

**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 – Zoning By-law Amendment Application - Preliminary Report**

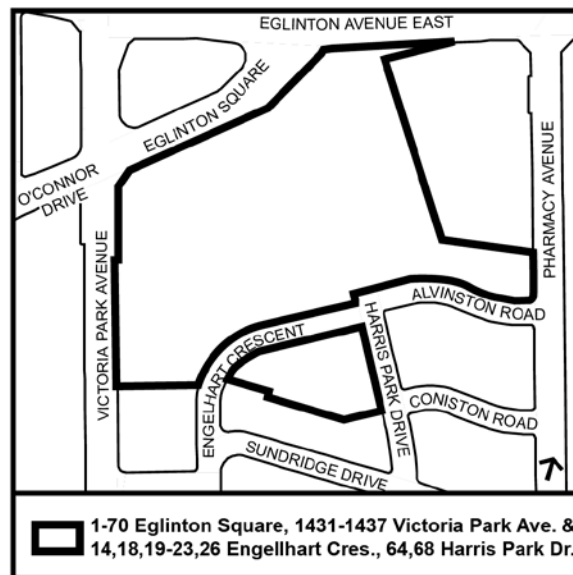
<b>Date:</b>	December 6, 2017
<b>To:</b>	Scarborough Community Council
<b>From:</b>	Director, Community Planning, Scarborough District
<b>Wards:</b>	Ward 35 – Scarborough Southwest
<b>Reference Number:</b>	17 242390 ESC 35 OZ

**SUMMARY**

This application proposes to amend the Zoning By-law to permit 5 blocks of residential and mixed use development in a variety of forms including stacked townhouses, mid-rise and tall buildings at 1-70 Eglinton Square, 1431 & 1437 Victoria Park Avenue, 14-26 Engelhart Crescent, and 64 & 68 Harris Park Drive.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the applications and on the community consultation process.

A related Official Plan Amendment (OPA) application and a Rental Housing Demolition and Conversion application under Section 111 of the City of Toronto Act (Chapter 667 of the Municipal Code) have also been submitted. The OPA would add a "Site and Area Specific Policy" for the subject site to add new policies to guide future mixed-use development on the lands. The Rental Housing application proposes to



allow for the removal of 91 rental units in eight (8) existing apartment buildings, to be replaced on future Blocks A, B and C. See Attachment 1: Site Plan.

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.

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

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. Staff be directed to process this application within the context of the Golden Mile Secondary Plan Study.
2. This application be considered by Council following Council's consideration of the Golden Mile Secondary Plan.
3. 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
4. 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 2021. In conjunction with construction of the LRT, the City is developing a long-range plan for the Eglinton Avenue corridor that includes economic growth, intensification and beautification.

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

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

### ***Golden Mile Market Analysis and Economic Strategy Study***

At its meeting of April 4, 2017, Scarborough Community Council received, for information, a final report from the Director, Community Planning, Scarborough District, dated March 7, 2017, presenting the results of the Golden Mile Market Analysis and

Economic Strategy Study. UrbanMetrics Inc. was retained by City Planning (Community Planning, Scarborough District) in conjunction with Economic Development & Culture (Scarborough District) to undertake the Study, which was completed in December, 2016.

The Golden Mile Market Analysis and Economic Strategy Study provides an understanding of current economic and employment conditions to inform the Golden Mile Secondary Plan Study. Following a detailed analysis of current conditions and future opportunities, the Study made a number of recommendations related to:

- Development Incentives, including: Golden Mile Community Improvement Plan; Tax Increment Equivalent Grants; and Development Charge Exemption for all Office Space.
- Parking, including: reduced parking standards; prohibition of surface parking for new development; and a centralized parking facility.
- Programming and Institutional, including a Golden Mile Business Improvement Area (BIA).
- Land Use Policy, including: provision of office space in mixed use projects; infill proposals; re-purpose older industrial buildings in Employment Areas; enhanced pedestrian connections to LRT stops; and active street frontage and uses.
- Design Guidelines.

Further information on the March 7, 2017 report on the Golden Mile Market Analysis and Economic Strategy Study tabled at the April 4, 2017 Scarborough Community Council meeting can be found at <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.SC21.12>.

***Official Plan Amendment Application 16 230597 ESC 35 OZ and Rental Housing Demolition Control Application 16 230698 ESC 35 RH (same lands as for subject zoning by-law amendment application)***

At its meeting of January 31, 2017, Scarborough Community Council considered a Preliminary Report from the Director, Community Planning, Scarborough District, dated December 13, 2016, respecting an application to amend the Official Plan for the lands at 1-70 Eglinton Square, 1431 & 1437 Victoria Park Avenue, 14-26 Engelhart Crescent, and 64 & 68 Harris Park Drive. The application proposes to apply a Site and Area Specific Policy to the subject lands to add new policies to guide future mixed-use development on the lands. A related Rental Housing Demolition application was also submitted which proposes to remove 91 existing rental units in the eight apartment buildings at 14, 18, 19-23 and 26 Engelhart Crescent and 64 & 68 Harris Park Drive, to be replaced in the future redevelopment of the subject lands.

Scarborough Community Council adopted the recommendations of the report, which included in particular that staff will process the applications concurrently with, and within the context of, the Golden Mile Secondary Plan Study, and that the applications would be considered by Council concurrently or following Council's consideration of the Golden Mile Secondary Plan.

Further information on the December 13, 2016 report on the Official Plan Amendment application on the subject lands tabled at the January 31, 2017 Scarborough Community Council meeting can be found at <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.SC19.19>.

## **Pre-Application Consultation**

A pre-application consultation meeting was held on June 6, 2017 with the applicant to discuss complete application submission requirements. At the meeting staff expressed a strong desire that the applicant withhold their zoning by-law amendment application until the Golden Mile Secondary Plan Study had arrived at a preferred development concept.

