to service the development, while eliminating the access on Eglinton Avenue. Vehicular and bicycle parking would be provided in a 1-level underground parking garage. A total of 218 parking spaces would be provided, including 27 parking spaces for visitors. A total of 137 bicycle parking spaces would be provided. The entrance to the underground parking garage and loading space would be located between Block B and C, adjacent to the south property line. One type "G" loading space would be provided to service the proposed development.

For further statistical information, refer to Attachment No.1: Application Data Sheet.

Site and Surrounding Area

The site is located on the southeast corner of Eglinton Avenue East and Danforth Road and is currently occupied by two buildings, with municipal addresses at 2787 and 2791 Eglinton Avenue East respectively.

A 2-storey building at 2787 Eglinton Avenue East formerly contained an adult entertainment club, a bar and motel. A 1-storey building at 2791 Eglinton Avenue East contains a bowling alley. The site is irregularly shaped, with frontages on Eglinton Avenue East (approximately 94 metres) and Danforth Road (approximately 123 metres). The site area is approximately 9,797 square metres in size, see Attachment No. 2: Location Map and Attachment No.3: Context Map. All existing buildings are to be demolished to facilitate the proposed development.

Surrounding land uses include:

North: Immediately north of the site across Eglinton Avenue East is a 3-storey townhouse complex fronting directly on the Eglinton Avenue East. Further north are a number of apartment buildings. Immediately east of the townhouse complex, on the north side of Eglinton Avenue East is a 1-storey vehicle service building and a new French Catholic High School.

South: A residential area containing detached and semi-detached homes fronting on Horton Boulevard and Boyce Avenue is located immediately south of the subject property. Horton Park is located further east of this residential area. A 1-storey commercial plaza is located further south of this residential area.

East: Immediately east of the subject property is a 2-storey plaza containing a variety of retail/commercial uses. Further east lies a variety of uses including a vehicle dealership, two, 1-storey buildings containing a sports bar and a gas station. Two, 6 to 7 storey mid-rise buildings containing a seniors residential facility are located further east.

West: Danforth Road is located immediately west of the site with a 1-storey building containing a pharmacy (Shoppers Drugmart) and a convenience store with a surface parking area. A 1-storey building containing a grocery store (No Frills) is located on the northwest corner of Eglinton Avenue East and McCowan Road/Danforth Road.

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws and site plans.

The Provincial Policy Statement (2014) (the "PPS") provides policy direction provincewide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (the "Growth Plan (2019)") came into effect on May 16, 2019. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2017. The Growth Plan (2019)

continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part.

Staff have reviewed the proposed development for consistency with the PPS (2014) and for conformity with the Growth Plan (2019). The outcome of staff analysis and review are summarized in the Comments section of this report.

Toronto Official Plan

The subject property is located within an Avenue on the Urban Structure Map (Map 2) and is designated as *Mixed Use Areas* (Map 20) in the City of Toronto Official Plan. The subject property is also located on a Major Street and a High Order Transit Corridor on Maps 3 & 4 in the Official Plan. Refer to Attachment No. 4: Official Plan Land Use Map. The *Mixed Use Areas* designation permits a broad range of commercial, residential and institutional uses. It also includes policies and development criteria to guide development and its transition between areas of different development intensity and scale. The policies pertaining to *Mixed Use Areas*, as well as other relevant Official Plan policies are discussed in detail in the Interim Directions Report dated June 11, 2018, from the Director, Community Planning, Scarborough District.

Zoning By-laws

The property is subject to two By-laws, namely, the City of Toronto Zoning By-law No. 569-2013, as amended and Eglinton Community By-law No. 10048, as amended. See Attachment No. 5: Existing Zoning By-law Map.

The City of Toronto Zoning By-law No. 569-2013, as amended zones the subject lands as Commercial Residential CR 0.4 (c0.4; r0.0) SS3 (x686). A variety of uses including Automobile Sales, Service and Maintenance Uses, Funeral Homes, Fraternal Organizations, Hotels and Motels, Place(s) of Worship and Professional and Business Offices are permitted, but it does not permit residential uses as shown by numerical value of zero density for residential uses, in the zoning standards noted above.

The Eglinton Community Zoning By-law No. 10048, as amended, zones the subject site Highway Commercial (HC 29-33-76-86), which permits day nurseries and “highway commercial”, but does not permit residential uses. The Zoning By-laws are discussed in detail in the Interim Directions Report dated June 11, 2018, from the Director, Community Planning, Scarborough District.

Agency Circulation Outcomes

The application together with the applicable reports have been circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards and approval conditions for site plan.

COMMENTS

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws and site plans.

The Provincial Policy Statement (2014)

The Provincial Policy Statement (2014) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the *Planning Act* and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.7 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans".

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (the "Growth Plan (2019)") came into effect on May 16, 2019. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2017. The Growth Plan (2019) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. Policies relevant to the review of the application include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan (2019) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2019) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the *Planning Act* all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

As discussed in the Request for Interim Directions Report dated June 11, 2018, from the Director, Community Planning, Scarborough District, the PPS is not intended to mandate any form of intensification in all situations, but rather relies on local official plans to set out a suitable policy framework to guide development and intensification in a manner consistent with provincial interests. The City's Official Plan, enacted and amended in full compliance with the PPS, provides such a framework of built form, design and land use policies to best guide appropriate new development and intensification at appropriate scales and densities suitable to their locational context.

Staff are of the opinion that the proposal in its current form does not conform to Policy 2.2.1.4 of the Growth Plan (2019), as noted below:

Policy 2.2.1.4 of the Growth Plan supports the achievement of complete communities that:

- a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;
- c) provide a diverse range and mix of housing options, including second units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;
- d) expand convenient access to a range of transportation options, including options for the safe, comfortable and convenient use of active transportation; and
- e) provide for a more compact built form and a vibrant public realm, including public open spaces.

As noted in the Request for Interim Directions Report dated June 11, 2018, although the development introduces residential development on the site, the planned context envisages high-density mixed-use communities comprised of residential, institutional or commercial uses that optimize the use of individual properties and cumulatively results in intensification that supports transit. The proposed single-use residential development at a planned future transit stop does not demonstrate a diversity of uses, including affordable housing, to accommodate people at all stages in life and retail/commercial uses and services, which are key ingredients for complete communities

Given that the site is located on an *Avenue* and in a High-Order Transit Corridor, with a *Mixed Use Areas* designation, the redevelopment proposal is inconsistent with many of the Official Plan's policies and objectives particularly relating to having high-density mixed-use communities comprised of residential, institutional or commercial uses that optimize the use of individual properties and cumulatively results in intensification that supports transit.

For these reasons, Planning staff continue to conclude that the revised proposal, remains inconsistent with the PPS. Similarly, the revised proposal fails to conform with the intensification objectives of the Growth Plan noted on page 9 of this report. Staff recommend that the application be refused accordingly.

