

## **3850 to 3900 Sheppard Avenue East and 2350 to 2362 Kennedy Road - Zoning By-law Amendment and Draft Plan of Subdivision Applications – Preliminary Report**

Date: November 15, 2019

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Wards: Ward 22 - Scarborough-Agincourt

**Planning Application Number:** 19 236435 ESC 22 OZ and 19 236443 ESC 22 SB

**Related Applications:** 17 181232 ESC 40 OZ (Official Plan Amendment)

**Current Uses on Site:** The Agincourt Mall, a combination of two buildings containing retail and office uses surrounded by surface parking primarily along Sheppard Avenue East and Kennedy Road.

### **SUMMARY**

---

This report provides information and identifies a preliminary set of issues regarding the application located at 3850 to 3900 Sheppard Avenue East and 2350 to 2362 Kennedy Road. Staff are currently reviewing the development applications. Both applications have been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

### **RECOMMENDATIONS**

---

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 3850 to 3900 Sheppard Avenue East and 2350 to 2362 Kennedy Road together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

## **FINANCIAL IMPACT**

---

The recommendations in this report have no financial impact.

## **DECISION HISTORY**

---

On June 15, 2017, an Official Plan Amendment application to redevelop the property for a mixed-use development was filed with the City. At its meeting on July 16, 2019, City Council approved Official Plan Amendment No. 459 (OPA 459) and related Site and Area Specific Policy No. 572 (SASP 572) to guide the comprehensive redevelopment of the subject site.

The City Council decision and staff report can be found at the following link:  
<https://www.toronto.ca/legdocs/mmis/2019/sc/bgrd/backgroundfile-134441.pdf>

The decision of City Council was appealed by a third party on August 2, 2019 and thus, OPA No. 459 is not in full force and effect. The appeal has been validated but dates for case management conferences and hearing(s) have yet to be scheduled.

## **ISSUE BACKGROUND**

---

### **Application Description**

These applications propose to develop the lands located at the northwest corner of Sheppard Avenue East and Kennedy Road. The subject lands currently contain the Agincourt Mall and are approximately 10.6 hectares in size (See Attachment 3: Location Plan). The proposed development will create a new community that will include a new public street network, private road network, a mix of residential building types and employment uses (retail, office and commercial). Additionally, the proposed development sets out public park blocks and privately owned, publicly accessible spaces (POPS) with pedestrian walkways throughout the site connecting components of the public realm.

The development applications have been filed to implement the vision of City Council and the policies contained in OPA 459 and SASP 572. The proposed development is organized by way of a draft plan of subdivision (See Attachment 4: Draft Plan of Subdivision) that proposes to create a new streets and new development blocks for the orderly development of the lands.

A large public park (12,090 square metres in size) is, located at the western boundary and is ringed by public streets along its entire perimeter. A second park (2,707 square metres in size) is located along Sheppard Avenue East.

Four POPS are proposed throughout the site including:

- a connector feature from Kennedy Road adjacent to Private Road B;
- at the corner of Sheppard Avenue and Kennedy Road;
- a private square at the terminus of the Public Road A and Public Road B; and
- a linear space that traverses the entire western boundary of the site from Sheppard Avenue East and Bonis Avenue.

The proposed redevelopment is primarily organized into a series of mid-rise to tall buildings ranging in heights from 11-storeys to 43-storeys (36 metres to 137 metres). An 8-storey office (34.5 metres) building located at the northwest corner of Sheppard Avenue East and Kennedy Road is also proposed. Two 11-storey mid-rises front on Sheppard Avenue East, west of the Sheppard Avenue parkette while another 11-storey mid-rise is located south of the Agincourt Public Library. Most of the base buildings are generally a minimum of 5-storeys (19 metres) in height with tall buildings or towers ranging in heights between 24-storeys and 43-storeys (78 metres and 137 metres). There are some instances such as on Blocks 1, 3 and 4 where there are 3-storey townhouses at the base of the podium, to frame the nearby park (See Attachment 1: 3D Model of Proposal in Context - Looking Northwest and Attachment 2: 3D Model of Proposal in Context - Looking Southeast of this report, for a three dimensional representation of the project in context).

To ensure that the site continues to serve the broader Agincourt Neighbourhood as a retail and commercial centre, a total of 24,190 m<sup>2</sup> of gross floor area (GFA) is proposed as retail uses and a total of 10,333 m<sup>2</sup> of GFA is proposed as office uses in the ground floor of mixed-use buildings. There is a mix of both larger format retail spaces such as the existing Wal-Mart and grocery store, as well as, smaller restaurant and retail spaces incorporated at the base of buildings particularly for the building in Block 7.

The applicant acknowledges that for large sites generally greater than 5 hectares there are policies in the Toronto Official Plan requiring a minimum of 30 per cent of new housing units to not be in residential building forms other than detached, semi-detached, but in row housing, triplexes and multi-unit residential buildings. In addition, the applicant further acknowledges where an increase in height and/or density is sought, the first priority Section 37 community benefits will be the provision of 20 per cent of the residential units to be affordable units. At this time, the applicant has yet to identify the number of affordable housing units as part of their development proposal. Further discussion on this issue is found in the Housing section of this report.

The applicant has proposed a total of 2,173 m<sup>2</sup> for community services and facilities. The location(s) and delivery to the City of these community spaces will be determined through the review of these applications.

