

Preliminary Report - 3150 Eglinton Avenue East – Official Plan and Zoning Amendment Application

Date: November 16, 2020

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Wards: Ward 24 - Scarborough-Guildwood

Planning Application Number: 20 159050 ESC 24 OZ

Related Applications: 20 159052 ESC 24 SA

Notice of Complete Application Issued: August 6, 2020

Current Use(s) on Site: a 2-storey commercial building with associated surface parking at the front and the rear is located on the subject property.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application to permit a 12-storey mixed-use building on the subject property at 3150 Eglinton Avenue East. Staff are currently reviewing the application, which 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.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 3150 Eglinton Avenue East together with the Ward Councillor.
2. Staff provide notice for the community consultation meeting 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 City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

Eglinton East LRT

In March 2016, City Council endorsed the Eglinton East LRT (EELRT) as part of the Scarborough rapid transit network. In April 2019 Council supported an EELRT alignment to Malvern Town Centre. The subject property is in close proximity to the EELRT corridor. Additional information about the Eglinton East LRT can be found online in a report to Council at:

<https://www.toronto.ca/legdocs/mmis/2019/ex/bgrd/backgroundfile-131528.pdf>

ISSUE BACKGROUND

Application Description

The application proposes to demolish the existing 2-storey commercial building and replace it with a 12-storey mixed-use building on the subject property at 3150 Eglinton Avenue East. See Attachment 3: Location Map and Attachment 4: Site Plan.

The proposed development would have a gross floor area of 10,710.82 square metres, comprising of 10,210.97 square metres of residential uses and 500 square metres of commercial uses. The proposal would have a Floor Space Index of 4.2. A total of 132 residential units comprising of 71 one-bedrooms, 40 two-bedrooms, and 21 three-bedrooms are proposed.

In addition to the proposed retail/commercial uses, the application proposes an indoor amenity area, service/utility rooms and bicycle parking/storage spaces on the ground floor. Outdoor amenity areas are proposed on the rooftop and adjacent to the indoor amenity area on the ground floor. A gym is also proposed on the 2nd floor. Residential uses would be located on the upper floors.

The following building setbacks are proposed: 3.7 metres along Eglinton Avenue East; 2 metres along Beachell Street; no (zero) setback on the west property line; and 7.5 metres from the north property line.

The proposed building would have a height of 37.25 metres, with a mechanical penthouse located above having an additional height of 3.5 metres. A variety of setbacks at the front and rear are provided to transition from Eglinton Avenue East and

the *Neighbourhoods* to the north. The front wall of the building is maintained up to the 9th floor, where it is stepped back on the 10th and 11th floor and further stepped back on the 12th floor. At the rear, a series of stepbacks starting from the 6th to the 12th floor are provided to transition the building from the adjacent *Neighbourhoods* to the north. The application proposes a total of 136 vehicular parking spaces of which 20 spaces would be for visitors, 5 spaces for retail, and 111 spaces for residents. A total of 90 long term bicycle parking spaces would be provided for residents and 9 short-term bicycle parking spaces would be provided for visitors. 1 type "G" loading space would be provided to service the proposed development. Vehicular access to the proposed building would be provided from Beachell Street.

Detailed project information is found on the City's Application Information Centre at: <https://aic.to/3150EglintonAveE>

See Attachments 1 & 2: 3D Model of Proposal in Context (Northwest and Southeast Views), for a three-dimensional representation of the project in context.

Provincial Policy Statement and Provincial Plans

Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2020) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on August 28, 2020. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) 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 (2020) establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the *Planning Act*.

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 (2020), 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 (2020) 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 (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

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 subject property is located on an *Avenue* and is designated as *Mixed Use Areas* (Map 23) in the City of Toronto Official Plan. Refer to Attachment 5: Official Plan Land Use Map. The subject property is located on Eglinton Avenue East which is identified as a Major Street, on a High Order Transit Corridor and a Surface Transit Priority Network on Maps 4 & 5 in the Official Plan.