Toronto Official Plan (Land Use)

This application has been reviewed against the Official Plan policies (Refer to Attachment 4: Official Plan Land Use Map and Major Street and a High Order Transit Corridor on Maps 3 & 4 in the Official Plan). Given the existing and the planned context for the subject property and the surrounding area, the proposal as discussed (more fully) in the Request for Interim Directions Report dated June 11, 2018, does not meet the intent of the Official Plan in that it does not re-urbanize the site at an appropriate height, scale, density, and provide a mix of uses that is anticipated. The proposal, therefore, sets a negative precedent for future development on the *Avenue*. The report can be found at this web link:

<https://www.toronto.ca/legdocs/mmis/2018/sc/bgrd/backgroundfile-116865.pdf>.

Avenue Segment Study

Planning staff are still of the opinion that the Avenue Segment Study provided in support of the application does not conform with Policy 2.2.3.3(b) of the Official Plan. While the Avenue Segment Study proposes mid-rise buildings on almost all developable sites along Eglinton Avenue East, it only proposes significantly lower scale 4-storey stacked townhouses on the subject site. Four storey stacked townhouses are not envisioned as the appropriate built form in this location. The application in its current form would set a negative and undesirable precedent for future development along Eglinton Avenue East. The Avenue Segment Study is discussed in detail in the Request for Interim Directions Report dated June 11, 2018.

Public Art

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 application does not contemplate any public art on the subject property. Given the location of the proposal at the key intersection of Eglinton Avenue East and Danforth Road, the provision of public art would appropriately animate the intersection by contributing to the identity and character of the area.

Residential Amenity Areas

Section 3.1.2.6 of the Official Plan states that every significant new multi-unit residential development will provide indoor and outdoor amenity space for residents of the new development. The above-noted policy also states that each resident will have access to outdoor amenity spaces. The application provides open spaces areas and landscaped mews between the five blocks of townhouses. The proposed common outdoor amenity space appears to be insufficient in terms of both quantity and quality. A minimum of 2.0 square metres per unit of indoor and outdoor amenity space is regarded as appropriate and sought in proposals similar to this development. As such, a total of 364 square metres each would be appropriate for indoor and outdoor amenity space. The application proposes outdoor amenity areas in excess of 364 square metres, but it does not provide a common indoor amenity space.

Community Services and Facilities

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 community services and facilities report as part of the application submission materials has been reviewed and accepted by staff.

Townhouse and Low-rise Apartment Guidelines

City Council adopted city-wide Townhouse and Low-Rise Apartment Guidelines and directed City Planning staff to use these Guidelines in the evaluation of townhouse and low-rise apartment development applications. These new Townhouse and Low-Rise

Apartment Guidelines replace the Infill Townhouse Guidelines (2003) and are intended to be used in the review of an application when the proposed built form meets the City's Official Plan policies. The new Guidelines identify strategies to enhance the quality of these developments, provide examples of best practices, and improve clarity on various development scenarios.

Staff have reviewed the proposed development for consistency with the Townhouse and Low-Rise Apartment Guidelines, and continue to maintain as noted in the June 7, 2019 Status Report from the Director of Community Planning, Scarborough District, that the revised proposal fails to provide appropriate separation distances to ensure sightlines and CPTED safety standards (Crime Prevention Through Environmental Design) are met for townhouse entrances. Other matters such as providing appropriate building setbacks, separation distances between the proposed townhouse blocks, building elements, streetscape, and amenity areas are discussed in detail in the Interim Directions Report dated June 11, 2018.

Built Form

The subject application has been reviewed against the Built Form policies of Section 3.1 and the *Mixed Use Areas* policies of Section 4.5 of the Official Plan. Refer to the Request for Interim Directions Report dated June 11, 2018, where these issues are fully discussed.

Planning staff maintain that the height, scale and density proposed by the application is not appropriate. A mid-rise building along Eglinton Avenue East would better implement the built form policies in Section 3.1.2 of the Official Plan and the intensification objectives envisaged on an *Avenue* along a high-order transit corridor.

Eglinton East LRT

In January 2016, City Council adopted recommendations that directed staff to study in detail an optimized Scarborough rapid transit network. Additional information about the Eglinton East LRT can be found online in a report to Council:
<http://www.toronto.ca/legdocs/mmis/2016/ex/bgrd/backgroundfile-94623.pdf>.

The report identified two key objectives as follows:

- Support the development of Scarborough Centre as a vibrant urban node; and
- Support the development of complete communities along the Avenues and improve local accessibility.

Staff have since commenced Phase 1 of the Eglinton East LRT Planning Study involving a Background Analysis, Vision and Principles, identification of Segments and Focus Areas and Public Realm Concept Plans to form the basis of more detailed design work to be undertaken in Phase 2.

The findings from the Phase 1 study recommend a land conveyance of 8.4 to 8.6 metres along the entire Eglinton Avenue frontage of the subject property to support the

future development of transit infrastructure along the corridor. The proximity of the site to transit is shown on Attachment Nos. 6 and 7: Proximity to Transit, of this report.

Although the applicant was informed of the findings from the study, the revised plans do not reflect the recommended road widening noted above.

Danforth Road Widening

Transportation Services staff advise that a road widening of approximately 0.4 metres along the entire Danforth Road frontage of this development is required to satisfy the required 27-metre wide right-of-way for Danforth Road. A 6-metre corner rounding on the southwest and northwest corners of the site is also required. These matters will be secured through the Site Plan Approval process.

Traffic Impact, Access and Parking

The application provided a transportation report pertaining to trip generation and traffic impacts in support of the proposal. The report estimates that the project will generate approximately 66 and 81 two-way trips during the a.m. and p.m. peak hours, respectively. The trips generated by the proposed development is expected to have minimal impact on traffic in the area. Transportation Services staff have accepted the conclusions in the report except for the proposed site access from Danforth Road, which is discussed below.

Transportation Services staff have advised that the driveway access to the subject site should be provided on Horton Boulevard as it is the lowest order road that fronts on the site. Per the City's Road Classification System, traffic movement is the primary function of major arterials and access to the subject property should be filtered through the collector and local road network such as Horton Boulevard. Transportation Services staff note that although there is an existing left-turn lane on Danforth Road, the site would be redeveloped with residential uses which differ from the original commercial use, presenting an opportunity to improve existing conditions.

At the June 25, 2019 Scarborough Community Council meeting, staff were directed to permit access to the site from Danforth Road to service the proposed development. The Scarborough Community Council decision record, can be viewed at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.SC7.7>.

Transportation Services staff also note that a total of 203 parking spaces are required to service the proposed development. The application proposed a total of 218 parking spaces of which 182, 27 and 9 spaces would be provided for residential, visitor and tandem parking respectively. Transportation Services staff have advised that, although the parking spaces provided exceed the by-law requirement, 9 spaces should be provided as accessible parking spaces. The application also proposes 137 bicycle parking spaces of which 124 spaces and 13 spaces would be provided for long term and short term purposes. Transportation Services staff note that although the proposed bicycle spaces meet the minimum requirements of the Zoning By-law, these spaces should be appropriately demarcated onsite and located in the underground parking garage.

