

2400 Eglinton Avenue West Zoning Amendment Application – Preliminary Report

Date: May 31, 2021

To: Etobicoke York Community Council

From: Acting Director, Community Planning, Etobicoke York District

Ward: 5 - York South-Weston

Planning Application Number: 21 111665 WET 05 OZ

Current Uses on Site: A 1-storey commercial retail plaza with associated surface parking, part of a larger site that forms the Westside Mall.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application to amend the former City of York Zoning By-law No. 1-83 and City-wide Zoning By-law No. 569-2013 for the southwest portion of the site at 2400 Eglinton Avenue West, known as the Westside Mall. The application proposes to permit a 35-storey mixed-use building consisting of 400 residential dwelling units and 715.5 square metres of retail space resulting in a total gross floor area of 30,398 square metres. Vehicular parking is proposed at-grade and in a 1-level underground garage consisting of 93 spaces. The proposal would represent phase 1 of the redevelopment of the Westside Mall lands.

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.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 2400 Eglinton Avenue West 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 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

On May 6, 2014, City Council adopted the Final Directions Report for the Eglinton Connects Planning Study – a study to respond to planning opportunities presented by the Crosstown Light Rail Transit project. Council adopted 21 recommendations under the themes of Travelling, Greening and Building Eglinton, and directed staff to report back to Council on implementation measures. The decision document and background information on the study can be found here:

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

On July 11, 2014, City Council adopted Official Plan Amendment No. 253 ("OPA 253"), an amendment to implement policy directions based on the Eglinton Connects Planning Study to provide development standards for areas surrounding the future Crosstown Light Rail Transit stations. In regards to the Westside Mall lands, which includes the subject site, OPA 253 amends Site and Area Specific Policy 31 to include policy direction for a new public road, pedestrian and cycling connectivity, and provisions for open spaces and enhanced community services. OPA 253 was subsequently appealed to the Ontario Municipal Board and a final order was issued on September 28, 2018. Council's decision document of OPA 253 can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PG34.1>

On August 25, 2014, City Council adopted amending Zoning By-laws to reduce vehicular parking and mid-rise building standards, along with the Urban Design Guidelines for Eglinton Avenue to implement the directions of the Eglinton Connects Planning Study. The decision document, including the Urban Design Guidelines can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PG35.3>

ISSUE BACKGROUND

Pre-Application Consultation

On February 25, 2020, a pre-application consultation meeting was held between City Planning staff and the applicant on a multiphase redevelopment of the Westside Mall lands at 2400 Eglinton Avenue West. A conceptual build out of the entire site was presented, but a focus was placed on the southwestern portion of the mall site as the first phase of the redevelopment plans, which consisted of two mixed-use buildings of 30 to 36 storeys. For the proposed first phase lands, staff raised concerns on the density, height and massing of the proposed buildings and vehicular and loading access. Staff also indicated the redevelopment of the Westside Mall lands should be assessed comprehensively through a Zoning By-law amendment and Plan of

Subdivision that would articulate the future build out of the entire site and implement the direction of Site and Area Specific Policy 31.

Application Description

This application proposes to amend the former City of York Zoning By-law No. 1-83 and the City-wide Zoning By-law No. 569-2013 for the southwest portion of the property at 2400 Eglinton Avenue West ("the Westside Mall lands"). The proposal would result in a mixed-use building of 35-storeys (115.8 metres including mechanical penthouse) with a 6-storey base (22.5 metres) and a 29-storey tower with an approximately 749.5 square metre floor plate. The proposed building would result in a gross floor area of 30,398.2 square metres consisting of 29,682.7 square metres for residential use and 715.5 square metres for commercial retail use. A total of 826 square metres of indoor amenity space and 809 square metres of outdoor amenity space is proposed on the 1st and 7th storeys. A Floor Space Index of 8.1 times the area of the subject site is proposed.

The application proposes 400 residential dwelling units consisting of: 240 (60 percent) one-bedroom units; 120 (30 percent) two-bedroom units; and 40 (10 percent) three-bedroom units.

Vehicular and loading access to the site would be provided by two driveway entrances at the northeast and centre-east of the site, via private driveways that connect to Gabian Way to the west and Eglinton Avenue West to the south. A total of 93 vehicular parking spaces and 408 bicycle parking spaces are proposed at-grade and in the 1-level underground garage. Loading spaces consisting of one type "B" and one type "G" are to be provided.

Detailed project information is found on the City's Application Information Centre at: www.toronto.ca/2400EglintonAveW

See Attachments 1 and 2 for a three dimensional representation of the proposal in context, and Attachment 4 for the proposed site plan drawing.

Site and Surrounding Area

The subject site is 3,750 square metres with an approximate frontage of 47.5 metres on Eglinton Avenue West to the south and 78.3 metres on Gabian Way to the west. A 1-storey commercial plaza with various retail units is currently on the site with associated surface parking, and forms part of the 4.6 hectares Westside Mall lands.

Surrounding land uses include:

North: 1-storey commercial retail building and associated surface parking that forms part of Westside Mall. Further north are single detached residential buildings.