Site and Area Specific Policy No. 127

The site is also subject to Site and Area Specific Policy No. 127 (“SASP 127”) of the Official Plan which covers the area north of Eglinton Avenue East, west of Markham Road, and south of the CNR line. SASP 127 contains the following policies:

- Properties designated *Mixed Use Areas* will not exceed an overall net density of 1.5 times the lot area for all uses. The area to be considered for the density calculation includes all land excluding public roads and parkland. Non-residential uses will be oriented towards the arterial frontages only;
- Automobile service stations are not permitted;

- The maximum building height will be in the range of 6 to 10 storeys along the Eglinton Avenue and Markham Road frontages and will step down towards the low scale residential areas to the north and west of these two roads;
- When considering redevelopment of interior single detached lots, consolidation of individual properties will be encouraged to achieve a comprehensive development; and
- New development will accommodate a future bicycle/pedestrian path to be generally located along the south limit of the CNR line. An enhanced pedestrian access to the commuter rail station will also be encouraged.

Site and Area Specific Policy No. 127 may be found at this web link:

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

Zoning By-laws

The property is subject to the City of Toronto Zoning By-law No. 569-2013, as amended and the Scarborough Village Community Zoning By-law No. 10010, as amended. See Attachment 6: Zoning By-law Map.

The City of Toronto Zoning By-law No. 569-2013, as amended zones the subject lands as Commercial Residential, CR 0.4 (c0.4; r0.0) SS3 (x650). This zoning category does not permit residential uses as shown by the numerical value of zero density for residential uses, in the zoning standards noted above. The Commercial Residential zoning permits a maximum building height of 11 metres, a maximum building coverage of 33%, and a floor space index of 0.4 times the lot area for non-residential uses. This By-law also establishes minimum building setbacks from Eglinton Avenue East and adjacent properties. Exception 650 restricts permitted commercial uses to the following: office use not including dental or medical offices, day nursery, club, funeral home, and personal service shop, place of worship, recreation use, eating establishment, retail store, art studio, and performing arts studio. This exception also regulates building gross floor area and building setbacks.

The Scarborough Village Community Zoning By-law No. 10010, as amended, zones the subject site as Community Commercial and is subject to the following performance standards CC -29-51-75-87 (Exception 6, 26). A variety of uses including auto sales rooms, banks, business and professional offices, places of entertainment or recreation, restaurants, retail stores, service shops and agencies, and studios are permitted under this zoning. Residential uses are not permitted in the Community Commercial zone. Exception 6 also permits a similar variety of commercial uses noted above, while Exception 26 permits ground and wall signs which are non-accessory.

The City's Zoning By-law 569-2013 may be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

Design Guidelines

The following design guidelines will be used in the evaluation of this application:

- Mid-Rise Design Guidelines
- Mid-Rise Building Performance Standards Addendum
- Draft Growing Up: Planning for Children in New Vertical Communities
- Bird-Friendly Design Guidelines
- Pet-Friendly Design Guidelines
- Toronto Greet Standards (TGS) Version 3.0
- Complete Streets 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 under No. 20 159052 ESC 24 SA has been submitted.

COMMENTS

Reasons for the Application

An Official Plan and Zoning By-law amendment application is required to permit the proposed the number of storeys, the floor space index/density, the number of dwelling units proposed, and to establish appropriate performance standards relating to building heights, building setbacks, coverage and parking requirements to facilitate the development as proposed.

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 are evaluating this application against the PPS and the applicable Provincial Plans to establish the application's consistency with the PPS and conformity with the Growth Plan (2020) as amended.

Official Plan Conformity

Staff are reviewing the application to determine its conformity with the Official Plan Policies pertaining to *Mixed Use Areas*, Built Form, Public Realm, Healthy Neighbourhoods, among others. Staff will also review the application in the context of SASP 127.

Built Form, Planned and Built Context

Staff will assess the suitability of the proposed building heights and massing within the existing and planned context for the area. Staff will also evaluate whether there are any impacts on the low-rise residential area and public school to the north.

Staff will also evaluate the proposed development regarding its location and organization, how it defines the edges of adjacent streets, the location and organization of vehicular parking, vehicular access, service areas and utilities, to minimize their impacts on surrounding properties and to improve the safety and attractiveness of adjacent streets.

Staff will also evaluate the proposal regarding its location to the Eglinton Go Station (the site is within 800 metres of this higher-order transit station) and the planned Eglinton East LRT (the site is within 300 metres of a planned station).

