

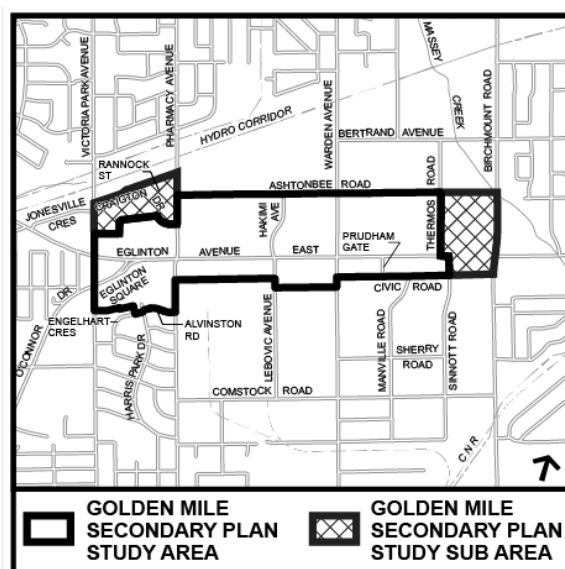
## Golden Mile Secondary Plan Study

<b>Date:</b>	March 15, 2016
<b>To:</b>	Scarborough Community Council
<b>From:</b>	Acting Director, Community Planning, Scarborough District
<b>Wards:</b>	Ward No. 35 – Scarborough Southwest and Ward No. 37 – Scarborough Centre
<b>Reference Number:</b>	File No. 15 204970 EPS 00 TM

### SUMMARY

The purpose of this report is to advise Scarborough Community Council that City Planning staff are initiating a Secondary Plan study for the area known as the Golden Mile Focus Area as recommended in the Eglinton Connects Planning Study. The study area boundary is indicated on the map below, as well as on Attachment 1: Golden Mile Secondary Plan Study Area, to this report.

The study will be undertaken by City staff with the assistance of consultants and engage landowners, business owners, residents, Ward Councillors and other stakeholders, who will form a Working Group. The purpose of the working group will be to provide feedback on materials and study findings before they are presented to the broader public audience at consultation events. City staff, in consultation with the working group, will establish parameters that will assist to create a vision for the study area, which would include, but will not be limited to, the creation of new streets and blocks, improvements to the existing street network, a strategy for parks, open space and public realm, and built form and streetscape guidelines. The Golden Mile Secondary Plan Study will also develop a transportation master plan, master servicing plan, a community services and facilities



strategy and review land use compatibility within the Golden Mile's *Mixed Use Areas*, *Employment Areas* and *Apartment Neighbourhoods* designations.

The study would conclude with a final recommendations report which would include new official plan policies as part of a new Secondary Plan for the Golden Mile. It would also include development and urban design principles, a conceptual master plan and an implementation plan. The final staff report is targeted to be presented to Scarborough Community Council in the third quarter of 2018.

### **Financial Impact**

There are no financial implications.

## **DECISION HISTORY**

### ***Eglinton Connects Planning Study:***

The Eglinton Connects Planning Study was adopted by Council in May 2014. The study spanned 19 kilometers and examined the future land uses, built form, public realm and road layout on Eglinton Avenue. Six Focus Areas were identified with capacity to accommodate future residential, mixed use, and/or employment growth. Each of these Focus Areas requires more detailed study.

One of the focus areas was the Golden Mile in Scarborough District. There are five proposed surface LRT stops in the Golden Mile Secondary Plan Study Area. These LRT stops are located at Victoria Park Avenue, Pharmacy Avenue, Lebovic/Hakimi Avenues, Warden Avenue and Birchmount Road (see Attachment 1: Golden Mile Secondary Plan Study Area). Development in this area predominantly consists of large-format retail buildings and surface parking with low-rise commercial and industrial buildings to the north and south of Eglinton Avenue East. The Eglinton Connects Planning Study recommended preparation of a Secondary Plan for this area.