East: Immediately east are surface parking lots and a 1-storey commercial retail building that forms part of Westside Mall. Southeast is the future Caledonia Station of the Eglinton Crosstown Light Rail Transit Line currently under construction. East of

Westside Mall is the Canadian National Railway line and the terminus of the York Beltline Trail. Further east are detached and semi-detached residential buildings.

South: Across Eglinton Avenue West are a series of 1-storey commercial buildings with surface parking. Further south are detached residential buildings and Venn Crescent.

West: Across Gabian Way are two apartment buildings of 16 and 19-storeys, and two rows of townhouse buildings that fronts on Gabian Way. At the northwest corner of Eglinton Avenue West and Gabian Way is a 21-storey mixed use building. Further west along Eglinton Avenue West is an 8-storey supportive housing building.

See Attachment 3 for the location map.

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 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 City 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).

The Growth Plan (2020) contains policies pertaining to population and employment densities that should be planned for in major transit station areas ("MTSAs") along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan (2020) requires that, at the time of the next municipal comprehensive review ("MCR"), the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs are planned for the prescribed densities.

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.

The application is located on lands that form part of the *Avenues* on Map 2 - Urban Structure, and is designated *Mixed Use Areas* on Map 17 - Land Use of the Official Plan. See Attachment 5 for the land use designation of the Official Plan.

The subject site and the rest of the Westside Mall lands were part of the Eglinton Connects Study, a comprehensive planning review of Eglinton Avenue to respond to the opportunities presented by the Crosstown Light Rail Transit project. The Westside Mall lands and surrounding properties were identified as the West Side Focus Area, one of six focus areas to accommodate growth. Key planning directions for the West Side Focus Area include: the introduction of east-west and north-south streets toward Caledonia station, creation of green open spaces within the Westside Mall lands, and incorporation of a variety of building types that provide appropriate transition to neighbouring building fabric. The directions of the Eglinton Connects Study were

implemented into policy as OPA 253, and amended Site and Area Specific Policy 31 that applies to the Westside Mall lands.

Site and Area Specific Policy 31 provides direction for redevelopment on lands surrounding the future Caledonia Crosstown Light Rail Transit and GO stations to improve pedestrian and cycling connectivity, and provisions for enhanced community services, among other matters. The subject site and the rest of the Westside Mall lands is identified within 'Block A' in Site and Area Specific Policy 31.

Toronto Official Plan policies may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Zoning By-laws

The site is zoned MCR or "Main Street Commercial/Residential" and is subject to general exception No. 400 in Section 16 of the former City of York By-law No. 1-83, as amended. This zone permits a range of commercial and residential uses including retail stores, offices, restaurants, hotels, townhouses and apartment buildings. A maximum height of the lesser of 24 metres or 8-storeys is permitted, with a maximum Floor Space Index of 2.5 times the area of the lot. Section 16 general exception No. 400 that applies to the subject site and the rest of Westside Mall lands permits: a maximum commercial building height of up to 2 storeys; a maximum building height that is equal to 85 percent of the horizontal distance to a residential zone; and a maximum gross floor area of 14,990 square metres, among other area specific standards.

The site is zoned CR 2.5 (c2.5; r2.5) SS2 (x913) in the City-wide Zoning By-law No. 569-2013, as amended. The standards of By-law No.1-83 are carried forward into By-law No. 569-2013. Portions of the subject site is within the Policy 3 Overlay, which permits a reduced vehicular parking ratio for various land uses.

See Attachment 6 for the applicable zoning category of the site.

Design Guidelines

This application will be evaluated based on the Urban Design Guidelines for Eglinton Avenue adopted by City Council as part of the implementation measures for the Eglinton Connects Study. In addition, the following design guidelines will also be used in the evaluation of this application:

- City-wide Tall Building Design Guidelines;
- Avenues and Mid-rise Buildings Study and Performance Standards;
- Mall Redevelopment Guide;
- Growing Up: Planning for Children in New Vertical Communities;
- Retail Design Manual;
- Streetscape Manual;
- Guidelines for the Design and Management of Bicycle Parking Facilities;
- Pet Friendly Design Guidelines for High Density Communities;
- Toronto Green Standard; and

- Bird Friendly Development 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 has not been submitted.

COMMENTS

Reasons for the Application

The proposal requires amendments to the former City of York By-law No. 1-83 and City-wide Zoning By-law No. 569-2013 for the site at 2400 Eglinton Avenue West to vary performance standards pertaining to the southwest portion of the site to allow for: the increase in building heights, increase in gross floor area, and increase in Floor Space Index, among other standards.

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 noted below have been identified.

Provincial Policies and Plans Consistency/Conformity

The application will be evaluated against the *Planning Act* and applicable Provincial Plans to establish the application's consistency with the PPS and conformity to the Growth Plan (2020).