## **ISSUE BACKGROUND**

### **Proposal**

The applicant proposes to rezone the subject lands to permit the development of a mixed use community on the Eglinton Square lands (1-70 Eglinton Square) and lands to the south and southwest (1431 & 1437 Victoria Park Avenue, 14, 18, 19-23 & 26 Engelhart Crescent, and 64 & 68 Harris Park Drive).

The application proposes to retain the existing Eglinton Square Mall and to develop underutilized surface parking lot areas on the site. Existing Beer Store and H&R Block buildings at 1431 & 1437 Victoria Park Avenue are proposed to be replaced by two towers, with the southerly tower atop a 4-6 storey base building. Eight existing walk-up apartment buildings facing Engelhart Crescent and Harris Park Drive are proposed to be replaced with mid-rise buildings to the north of Engelhart Crescent and stacked townhouses to the south. The application proposes development on five blocks as follows:

- Block A fronting Eglinton Avenue – A mixed-use development consisting of two towers (38 and 40 storeys) rising from a 6-storey base building, 696 residential units and 22,554 m<sup>2</sup> of retail space, with 713 parking spaces in two levels of below grade parking and five partial levels of above grade parking.
- Block B fronting Pharmacy Avenue and Alvinston Road – A mixed-use development consisting of one tower (25 storeys) rising from a 6-storey base building, 304 residential units and 692 m<sup>2</sup> of retail space, with 211 parking spaces located below grade.
- Block C fronting Victoria Park Avenue – A mixed-use development consisting of two towers (25 and 30 storeys) rising from 4 and 6-storey base buildings, 495 residential units and 1,416 m<sup>2</sup> of retail space, with 346 parking spaces located below grade.
- Block D fronting Engelhart Crescent – Two 8-storey mid-rise buildings that are connected at the ground floor containing 207 residential units, with 144 parking spaces located below grade.

- Block E fronting Engelhart Crescent and Harris Park Drive – A 4-storey stacked townhouse development in five building blocks containing 112 residential units, with rooftop terraces and 111 parking spaces located below grade.

In total, the application proposes 1,814 residential units and 24,662 m<sup>2</sup> of non-residential Gross Floor Area, as well as 1,525 parking spaces and 1,401 bicycle parking spaces. See Attachment 1: Site Plan, Attachments 2a-e: Elevations and Attachment 5: Application Data Sheet for more information respecting the application.

As previously noted, applications have been received to amend the Official Plan (file 16 230597 ESC 35 OZ) and for Rental Housing Demolition under Municipal Code Chapter 667 (file 16 230698 ESC 35 RH). These applications proposed the same development concept as the present zoning application with the exception of Block D, which was previously proposed to be redeveloped as three blocks of four storey stacked townhouses. The change in development form in that block has increased the proposed number of units from 1640 to the present 1814.

### **Site and Surrounding Area**

The subject lands include a total of 7.511 hectares. 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 (known as the 'Golden Mile Shopping Centre') 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, the Victoria Park Hub 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*, is an area of predominantly single family dwellings with a few low rise apartment buildings. South of the subject lands at 1421 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 (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 City of Toronto uses the PPS to guide its Official Plan and to inform decisions on other planning and development matters. The PPS is issued under Section 3 of the *Planning Act* and all decisions of Council affecting land use planning matters "shall be consistent with" the PPS.

The Growth Plan for the Greater Golden Horseshoe (2017) (the "Growth Plan") provides a strategic framework for managing growth in the Greater Golden Horseshoe region including:

- Setting minimum density targets within settlement areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high quality built form

- and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
  - Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
  - Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
  - 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.

Like other provincial plans, the Growth Plan 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 take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. All decisions by Council affecting land use planning matters are required by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan.

### **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, which also encompasses those lands proposed for development in Block A.

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 4: 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. Section 2.2.3 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. Development requiring a rezoning will not be allowed to proceed prior to completion of an *Avenue Study* unless the review demonstrates to Council's satisfaction that subsequent development of the entire *Avenue* segment will have no adverse impacts within the context and parameters of the review.

Section 2.2.3 goes on to state in Policy 2.2.3.3 c) that in addition to satisfying all other policies of the Plan, including in particular the neighbourhood protection policies, development in *Mixed Use Areas* on an *Avenue* that precedes the completion of an *Avenue Study* will:

- i. Support and promote the use of transit;
- ii. Contribute to the creation of a range of housing options in the community;
- iii. Contribute to an attractive, safe and comfortable pedestrian environment that encourages walking and strengthens local retailing;
- iv. Provide universal physical access to all publicly accessible spaces and building;
- v. Conserve heritage properties;
- vi. Be served by adequate parks, community services, water and sewers, and transportation facilities;
- vii. Be encouraged to incorporate environmentally sustainable building design and construction practices that:
  - 1) Reduce stormwater flows;
  - 2) Reduce the use of water;
  - 3) Reduce waste and promote recycling;
  - 4) Use renewable energy systems and energy efficient technologies; and
  - 5) Create innovative green spaces such as green roofs and designs that reduce the urban heat island effect.

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 in 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 in 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 in Section 3.2.1 of the Official Plan 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. These policies apply to the properties at 19 & 23 Engelhart Crescent and 64 & 68 Harris Park Drive. Policy 4.1.9 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*. The Minister of Municipal Affairs approved and modified OPA No. 320 and it has been appealed in its entirety. Due to these matters being before the Ontario Municipal Board, OPA No. 320 as approved and modified by the Minister is relevant and is City Council's adopted policy, but not determinative in terms of the Official Plan policy framework.

### ***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 at:

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

### **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>

### **Mid-Rise Building Guidelines**

Toronto City Council, in July 2010, adopted the recommendations contained in the staff report prepared by City Planning entitled "Avenues and Mid-Rise Buildings Study", with modifications, and directed staff to use the Performance Standards for Mid-Rise Buildings in reviewing all new and current mid-rise development proposals on the *Avenues*. As per Map 2 of the Official Plan, Kingston Road is an *Avenue* in this location.

