



REPORT FOR ACTION

2206 Eglinton Avenue East – Zoning Application, and 2200-2206 Eglinton Avenue East, 1020-1030 Birchmount Road and 75 Thermos Road – Draft Plan of Subdivision Application – Preliminary Report

Date: September 17, 2020

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Ward: 21 - Scarborough Centre

Planning Application Number: 20 154599 ESC 21 OZ and 20 154640 ESC 21 SB

Related Applications: Official Plan Amendment application 18 206702 ESC 37 OZ

Notice of Complete Application Issued: July 10, 2020

Current Uses on Site: The zoning by-law amendment application applies to vacant lands currently utilised as a surface parking lot and circulation driveways associated with the office building on immediately abutting lands at 2200 Eglinton Avenue East. The entire site subject to the draft plan of subdivision application is occupied by a number of office and industrial buildings, a site power-house facility, two parking structures and surface parking.

SUMMARY

The site is subject to an Official Plan Amendment Application for the entire site. The applicant has filed a zoning by-law amendment application for the lands municipally known as 2206 Eglinton Avenue East. The applicant has also submitted a draft Plan of Subdivision Application on the entire site, for the lands municipally known as 2200-2206 Eglinton Avenue East, 1020-1030 Birchmount Road and 75 Thermos Road.

The zoning by-law application (Block 2) proposes development of the 0.75 hectare Block 2 corner portion of the larger approximately 6.4 hectare site with two residential towers of 39- and 46-storeys, connected by a consolidated podium element of 3- to 4-storeys. The total gross floor area proposed is 65,699 square metres, including 64,861 square metres of residential uses, 612 square metres of ground floor retail space, and 226 square metres of childcare space. The resulting combined density of the proposed development represents an FSI of approximately 1 times the overall site area and 8.7 times the area of proposed Block 2 specifically. Together, the proposed development includes 976 residential units (60%: 1-bedroom; 30%: 2-bedrooms; 10%: 3-bedrooms).

Staff are currently reviewing the application. It has 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.

The draft plan of subdivision (see Attachment 7: Simplified Draft Plan of Subdivision) proposes:

- Block 1 containing the existing 7-storey office building and 4-storey above-ground parking structure to be retained;
- Block 2 subject to the current rezoning application discussed in this report as the first phase of site redevelopment;
- Blocks 3 and 9 proposed as public parks/open spaces;
- Blocks 4 and 8 proposed as private north-south streets (segments A and B);
- Block 6 proposed as an east-west public street indicated as 'Golden Mile Boulevard' (as per the recent Golden Mile Transportation Master Plan but otherwise referred to as 'New East-West Link 2' in draft Official Plan Amendment No. 499 - Golden Mile Secondary Plan);
- Blocks 5, 7 and 10 for future development; and
- Block 11, being a 1.89 metre-wide road widening conveyance along Birchmount Road.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the lands subject to the rezoning application at 2206 Eglinton Avenue East, together with the Ward Councillor.
2. Staff will provide notice for a community consultation meeting to landowners and residents within 120 metres of the 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.
3. Staff process these applications concurrently with, and within the context of, Official Plan Amendment No. 499 as may be further revised prior to final approval.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in the report in the current budget year or in future years.

DECISION HISTORY

Eglinton Connects

In May 2014, City Council directed City Planning staff to undertake further study of the six focus areas that were identified in the Eglinton Connects Planning Study, including the Golden Mile. Further information regarding the Eglinton Connects Planning Study can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PG32.4>

Golden Mile Market Analysis and Economic Strategy Study

The Golden Mile Market Analysis and Economic Strategy Study was completed in December 2016, which analyzed the existing economic and employment conditions in the Golden Mile.

The Golden Mile Market Analysis and Economic Strategy Study can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.SC21.12>

Golden Mile Secondary Plan Study - Background Report

On February 21, 2018, Scarborough Community Council received a Report for Information regarding the completion of Phase One of the Golden Mile Secondary Plan ("GMSP") Study, which included the GMSP Study: Consultant's Background Report.

The Information Report and Background Report can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.SC28.4>

Official Plan Amendment Application - 2200-2206 Eglinton Avenue East, 1020-1030 Birchmount road and 75 Thermos Road - Preliminary Road

On January 30, 2019, City Council considered a Preliminary Report dated December 19, 2018 from the Director, Community Planning, Scarborough District on an application to amend the Official Plan for the subject owner's larger property at 2200-2206 Eglinton Avenue East, 1020-1030 Birchmount Road and 75 Thermos Road. This application (filed as 18 206702 ESC 37 OZ) proposes a mixed-use redevelopment of the subject lands with new streets and parkland while retaining the existing office building at 2206 Eglinton Avenue East and the east parking structure. The proposed development would include a range of building heights, a total of 3,700 residential units, 14,000 square metres of office space (retained from 2206 Eglinton Avenue East), 4,180 square metres of retail uses, and a Floor Space Index ("FSI") of 4.5 times the lot area.

Staff were directed to process this application concurrently with, and within the context of, the GMSP Study, to be considered by Council concurrently or following Council's consideration of the new GMSP. City Council also determined that an Avenue Segment Study is not required as the property is within the GMSP Study area. Staff were also directed to schedule a community consultation meeting, either separately or in conjunction with the GMSP Study, in consultation with the Ward Councillor.

Preliminary Report - 2200-2206 Eglinton Ave East, 1020-1030 Birchmount Rd. and 75 Thermos Rd,

The City Council decision regarding the Preliminary Report can be found here:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.SC2.6>

On April 23, 2020, the owner appealed this application to the Local Planning Appeal Tribunal ("LPAT") on the basis on non-decision by City Council pursuant to subsection 22(7) of the *Planning Act*.

Golden Mile Secondary Plan Study - Alternatives Report and Boundary Expansion

On April 16, 2019, City Council considered a Status Report on completion of Phase Two of the Study, which included the GMSP Study: Consultant's Alternatives Report.

At this meeting, City Council approved the expansion of the GMSP Study boundary from 97 to 113 hectares to include additional lands within Scarborough District and approximately 4.3 hectares of land on the west side of Victoria Park Avenue within North York District (Ward 16 - Don Valley East). City Council also waived the requirements of Toronto Municipal Code Chapters 27-16.2 and 27-16.5, and directed that all reports related to the GMSP Study, including the statutory meeting required under the Planning Act, be directed to Scarborough Community Council.

The City Council decision regarding the Alternatives Report and Boundary Expansion can be found here:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH4.3>

Golden Mile Secondary Plan Study - Proposals Report

On January 29, 2020, City Council considered a Proposals Report regarding the completion of Phase Three of the Study, which included the GMSP Study: Final Consultant's Report and draft Secondary Plan policies for the Golden Mile. City Council directed City Planning staff to undertake stakeholder consultation on the Draft GMSP.

The City Council decision regarding the Proposals Report can be found here:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.SC12.10>

Golden Mile Secondary Plan Study - Status Report

On June 19, 2020, Scarborough Community Council adopted the Status Report for the proposed policies for the Golden Mile Secondary Plan Areas. The purpose of the status report was to introduce the proposed policies for the Secondary Plan and to provide the public with additional time to review the Secondary Plan prior to the Statutory Public Meeting, considering the current health emergency and proposed virtual meeting format.