Further information on Eglinton Connects, including staff reports and study material, can be found at [www.toronto.ca/eglinton](http://www.toronto.ca/eglinton).

### ***Official Plan Amendment No. 231:***

At its December 16, 2013 meeting, City Council adopted Official Plan Amendment (OPA) No. 231 which, in part, redesignated the majority of the lands along the south side of Eglinton Avenue East in the Golden Mile Study area from Employment Areas to *General Employment Areas*.

*General Employment Areas* are places for business and economic activities generally located on the peripheries of *Employment Areas* where, in addition to all uses permitted in a *Core Employment Area*, retail and service uses, restaurants, fitness centres and ice arenas may also be established.

While currently under appeal to the Ontario Municipal Board, these policies are intended to provide for minimum standards for commercial development and increased non-residential gross floor area within buildings.

Official Plan Amendment No. 231 redesignated the northerly portion of the employment lands at 1891 Eglinton Avenue East in the Golden Mile Employment District to *Mixed Use Areas*. In addition to the redesignation, Site and Area Specific Policy (SASP) No. 435 was added which sets out a policy framework for a minimum amount of office uses in the area designated *Mixed Use Areas*, and notes that employment uses on the portion of the site designated *General Employment Areas* are to be compatible with adjacent residential uses.

A copy of OPA No. 231 including SASP No. 435 can be found at the following web link: <http://www.toronto.ca/legdocs/bylaws/2013/law1714.pdf>.

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

At its meeting of June 10, 1997, the Council of the former City of Scarborough adopted Planning and Buildings Committees' report entitled 'Implementing Transportation System Improvements Identified through the Golden Mile Land Use Review'. The Golden Mile Land Use Review provided a vision for the rejuvenation of this employment district with a range of additional commercial land uses. The report identified a number of transportation system improvements, which were key to supporting additional land uses. To facilitate the necessary transportation improvements, a process to obtain these works through collection and distribution of the appropriate funds was proposed. The report recommended: a transportation system improvement charge be established; the rate of the charge; and, it also designated the improvements to be funded from the charge. Since the implementation of this TSI charge, monies have been collected and distributed to construct the necessary transportation improvements in the area. For additional details, see link to City staff report: <http://www.toronto.ca/legdocs/2001/agendas/council/cc010626/pof9rpt/cl008.pdf>.

## **ISSUE BACKGROUND**

***Area Overview:***

Today the Golden Mile predominantly consists of low rise industrial and large format retail buildings with surface parking on both the north and south sides of Eglinton Avenue East.

In the 1950's, the stretch of Eglinton Avenue East, from Pharmacy Avenue to Birchmount Road, became famous as Scarborough's "Golden Mile of Industry." This area was a hub of large-scale manufacturing and a symbol of post-war prosperity. The area's transformation began during World War II, when the Government of Canada acquired a

vast tract of farmland for a munitions plant known as the General Engineering Company (GECO).

In 1950, Svenska Kullagerfabriken (SKF), a ball bearing company, acquired part of the GECO lands and the industrial boom of the Golden Mile began. The Golden Mile promised inexpensive land and low property taxes to industries growing with Canada's post-World War II economic boom. By 1955, corporations such as Frigidaire, the John Inglis Company, Thermos and Warner Lambert had major manufacturing facilities in the Golden Mile.

By the 1980's, larger industries were moving to less expensive properties, and the Golden Mile of Industry gradually became the Golden Mile of Commerce – known for its large retail stores and car dealerships.

In 1997, the City of Scarborough conducted the Golden Mile Land Use review, which provided a vision for the rejuvenation of this older employment district with a range of commercial land uses. This later resulted in Official Plan – Site and Area Specific Policy No. 129, which permits retail and service uses, including stand-alone retail stores and/or "power centres", subject to zoning amendments to Employment Districts Zoning By-law No. 24982. Site and Area Specific Policy No. 129 can be found at the following web link: <http://www1.toronto.ca/planning/chapter7.pdf>.