The Avenues and Mid-rise Buildings Study identifies a list of best practices and establishes a set of performance standards for new mid-rise buildings. Key issues addressed by the Study include maximum allowable building heights, setbacks and stepbacks, sunlight and skyview, pedestrian realm conditions, transition to *Neighbourhoods* and *Parks and Open Space Areas* and corner sites. The Study can be found at:

<http://www1.toronto.ca/City%20Of%20Toronto/City%20Planning/Urban%20Design/Mid-rise/midrise-FinalReport.pdf>

### **Infill Townhouse Design Guidelines**

The Urban Design Guidelines for Infill Townhouses (2003) articulate and clarify the City's interest in addressing townhouse development impacts, with a focus on protecting streetscapes, adjacent properties and seamlessly integrating new development into the existing context. The Guidelines provide a framework for site design and built form to achieve good urban design and an appropriate scale and form of development for applications proposing low rise, grade-related residential units constructed in rows or blocks. The Guidelines can be viewed at:

<https://web.toronto.ca/wp-content/uploads/2017/08/8f4c-Toronto-Urban-Design-Guidelines-Infill-Townhouses.pdf>

### **Townhouse and Low-rise Apartment Guidelines**

City Planning has developed new Guidelines to assist in evaluating townhouse and low-rise apartment development applications up to four storeys in height. The Guidelines are currently in draft form and have been the subject of staff and industry consultation for over two years. They establish a unified set of performance measures for the evaluation of townhouse and low-rise apartment proposals to ensure they fit within their context and minimize their local impacts. While not yet adopted by Council, the draft Guidelines may be referred to for assistance in evaluating the subject application. The latest draft of the Townhouse and Low-Rise Apartment Guidelines can be viewed online at:

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=f3064af89de0c410VgnVCM10000071d60f89RCRD>.

The Guidelines assist with implementing and evaluating proposals in relation to the intent of the Official Plan by detailing how new development should be organized and structured. Among other matters, the provision of sufficient setbacks distances between primary living spaces (living rooms and dining rooms) and sides of adjacent buildings to ensure adequate sunlight and sky views, and to reduce overlook between buildings and neighbouring properties are of particular concern. Furthermore, the provision of private outdoor amenity spaces that are sunlit, comfortable, afford a level of privacy and stress the need for private outdoor amenity areas for families with children and accommodating pets when a development is not large enough to accommodate shared outdoor amenity areas on site are of concern.

### **Provincial Noise Guidelines**

New provincial noise guidelines (NPC-300) were introduced in 2013, which replace and consolidate previous related guidelines. Among other matters, the guidelines provide

advice, sound level limits and guidance that may be used when land use planning decisions are made under the *Planning Act*. They are intended to minimize the potential conflict between noise sensitive land uses and sources of noise emissions. Generally, the proponent of a new noise sensitive land use is responsible for ensuring compliance with applicable sound level limits.

## **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. However, the current site specific zoning does not permit residential development. 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.

See Attachment 3: Zoning.

## **Site Plan Control**

A Site Plan Control application has not been filed in support of this proposal.

## **Reasons for the Application**

The currently applicable zoning for the subject lands does not permit residential development at 1-70 Eglinton Square and 1431 & 1437 Victoria Park Avenue. Zoning at 14, 18, 19-23 & 26 Engelhart Crescent and 64 & 68 Harris Park Drive contains specific provisions respecting setbacks and lot coverage and other matters. An amendment to the Clairlea Community Zoning By-law 8978, as amended for the former City of Scarborough and the City of Toronto Zoning By-law 569-2013, as amended, is required to permit the proposed development and to establish appropriate development standards including: building height, massing, stepbacks and setbacks; density of development; and vehicular and bicycle parking amongst others.

## 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 under separate cover an Official Plan Amendment (OPA) to establish a vision for the partial redevelopment of the site and a Rental Housing Demolition application. The subject application to amend the Zoning By-law is intended to implement the Official Plan Amendment. In support of the application, the owner has submitted the following reports/studies:

- Planning Rationale
- Avenue Segment Study Response
- Housing Issues Report Addendum
- Urban Design Brief
- Shadow Study
- Pedestrian Level Wind Study
- Community Services and Facilities Study
- Public Consultation Strategy
- Arborist Report and Tree Preservation Plan
- Transportation Impact Study
- Noise Impact Study
- Energy Strategy
- Hydrogeological Reports for each proposed Block
- Functional Servicing Report
- Toronto Green Standard Checklist

A Notice of Incomplete Application was issued on November 6, 2017, which identified that an Avenue Segment Study, a Master Plan for the site to address all elements per Section 3.3 of the Official Plan and an Energy Strategy as per terms of reference sections 3.a and 3.b, as outstanding for a complete application.

### 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:

- Consistency with the PPS and the Growth Plan for the Greater Golden Horseshoe;
- Conformity with Official Plan policies and the tall building, mid-rise, infill townhouse and townhouse and low rise apartment Urban Design Guidelines;
- Timing and consistency of the proposed Zoning By-law Amendment with the emerging vision, policies and guidelines of the Golden Mile Secondary Plan Study;

- Compatibility and appropriateness of the proposed development with the surrounding context and public realm, including evaluation of the built form, height, density, building massing and transition in scale within each block, the existing context and in the context of the emerging vision of the Golden Mile Secondary Plan Study and the Eglinton Connects Study;
- Appropriateness of type, mix and location of uses within the buildings and across the site;
- Advancement and enhancement of land uses including employment opportunities on the site;
- Appropriate rental housing replacement proposal, including the phasing, timing, 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;
- Assessment of existing and future potential noise impacts in the development area and potential impacts on the proposed development;
- Evaluation of traffic impacts, including location and function of vehicle accesses, parking rates and supply;
- Consistency with any proposed street and block plan(s) in the context of the emerging vision of the Golden Mile Secondary Plan Study;
- Site circulation (pedestrian, bicycle, and vehicular) around and through the site and existing mall;
- An assessment of the amount of outdoor amenity area provided on site;
- Adequacy of community services and facilities to serve and accommodate the proposed development and identification of community service and facility priorities for the area;
- Public art opportunities in accordance with Official Plan policies and emerging Secondary Plan;
- Opportunities to expand and enhance the public realm, including repurposing of surface parking lots at the northwest and south sides of the site;
- Determination of parkland dedication requirements and/or compensation in-lieu of parkland dedication;
- Opportunities to create privately-owned publicly-accessible spaces (POPS) at key locations within the lands;
- Opportunities to enhance the urban forest canopy and impacts on existing trees;
- Implications of the proposed development on the entire mall site, including internal driveways and associated parking lots;
- Evaluation of site servicing, sanitary sewer analysis, stormwater management, hydrogeological matters, solid waste collection and hydro services;
- Appropriate phasing plan for redevelopment;
- Determination and provision of community benefits pursuant to Section 37 of the *Planning Act*, should the development proposal be considered good planning and recommended for approval; and



- Compliance with the Toronto Green Standard, Tier 1 performance measures.