The proposed redevelopment of these lands is to be constructed in five phases. The first phase contemplates the construction of retail and commercial uses to ensure that such operations continue to function as the mall is demolished over time. This will also secure the establishment of a suitable mix of employment and residential uses throughout each of the proposed phases. Phasing and sequencing will determine

necessary public infrastructure such as the public parks, community space and the street network, as well as appropriate interim conditions.

The application proposes a phased approach to the redevelopment of the Agincourt Mall site. At its completion, the application total build out will result in:

- 334,631 m<sup>2</sup> gross floor area (GFA) of residential uses (4,372 units);
- 24,190 m<sup>2</sup> GFA of retail uses;
- 10,333 m<sup>2</sup> GFA of office uses;
- 2,173 m<sup>2</sup> GFA of community facility space;
- 14,562 m<sup>2</sup> of public parkland; and
- 5,765 m<sup>2</sup> of POPS.

See Attachment 5: Application Data Sheet.

Detailed project information is found on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

### **Provincial Policy Statement and Provincial Plans**

Land use planning in the Province of Ontario is a policy led system. Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2014) (the "PPS"), and to conform to applicable Provincial Plans which, in the case of the City of Toronto, include: the Growth Plan for the Greater Golden Horseshoe (2019) (the "Growth Plan (2019)") and, where applicable, the Greenbelt Plan (2017). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

### **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. The Growth Plan (2019) establishes policies that require implementation through a Municipal Comprehensive Review (a "MCR"), which is a requirement pursuant to Section 26 of the *Planning Act* that comprehensively applies the policies and schedules of the Growth Plan (2019), including the establishing of minimum density targets for and the delineation of strategic growth areas, the conversion of provincially significant employment zones, and others.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications in advance of the next MCR. These policies 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, and better connected 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 to the Growth Plan (2019). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform to the Growth Plan (2019).

### **Toronto Official Plan Policies and Planning Studies**

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from the *Planning Act* of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The lands subject to these applications are designated as, *Mixed Use Areas* on Map 19 - Land Use Designation. Sheppard Avenue is identified as an *Avenue* on Map 2 - Urban Structure (see Attachment 6: Official Plan Map) and is a transit priority corridor.

The subject lands are also located within the Agincourt Secondary Plan and is subject to Site and Area Specific Policy 1 of that Secondary Plan.

As mentioned in the Decision History above, OPA 459 was adopted by City Council and currently under appeal to the LPAT. OPA 459 was the result of the review of an Official Plan Amendment application (17 181232 ESC 40 OZ), contextualized in a broader review of the Sheppard Avenue East Corridor (the Agincourt Mall Planning Framework Review)

In addition to redesignating portions of the lands from *Mixed Use Areas* to *Parks and Open Spaces* and securing new public street connections, OPA 459 removes obligations of the Agincourt Secondary Plan as it relates to the subject lands and brings forward a new Site and Area Specific Policy (SASP 572) to comprehensively guide the creation of a complete mixed-use community on the Agincourt Mall site. SASP 572 provides for the lands to redevelop in multiple phases with a mix of residential uses, retail and commercial facilities, office uses, community service facilities and parks and open spaces at a density that will support adjacent existing and future higher order transit. The subject applications would implement the SASP, which like the remainder of OPA 459, is under appeal and not in full force and effect.

### **Zoning By-laws**

The Agincourt Mall lands are subject to the Tam O'Shanter Community By-law No. 12360, as amended, of the former City of Scarborough. The lands are zoned, Apartment Residential (A), Multiple-Family Residential (M) and Community Commercial (CC) and are also subject to a holding (H) provision. Public parks are permitted in all zones under the Tam O'Shanter Community By-law.

The following uses are permitted prior to and upon removal of the holding (H) provision: existing uses, as well as all uses permitted within the Community Commercial (CC) zone, including recreational uses and places of entertainment; bowling alley; billiard hall or pool hall; games arcade; community facilities, including, but not limited to, libraries; apartment buildings; multiple family dwellings; ancillary recreational/amenity uses; parking for libraries; hotels; and subway stations, transit and ancillary facilities.

Prior to the removal of the holding (H) provision, in whole or in part, a maximum of 36,850 square metres of non-residential gross floor area are permitted. Upon removal of the holding provision, the maximum gross floor area for all uses on both sites (Agincourt Mall lands and Bonis Avenue lands) shall not exceed 1.55 times the area of the lands and a maximum of 1,063 dwelling units shall be permitted. The by-law further stipulates that 485 dwelling units shall be permitted on the northwest portion of the mall lands, south of the Agincourt Library, but only once building permits have been issued for a cumulative total non-residential gross floor area of not less than 80,000 square metres.

The holding provision may be removed in whole, or in part, when Council is satisfied as to the following:

- availability of transportation improvements which are necessary to accommodate the proposed stage of development and that any necessary agreements between the applicant and the City have been entered into; and

- that the proposed development of the lands will not preclude a subway station, transit and ancillary facilities on the lands.

The lands are not subject to Zoning By-law No. 569-2013, as amended.