Avenue Segment Study

Given that the subject property is located on an *Avenue*, the scale of development proposed necessitates an assessment of how the proposal addresses its larger context and including its implications for this segment of Eglinton Avenue East.

The Avenue Segment Study provided in support of the application identifies a variety of building types including townhouses, mid-rise buildings between 9 and 12 storeys, and tall buildings of up to 25 storeys as the appropriate built form on 8 developable parcels of land to achieve the intensification policies of the Official Plan.

Staff will evaluate the Segment Study to determine if it is consistent with relevant Official Plan policies and planned context for the area.

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 applicant has submitted an Arborist Report and a Tree Preservation Plan which are currently under review by City staff.

Staff will be evaluating the application to ensure that it supports the Official Plan policies of increasing the amount of tree canopy coverage.

Housing

The proposal includes 132 dwelling units. The proposed unit mix comprises 71 one-bedrooms, 40 two-bedrooms, and 21 three-bedrooms. The Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines direct that new development should provide at least 15% two bedrooms and 10% three bedrooms to ensure housing options for families with children are available. The proposal currently proposes a proportion of 30% two bedrooms and 16% three bedrooms.

Staff will further evaluate unit sizes and additional building and site design elements to support a broad range of households, including families with children.

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.

Staff will review the CS&F Study that was submitted with the application to determine whether any capital improvements or expansion of facilities opportunities were identified by the applicant or by staff and following up Study deficiencies to identify other issues that need to be addressed.

The subject property is also located in Neighbourhood Improvement Area 139 and is subject to Toronto Strong Neighbourhoods Strategy (TSNS) 2020. TSNS aims at strengthening the social, economic and physical conditions and deliver local impact for city-wide change. Staff will evaluate the impact of the proposed development and local development activity on community services and facilities, including assessment of existing capacity to support the proposed future population.

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.

Staff will review the proposal to determine if the provision of Section 37 community benefits may be required in relation to the development. If it is determined that Section 37 benefits will be secured please refer to the Council approved Implementation Guidelines and Protocol for Negotiating Section 37 Community Benefits which are available at: <https://www.toronto.ca/wp-content/uploads/2017/08/8f45-Implementation-Guidelines-for-Section-37-of-the-Planning-Act-and-Protocol-for-Negotiating-Section-37-Community-Benefits.pdf>.

Infrastructure/Servicing Capacity

Staff are reviewing the Servicing Report and Stormwater Management Plan provided by the applicant to evaluate the effects of the development on the City's municipal servicing infrastructure and watercourses and determine whether there is sufficient capacity to accommodate the proposed development. Staff will determine if new infrastructure or any improvements to the existing infrastructure are required.

Transportation

Staff are reviewing the Transportation Impact Study submitted by the applicant, the purpose of which is to evaluate the effects of the development on the transportation system, but will also identify if any transportation improvements are necessary to accommodate the travel demands and impacts generated by the development.

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 intended to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. 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 of the TGS or higher.

Other Matters

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

CONTACT

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SIGNATURE

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

ATTACHMENTS

City of Toronto Drawings

Attachment 1: 3D Model of Proposal in Context (Northwest)

Attachment 2: 3D Model of Proposal in Context (Southeast)