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 policy framework for the site under file 16 230597 ESC 35 OZ.

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 is undertaking the 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 to guide development for the area. 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.

Of the subject lands, those at 1-70 Eglinton Square are identified as being within the Golden Mile Secondary Plan Study area, while the balance of the lands at 1431 & 1437 Victoria Park Avenue, 14, 18, 19-23 & 26 Engelhart Crescent and 64 & 68 Harris Park Drive are not in the study area. As the proposed development encompasses additional lands designated *Mixed Use Areas* outside of the Study area, and which form portions of the same large block of land, Community Planning will amend the Golden Mile Secondary Plan Study area to include those lands outside the study area. The remaining portion of the subject application, identified as Block E and including 19 & 23 Engelhart Crescent and 64 & 68 Harris Park Drive, falls within a *Neighbourhoods* designation and will be considered through that policy framework. Attachment 6: Golden Mile Secondary Plan Study Area, as amended, outlines the amended Golden Mile Secondary Plan Study Area Boundary.

As previously reported in the Preliminary Report tabled at the January 31, 2017 meeting of Community Council, consideration of the Official Plan Amendment application should proceed concurrently with, and within the context of, the Golden Mile Secondary Plan Study. Consideration of the subject Zoning By-law amendment will be contingent upon the outcomes of the larger Study process and may proceed through the implementation of the Secondary Plan.

## **CONTACT**

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Tel. No. 416-396-4250  
Fax No. 416-396-4265  
E-mail: Kelly.Dynes@toronto.ca

## **SIGNATURE**

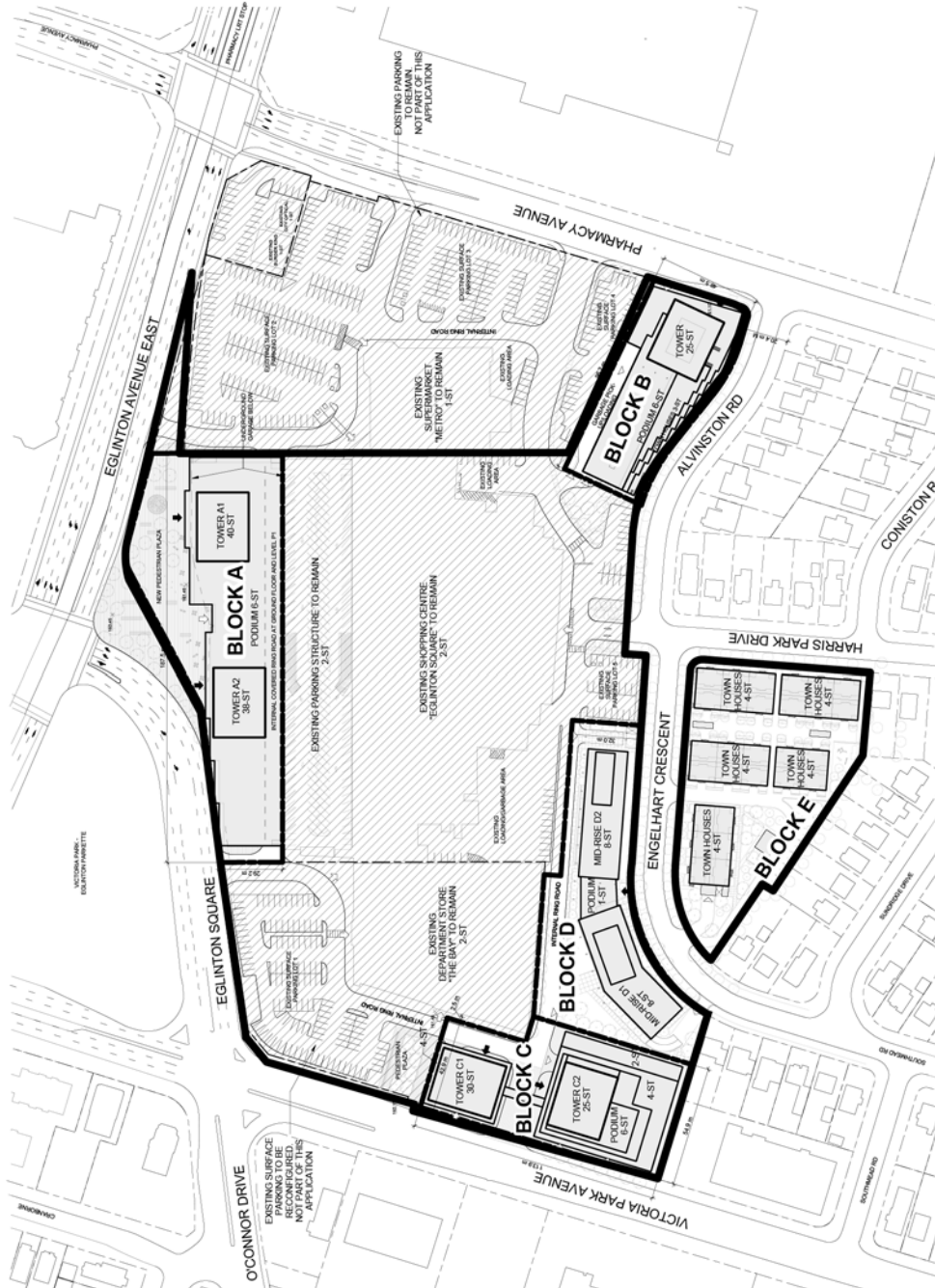
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Paul Zuliani, Director  
Community Planning, Scarborough District