### **Design Guidelines**

The following design guideline(s) will be used in the evaluation of this application:

- Tall Building Design Guidelines
- Avenues and Mid-Rise Study - Mid-Rise Performance Standards and Addendum
- Townhouse and Low-Rise Apartment Buildings Guidelines
- Growing Up: Planning for Children in New Vertical Communities
- Bird Friendly Development Guidelines;
- Design Guidelines for "Greening" Surface Parking Lots
- Toronto Complete Streets Guidelines
- Privately-Owned Publicly Accessible Space ("POPS") Guidelines

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

### **Site Plan Control**

The application is subject to Site Plan Control. A Site Plan Control application not been submitted.

## **COMMENTS**

---

### **Reasons for the Application**

A Zoning By-law Amendment application is required as the existing Zoning By-law does not permit the proposed uses and built form as contemplated in OPA No.459. Additionally, an application is required to establish minimum and maximum permitted heights, create new zoning regulations related to, among other matters, vehicle and bicycle parking requirements, loading requirements building setbacks, amenity space and community benefits. The applicant is proposing to amend both the Tam O'Shanter Community Zoning By-law, as amended and to include the lands within the City-Wide Zoning By-law No. 569-2013, as amended, to permit the proposed development. Other areas of non-compliance and potential to place holding provisions as deemed appropriate may be identified through the review of the application.

The Draft Plan of Subdivision application is required to create development blocks and secure lands for conveyance as future public parks and a network of public streets.

## **Issues to be Resolved**

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

### **Provincial Policies and Plans Consistency/Conformity**

Staff will evaluate these applications against the PPS and the applicable Provincial Plans to establish the application's consistency with the PPS and conformity with the Growth Plan 2019 highlighting only those provincial policies relevant in the context of these particular applications.

### **Official Plan Conformity**

Staff will evaluate these applications to determine their conformity with the relevant policies of the Official Plan. Although not currently in force, staff will also evaluate the applications in the context of City Council's vision with respect to the subject site through the Council adopted OPA 459. Policies contained in this OPA will inform the evaluation of the applications related to built form, transportation, servicing, phasing and sequencing of construction, interim conditions and the provision of community services and facilities, among other matters.

### **Built Form, Planned and Built Context**

The suitability of the proposed height, density, massing, transition and other built form issues will be assessed based on the *Planning Act*, *A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)*, the City's Official Plan and Council adopted Urban Design Guidelines. An evaluation will be made to determine whether the proposal fits within its planned and built context and whether sufficient building setbacks are provided from adjacent buildings and property lines.

Staff will also be evaluating:

- Appropriateness of the proposed buildings' heights, massing, densities, setbacks and stepbacks;
- The location and organization of the proposed buildings relative to the proposed and existing streets, existing buildings and the existing and streets;
- The transition and proximity of the proposed development to and interface with the existing buildings and streets;
- The potential wind and shadow impacts, skyviews of the proposed development and any appropriate mitigation measures;
- Appropriateness of the size, location, design, and function of the proposed privately-owned publicly accessible spaces (POPS);
- Improvements to nearby infrastructure, open space and the public realm such as connectivity between the site and to adjacent streets and public library;
- The provision and design of pedestrian and cycling infrastructure, including cycling infrastructure connecting to existing and proposed active transportation connections;
- The appropriateness of the proposed indoor and outdoor amenity areas;
- Impacts of the development on the existing and proposed public realm; and



- Other on-site matters, such as the functional layout of the site and site ingress and egress.

The applicant has filed a Shadow Study and Pedestrian Wind Study. These studies are under review by staff.

### **Tree Preservation**

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). They also will require a composite utility plan that includes the locations of existing and proposed underground and above-ground utilities and their design to avoid conflicts with existing and proposed trees.

Official Plan policies have been adopted by City Council to increase tree canopy coverage. City Council has adopted the objective of increasing the existing 27 percent tree canopy coverage to 40 percent. Policy, 3.4.1 (d) states that "to support strong communities, a competitive economy and a high quality of life, public and private city-building activities and changes to the built environment, including public works, will be environmentally friendly based on: d) preserving and enhancing the urban forest by: i) providing suitable growing environments for trees; ii) increasing tree canopy coverage and diversity, especially of native and large shade trees; and iii) regulating the injury and destruction of trees".

An Arborist Report has been filed and is currently under review by staff and commenting partners.

### **Housing**

A Housing Issues Report is required for Official Plan Amendments, Zoning By-law Amendments and Plans of Condominium for applications that seek to demolish existing rental properties, intensify existing rental sites, convert existing rental housing to condominiums or that propose residential development in excess of five hectares. Larger residential dwelling units suitable for a broad range of households including families with children is also required. A Housing Issues Study, as part of the Planning Rationale, has been submitted and is currently under review by staff and commenting partners.

Policy 3.2.1(9) of the Official Plan, stipulates that large residential developments provide an opportunity to achieve a mix of housing in terms of types and affordability. On large sites, generally greater than 5 hectares in size, among other matters, the first priority community benefits will be the provision of 20 per cent of the additional residential units as affordable housing. This affordable housing contribution may take the form of affordable housing constructed on-site or the conveyance of land in the development to the City for the purpose of affordable housing, or at the discretion of the City,

- i. with the agreement of the developer, affordable housing units constructed near the development site or elsewhere in the City;

- ii. the conveyance of lands to the City for the purpose of affordable housing near the proposed development site, or
- iii. cash-in-lieu for the purpose of constructing affordable housing in or near the proposed development site.