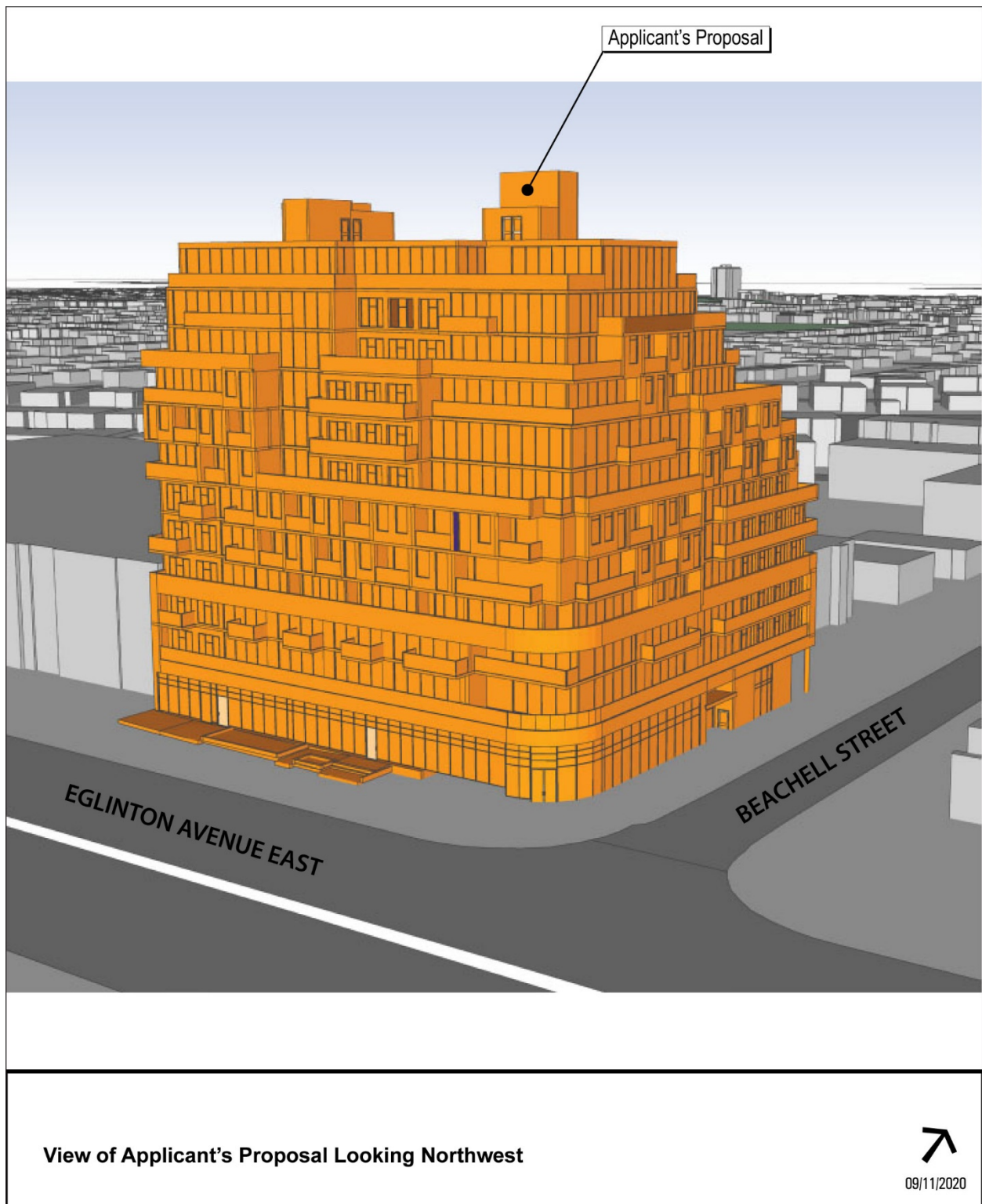
Attachment 3: Location Map

Attachment 4: Site Plan

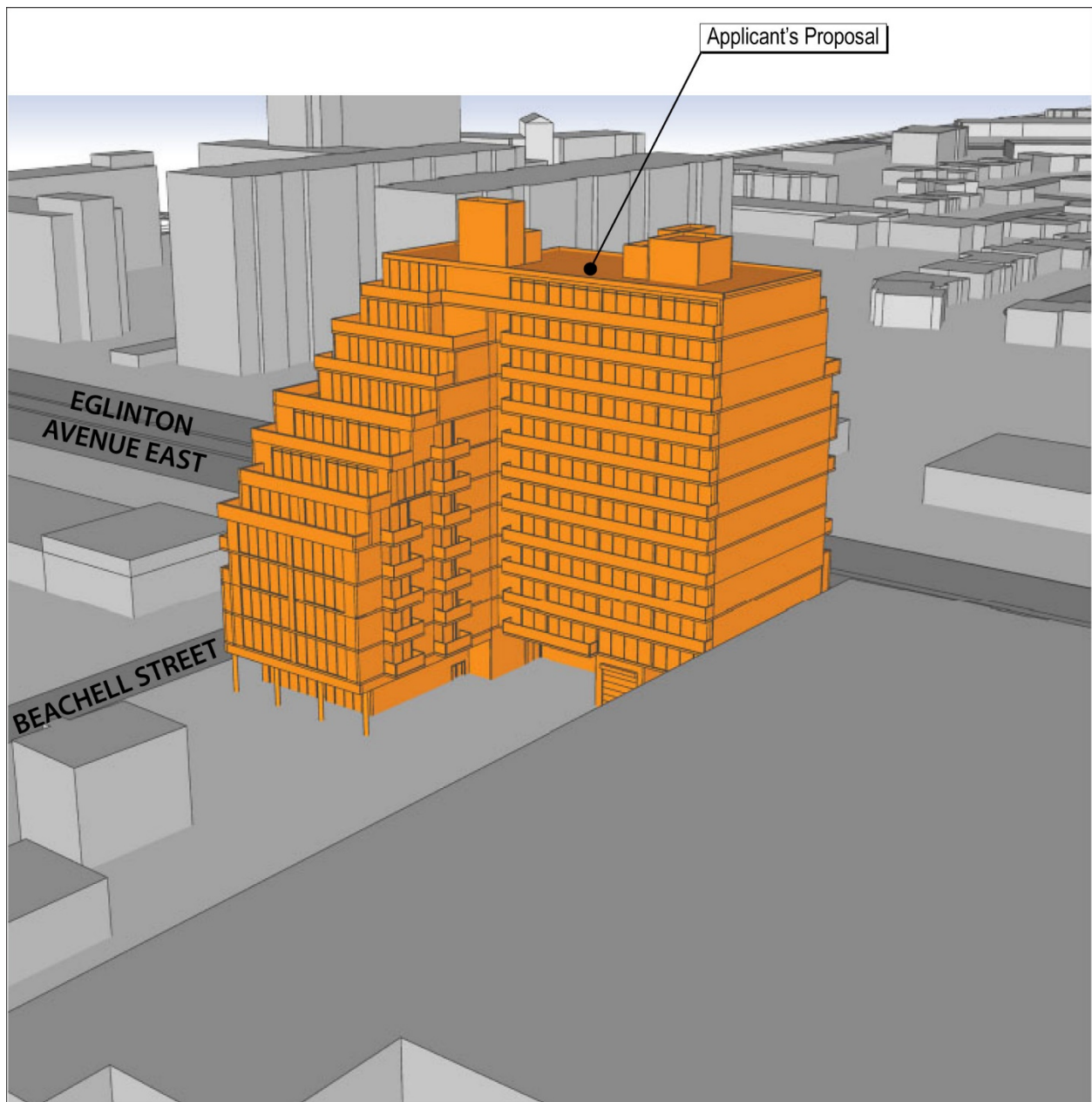
Attachment 5: Official Plan Land Use Map

Attachment 6: Zoning By-law Map

Attachment 1: 3D Model of Proposal in Context (Northwest)



Attachment 2: 3D Model of Proposal in Context (Southeast)