Section 2 of the *Planning Act* sets out matters of provincial interest that City Council shall have regard to in making any decision under the *Planning Act*. Relevant matters of provincial interest include: (h) the orderly development of safe and healthy communities; (j) the adequate provision of a full range of housing, including affordable housing; (k) the adequate provision of employment opportunities; (p) the appropriate location of growth and development; (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and (r) the promotion of built form that is well designed, encourages a sense of place and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

The PPS contains policies related to managing and directing development. It requires that sufficient lands be made available for intensification and redevelopment, that planning authorities identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account, among other things, the existing building stock and surrounding area. While the PPS encourages intensification and efficient development, it recognizes that local context is important and that well-designed built form contributes to overall long-term economic prosperity.

Policy 4.6 states that the Official Plan is the most important vehicle for implementing the PPS and Policy 1.1.3.3 states planning authorities shall identify appropriate locations for intensification and redevelopment.

The Growth Plan (2020) emphasizes the importance of complete communities where a range of housing options are to be provided, and that new development should provide high quality compact built form and an attractive and vibrant public realm. The Growth Plan (2020) provides municipalities with the authority to define the location and nature of growth that will occur in intensification areas in a flexible manner suitable to the local context, while still meeting the overriding objectives of the Growth Plan (2020).

The application will be evaluated against the policies and objectives of the *Planning Act*, PPS and the Growth Plan (2020). In particular, the proposal will be evaluated in regards to the promotion of well-designed built form, the range of housing options and mixture of uses, and whether it complies with the municipal direction for growth.

Official Plan Conformity

The Official Plan states that *Mixed Use Areas* will absorb most of the anticipated increase in retail, office and service employment in Toronto in the coming decades, as well as much of the new housing. However, not all *Mixed Use Areas* will experience the same scale or intensity of development.

Staff are reviewing the application to determine its conformity to the Official Plan. Key Official Plan policies that will be used to evaluate this application include, but are not limited to: Structuring Growth in the City and Avenues Policies in Chapter 2; the Public Realm, Built Form, Housing, Parks and Open Spaces and Building New Neighbourhood policies in Chapter 3, and the development criteria for *Mixed Use Areas* in Chapter 4.

Site and Area Specific Policy 31

The Westside Mall lands is subject to Site and Area Specific Policy 31 ("SASP 31"), where it is identified as 'Block A'. The purpose of SASP 31 is to provide direction for redevelopment surrounding the future Caledonia Crosstown Eglinton Light Rail Transit ("LRT") and GO stations with:

- Transportation infrastructure including a new network of public roads, and pedestrian and cycling connections to the LRT/GO stations;
- The creation of open spaces;
- A range of land uses, including providing a grocery store and maintaining the existing amount of non-residential gross floor area;
- A range of building types and scales, and a range of residential unit sizes and tenures; and
- Enhanced community services and facilities, among other policy directions.

As indicated in the Pre-application Consultation section of this Report, the applicant has expressed their intentions to redevelop the Westside Mall lands in a multi-phased approach. Staff has stipulated a Zoning By-law amendment and Draft Plan of

Subdivision applications are required for the entirety of the lands to create appropriate development blocks, establish the alignment of new public roads and infrastructure to service development, secure the size and location of parkland, and secure the provision of community services, among other matters, in order to conform to the policy direction of SASP 31 and the Official Plan. A Plan of Subdivision can address the phasing of the incremental development of the lands.

As per the policies of the Official Plan, a comprehensive planning framework developed through the appropriate planning applications is required for the entire Westside Mall lands to establish the direction for the redevelopment of the site that is carefully integrated with the surrounding fabric of the area. Staff will continue to assess the proposal's conformity to the direction of SASP 31, and determine if the subject application is premature pending the submission of *Planning Act* applications that seeks the redevelopment of the entire Westside Mall lands.

Built Form, Planned and Built Context

The suitability of the proposed massing, heights and other built form issues will be assessed based on section 2 of the *Planning Act*, particularly subsections (p), (q) and (r) and section 2 of the Growth Plan (2020). The proposed built form will also be assessed based on in force and emerging City's Official Plan policies and urban design guidelines noted above. An evaluation will be made to confirm whether the proposal fits within its planned and built context. In particular, staff will be evaluating:

- Whether the tall building is contextually appropriate;
- Incremental shadow impacts to the existing built and planned public realm;
- The appropriateness of the proposed building height, mass, scale and setbacks;
- How the proposal fits with the future build out of the Westside Mall lands; and
- Appropriateness of the proposed private driveway access and site circulation of vehicles and loading trucks.

The applicant submitted a Block Context Plan prepared by MHBC. The purpose of the Block Context Plan is to demonstrate how the physical form of the proposed development fits within the existing built and planned context in order to conform to the policies of the Official Plan. Additional built form issues may be identified through the review of the application. Staff will continue to work with the applicant to achieve a redevelopment proposal for the whole of the block and for the southwest corner of the block that meets the intent of City policies and the existing built and planned character of the area.