As previously mentioned, staff will work with the applicant to secure the details of the affordable housing as provided for in the policies of the Official Plan and OPA 459, as adopted by City Council.

### **Community Services and Facilities**

Community Services and Facilities (CS&F) are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures used for the provision of programs and services provided or subsidized by the City or other public agencies, boards and commissions. They include recreation, libraries, childcare, schools, public health, human services, cultural services and employment services, etc. The timely provision of community services and facilities is as important to the livability of the City's neighbourhoods as "hard" services like sewer, water, roads and transit. The City's Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Providing for a full range of community services and facilities in areas experiencing major or incremental growth, is a responsibility shared by the City, public agencies and the development community.

OPA 459 sets out a number of potential community services and facilities including, amongst other benefits:

- Child care(s);
- Expansion and/or improvements to the Agincourt Recreation Centre;
- Improvements to Agincourt Library; and
- Flexible multi-purpose community agency space.

As previously mentioned, the applicant has identified 2,173 square metres of community space. A CS&F Study and a Complete Community Assessment was included in the Planning Rationale which is currently under review by City staff and commenting partners. The size, use, location of required community services and facilities will be determined through the review of the applications.

### **Section 37 Community Benefits**

The Official Plan provides for the use of Section 37 of the *Planning Act* to pass by-laws for increases in height and/or density not otherwise permitted by the Zoning By-law in return for the provision by the applicant of community benefits in the form of capital facilities. It is standard to secure community benefits in a Section 37 Agreement which is then registered on title where a project meets the minimum size threshold of 10,000 m<sup>2</sup>.

This proposal meets the Official Plan minimum size threshold for consideration of Section 37 benefits. Should the application be considered for approval, Section 37 contributions could be secured towards specific benefits for the surrounding local community. Further discussion with the Ward Councillor, City staff, residents and the applicant will be required to determine the extent and nature of the Section 37 community benefits should the proposal proceed to approval in some form.

In addition to the above-noted community benefits, OPA 459 also identified:

- Affordable housing as a first priority;
- Public art;
- Improvements to pedestrian and/or cycling connections; and
- Any additional community benefits identified through the community planning process.

### **Infrastructure/Servicing Capacity**

The applicant submitted a Functional Servicing and Stormwater Management Report, Geotechnical Study and Hydrogeological Report that assesses the existing and proposed water, sanitary and storm sewer services, including capacities to service the proposed development. The reports also assess the proposed development in relation to the City's Wet Weather Flow Guidelines. Engineering & Construction Services has requested the submission of additional documentation particularly related to geotechnical and hydrogeotechnical material in order to complete their review of the report submissions. Staff will review the submitted material to determine if infrastructure upgrades are required and will make recommendations as to how said upgrades are to be secured through the applications.

### **Transportation Considerations**

The applicant submitted an Urban Transportation Considerations Report that assesses matters such as: the adequacy of the transportation network; existing and planned transit capacity; parking (vehicles and bicycles) and loading demand and cycling and pedestrian infrastructure in relation to the proposed development. The Report is currently under review by City staff.

### **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, Draft Plans of Subdivision 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 or Registered Plan of Subdivision. The applications are pursuing Tier 2 under Version 3 of the Toronto Green Standard. The applications are being reviewed for conformity with Tier 2 requirements. The applicant will be encouraged to explore opportunities for higher levels of performance with respect to energy efficiency strategies.

## **Phasing, Sequencing and Implementation Plans**

City staff have requested further information on the proposed Phasing Plan in order to better understand the phased demolition, construction, servicing, on-site vehicle and pedestrian operations and interim conditions proposed between each phases of redevelopment. Each phase will require specific conditions of subdivision approval and the timing and details regarding the registration for each phase of the plan of subdivision for review by staff. The proposed development should provide attractive and functional conditions at all phases, with coordinated construction staging and construction management operations on-site while portions of the mall are still in operation.

Pursuant to OPA 459, the applicant will also be required to submit an Implementation Plan and Sequencing Strategy and, once filed with the City, will be reviewed by staff to ensure the orderly development of the site through its multi-year build out.

## **Other Matters**

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

## **CONTACT**

---

Katrien Darling, Senior Planner, Community Planning, Scarborough District, Tel. No. (416) 396-7721, E-mail: [Katrien.Darling@toronto.ca](mailto:Katrien.Darling@toronto.ca)