The Scarborough Community Council decision regarding the Status Report can be found here:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.SC15.1>

Golden Mile Secondary Plan - Final Report

At a statutory public meeting on July 17, 2020, Scarborough Community Council considered the Final Report of the Director, Community Planning, Scarborough District dated June 25, 2020 which recommended City Council adoption of Official Plan Amendment No. 499 to implement the proposed Golden Mile Secondary Plan. Scarborough Community Council adjourned the public meeting until October 16, 2020.

The Final Report and Scarborough Community Council decision in this regard can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.SC16.3>

ISSUE BACKGROUND

Application Description

This zoning by-law amendment application proposes to amend former City of Scarborough Employment Districts Zoning By-law No. 24982 (Golden Mile Employment District), as amended, to permit two residential towers of 39-storeys facing Eglinton Avenue East (South Tower A) and 46-storeys facing Birchmount Road (North Tower B), connected by a consolidated podium element of 3- to 4-storeys. The total gross floor area proposed is 65,699 square metres, including 64,861 square metres of residential uses, 612 square metres of ground floor retail space, and 226 square metres of childcare space. The resulting combined density of the proposed development under the zoning by-law amendment application represents an FSI of approximately 1 times the overall gross site area and 8.7 times the area of proposed Block 2 specifically. For comparison, the applicant's Official Plan Amendment application 18 206702 ESC 37 OZ is proposing an overall density of 4.5 times the gross site area, while Official Plan Amendment No. 499 provides for a lesser density of 3.2 times gross site area.

The zoning by-law amendment application indicates that the adjacent existing, approximately 13,935 square metre, seven-storey office tower at 2200 Eglinton Avenue East, together with the 4-storey above-ground parking structure providing 389 vehicular parking spaces immediately north of North Tower B, are both intended to be retained.

The proposed residential development includes 976 residential units overall (60%: 1-bedroom; 30%: 2-bedrooms; 10%: 3-bedrooms). Of the 72 dwelling units proposed within the podium, 46 (64%) would be either 2 or 3-bedroom units, including 8 units in North Tower B proposed as townhouse units. Other uses at grade proposed within the base podium include the above noted day care in the west portion of South Tower A, with retail uses along the Eglinton Avenue East frontage. North Tower A would include a 264 square metre flexible space for resident work and business meetings. An area of 1,143 square metres on the third floor between the elevator banks of the two towers would provide additional space for resident functions ranging from committee meetings to receptions and other celebrations. Additional resident amenity spaces provided on the fourth floor include a 253 square metre roof terrace and 457 square metre outdoor swimming pool area. Overall, 1,967 square metres (2 square metres per dwelling unit)

of residential indoor amenity space, and 1,415 square metres (1.45 square metres per dwelling unit) of residential outdoor amenity space would be provided.

Proposed building setbacks are a minimum of 3 metres from the streetline of Birchmount Road and 1.5 metres from Eglinton Avenue East (indicated in the zoning by-law amendment application as 5 metres from the current streetline) after required road widening dedications, and 5 metres from the proposed new 2,869 square metre public park fronting Eglinton Avenue East (immediately west of South Tower A and in front of the retained office building). Vehicular site access would be provided solely via a northerly driveway from Birchmount Road. The driveway would also provide access to the above noted office building and parking structure being retained.

A total of 644 parking spaces for both residential towers (541 resident spaces, 97 visitor spaces and 6 retail spaces) would be provided entirely underground on four levels. A total of 984 bicycle parking spaces would also be provided, including 977 bicycle parking spaces for residents (879 long-term, 98 short-term) and 7 bicycle parking spaces for retail users (2 long-term, 5 short-term). One Residential Type 'G', two Residential Type 'C' and one Retail Type 'B' loading spaces would also be provided.

The proposed draft plan of subdivision is outlined in the above Summary section of this report.

Detailed project information is found on the City's Application Information Centre at: <http://app.toronto.ca/AIC/index.do?folderRsn=5%2Bv4kIFkAU2bMxe3gfl3IA%3D%3D>

See also Attachments 1 and 2: 3D Models of Proposal in Context, Attachment 4: Site Plan, Attachment 7: Simplified Draft Plan of Subdivision and Attachment 8: Context Plan for additional information.

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

The Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (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 use and management of land and infrastructure;
- ensuring the sufficient provision of housing to meet changing needs including affordable housing;
- ensuring opportunities for job creation;

- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs; and
- protecting people, property and community resources by directing development away from natural or human-made hazards.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the *Planning Act* and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.6 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

Provincial Plans

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan") came into effect on August 28, 2020. This new plan amends the previous Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan 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 establishes policies that require implementation through a Municipal Comprehensive Review ("MCR"), which is a requirement pursuant to Section 26 of the *Planning Act* that comprehensively applies the policies and schedules of the Growth Plan, including the establishment 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 an 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 that better connect 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 builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the Greater Golden Horseshoe 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.

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 with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

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 current application is located on lands identified as an *Avenue* on Map 2 of the Official Plan and designated *Mixed Use Areas* on Map 20.

See Attachment 5: Official Plan for the Official Plan designation of the subject site and surrounding properties.

The application is also located within the Golden Mile Secondary Plan Study area.

Site and Area Specific Policy No. 129

Lands south and north of Eglinton Avenue East between Pharmacy Avenue and Birchmount Road are subject to SASP No. 129, which permits retail and services uses, including stand-alone retail stores and/or power centers, subject to amendments to the zoning by-law. The implementation of this policy may require the provision of additional public roads or other transportation improvements, and may require the provision of financial compensation as per the TSI charge to equitably allocate the capital costs of any such improvements.

SASP No. 129 can be found at:

<https://www.toronto.ca/wp-content/uploads/2017/11/9832-city-planning-official-plan-chapter-7-saps.pdf>

Official Plan Amendment No. 231

In December 2013, City Council adopted Official Plan Amendment ("OPA") No. 231, which provides new and revised economic policies and designations for employment lands in the city. OPA No. 231 was approved by the Province with minor modifications in July 2014 and portions of OPA No. 231 are under appeal at the Local Planning Appeal Tribunal ("LPAT"). The LPAT (and previously the Ontario Municipal Board) has issued several Orders partially approving OPA No. 231.

OPA No. 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.

Zoning By-laws

The site is not subject to City-wide Zoning By-law 569-2013, as amended. The site is zoned Industrial (M) and Office Uses (OU) under former City of Scarborough Employment Districts Zoning By-law No. 24982 (Golden Mile Employment District), as amended. The M Zone permits industrial, including marihuana production facilities, and office uses (excluding medical and dental offices). The OU Zone permits a range of non-residential uses including financial institutions, restaurants and retail uses. Both the M and OU Zones permit day nurseries, educational and training facility uses, places of worship, and recreational uses. The site is also subject to Exception 202, which prohibits non-accessory ground and wall signs (excluding marketplace signs). A draft zoning by-law amendment to both the former City of Scarborough Employment Districts Zoning By-law No. 24982 (Golden Mile Employment District), as amended, and the City-wide Zoning By-law 569-2013, as amended, were submitted to the City.

See Attachment 6: Zoning Map for the zoning designations on the subject site and surrounding properties.