Residential Unit Size and Mix

On July 28, 2020, City Council adopted the Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines ("Growing Up Guidelines"). The objective of the Guidelines is to steer the delivery of multi-unit tall building proposals that increases liveability for larger households, including families with children at the neighbourhood, building and unit scale. In particular, the Growing Up Guidelines direct development to provide a minimum of 25 percent of its total residential unit count

towards large units, including a minimum 10 percent as three-bedroom units. The Guidelines also direct two-bedroom units be in the range of 87 to 90 square metres and three-bedrooms be in the range of 100 to 106 square metres. The application currently proposes 120 (30 percent) two-bedroom units where 20 are larger than 87 square metres, and 40 (10 percent) three-bedroom units where 12 are larger than 100 square metres. The proposal currently does not meet the direction of the Growing Up Guidelines in relation to unit sizes. Staff will continue to review the proposal against applicable policies and guidelines in supporting a broad range of households.

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 submitted an Arborist Report and Tree Preservation Plan prepared by MEP. The Arborist Report indicates five City-owned trees will be protected. The Arborist Report and Tree Preservation Plan are currently under review by City staff.

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.

The applicant submitted a Community Services and Facilities Report prepared by MHBC. The report is being reviewed by City staff to determine whether any capital improvements or expansion of existing facilities are required.

Parkland/Open Space

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. As part the direction of SASP 31, open space is to be secured as part of development on the Westside Mall lands. Preliminary issues raised by staff include the need to provide a comprehensive development plan in order to allocate the appropriate locations and sizes of parkland and/or open spaces.

Infrastructure/Servicing Capacity

The application will be reviewed to determine if there is sufficient infrastructure capacity to accommodate the proposed development for the subject site, and redevelopment of the remainder of the Westside Mall. The applicant submitted a combined Functional Servicing & Stormwater Management Report prepared by Counterpoint, a Geotechnical Investigation Report prepared by EXP, and a Hydrogeological Investigation also prepared by EXP. The purpose of these reports is to evaluate existing subsurface conditions and the effects of the development on the City's municipal servicing infrastructure and watercourses, and to identify and provide the rationale for any new infrastructure or upgrades to existing infrastructure necessary to adequately service the proposed development.

The studies are currently under review by City staff. Preliminary issues raised include the need to provide a comprehensive servicing plan for the entire Westside Mall lands.

Traffic Impact, Vehicular Access and Parking

The applicant submitted a Transportation Impact Study prepared by HDR. The purpose of the study is to evaluate the effects of the development on the transportation system, and also to identify transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development. The study is currently under review by City staff.

Caledonia Eglinton Crosstown LRT and GO Stations

The subject site is west of the future Caledonia Station of the Eglinton Crosstown LRT Line currently under construction. Further east across the Canadian Railway line is the planned future Caledonia GO Station. Staff will continue to review the proposal and coordinate with Metrolinx on a co-ordinated approach for development on the subject site, including the appropriate interface and integration elements with the proposed development.

Pedestrian Wind Impact

The applicant submitted a Pedestrian Wind Study prepared by HDR. The study indicates wind conditions are not anticipated to exceed the criteria for pedestrian safety for this corner of the broader site but that wind speeds will be higher than desired for certain locations. The study is currently under review by City staff. The applicant will be required to revise both the built form of the proposal and provide additional mitigation measures as required to ensure wind conditions are comfortable for pedestrians.

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 applicant has submitted the TGS Checklist indicating they are pursuing Tier 1 performance measures. Staff are reviewing the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures. Planning staff will encourage the applicant to pursue Tier 2 or higher performance measures through the application review process.

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.

The proposal at its current height and density will be subject to Section 37 contributions under the *Planning Act*. Section 37 benefits have not yet been discussed. City staff may apply Section 37 provisions of the *Planning Act* should the proposal be approved in some form. In the event the applicant provides in-kind benefits pursuant to Section 37 of the *Planning Act*, the City's Fair Wage Policy and Labour Trades Contractual Obligations will apply to such work.

Other Matters

Staff have serious concerns with the piecemeal approach to the redevelopment of the site proposed through this application and the larger block planning matters that this application introduces. The proposal represents phase 1 of a multi-phase opportunity to develop a new neighbourhood with no plan for future phases yet established. An assessment of the proposal's merits cannot be made until the proper delineation of streets and blocks, and the efficient delivery of infrastructure to service the lands are proposed and secured as part of a comprehensive development. At this preliminary stage, staff cannot support the proposal to redevelop a portion of the Westside Mall without a comprehensive vision for the entire lands.