The proposed type "G" loading space to service the development complies with the requirement of the Zoning By-law.

Site Servicing and Stormwater Management

Engineering & Construction Services staff have advised that a site servicing review is still required to determine if the stormwater runoff, sanitary flow and water supply-demand resulting from this development can be serviced and whether the existing municipal infrastructure is adequate. To this end, an updated Functional Servicing and Stormwater Management Report and plans are required to be submitted. All site servicing proposals must be to the satisfaction of and acceptable to the Chief Engineer and Executive Director of Engineering and Construction Services, before the enactment of the Zoning By-law Amendments. Requirements to this effect are noted in the recommendations section of this report.

Site Plan Control

A Site Plan Application (18 148155 ESC 35 SA) was submitted in conjunction with the rezoning application for the subject property. Planning staff have reviewed the site plan application and have included draft Conditions of Site Plan Approval in Attachment No. 10: Conditions of Site Plan Approval of this report, for consideration by Scarborough Community Council.

Toronto District School Board/Toronto Lands Corporation

The Toronto District School Board (TDSB) in conjunction with the Toronto Lands Corporation (TLC) have advised that the proposed development is located in an area experiencing significant residential and population growth resulting in accommodation challenges at local schools. TLC in consultation with the TDSB has determined that there is insufficient capacity at local schools to accommodate students anticipated from development proposals in the area. To this end, TLC recommends advisory clauses and warning signs to be erected and maintained at points of ingress and egress on the subject property. The warning signs and advisory clauses will be secured through the site plan approval process.

Toronto Catholic District School Board

The Toronto Catholic District School Board advise that the local elementary and secondary schools in the area are operating at capacity and cannot accommodate additional students from the proposed development. The Toronto Catholic District School Board advises that warning clauses and conditions be included in the City's conditions of approval and subsequently within any agreements of purchase and sale for the proposed units of this plan. The warning signs and advisory clauses will be secured through the site plan approval process.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. Map 8B of the City of Toronto Official

Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0 to 0.42 hectares of local parkland per 1,000 people. The site is in the lowest quintile of the current provision of parkland. The site is in a parkland priority area, as per Chapter 415, Article III, of the Toronto Municipal Code.

The applicant has denoted an unencumbered on-site park dedication of 1,170 square metres, which is above the required dedication of 974.8 square metres. Parks staff note that the over dedication will be accepted, subject to the provision of appropriate setbacks/separation distances from buildings/structures as set out in the draft Zoning By-law Amendments in Attachment Nos. 8 and 9 of this report, and that no credit will be given for this portion of the park. Parks staff have also provided their required conditions of approval for the proposed site plan. The parkland dedication (subject to the provision of appropriate building setbacks and separations distances) and Park's standard conditions of approval related to its conveyance to the City will be secured through the site plan approval process.

Tree Preservation

Urban Forestry staff advise that, as currently proposed, this project would require the removal of sixty (60) City street trees, removal of three (3) privately owned and the injury of eleven (11) privately owned trees located on the neighbouring properties. The application is also required to comply with the tree planting elements of the Toronto Green Standard (TGS), Version 2.0.

A total of fifty-two (52) trees are required to be planted on the site and the adjacent road allowance. The application proposes eight (8) trees on the City road allowance, adjacent to Horton Boulevard, and forty-six (46) trees on private property.

Urban Forestry staff advise that minor revisions are required to bring the application into compliance with Tier 1 of Toronto Green Standard Version 2.0 requirements.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement.

The applicant is required to meet Tier 1 of the TGS (version 2). Performance measures for the Tier 1 development features will be secured through the Site Plan approval process.

Section 37

The Official Plan contains policies pertaining to the provision of community benefits in exchange for increases in height and/or density pursuant to Section 37 of the *Planning Act*. While the proposed development exceeds the height and density limits of the

existing Zoning By-law, the application is not consistent with the objectives and policies of the Official Plan as noted in this report.

The owner has indicated acceptance, on the basis of 182 dwelling units currently proposed, to provide \$500,000 toward Section 37 community benefits. The community benefits requested by the Ward Councillor to be secured in the Section 37 Agreement are as follows:

1. \$500,000 towards capital improvements to Horton Park and/or above base park improvements to the proposed park on the subject site at 2787 and 2791 Eglinton Avenue East.
2. A 2% parkland over dedication from the application to increase the size of the new public park on the subject site at 2787 and 2791 Eglinton Avenue East.

The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:

1. The Owner shall construct and maintain the development in accordance with Tier 1 performance measures of the Toronto Green Standard, as adopted by Toronto City Council at its meeting held on October 26 and 27, 2009 through the adoption of item PG32.3 of the Planning and Growth Committee, and as updated by Toronto City Council at its meeting held on December 5, 6 and 7, 2017 through the adoption of item PG23.9 of the Planning and Growth Committee, and as may be further amended by City Council from time to time.

Conclusion

The proposal has been reviewed against the policies of the PPS (2014), the Growth Plan (2019), as well as the policies of the Toronto Official Plan noted in this report.

City Planning staff remain of the opinion that the subject application, even as revised with 5 blocks of stacked townhouses, cannot be supported due to its under development of the site given of its proximity to transit and its location in a *Mixed Use Area* where intensification is supported. Also, the inability of the application to demonstrate its compatibility with the future Eglinton East LRT and how it will fit into the planned context and vision for *Avenues* as were originally set out in the June 11, 2018 report, remains unresolved.

Scarborough Community Council on June 25, 2019 (Item SC7.7), as revised on July 17, 2017 (Item SC7.7) at City Council, directed staff to "provide notice to the public that the September 16, 2019 meeting of the Scarborough Community Council will be a statutory public meeting under the *Planning Act* for the purpose of the application".

The public notice has been issued in order to bring the attached draft Zoning By-law Amendments together with the Notice of Approval Condition associated with the Site Plan Application (18 148155 ESC 35 SA), without City Planning recommendation for approval, for consideration by Scarborough Community Council and City Council.

CONTACT

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SIGNATURE

Paul Zuliani, RPP, MBA
Director, Community Planning, Scarborough District

ATTACHMENTS

City of Toronto Data/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Context Map
- Attachment 4: Official Plan Land Use Map
- Attachment 5: Existing Zoning By-law Map
- Attachment 6: Proximity to Transit Map (1)
- Attachment 7: Proximity to Transit Map (2)
- Attachment 8: Draft Zoning By-law Amendment (Toronto Zoning By-law No. 569-2013)
- Attachment 9: Draft Zoning By-law Amendment (Eglinton Community Zoning By-law No.10048)
- Attachment 10: Conditions of Site Plan Approval

Applicant Submitted Drawings

- Attachment 11: Site Plan
- Attachment 12: Block "A" Elevations
- Attachment 13: Block "B" Elevations
- Attachment 14: Block "C" Elevations
- Attachment 15: Blocks "C, D & E" Elevations

Attachment 1: Application Data Sheet

Municipal Address: 2787 and 2791 Eglinton Avenue East Date Received: July 22, 2019
 Application Number: 18 140669 ESC 35 OZ
 Application Type: Rezoning

Project Description: The application proposes an amendment to the Zoning By-law to permit 5 blocks of 4-storey stacked townhouses containing 182 residential units. The proposed development would have a total gross floor area of 15,750 square metres, and a Floor Space Index of 1.85 times the lot area. A total of 218 vehicular and 137 bicycle parking spaces, and 1 type-G loading space would be provided to service the proposed development.