## **SIGNATURE**

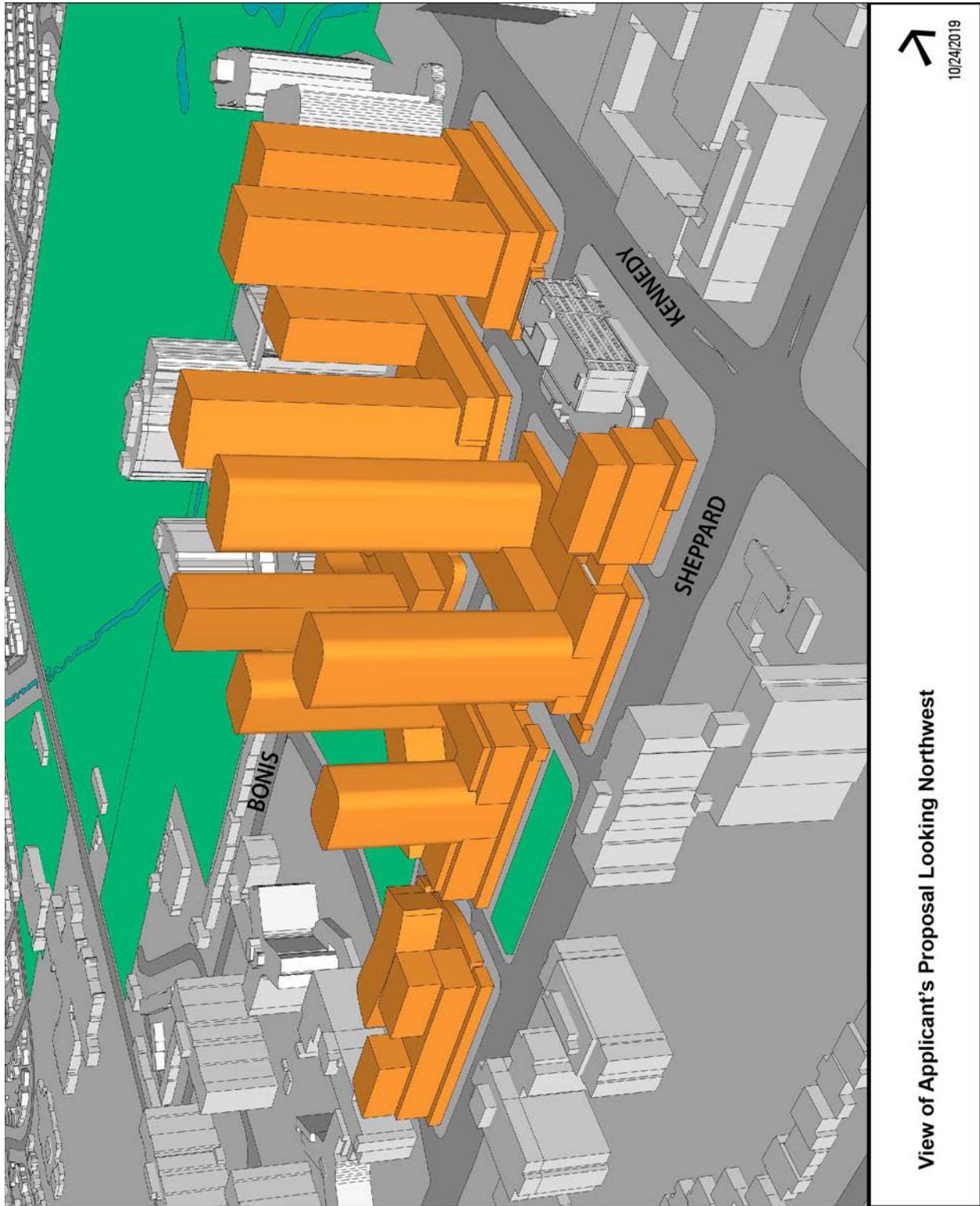
---

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

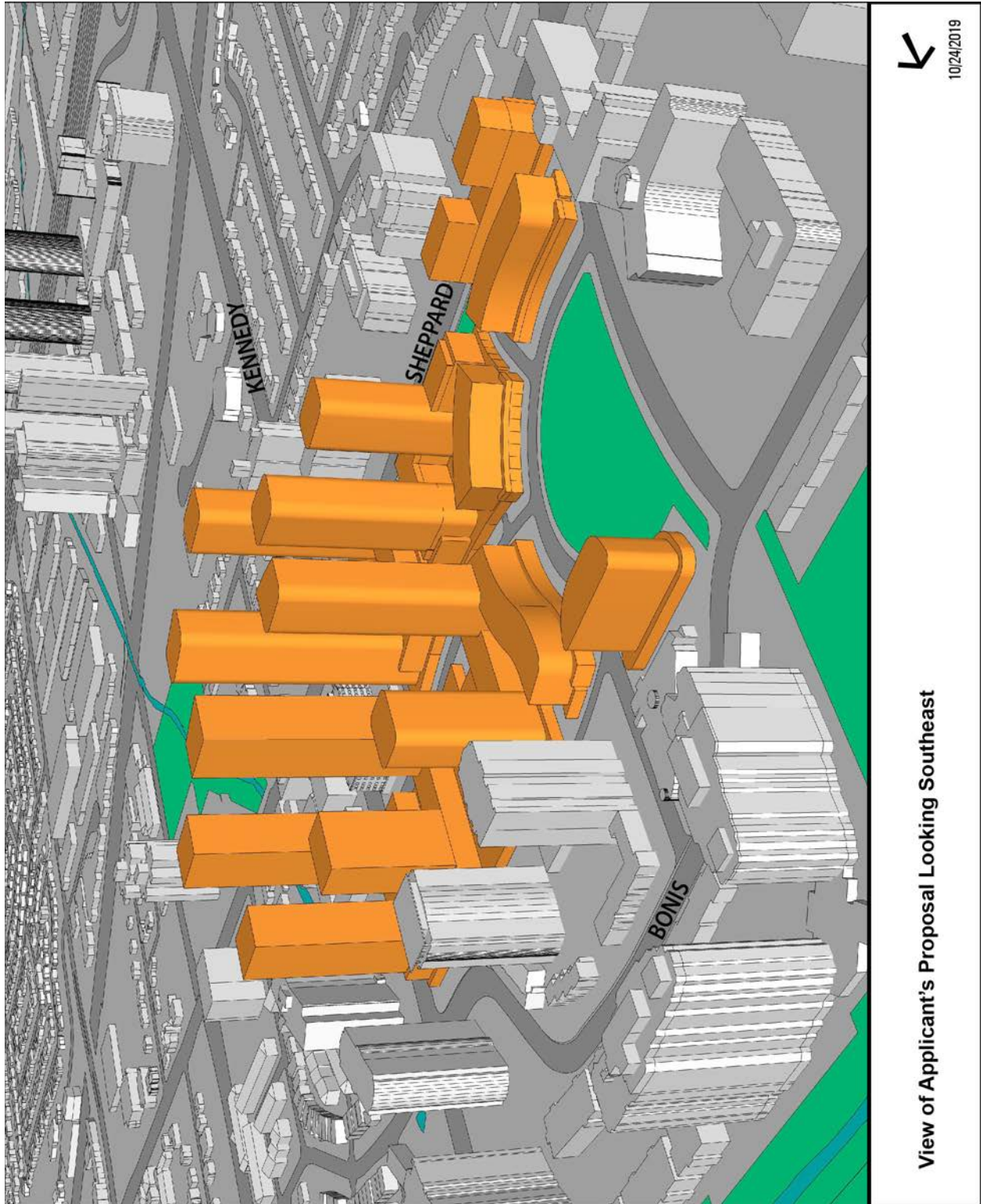
## **ATTACHMENTS**

Attachment 1: 3D Model of Proposal in Context - Looking Northwest  
Attachment 2: 3D Model of Proposal in Context - Looking Southeast  