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2a: Elevation Block A  
Attachment 2b: Elevation Block B  
Attachment 2c: Elevation Block C  
Attachment 2d: Elevation Block D  
Attachment 2e: Elevation Block E  
Attachment 3: Zoning  
Attachment 4: Official Plan  
Attachment 5: Application Data Sheet  
Attachment 6: Golden Mile Secondary Plan Study Area, as amended

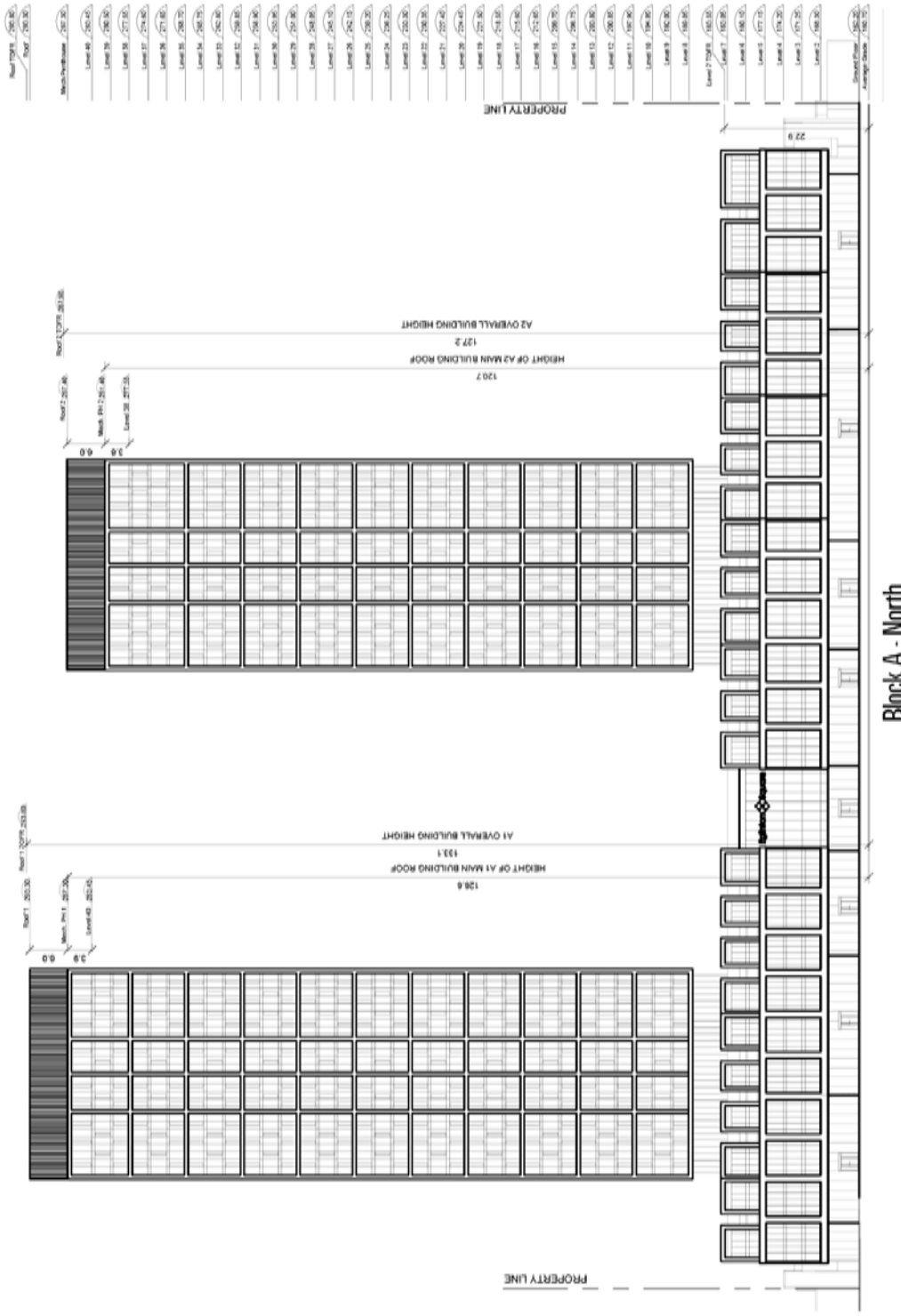
# Attachment 1: Site Plan



**Site Plan**  
 Applicant's Submitted Drawing  
 Not to Scale  
 12/04/17

1-70 Eglinton Square, 1431, 1437 Victoria Park Ave.  
 14, 18, 19-23 & 26 Engelhart Cres., 64, 68 Harris Park Dr.  
 File # 17 242390 ESC 02