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

CONTACT

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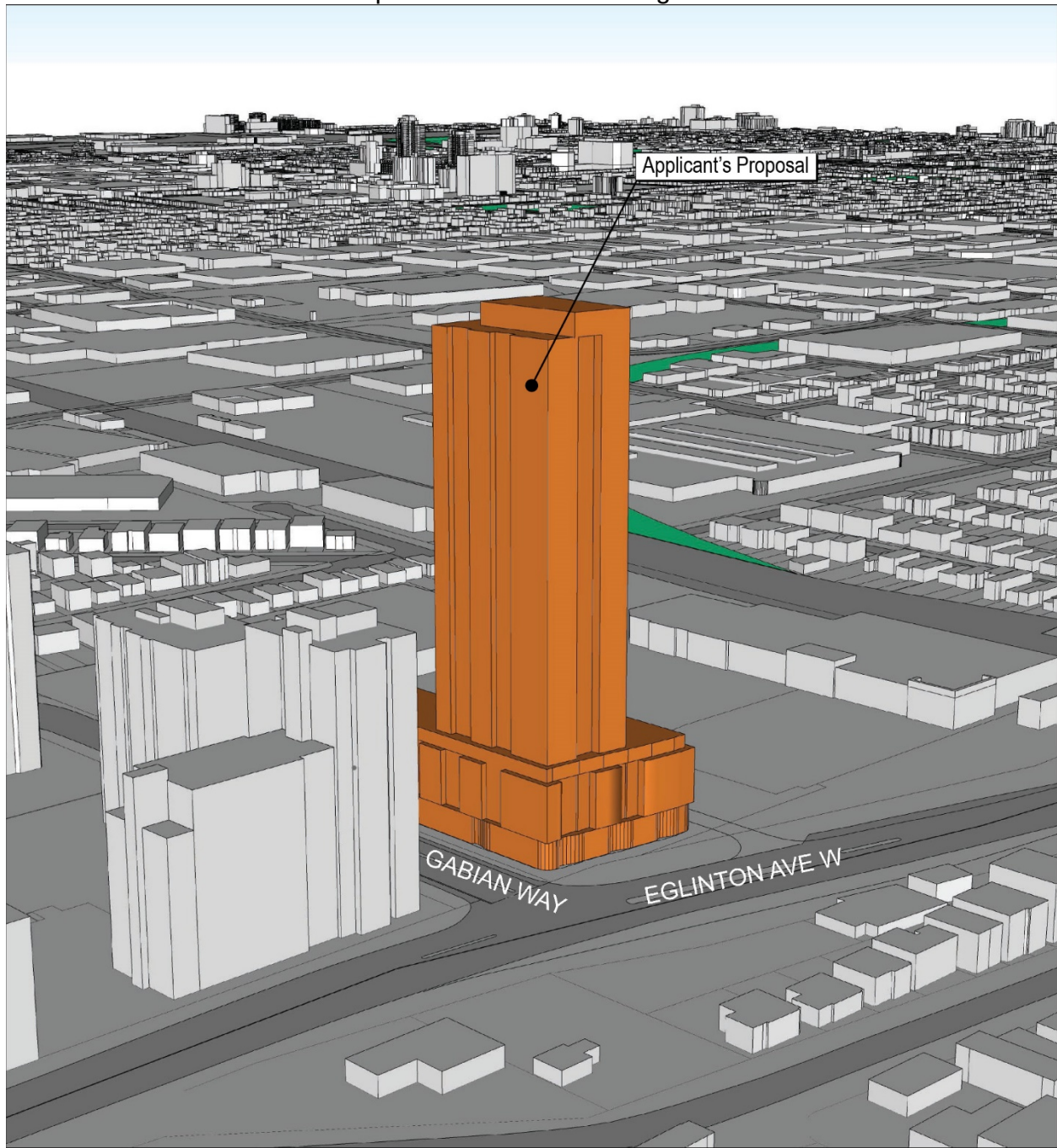
SIGNATURE

Angela Stea, MCIP, RPP,
Acting Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: 3D Model of Proposal in Context Looking Northeast
Attachment 2: 3D Model of Proposal in Context Looking Southwest
Attachment 3: Location Map
Attachment 4: Site Plan
Attachment 5: Official Plan Land Use Map
Attachment 6: Zoning Map