Attachment 3: Location Map  
Attachment 4: Draft Plan of Subdivision  
Attachment 5: Application Data Sheet  
Attachment 6: Official Plan Map

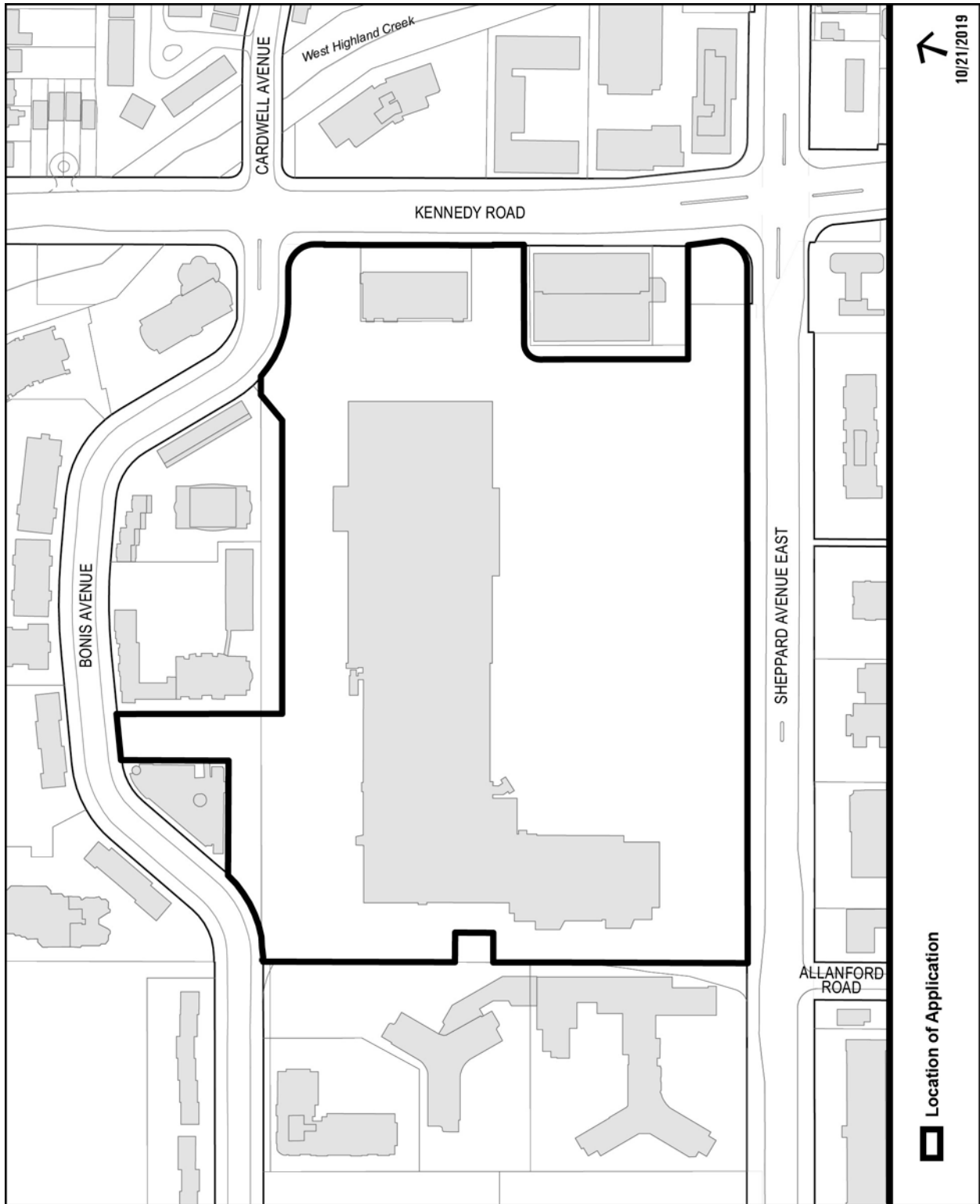
# Attachment 1: 3D Model of Proposal in Context - Looking Northwest