**Attachment 2a: Elevation Block A**



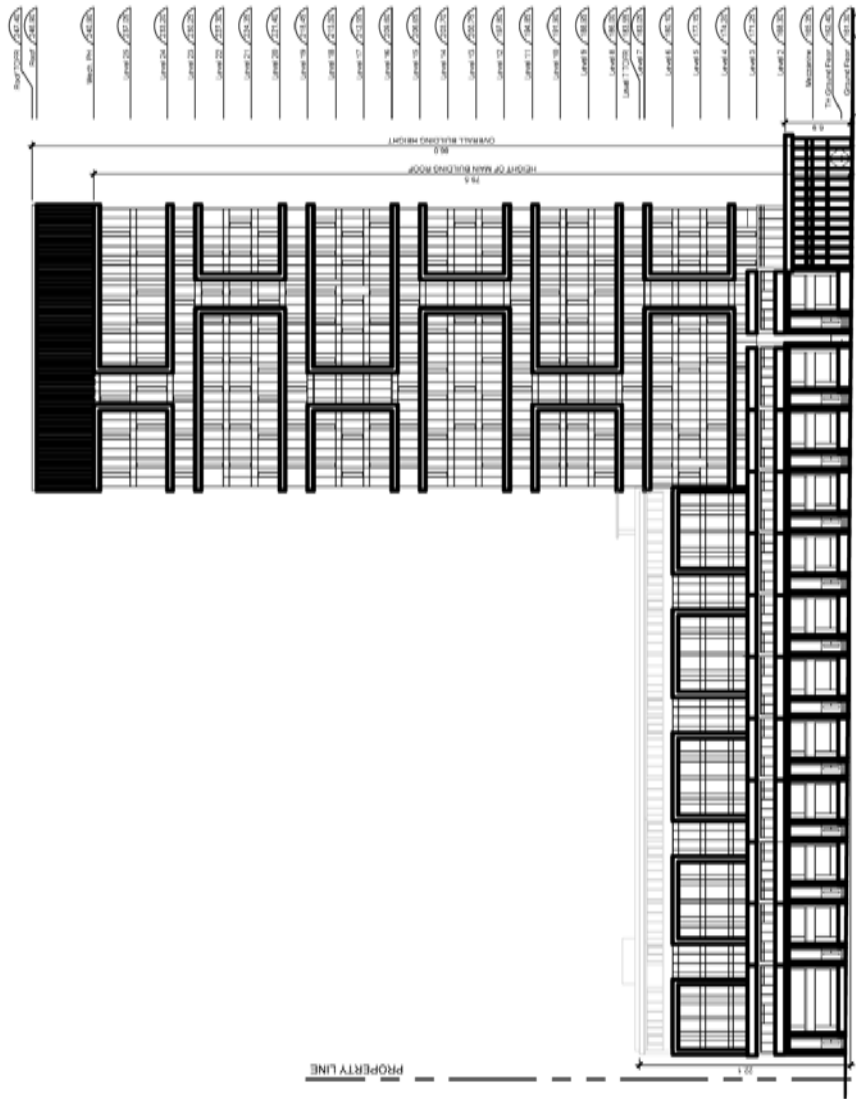
**Block A - North**

**Elevations**  
 Applicant's Submitted Drawing  
 Not to Scale  
 10/16/17

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

File # 17 242390 ESC 35 0Z

**Attachment 2b: Elevation Block B**



Block B - South

**Elevations**  
 Applicant's Submitted Drawing  
 Not to Scale  
 11/22/17

1-70 Eglinton Square, 1431,1437 Victoria Park Ave.  
 14,18,19-23 & 26 Englehart Cres., 64,68 Harris Park Dr.  
 File # 17 242390 ESC 35 0Z