Design Guidelines

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

- City-Wide Tall Building Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities Guidelines; and
- Pet-Friendly Guidelines.

The City's Design Guidelines may be found here:

<https://www.toronto.ca/citygovernment/planning-development/official-plan-guidelines/design-guidelines/>

Urban Design Guidelines for the Golden Mile have also been developed through the GMSP Study and will be used in the evaluation of these applications.

Site Plan Control

The Phase 1 development proposed on Block 2 through the subject zoning by-law amendment application is subject to Site Plan Control. A Site Plan Control application has not been submitted.

COMMENTS

Reasons for the Application

The zoning by-law amendment application has been submitted to enable the mixed use, predominantly residential, redevelopment of this portion of the subject lands and provide for new development standards. The draft plan of subdivision has been submitted in support of the related Official Plan amendment application 18 206702 ESC 37 OZ to set out a new block and roads framework to guide further redevelopment of the larger site.

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

This application will be evaluated for consistency with the PPS and conformity with the Growth Plan. With regard to the PPS, staff will evaluate the proposed development against the policies that promote complete communities including opportunities for local employment, a mix of housing, recreation, parks and open space, and transportation choices. These policies are relevant for the subject site, which includes 976 proposed

residential units in close proximity to the future Golden Mile Eglinton Crosstown LRT stop (under construction) at Birchmount Road.

With regard to the Growth Plan, staff will evaluate the application against the direction to provide for complete communities, the provision of the appropriate level of intensification, vibrant public realm, parks and open space, promotion of active transportation, and promotion of a transit-supportive built form. Staff will also review the application against the Growth Plan with respect to employment strategies to attract and retain jobs, and the requirement to provide a range of housing options, public service facilities, recreation and green space.

Official Plan Conformity

Staff are reviewing the rezoning application to determine its conformity with the Official Plan Policies pertaining to *Mixed Use Areas*, *Healthy Neighbourhoods*, *Housing*, *Parkland*, and *Public Art*, amongst others. Staff will also review the subject zoning by-law amendment and draft plan of subdivision applications within the context of the recently completed Golden Mile Secondary Plan Study, against Official Plan Amendment No. 499, and having regard to the overall site density and office replacement provisions being proposed through the above noted Official Plan Amendment application.

Zoning By-law Conformity

Staff are reviewing whether any zoning non-conformities would be created for the remainder of the site due to the Block 2 development, rezoning and subdivision proposals, such as any parking deficiencies created for the remaining development, building setback deficiencies, resulting density or building coverage issues, etc. Staff will also be discussing with the applicant whether the westerly adjacent proposed park Block 3 should be included in the subject rezoning application at this time to facilitate its early implementation to serve this first redevelopment phase of the larger site.

Built Form, Planned and Built Context

In conjunction with continuing staff review of the now-appealed Official Plan amendment application 18 206702 ESC 37 OZ, staff will assess the suitability of the proposed heights and massing under the rezoning application. Staff will also evaluate the proposed transition to the adjacent non-residential uses located at 101 Thermos Road/200 Ashtonbee Road (Kawasaki) and north of Ashtonbee Road located in *Core Employment Areas* and *General Employment Areas*, and the residential uses east of Birchmount Road.

Staff will evaluate whether the rezoning application is contextually appropriate with the planned context and currently proposed new GMSP policies, which are informed in part by the city-wide Tall Building Design Guidelines and Growing Up: Planning for Children in New Vertical Communities Guidelines.

Staff will examine opportunities for the first phase redevelopment to include a variety of public realm improvements including improvements to enhance the streetscape along Eglinton Avenue East and Birchmount Road, as well as the potential for creation of privately-owned publicly accessible open space (POPS). Staff are also evaluating the Pedestrian Level Wind and Sun/Shadow Studies submitted with the subject applications.

Staff will also be pursuing the 0.55 square metre per unit shortfall on resident outdoor amenity space, as currently proposed, further with the applicant in order to fully achieve the City's usual 2.0 square metres per unit requirement for such space.

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). The subject larger property generally contains public (City-owned) trees along the perimeter of the site, as well as some private trees adjacent to the buildings at 2200 and 2206 Eglinton Avenue East. Planning staff in conjunction with Urban Forestry staff are currently reviewing the Arborist Report and Tree Preservation Plan submitted with the subject applications to identify whether existing public and/or private trees will be preserved.

Housing

A Housing Issues Report ("HIR") comprising part of the overall Planning Rationale Report was originally submitted with Official Plan amendment application 18 206702 ESC 37 OZ application because the site exceeds five hectares in size. The HIR has been further updated through the subject rezoning and draft plan of subdivision applications, and is currently under review by staff. City Planning will continue to encourage the applicant to provide a range of residential units achieving a minimum of 10 percent of the units as larger units suitable for a broad range of households, including families with children. Given the size of the larger overall site, staff will also be pursuing opportunities to incorporate affordable housing units within the proposed development with the applicant.

Archaeological Assessment

An archaeological resource assessment identifies and evaluates the presence of archaeological resources, also known as archaeological sites. A 2018 Archaeological Assessment ("AA") was originally submitted in conjunction with Official Plan amendment application 18 206702 ESC 37 with regard to the northern portion of the site, which is identified on the City of Toronto Archaeological Management Plan as an area of archaeological potential. The same AA study was resubmitted in support of the subject zoning by-law amendment and draft plan of subdivision applications. Heritage Preservation Services staff concur with the report findings that there are no further archaeological concerns regarding the subject property.

Heritage Impact & Conservation

Staff are reviewing the Heritage Impact Assessment ("HIA") Report originally submitted in conjunction with Official Plan amendment application 18 206702 ESC 37 and resubmitted with the subject rezoning and draft plan of subdivision applications. Staff will be requesting the applicant to update this 2018 report to better reflect more current PPS and Official Plan requirements. The central portion of the site (1020 Birchmount Road) was the location of the former Lucas Rotax Aircraft Plant, once involved in developing certain components of Canada's famed delta-winged Avro Arrow CF-105 interceptor aircraft. Although the building is not identified on the City of Toronto's Heritage Register, staff will evaluate whether the application will have an impact on cultural heritage for the subject site and whether a conservation strategy will need to be implemented.

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.

A CS&F Report comprising part of the overall Planning Rationale Report was originally submitted in conjunction with Official Plan amendment application 18 206702 ESC 37 as updated through the current rezoning and draft plan of subdivision applications. Staff are reviewing the updated CS&F Study, having regard to the proposed new GMSP, to evaluate the impact of the proposed first-phase Block 2 development on community services and facilities, including an assessment of existing capacity to support the proposed population growth.

Similarly, a CS&F strategy has been developed through the GMSP Study to create area-specific policies for the Golden Mile and provide direction relating to long-term CS&F priorities. This work will assist in the evaluation of these applications. The subject site is located within a community agency priority area.

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. Further discussions on possible Section 37 contributions by the applicant will be undertaken with the applicant, having regard particularly to community needs identified through the CS&F Report, the proposed new GMSP, and further consultation to be undertaken with the community, the City's usual commenting partners and agencies, as well as the Ward Councillor.

Infrastructure/Servicing Capacity

City staff are reviewing the application to determine if there is sufficient infrastructure capacity (roads, transit, water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development.