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

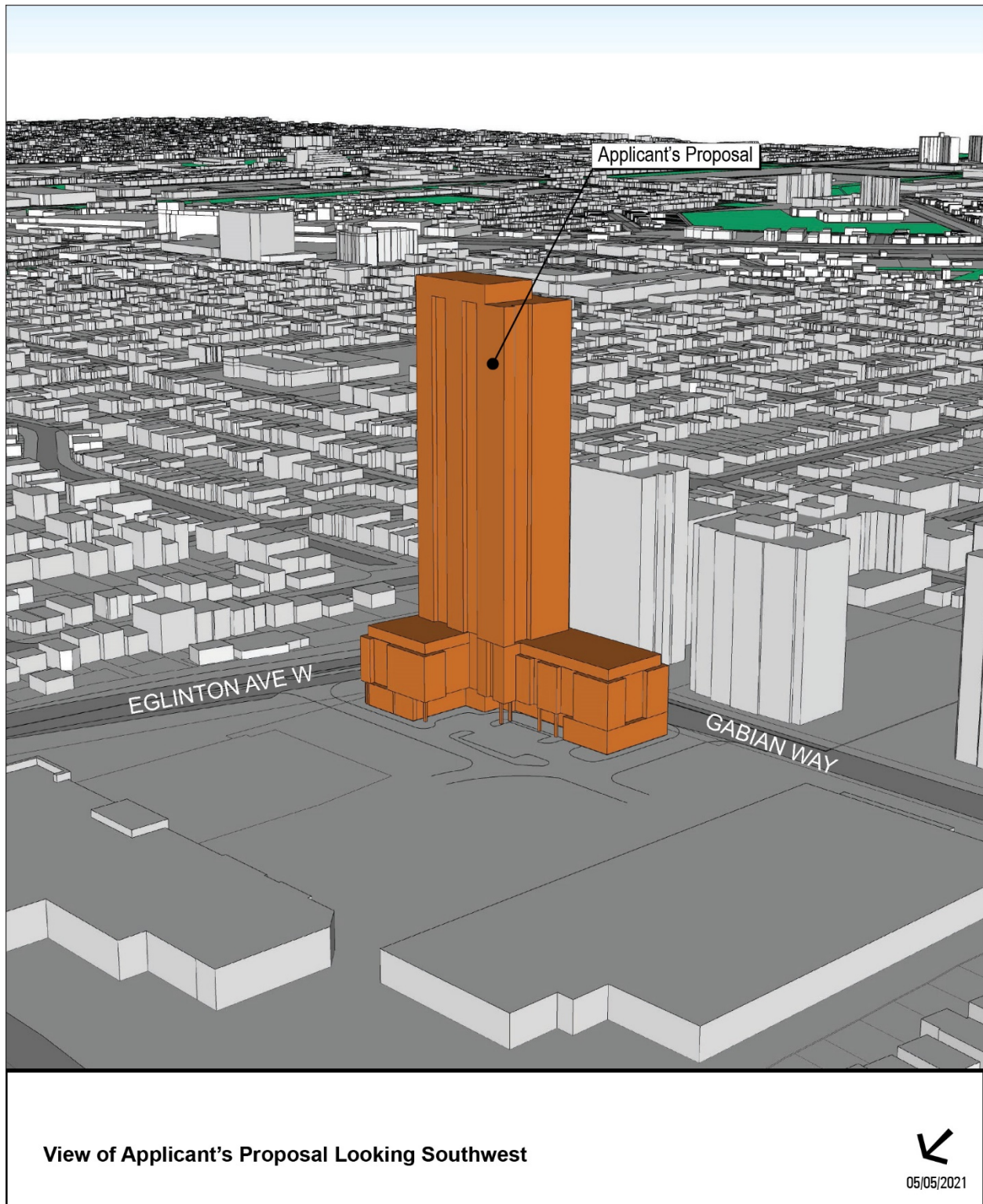


View of Applicant's Proposal Looking Northeast

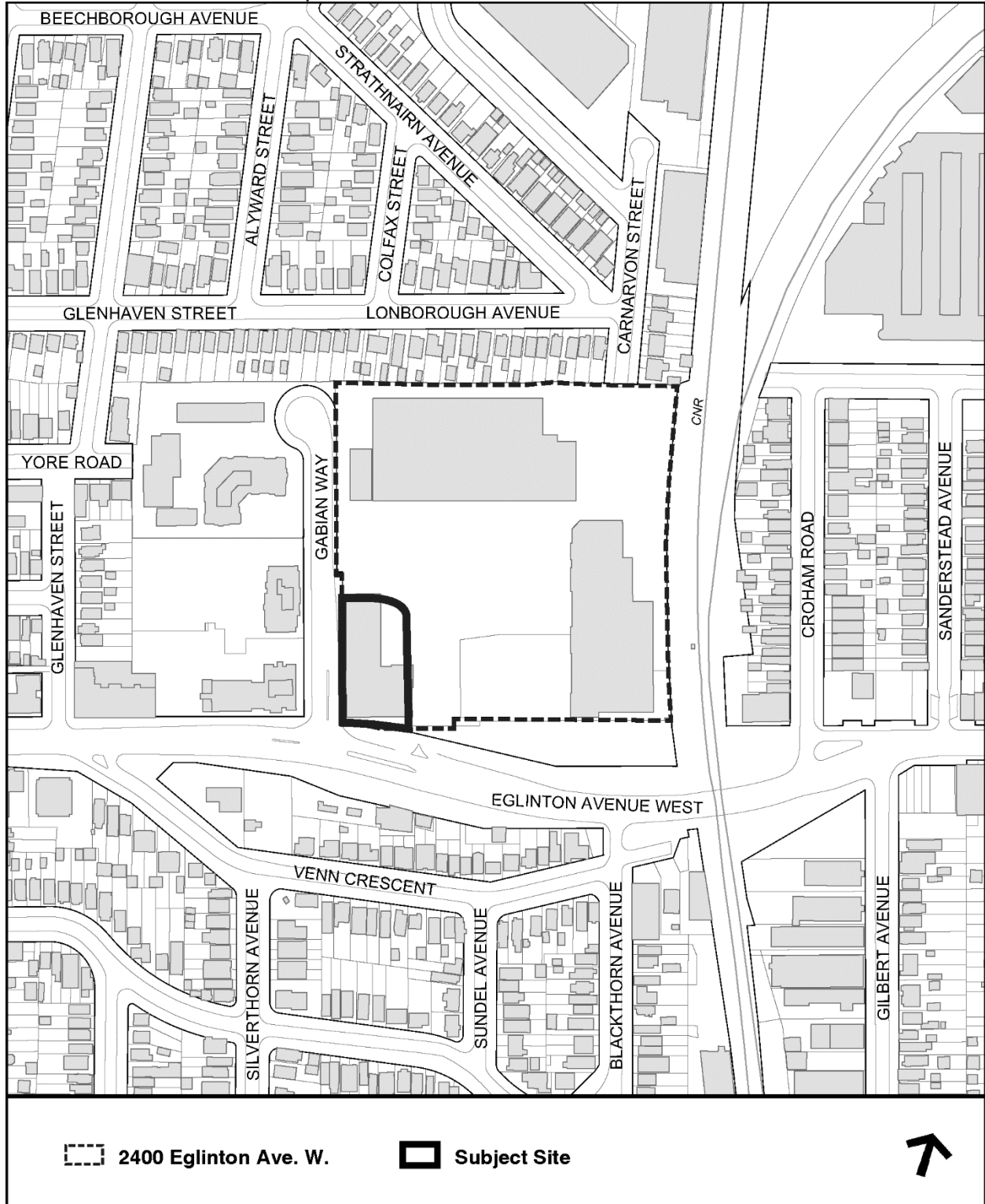