Attachment 2c: Elevation Block C

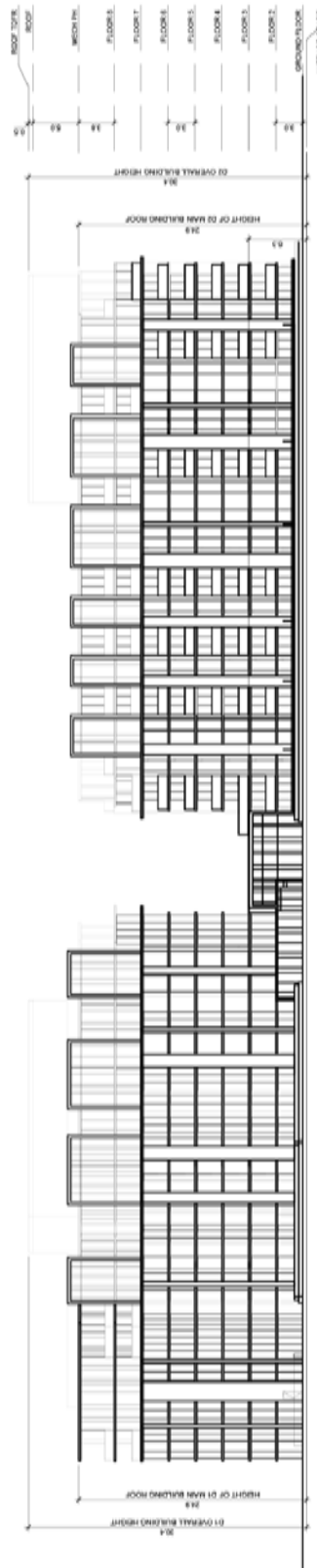


**Elevations**  
 Applicant's Submitted Drawing  
 Not to Scale  
 10/16/17

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

File # 17 242390 ESC 35 0Z

**Attachment 2d: Elevation Block D**



**Block D - South**

**Elevations**

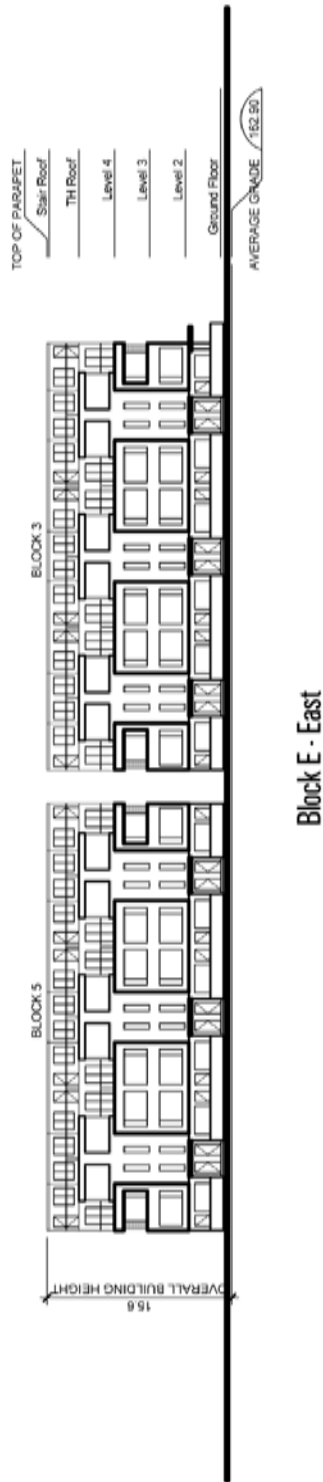
Applicant's Submitted Drawing

Not to Scale  
10/16/17

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

File # 17 242390 ESC 35 0Z

**Attachment 2e: Elevation Block E**

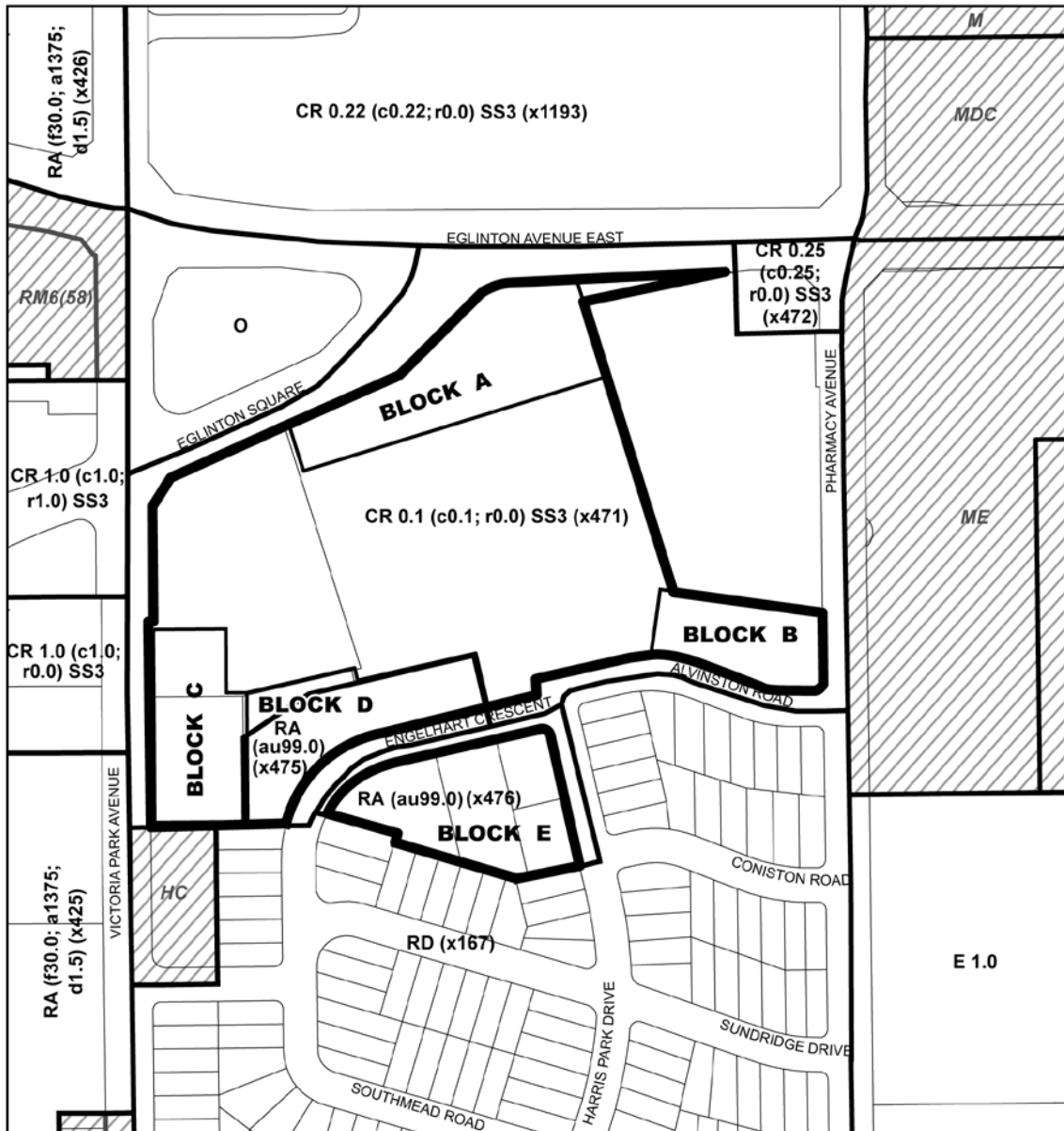


**Elevations**  
 Applicant's Submitted Drawing  
 Not to Scale  
 11/22/17  
 File # 17 242390 ESC 35 0Z

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



### Attachment 3: Zoning

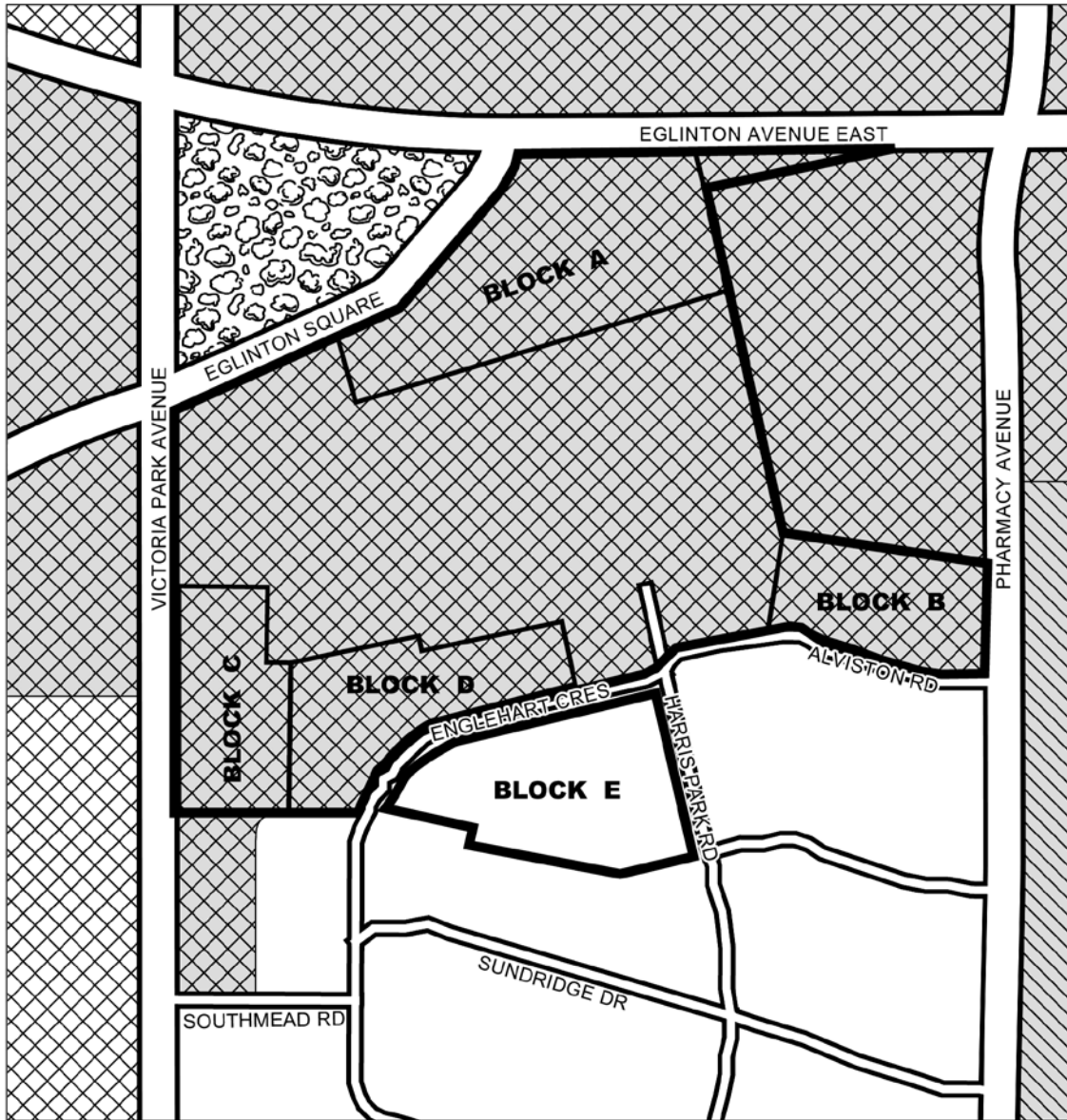


**Zoning By-Law No. 569-2013**

1-70 Eglinton Square, 1431, 1437 Victoria Park Ave.  
 14, 18, 19-23 & 26 Engelhart Cres., 64, 68 Harris Park Dr.  
 File # 17 242390 ESC 35 0Z

 Location of Application	 See Former City of Scarborough Clairlea Community By-Law No. 8978 and See Former City of Scarborough Employment District By-Law No. 24982
RD Residential Detached	HC Highway Commercial
RA Residential Apartment	M Industrial Zone
CR Commercial Residential	ME Mixed Employment Zone
E Employment Industrial	MDC Industrial District Commercial Zone
O Open Space	
	See Former City of North York By-Law No. 7625
	RM6 Multiple-Family Dwellings Sixth Density Zone
	Not to Scale Extracted: 10/17/2017

### Attachment 4: 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 # 17 242390 ESC 35 02

- |                          |                          |                  |
|--------------------------|--------------------------|------------------|
| Site Location            | Parks & Open Space Areas | Employment Areas |
| Neighbourhoods           | Parks                    |                  |
| Apartment Neighbourhoods |                          |                  |
| Mixed Use Areas          |                          |                  |

↑  
Not to Scale  
12/04/2017

## Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	17 242390 ESC 35 OZ