This includes consideration of the potential cumulative impact of all proposed development applications in the GMSP Study area, together with review of the submitted servicing and stormwater management reports and related technical submissions, to evaluate the effects of the proposed development on the City's municipal servicing infrastructure and watercourses. Such review will assist in identifying any new infrastructure, or upgrades to existing infrastructure, necessary to provide for adequate servicing to the proposed development.

A Transportation Impact Study ("TIS") to evaluate the effects of the proposed development on the transportation system and to assist in determining necessary transportation improvements to accommodate the new travel demands and impacts generated by the development, has also been submitted. Attention will be given during the City's review of the TIS, in part, as to whether the proposed northerly driveway off Birchmount Road is appropriately located. City staff will be considering whether traffic volume increases under the TIS, as generated by both the proposed new development and office building being retained, can be accommodated without causing undue traffic operational impacts on Birchmount Road or properties on the opposite east side of the street. Similarly, staff will be considering whether alternate site access arrangements directly off one of the other new internal streets being proposed through the draft plan of subdivision might perhaps be warranted.

The realignment of Thermos Road easterly to create a new intersection aligning with Sinnott Road on the south side of Eglinton Avenue East, as contemplated in the proposed new GMSP, remains a key issue requiring continued discussion with the applicant in regard to adjusting the subject draft plan of subdivision application (see Attachment 7: Simplified Draft Plan of Subdivision) and the ultimate use of any residual land resulting from such realignment. A related issue that staff will be pursuing with the applicant is achieving a 3.5 metre wide road widening dedication along the entire Eglinton Avenue East frontage of the site to achieve the new 43 metre road allowance being established for this street on Official Plan Map 3, Right-of-Way Widths Associated

with Existing Major Streets, through OPA 499. Implementing such a widening will impact on proposed building setbacks currently indicated for the proposed Block 2 development and staff will be discussing further site plan adjustments required in this regard with the applicant.

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 application was submitted after May 1, 2018 and is subject to TGS Version 3.0. The application will be reviewed for compliance with Tier 1 performance measures. Staff will encourage the applicant to pursue a Tier 2, 3 or 4 of the TGS for possible post-construction DC refund eligibility.

More information regarding the TGS can be found at:

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

On-site Parkland

The applicant is currently proposing two blocks of potential public parkland; the 2,825 square metre Block 9 in the north-eastern portion of the site, and the 2,869 square metre Block 3 fronting Eglinton Avenue East in front of the 7-storey office building proposed to be retained. No on-site parkland dedication is currently proposed for the proposed residential development on Block 2. City Planning and Parks staff will be reviewing the adequacy of the current parkland dedication proposals in the context of the proposed new Secondary Plan policies and requirements for Golden Mile and the emerging public realm strategy for the area.

Additional Issues

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

CONTACT

Rod Hines, Principal Planner, Community Planning, Scarborough District, Tel. No. (416) 396-7020, E-mail: Rod.Hines@toronto.ca

SIGNATURE

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

ATTACHMENTS

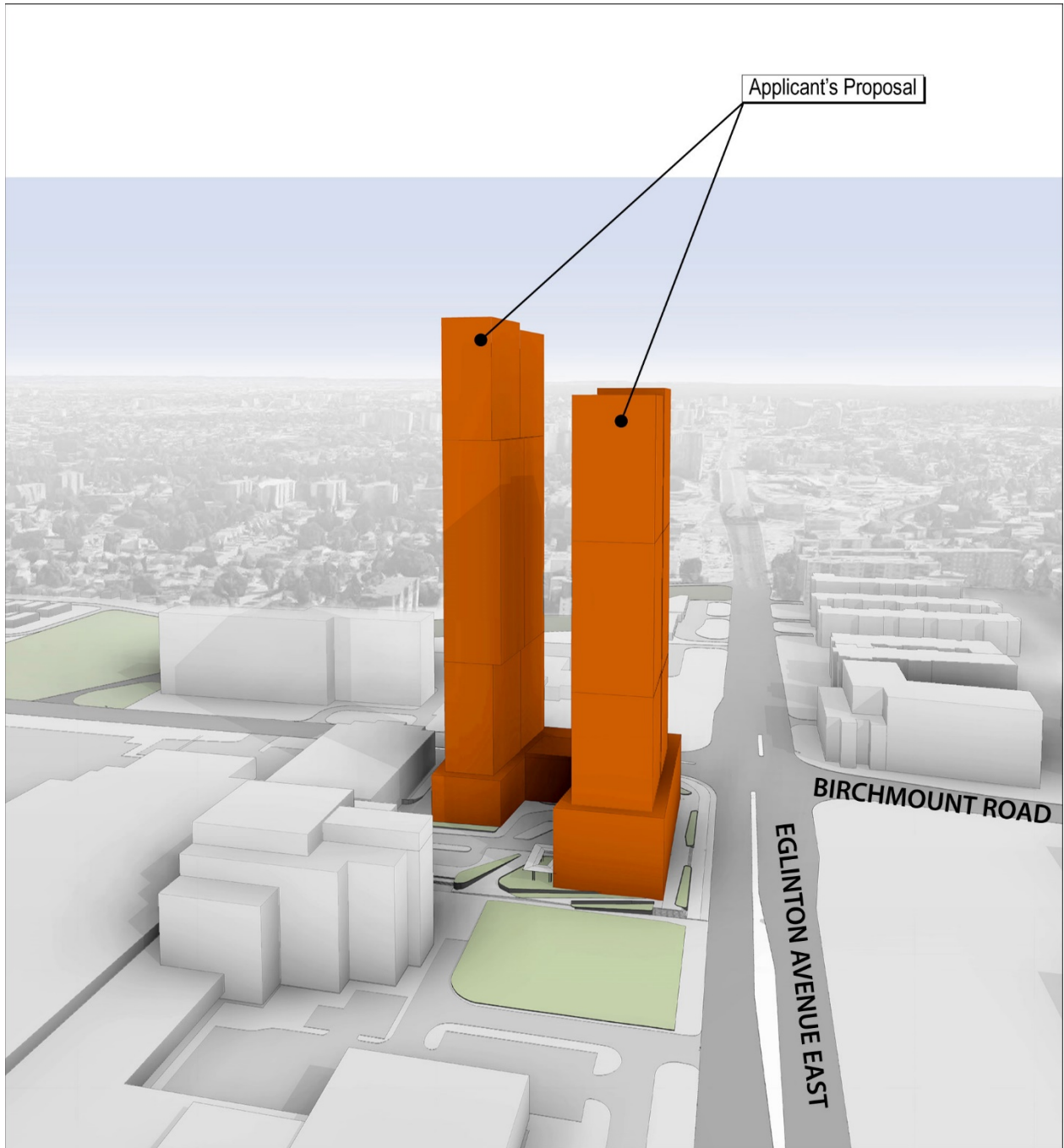
City of Toronto Drawings

- Attachment 1: 3D Model of Proposal in Context (View Looking Northeast)
- Attachment 2: 3D Model of Proposal in Context (View Looking Northwest)
- Attachment 3: Location Map
- Attachment 4: Site Plan
- Attachment 5: Official Plan Map
- Attachment 6: Zoning Map

Applicant Submitted Drawings

- Attachment 7: Simplified Draft Plan of Subdivision
- Attachment 8: Context Plan