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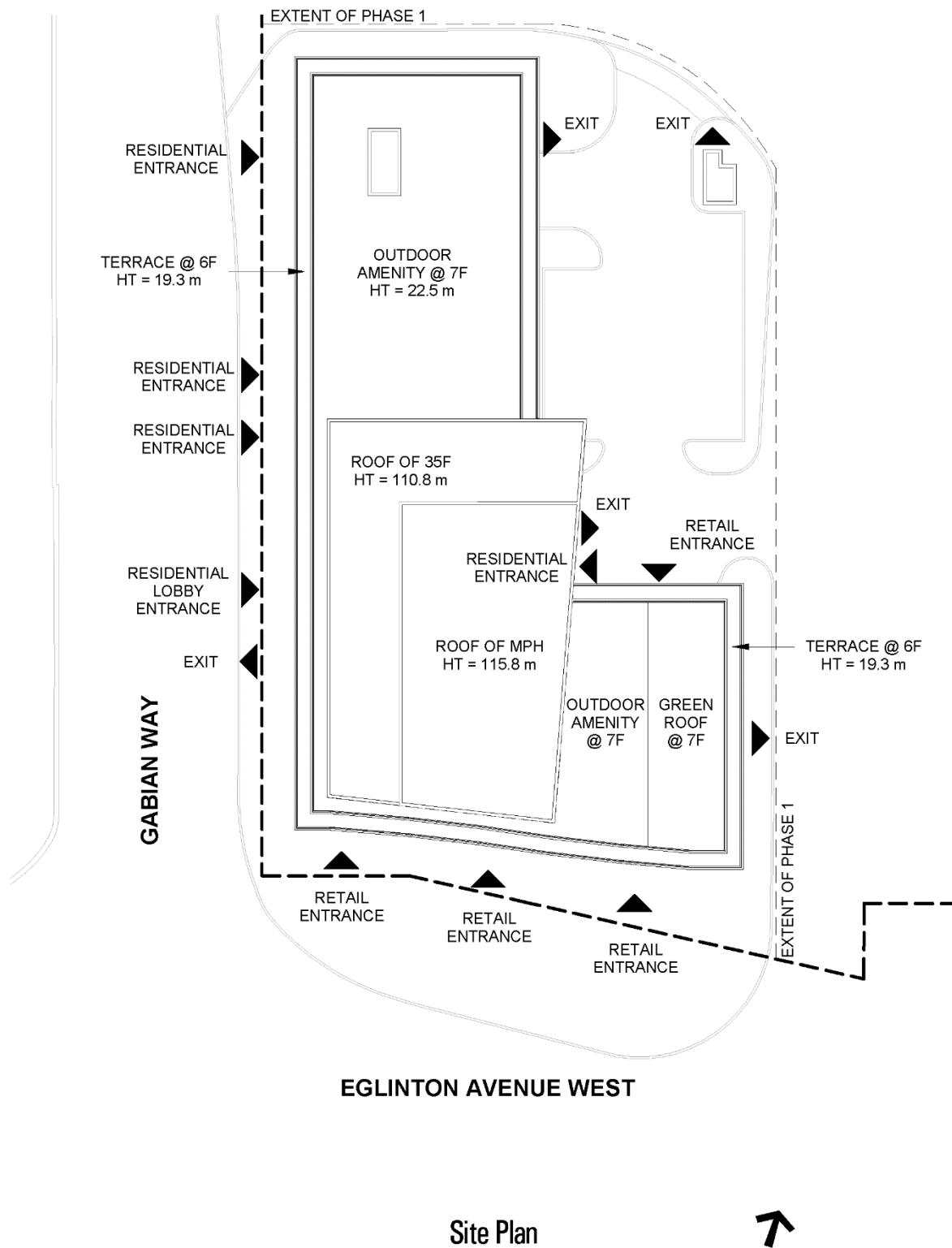
Attachment 2: 3D Model of Proposal in Context Looking Southwest