Applicant	Agent	Architect	Owner
Bousfields Inc.	Bousfields Inc.	Kohn Partnerships Architects Inc.	2621960 Ontario Inc.

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas	Site Specific Provision: Yes
Zoning: Highway Commercial & Commercial Residential	Heritage Designation: No
Height Limit (m): 11m	Site Plan Control Area: Yes

PROJECT INFORMATION

Site Area (sq m): 9,748 Frontage (m): 94 Depth (m): 62

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			4,293	4,293
Residential GFA (sq m):			15,750	15,750
Non-Residential GFA (sq m):				
Total GFA (sq m):			15,750	15,750
Height - Storeys:			4	4
Height - Metres:			15	15

Lot Coverage Ratio (%): 41 Floor Space Index: 1.85

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	15,750	0
Retail GFA:	0	0
Office GFA:	0	0
Industrial GFA:	0	0
Institutional/Other GFA:	0	0

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	0	0	0	0
Freehold:				
Condominium:			182	182
Other:				
Total Units:	0	0	182	182

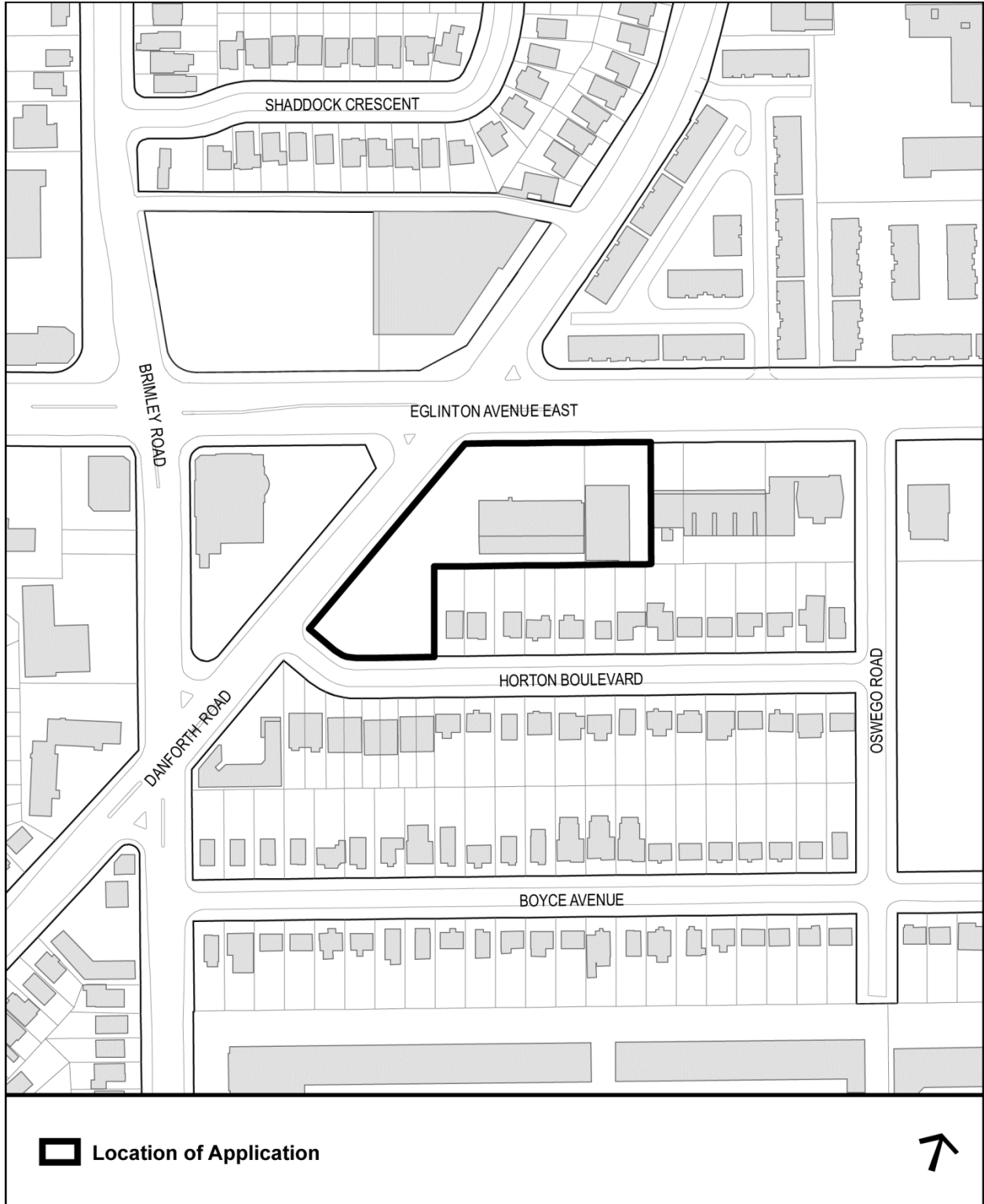
Total Residential Units by Size

	Rooms	1 Bedroom	2 Bedroom	3 Bedroom	3+ Bedroom
Retained:					
Proposed:		38	63	81	0
Total Units:		38	63	81	0