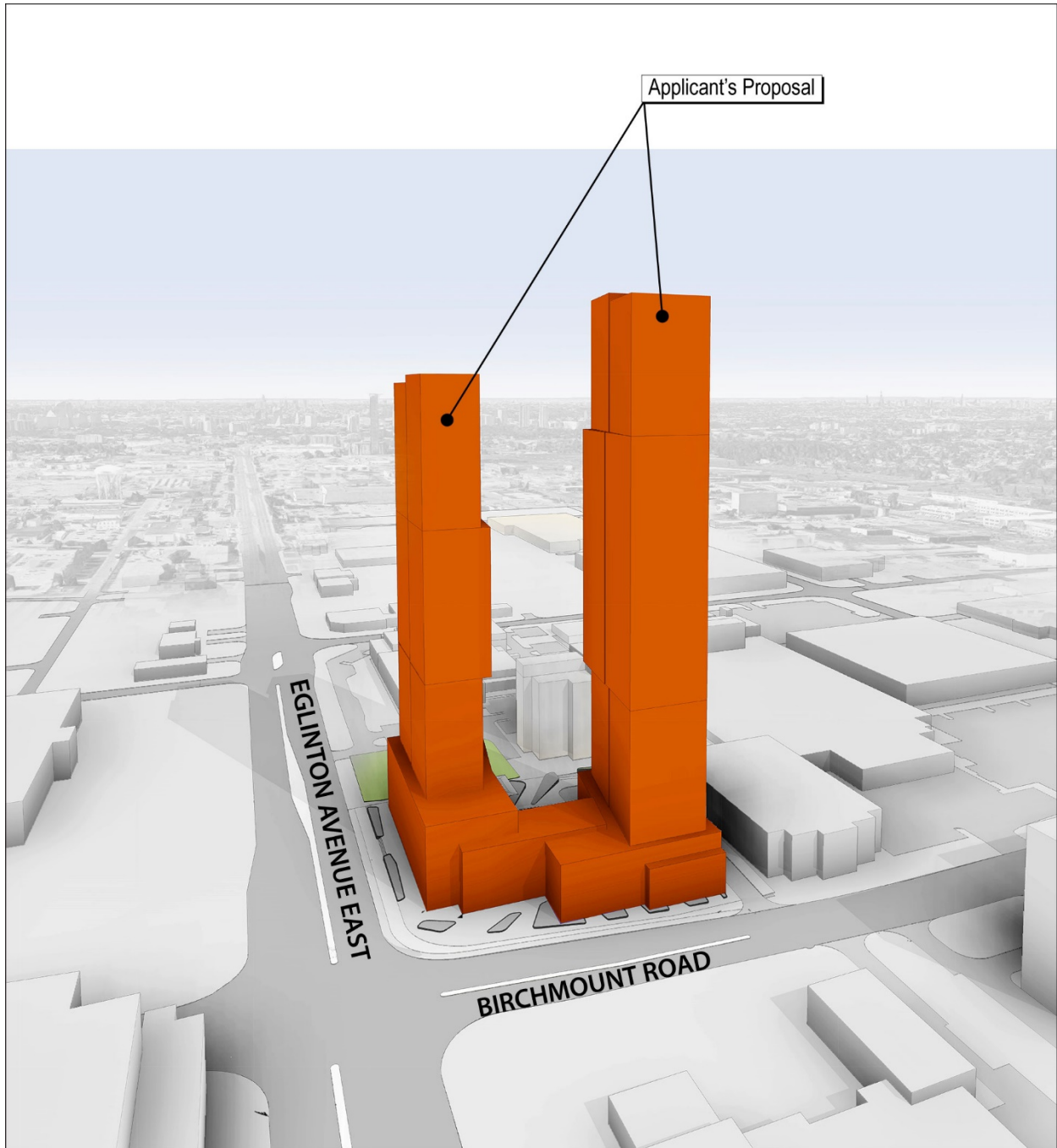
Attachment 1: 3D Model of Proposal in Context (View Looking Northeast)



View of Applicant's Proposal Looking Northeast

09/11/2020

Attachment 2: 3D Model of Proposal in Context (View Looking Northwest)