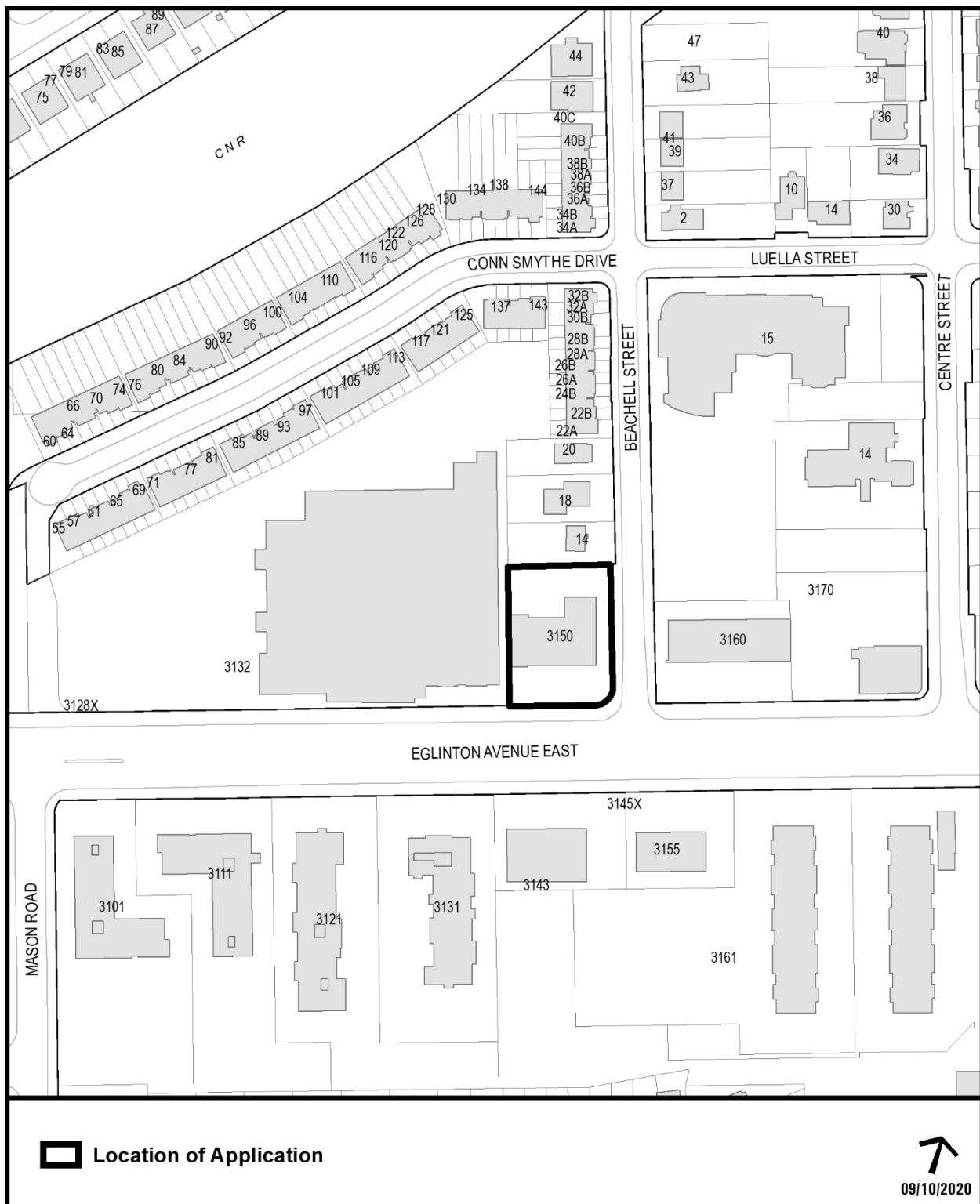


View of Applicant's Proposal Looking Southeast



09/11/2020

Attachment 3: Location Map



BLOCK D, REGISTERED PLAN 1094
PIN 06368 - 0294 (LT)

12 STOREY NEW RESIDENTIAL BUILDING DEVELOPMENT

BEACHELL STREET

EGLINTON AVENUE EAST

Site Plan

The site plan illustrates the proposed 12-storey residential building and its integration with the surrounding urban environment. Key elements include:

- Setbacks:** Front, Rear, Side, and Front Setback dimensions are clearly marked along all four sides of the property.
- Parking and Drop-off Areas:** Designated spaces for vehicles, including a "DROP OFF AREA," are shown with specific dimensions.
- Landscaping and Greenery:** Various landscape buffers, trees, and green spaces are indicated throughout the site.
- Infrastructure:** Features such as the "PROPOSED MICROTRANSFORMER," "OUTLINE OF LEVEL ABOVE," and "CONCRETE SIDEWALK" are detailed.
- Adjacent Properties:** The plan shows neighboring lots and buildings, providing context for the development's location.
- Regulatory Information:** References to "PART 1, PLAN 64R-2221" and "WIDENED BY EXPROPRIATION PLAN 3651, INST. SC76924(MTO PLAN P-2774-15)" are included at the bottom.

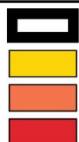
Attachment 5: Official Plan Land Use Map