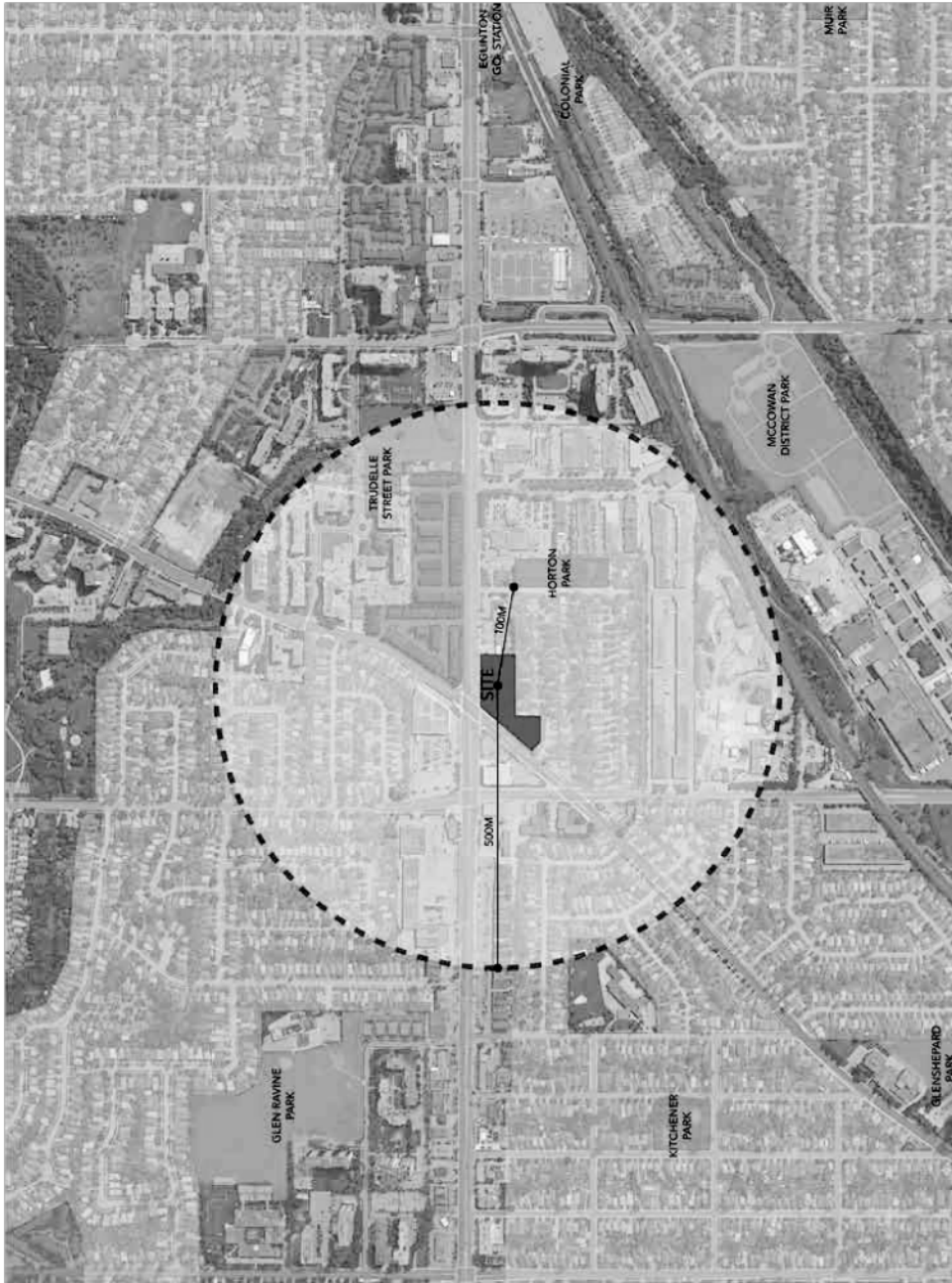
Parking and Loading

Parking Spaces:	218	Bicycle Parking Spaces:	137	Loading Docks:	1
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Attachment 2: Location Map



Attachment 3: Context Map



2787-2791 Eglinton Avenue East

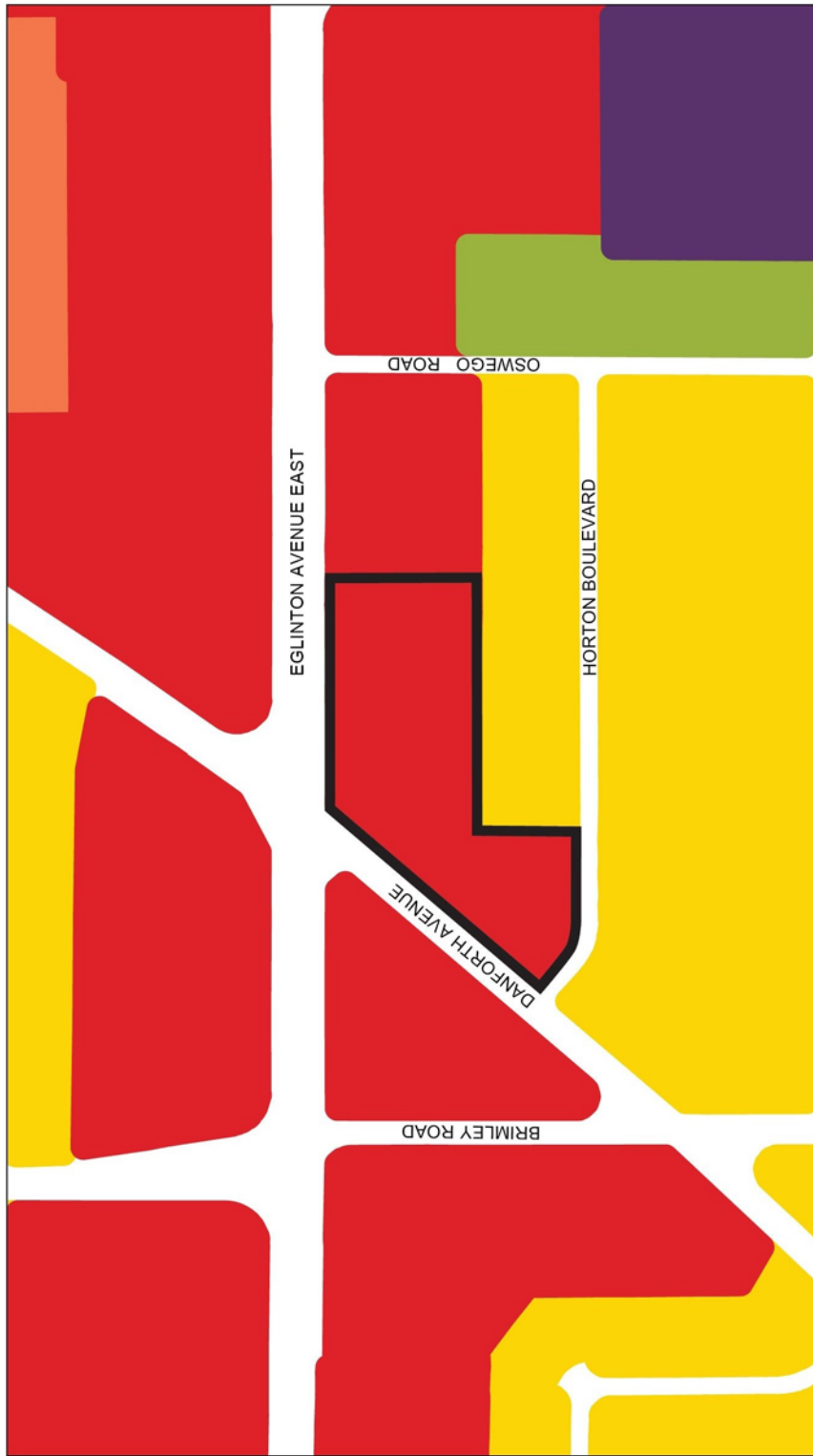
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Context Plan