Currently, there are limited active development applications within the Golden Mile. The majority of recently completed projects have been large format retail stores such as, but not limited to, Canadian Tire, Wal-Mart and Zellers.

RioCan Real Estate Investment Trust has recently filed an Official Plan Amendment application for their 10.7 hectare site located at 1966 to 2050 Eglinton Avenue East and 50 Thermos Road. The official plan amendment application proposes to add a new Site and Area Specific Policy that would include development parameters and principles that would guide the phased development of the subject lands.

The retail/commercial properties fronting Eglinton Avenue East are in transition. However, the surrounding area of the Golden Mile, north and south of the large format retail still supports a number of diverse employers such as, but not limited to, Ipex Inc, an industrial manufacturer of plastic pipes, valves and fittings, and Griffith Laboratories, a producer of culinary-based technovation programs, salt/sodium substitutes, MSG replacers, and many other products. The surrounding employment lands also serve niche users who desire the smaller industrial lots, lower lease rates and have no great need for a public presence. Some of the properties, generally between Eglinton Avenue East and Upton Road to the south have zoning which permits heavier industrial uses.

#### ***Golden Mile Secondary Plan Study Area:***

The primary study boundaries of the Golden Mile Secondary Plan includes the lands bounded by Victoria Park Avenue to the west, Ashtonbee Road to the north, Thermos

Road/Sinnott Road to the east, and an irregular boundary to the south. The lands comprising this area are approximately 82 hectares (203 acres) in size.

The Golden Mile Secondary Plan study area also includes two focus sub-areas. One of these sub-areas extends east along Eglinton Avenue East to Birchmount Road, and the other sub-area is the *Apartment Neighbourhoods* designation immediately north of the Golden Mile Shopping Centre between Victoria Park and Pharmacy Avenues.

See Attachment 1: Golden Mile Secondary Plan Study Area for the study boundaries.

## **COMMENTS**

### ***Golden Mile – Market Analysis and Economic Strategy:***

Construction of the Eglinton Crosstown Light Rail Transit (LRT) has the potential to be a driver for new investment and change in the Golden Mile area. Its size, establishment mix and land use permissions means that different areas within the Golden Mile will experience change at different times. Understanding current economic and employment conditions will help inform preparation of a new planning framework for the Golden Mile area. To this end, City Planning staff hired a consultant with experience in delivering economic development studies to prepare a Market Analysis and Economic Strategy that will:

- evaluate the viability of current building stock and employment mix and uses within the existing *Employment Areas* and *Mixed Use Areas*;
- review landholdings and leasing to determine what may or may not be happening with long term leases on the large format retail lands;
- make recommendations about short (<5 years), medium (5-15 years) and long (> 15 years) term horizons for redevelopment of sites based on existing conditions (including leasing/options), land use patterns and planning frameworks;
- recommend strategies to enhance existing employment uses and jobs in the area, and to attract new employment investment, in order to support an increase in the overall amount of employment floor space within the study area; and
- inform the future Golden Mile Secondary Plan Study.

The expected completion date for this market analysis and economic strategy is May 2016.

### ***Golden Mile Secondary Plan Study:***

The Golden Mile Secondary Plan Study will develop a vision and comprehensive planning framework for the Golden Mile area. The vision and planning framework will form the foundation for the 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* designation, while protecting and encouraging new employment and office

development and investment within the *Employment Areas* designation. The study will also review the potential of the area comprised wholly of an *Apartment Neighbourhoods* designation. The study will also address the potential issue of land use compatibility and the addition of amenities throughout the area to create an attractive environment and complete community for the existing and future working and resident populations.

The Golden Mile Secondary Plan Study is intended to be a two year study that will be beginning later this year with an intended completion date in the third quarter of 2018.

## **CONTACT**

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## **SIGNATURE**

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Paul Zuliani, Acting Director  
Community Planning, Scarborough District

## **ATTACHMENTS**

Attachment 1: Golden Mile Secondary Plan Study Area

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