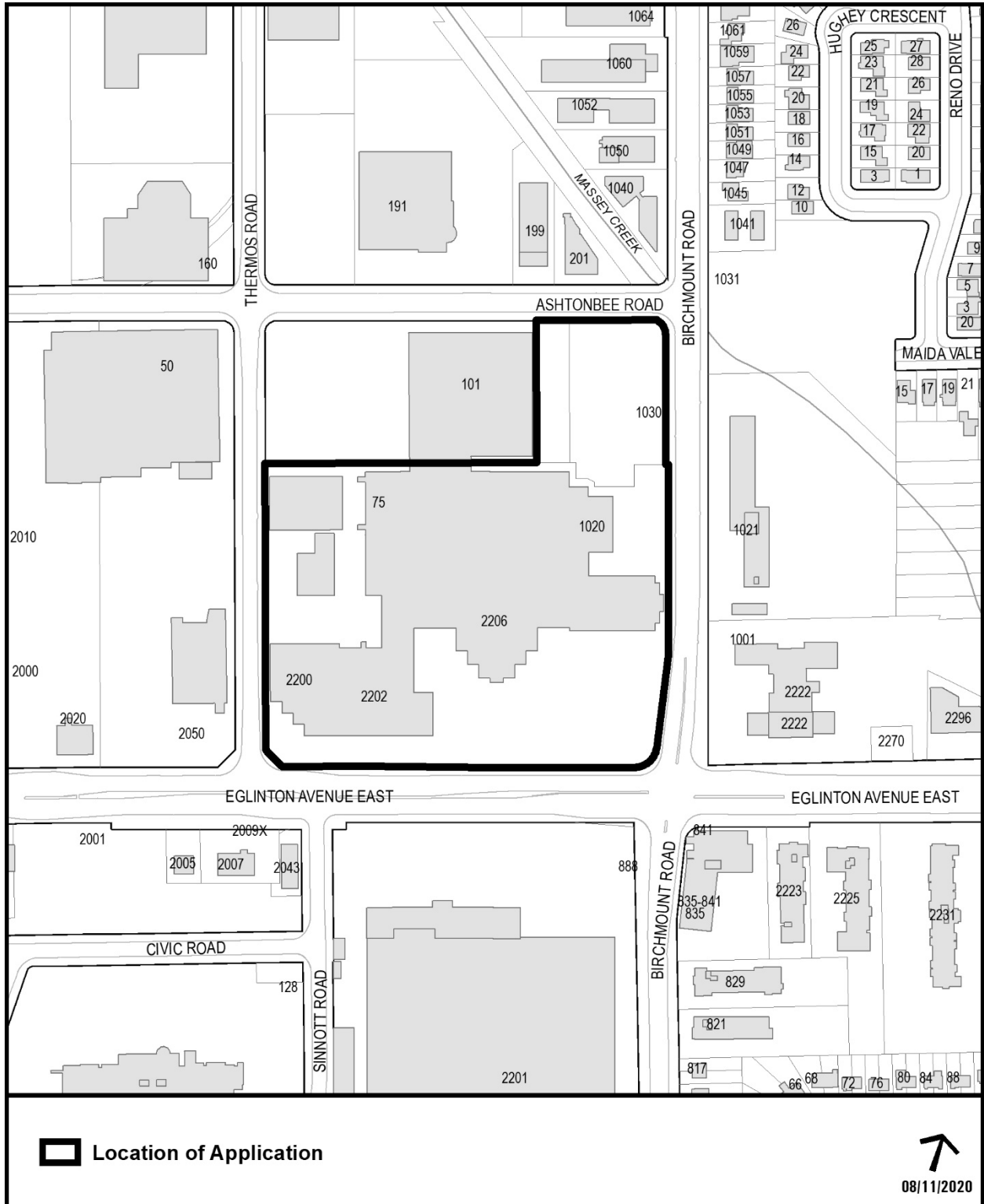


View of Applicant's Proposal Looking Northwest

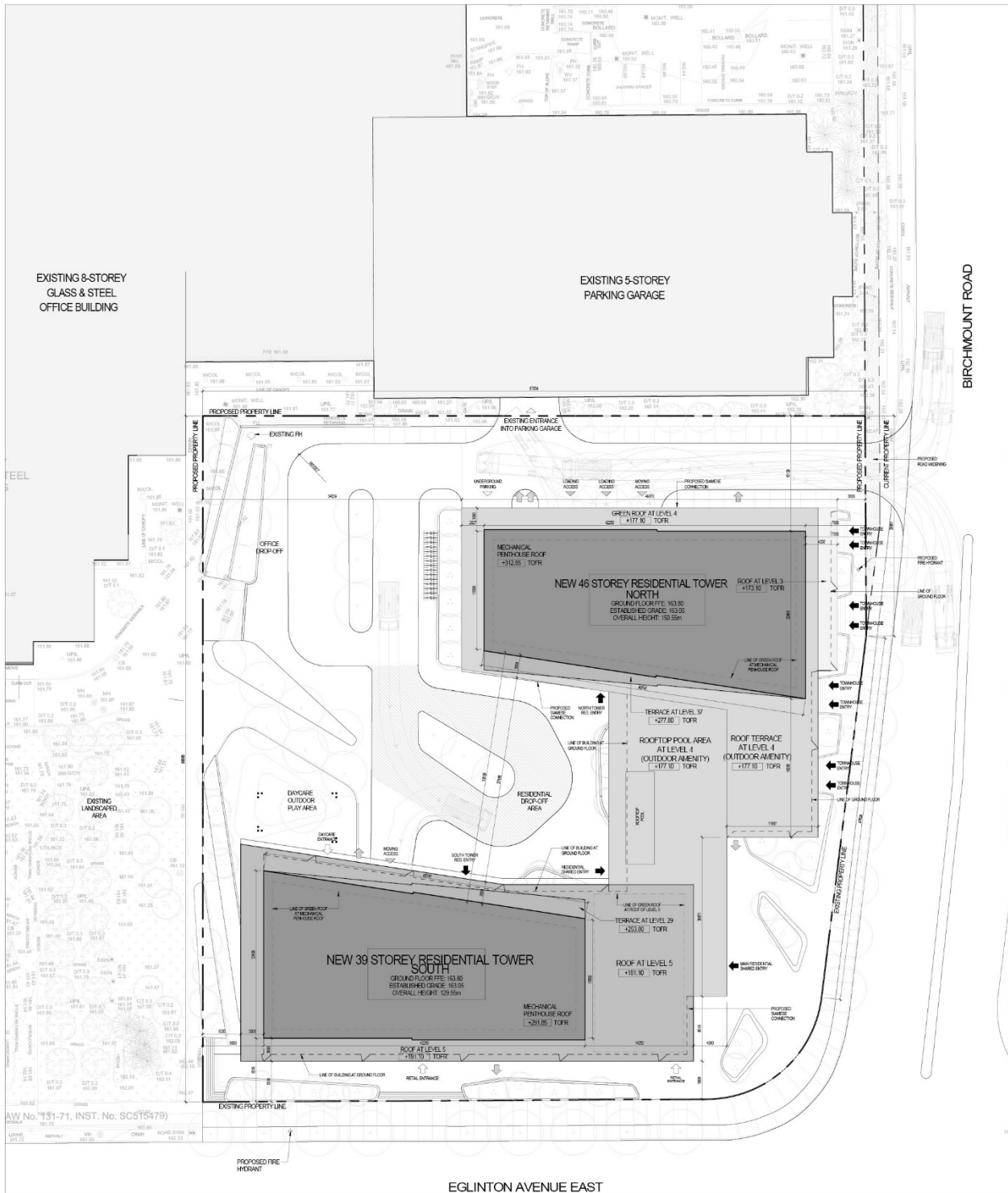


09/11/2020

Attachment 3: Location Map



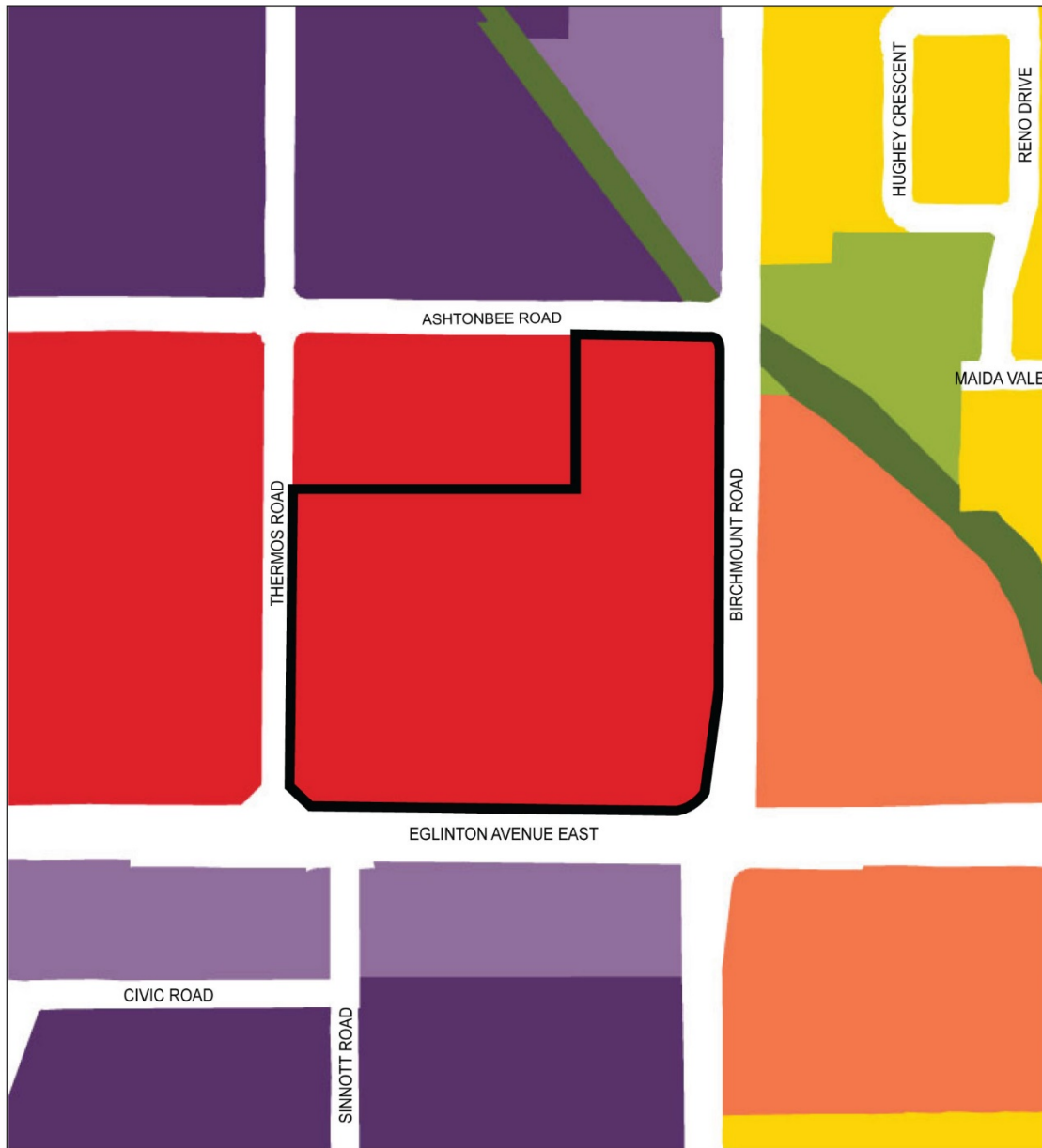
Attachment 4: Site Plan



Site Plan











Attachment 5: Official Plan Map



2206 Eglinton Avenue East

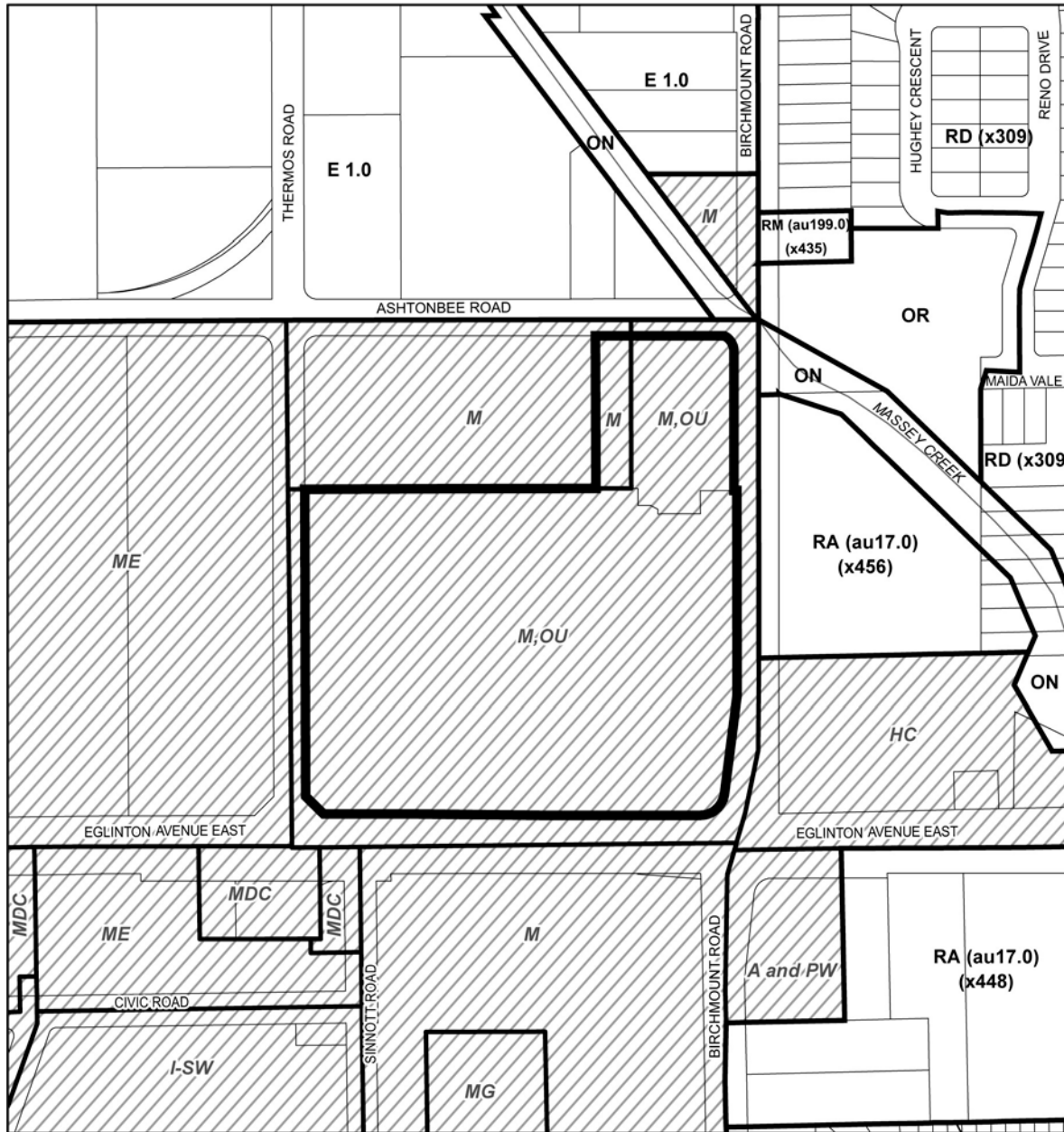
Official Plan Land Use Map #20

File # 20 154599 ESC 21 0Z

	Location of Application		Parks & Open Space Areas		General Employment Areas
	Neighbourhoods		Natural Areas		Core Employment Areas
	Apartment Neighbourhoods		Parks		
	Mixed Use Areas				

↑
Not to Scale
08/11/2020

Attachment 6: Zoning Map



Zoning By-law 569-2013

2206 Eglinton Avenue East

File # 20 154599 ESC 21 OZ

- Location of Application
- RD** Residential Detached
- RM** Residential Multiple
- RA** Residential Apartment
- E** Employment Industrial
- ON** Open Space Natural
- OR** Open Space Recreation

- See Former City of Scarborough Employment District By-law No. 24982 (Golden Mile)
- M** Industrial Zone
- MG** General Industrial Zone
- ME** Mixed Employment Zone
- MDC** Industrial District Commercial Zone
- I-SW** Institutional - Social Welfare Zone
- OU** Office Uses Zone