3150 Eglinton Avenue East

Official Plan Land Use Map #23

File # 20 159050 ESC 24 02



Location of Application

Neighbourhoods

Apartment Neighbourhoods

Mixed Use Areas



Utility Corridors

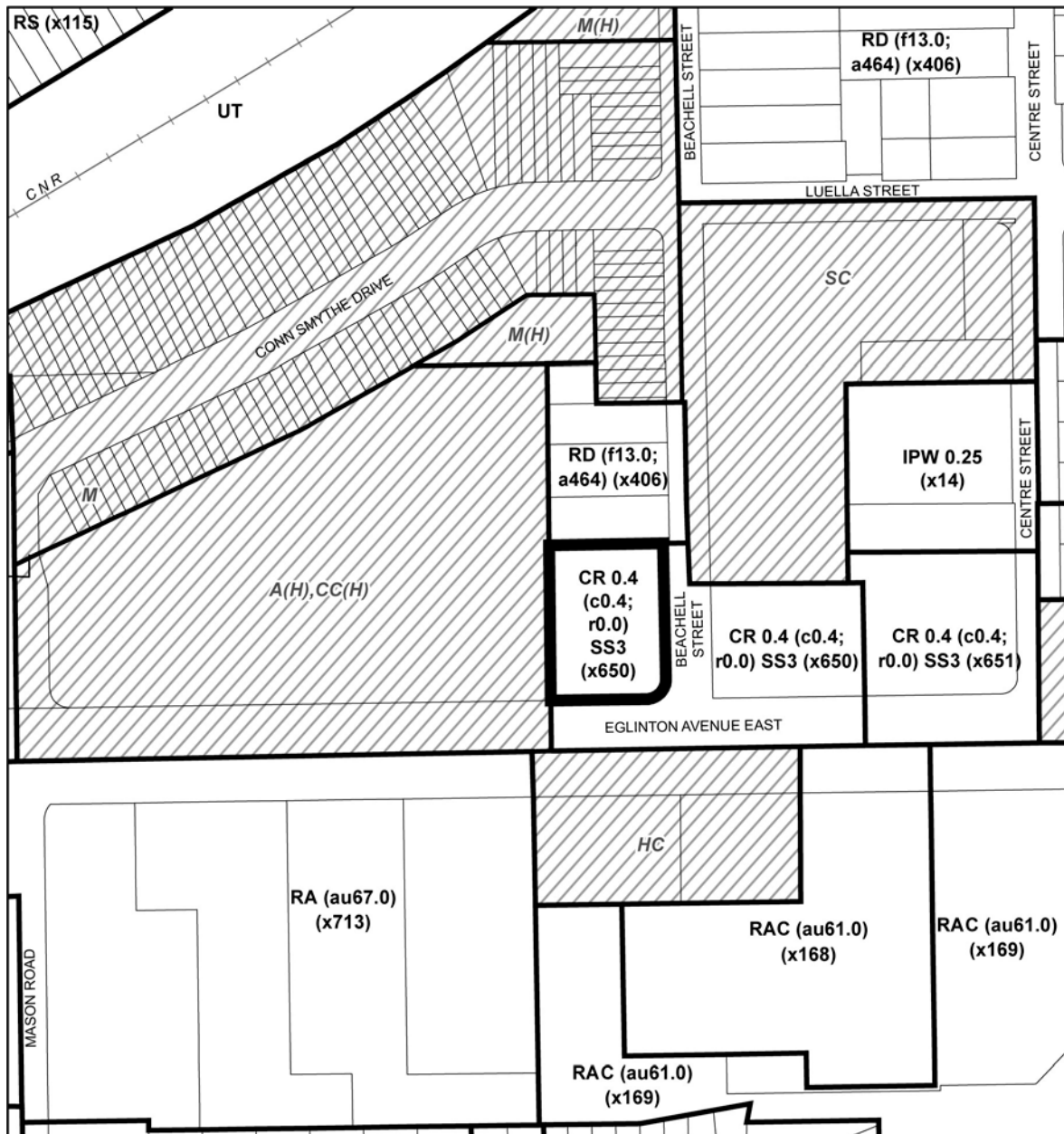


Roads not currently
shown on Land Use Map



Not to Scale
09/10/2020

Attachment 6: Zoning By-law Map



Zoning By-law 569-2013

3150 Eglinton Avenue East

File # 20 159050 ESC 24 02



Location of Application

RD Residential Detached
RS Residential Semi-Detached
RM Residential Multiple
RA Residential Apartment

RAC Residential Apartment Commercial
CR Commercial Residential
IPW Institutional Place of Worship
UT Utility and Transportation



See Former City of Scarborough
Scarborough Village Community By-law No. 10010

M Multiple-Family Residential
A Apartment Residential
CC Community Commercial
HC Highway Commercial
SC School

Not to Scale
Extracted: 09/10/2020