



Councillor Gary Crawford

Ward 20, Scarborough Southwest

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June 25th, 2019

Re: 2787 and 2791 Eglinton Avenue East - Zoning Amendment Application - Status Report

Dear Scarborough Community Council Colleagues,

SUMMARY:

The original application for 2787 Eglinton Ave E was reported on to Scarborough Community Council on July 7, 2018. This application was originally located in the previous Ward 35 but following the change in Ward boundaries in 2018 became part of the new Ward 20. At the July 7, 2018 Community Council meeting Planning Staff advised that the proposed development was not consistent with the Provincial Policy Statement (2014) and did not conform to the Growth Plan for the Greater Golden Horseshoe (2017). The previous ward Councillor moved a motion to adopt the item which was carried by Scarborough Community Council. 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. This report was not tabled.

In the meanwhile the applicant has worked with my office and Planning Staff to make significant changes from the original application that would satisfy the community as a whole. It was my understanding that a final report based on the current application would be brought to the June 25th Scarborough Community Council meeting but that is not the case. The application has come a long way from what it once was and at this point it is vital to the community to see this application move forward. The completion of this project will help revitalize the neighbourhood, ridding the residents of an abandoned commercial building that has been the site of illegal activity.

RECOMMENDATIONS:

1. That Planning Staff bring forward a Final Zoning Amendment report in support of the revised development proposal substantially in accordance with the architectural plans dated April 4, 2019 and on file with the City, with Bills to a Public Meeting at the September 16, 2019 Scarborough Community Council Meeting. The report shall allow for the following:
 - a. Reduced front yard building setback from Eglinton Ave of 5 m instead of the 8 to 13 m

- b. The proposed Front yard building setback from Danforth Rd of 1.4 m instead of 2.0 m
 - c. Rear yard main building setback of 7.6 m instead of a rear yard setback putting the entire building below a 45 degree angular plane from the rear lot line
 - d. Setback of building projections from the rear lot line of 5.08 m instead of 7.5 m
 - e. Right-in right-out Driveway access and egress to be on Danforth Rd instead of Horton Ave
 - f. Urban Entrances along the Eglinton Avenue E. frontage to range from 5.7 to 6.6 m instead of the 8.0 m to 14 m
 - g. A Section 37 contribution and allocation which will be determined by the Ward Councillor in consultation with City Planning prior to the September 16th, 2019 Community Council Meeting
2. City Council direct City Planning and Legal Staff to prepare a Section 37 agreement prior to the Bills being introduced to City Council for enactment at its meeting October 2, 2019
 3. That the applicants be requested to submit a full and complete Site Plan submission by no later than July 31, 2019
 4. That said Site Plan be circulated and Notice of Approval Conditions be brought forward to the September 16th Scarborough Community Council meeting so that they may be considered along with the Final Zoning Amendment Report

Sincerely,



Gary Crawford
Councillor, Ward 20
Scarborough Southwest