Applicant's Submitted Drawing

Not to Scale
05/04/2018

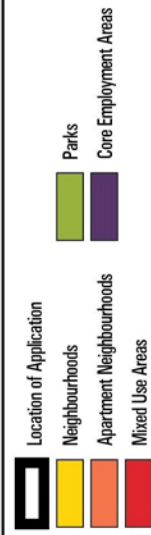
Attachment 4: Official Plan Land Use Map



2787-2791 Eglinton Avenue East

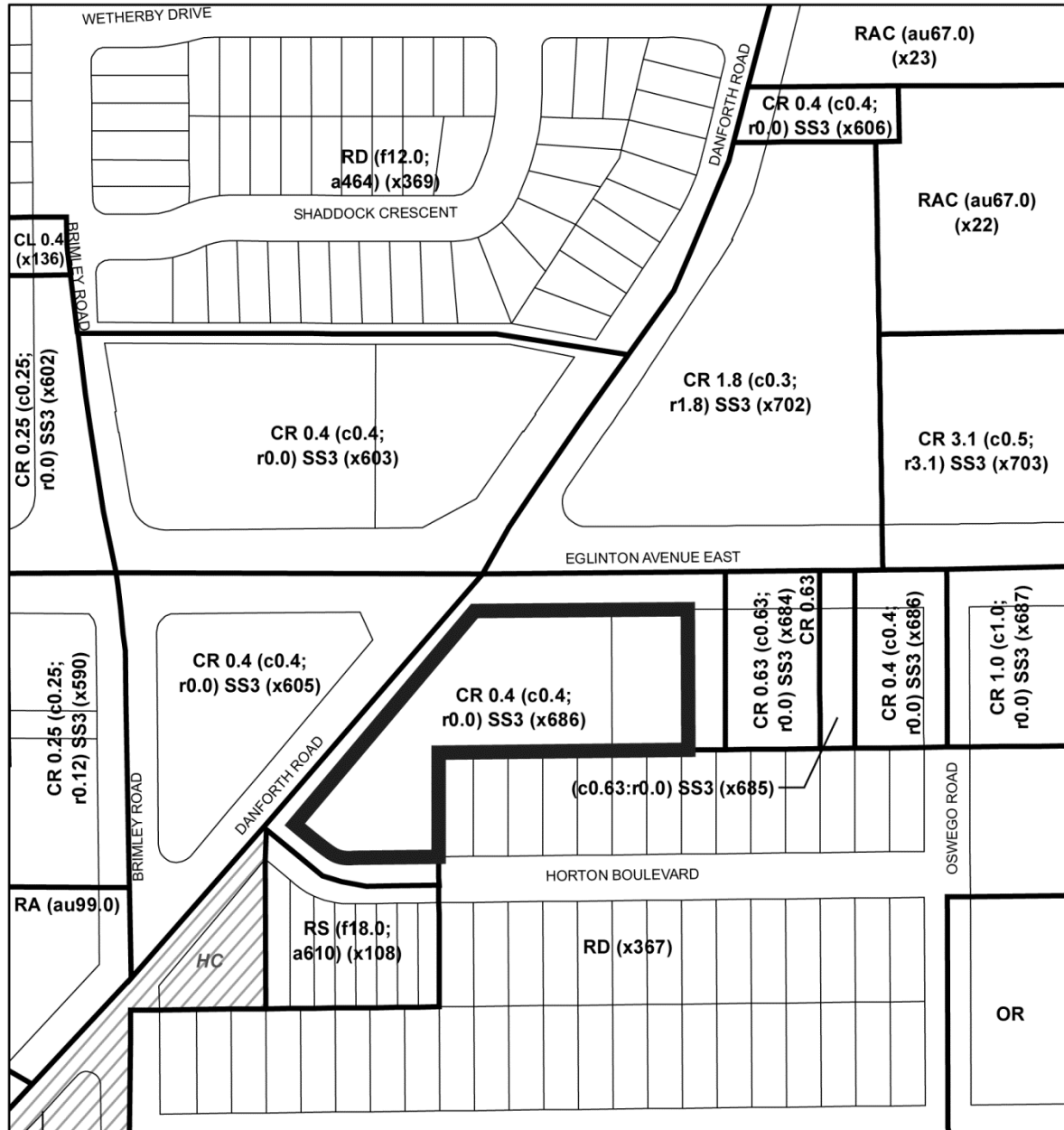
TORONTO
Official Plan Land Use Map #20

File # 18 140669 STE 35 0Z



↑
Not to Scale
07/31/2019

Attachment 5: Existing Zoning By-law Map



Zoning By-law 569-2013

2787-2791 Eglinton Avenue East

File # 18 140669 ESC 35 0Z



Location of Application



See Former City of Scarborough Eglinton Community By-Law No.

RD Residential Detached
RS Residential Semi-Detached
RA Residential Apartment

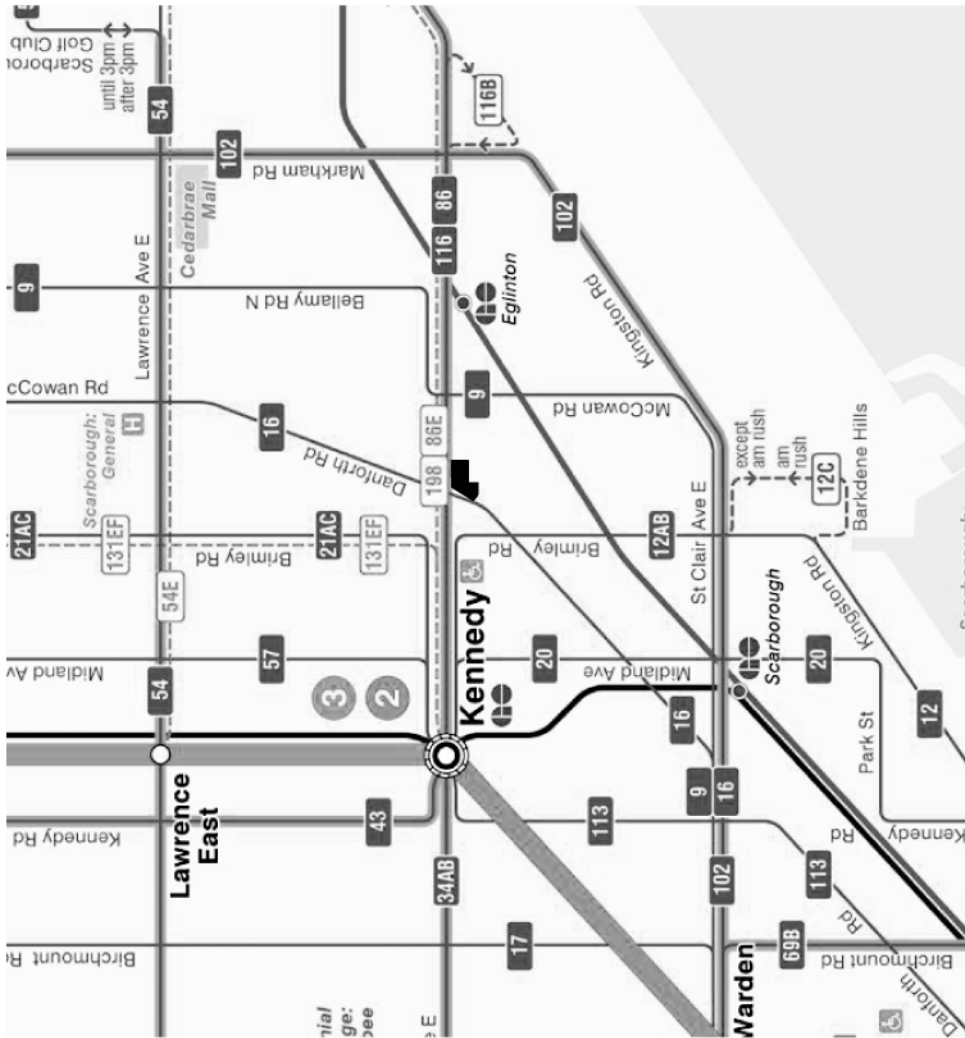
RAC Residential Apartment Commercial
CL Commercial Local
CR Commercial Residential
OR Open Space Recreation