Details	Rezoning, Standard	Application Date:	October 3, 2017
Municipal Address:	1 EGLINTON SQ		
Location Description:	PLAN 4141 PT BLK X IR **GRID E3501		
Project Description:	Zoning By-law amendment to apply zoning for five development blocks in a mixed use community. Includes land known as 1-70 Eglinton Square, 1431 & 1437 Victoria Park Avenue, 14,18,19-23 & 26 Engelhart Crescent and 64, 68 Harris Park Drive. Stacked townhomes, two 8 storey mid-rise buildings and five mixed use towers ranging from 25 to 40 storeys on base buildings of 4-8 storeys. Overall 1814 units of residential development representing 158,038 m <sup>2</sup> of GFA and 24,662 m <sup>2</sup> of new non-residential (retail) GFA are proposed, for a total of 182,700 m <sup>2</sup> of new GFA. The existing Eglinton Square mall is proposed to be retained.		

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
SHERMAN BROWN			KS EGLINTON SQUARE INC

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas/Neighbourhoods	Site Specific Provision:	None
Zoning:	CR & RA (569-2013), DC & A (Clairlea)	Historical Status:	N/A
Height Limit (m):	CR 11m; RA 24 m	Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq. m):	75110	Height:	Storeys:	Ranging from 4 to 40
Frontage (m):	300 on Eglinton Ave. 125 on Victoria Park Ave.		Metres:	15.6-133.1
Depth (m):	220 north to south			
Total Ground Floor Area (sq. m):	40852			<b>Total</b>
Total Residential GFA (sq. m):	158038		Parking Spaces:	1525
Total Non-Residential GFA (sq. m):	Proposed: 24662 Total: 48662		Loading Docks	9
Total GFA (sq. m):	206700			
Lot Coverage Ratio (%):	54			
Floor Space Index:	2.75			

### DWELLING UNITS

Tenure Type:	Rental, Condo
Rooms:	0
Bachelor:	3
1 Bedroom:	1011
2 Bedroom:	640
3 + Bedroom:	160
Total Units:	1814

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):		158038	0
Retail GFA (sq. m):		48662	0
Office GFA (sq. m):		0	0
Industrial GFA (sq. m):		0	0
Institutional/Other GFA (sq. m):		0	0

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Kelly Dynes, Senior Planner</b>
	<b>TELEPHONE:</b>	<b>416-396-4250</b>

# Attachment 6: Golden Mile Secondary Plan Study Area, as amended

