



## REPORT FOR ACTION

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

Date: June 7, 2019

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Ward: Ward 20 – Scarborough Southwest

**Planning Application Number:** 18 140669 ESC 35 OZ

**Related Applications:** 18 148155 ESC 35 SA

**SUMMARY**

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This report provides status information and identifies a set of key unresolved issues regarding the application located at 2787- 2791 Eglinton Avenue East.

This application proposes amendments to City of Toronto Zoning By-law No. 569-2013, as amended and Eglinton Community Zoning By-law No. 10048, as amended to permit 5 blocks of 4-storey stacked townhouses containing 184 residential units at 2787-2791 Eglinton Avenue East. The proposed development would have a total gross floor area of 15,874 square metres and a Floor Space Index of 1.85 times the lot area. A total of 229 vehicular and 138 bicycle parking spaces; and 1 Type-G loading space would be provided to service the proposed development.

Detailed project information on the October 2018 revised submission is found on the City's Application Information Centre at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

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 7, 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).

Subsequently, 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".

It was determined together with the applicant 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 further revise the proposal to further bring the application in compliance with the City's Townhouse and Low-rise Apartment Guidelines, as directed by Council.

To date, the applicant has submitted two revised proposals, however a number of key issues remain unresolved. As such, Planning staff were unable to bring forward a Final Report with the associated draft zoning by-laws due to the level of uncertainty with the proposal.

## **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. Scarborough Community Council receive this report for information.

## **FINANCIAL IMPACT**

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The recommendations in this report have no financial impact.

## **DECISION HISTORY**

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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>.

## **COMMENTS**

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### **Reasons for the Application**

The proposal requires an amendment to the Zoning By-law to permit residential uses, establish development standards including use, building height, massing, stepbacks, setbacks and density, number vehicular and bicycle parking spaces.

## ISSUES TO BE RESOLVED

Prior to staff bringing forward a Final Report and draft Zoning-By-laws, plans and drawings and associated approval conditions under Site Plan Application (18 148155 ESC 35 SA) to the next Scarborough Community Council meeting, the following outstanding issues should be addressed:

- The owner has submitted plans to the satisfaction of the General Manager, Transportation Services that access to the site is provided from Horton Boulevard.
- The owner has submitted plans to the satisfaction of the Chief Planner and Executive Director, City Planning that show appropriate front yard building setbacks on Eglinton Avenue East and Danforth Road.
- The owner has submitted plans to the satisfaction of the Chief Planner and Executive Director, City Planning, that show widening of the Urban Entrances (14 metres recommended) along the Eglinton Avenue East Blocks to ensure sightlines and CPTED safety standards (Crime Prevention Through Environmental Design) are met for townhouse entrances.
- The owner has submitted plans to the satisfaction of the Chief Planner and Executive Director, City Planning, that show appropriate rear yard building setbacks (minimum of 7.5 metres) while demonstrating that the townhouse blocks including the roof structure is contained in a 45-degree angular plane.
- The owner has submitted 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.
- The owner has agreed to enter into an Agreement under Section 37 of the *Planning Act* with the City for the purpose of securing specific community capital benefits.
- A revised draft Zoning By-law is submitted based on the latest plans to the satisfaction of the Chief Planner and Executive Director, City Planning.

## **Other Matters**

Additional issues may be identified through the review of the application and agency comments.

## **CONTACT**

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## **SIGNATURE**

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

## **ATTACHMENT**

Attachment 1: Location Map

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