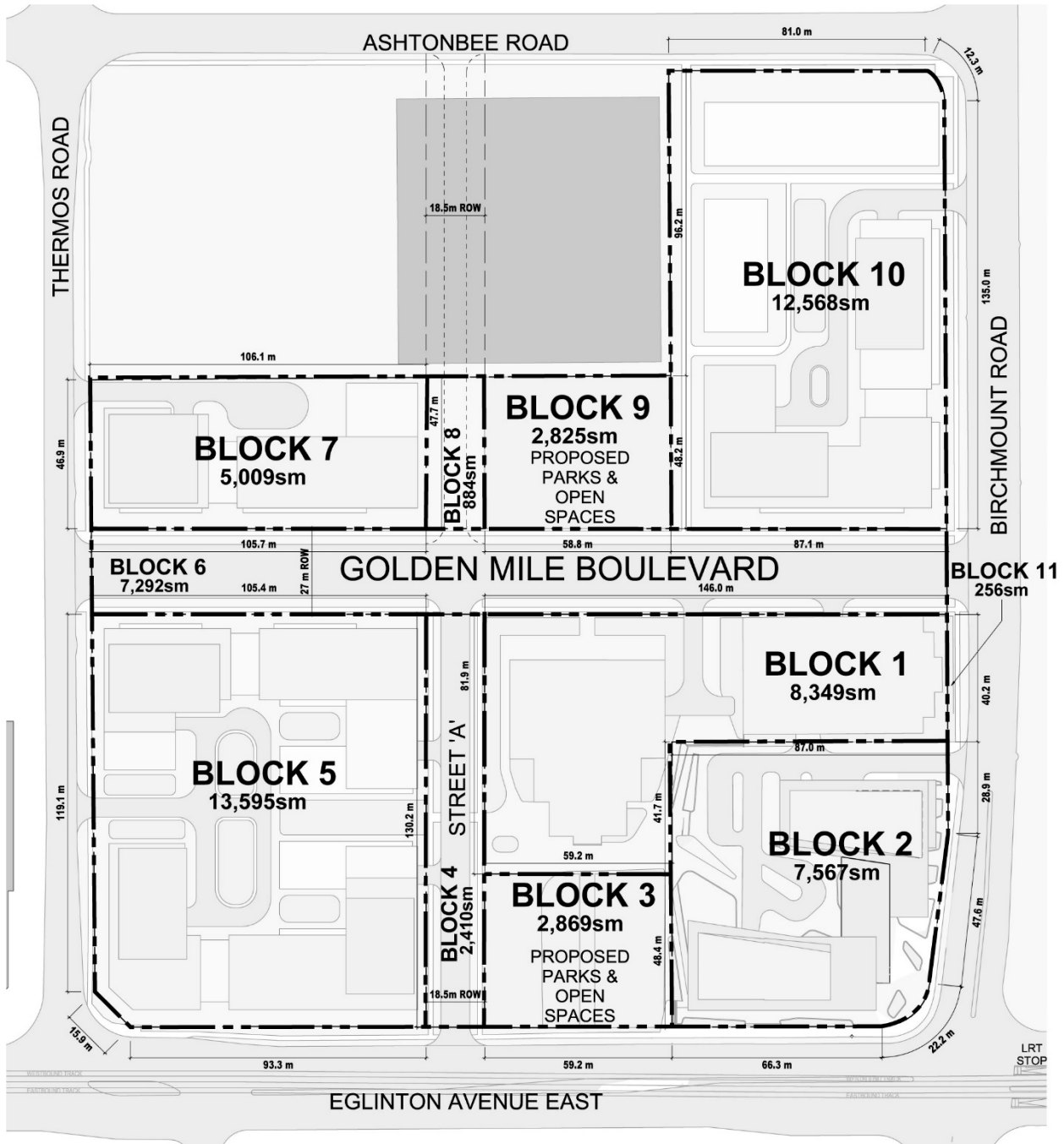
See Former City of Scarborough Ionview Community By-law No. 9089

- HC** Highway Commercial
- A and PW** Apartment Residential, Place(s) of Worship

Not to Scale
Extracted: 08/12/2020



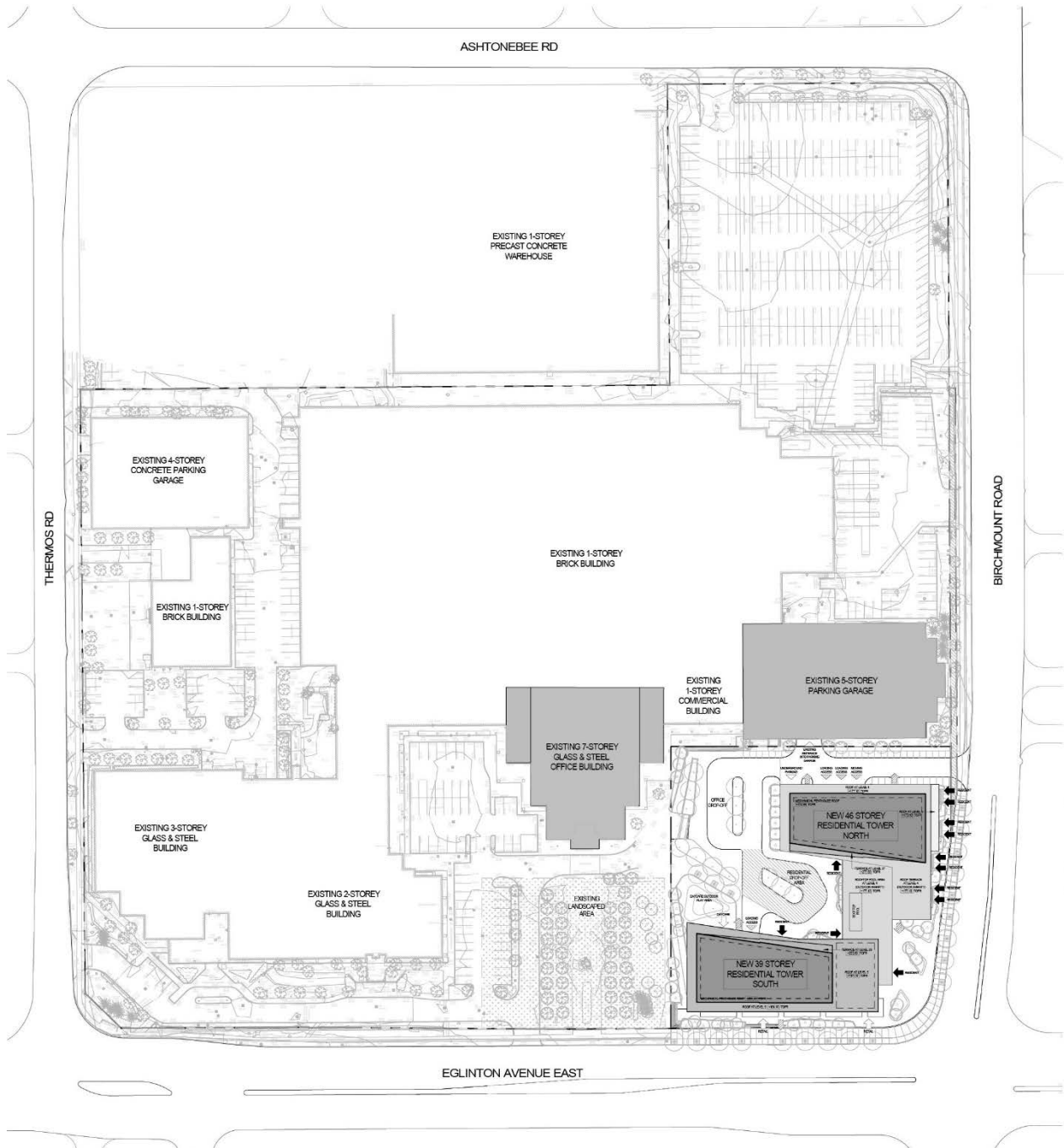
Attachment 7: Simplified Draft Plan of Subdivision



Draft Plan of Subdivision



Attachment 8: Context Plan



Context Plan