HC Highway Commercial



Not to Scale
 Extracted: 05/03/2018

Attachment 6: Proximity to Transit (1)



2787-2791 Eglinton Avenue East

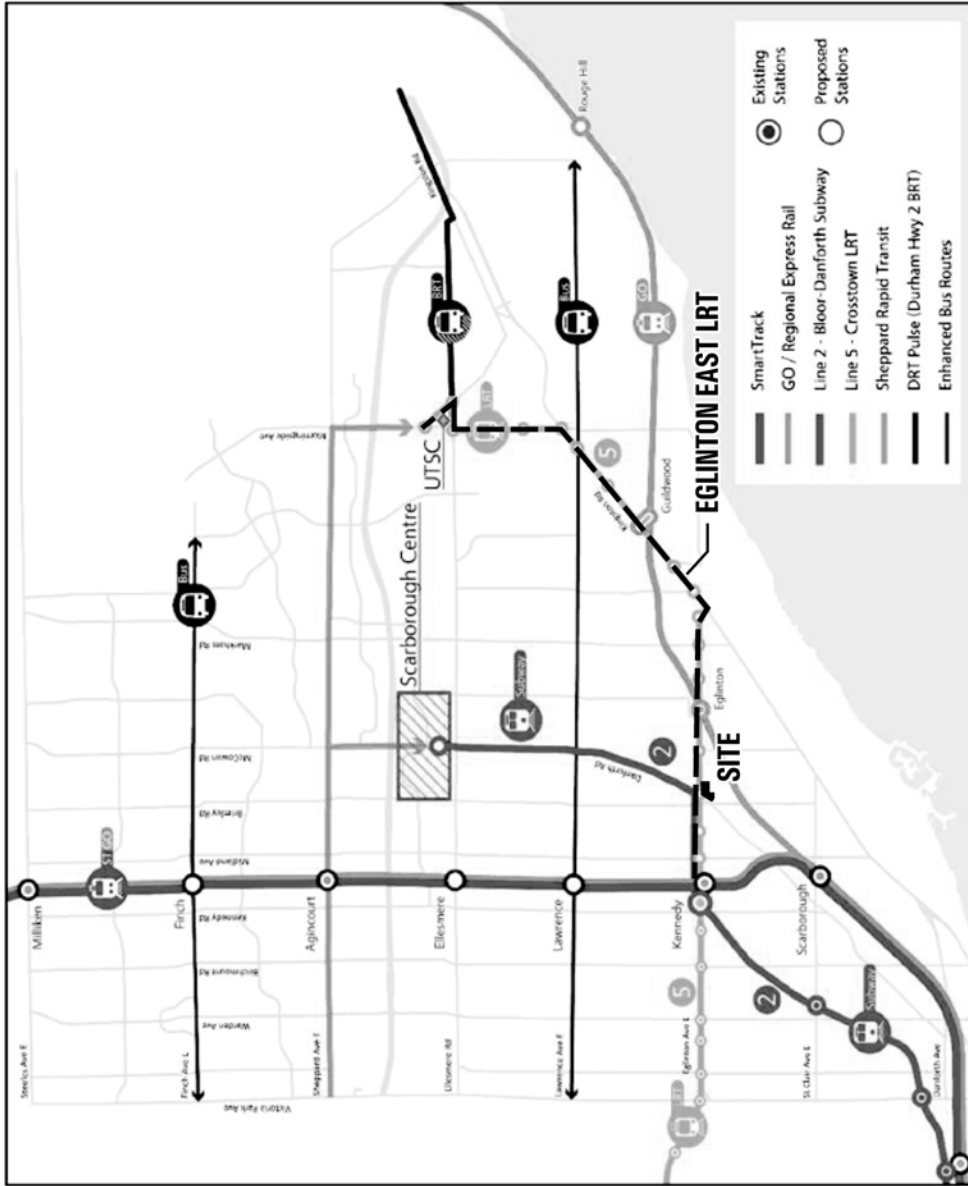
Proximity to Transit 1

Applicant's Submitted Drawing

Not to Scale
05/04/2018

File # 18 140669 ESC 35 0Z

Attachment 7: Proximity to Transit (2)



Proximity to Transit 2
 Applicant's Submitted Drawing

Not to Scale
 05/04/2018

2787-2791 Eglinton Avenue East

File # 18 140669 ESC 35 0Z

Attachment 8: Draft Zoning By-law Amendment (City of Toronto Zoning By-law No. 569-2013)

(See separate attachment.)