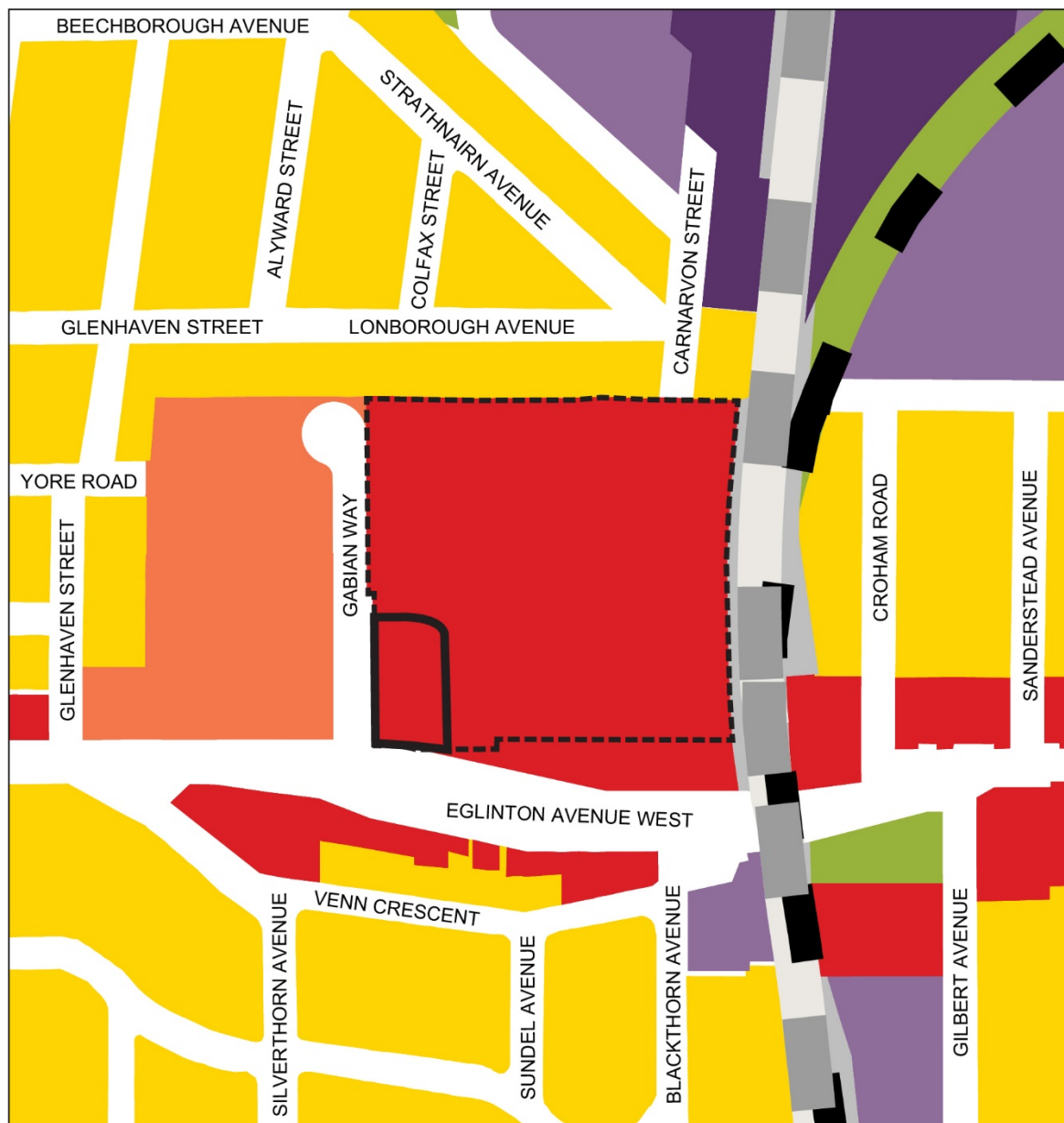
Attachment 3: Location Map



Attachment 4: Site Plan



Attachment 5: Official Plan Land Use Map



Official Plan Land Use Map #17

2400 Eglinton Avenue West

File # 21 111665 WET 05 02



Not to Scale
 Extracted: 02/10/2021

The map displays a network of streets including Beechborough Avenue, Glenhaven Street, Yore Road, Venn Crescent, Silverthorn Avenue, Sundel Avenue, Blackthorn Avenue, and Gilbert Avenue. Key zoning areas are identified with codes and lot counts, such as RM (f12.0; u2; d0.8) (x252) and CR 2.5 (c2.5; r2.5) SS2 (x913). The map also shows various other zones like RA (u248) (x488), CR 2.0 (c2.0; r0.0) SS2 (x926), and CR 1.0 (c1.0; r0.0) SS2 (x925). The map is oriented with North at the top.