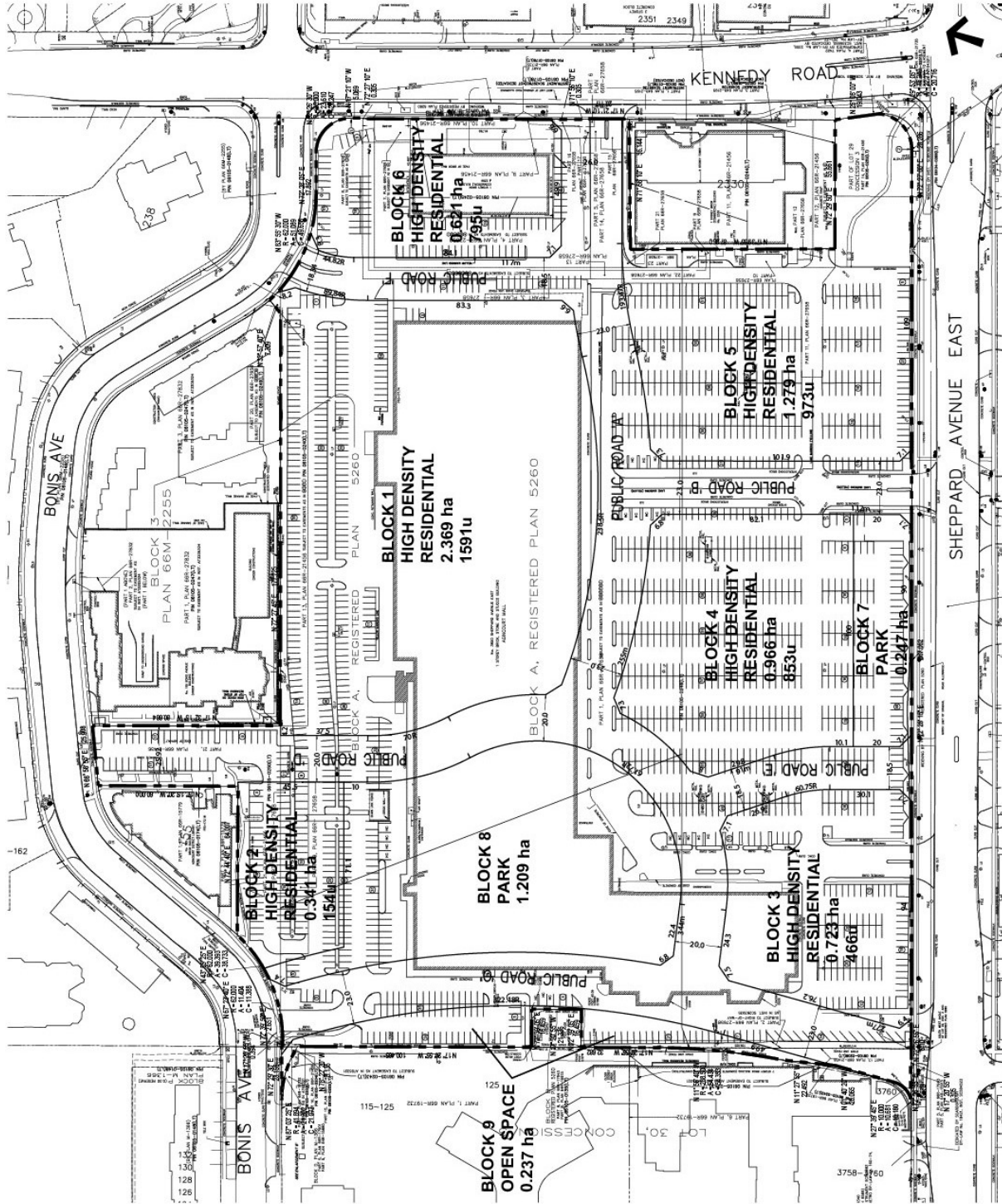
## Attachment 2: 3D Model of Proposal in Context - Looking Southeast



### Attachment 3: Location Map



# Attachment 4: Draft Plan of Subdivision





## Attachment 5: Application Data Sheet

Municipal Address: 3850 to 3900 Sheppard Ave and 2350 to 2362 Kennedy Road  
 Date Received: October 15, 2019

Application Number: 19 236435 ESC 22 OZ  
 19 236443 ESC 22 SB

Application Type: Zoning By-law Amendment and Draft Plan of Subdivision

Project Description: Redevelopment of Agincourt Mall lands comprising of 8 new blocks on a plan of subdivision, new public roads and parklands. High density mixed-use buildings proposed on 6 blocks and parkland on 2 blocks. Proposal includes 4,372 residential units, a community space, retail and office uses. Concurrent Plan of

Applicant	Agent	Architect	Owner
BOUSFIELDS	Lindsay Dale-Harris	Giannone Petricone Architects	PSPiB AGINCOURT INC

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	A, M, CC 137 + mechanical penthouse	Heritage Designation:
Height Limit (m):		Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq m): 105,383      Frontage (m): 393      Depth (m): 272