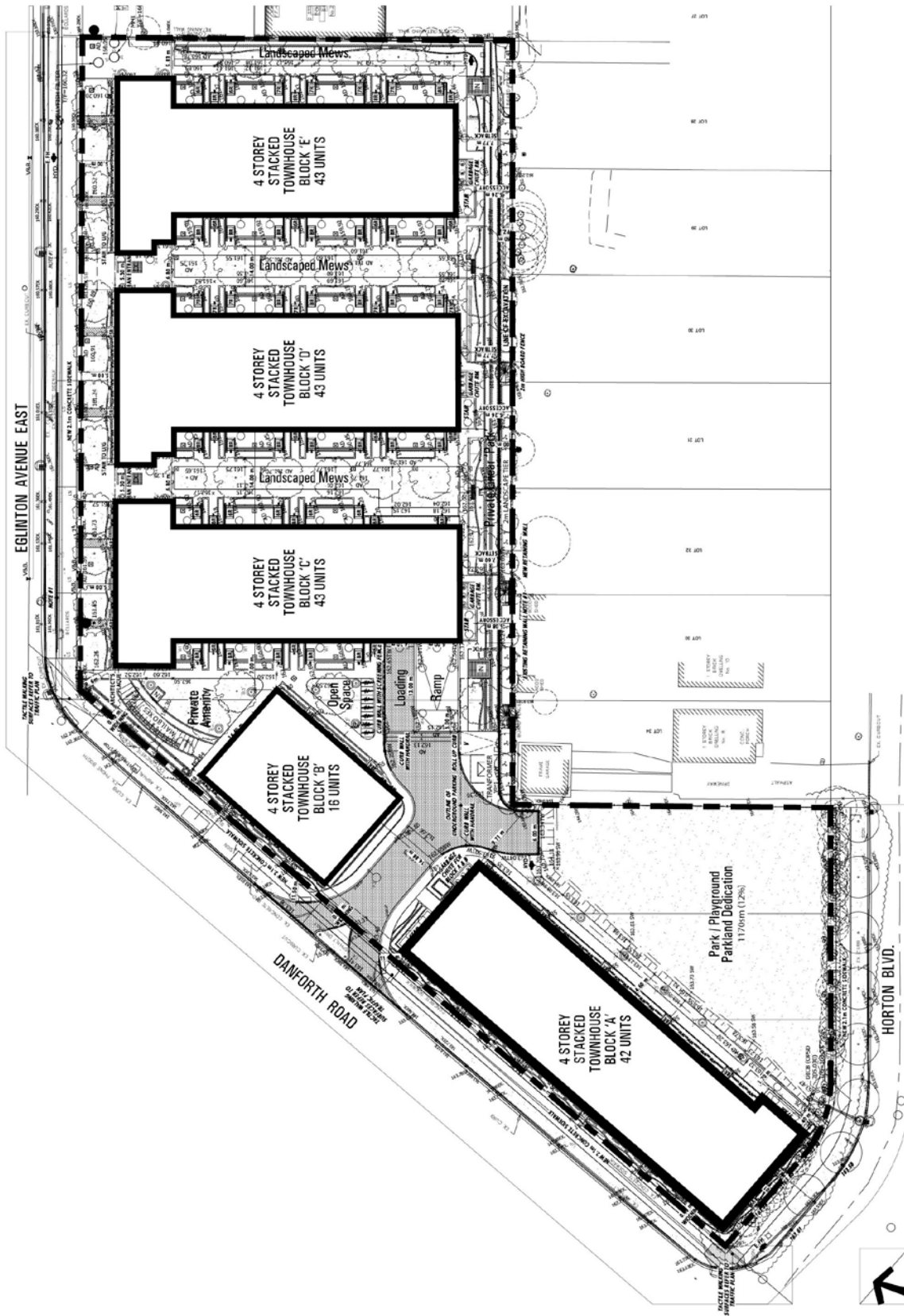
Attachment 9: Draft Zoning By-law Amendment (Eglinton Community Zoning By-law No. 10048)

(See separate attachment.)

Attachment 10: Draft Conditions of Site Plan Approval

(See separate attachment.)

Attachment 11: Site Plan

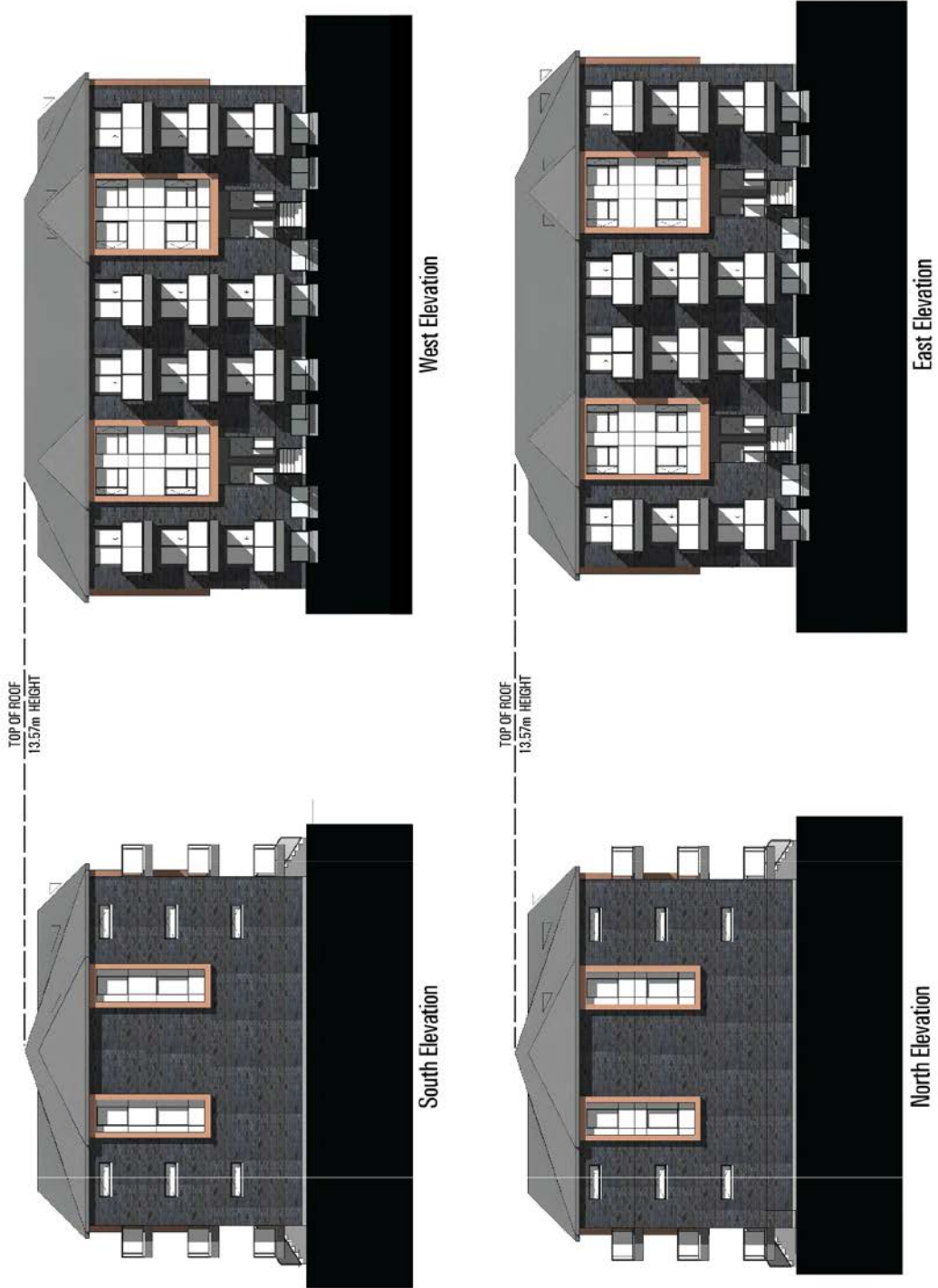


Attachment 12: Block "A" Elevations



Elevations - Block 'A'

Attachment 13: Block "B" Elevations



Elevations - Block 'B'

Attachment 14: Block "C" Elevations



Elevations - Block 'C'

Attachment 15: Blocks "C,D & E" Elevations



Elevations - Blocks 'C', 'D', 'E'