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	26,949		40,732	40,732
Residential GFA (sq m):			334,631	334,631
Non-Residential GFA (sq m):	26,949		36,695	36,695
Total GFA (sq m):	26,949		371,326	371,326
Height - Storeys:	1		43 (max)	43 (max)
Height - Metres:	9		137 metres	137 metres

Lot Coverage Ratio ( % ): 38.65 Floor Space Index: 3.52

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	332,980	1,651
Retail GFA:	24,190	
Office GFA:	10,333	
Industrial GFA:		
Institutional/Other GFA:	2,173 (community space)	

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			4,372	4,372
Other:				
Total Units:			4,372	4,372

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			2,512	1,387	473
Total Units:			2,512	1,387	473

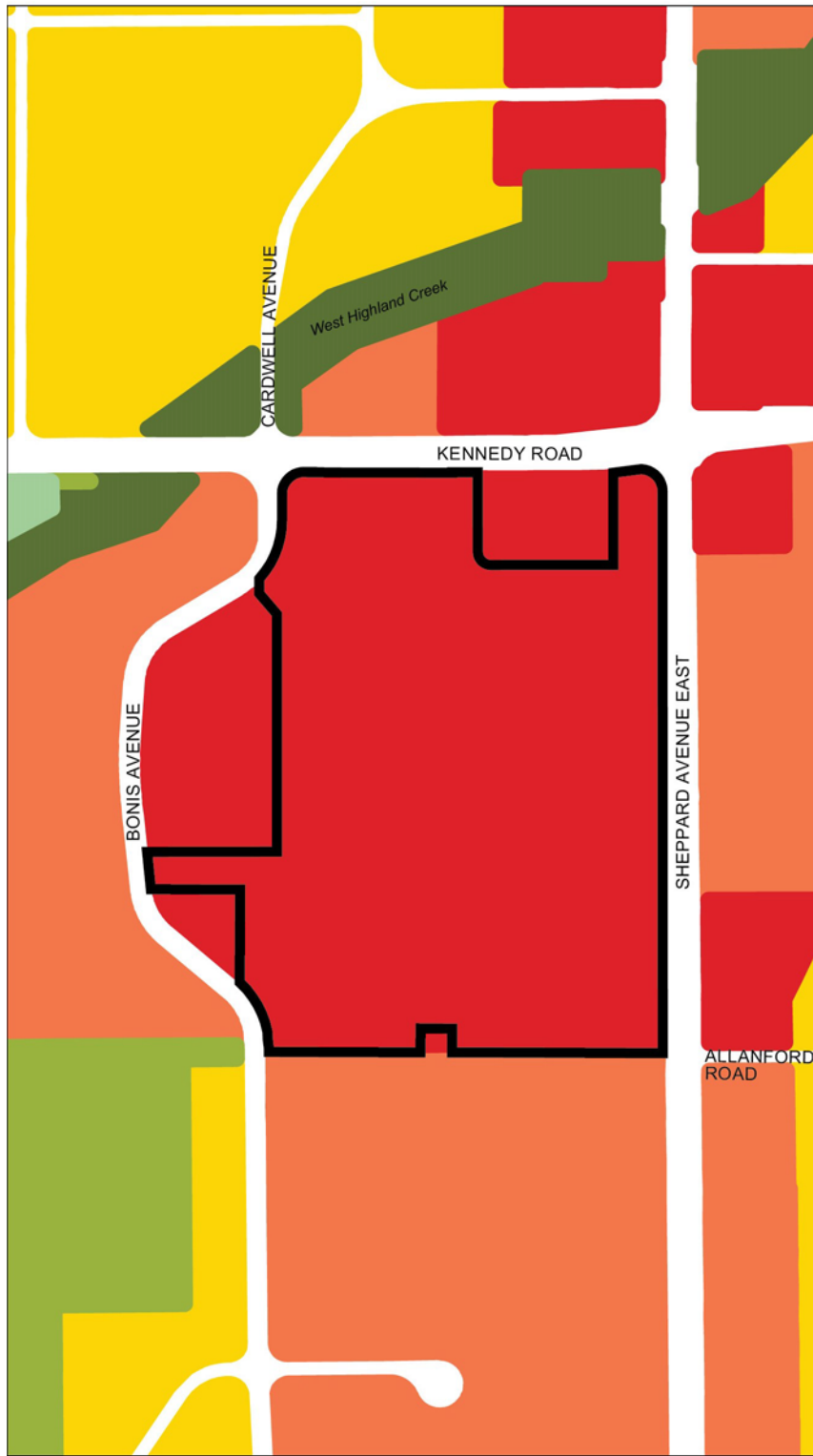
Parking and Loading

Parking Spaces:	4,686	Bicycle Parking Spaces: 3,491	Loading Docks:
-----------------	-------	-------------------------------	----------------

CONTACT:

Katrien Darling, Senior Planner  
 (416) 396-7721  
 Katrien.Darling@toronto.ca








# Attachment 6: Official Plan Map



## Official Plan Land Use Map #19

3850-3900 Sheppard Avenue East and 2350-2362 Kennedy Road

File # 19 236435 ESC 22 0Z and 19 236443 ESC 22 SB

-  Location of Application
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Natural Areas
-  Parks
-  Other Open Space Areas

↑  
Not to Scale  
10/21/2019