

# Preliminary Report - 1891 Eglinton Avenue East – Zoning Amendment and Draft Plan of Subdivision Applications

Date: March 22, 2021

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Wards: 20 - Scarborough Southwest

**Planning Application Numbers:** 20 224755 ESC 20 OZ and 20 224768 ESC 20 SB

**Related Applications:** 20 158264 ESC 20 OZ

**Notice of Complete Application Issued:** January 7, 2021

**Current Use(s) on Site:** One-storey industrial building (19,640 square metres) currently occupied by Flexible Packaging Corporation, with related surface parking along the northern and western property lines.

## SUMMARY

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This report provides information and identifies a preliminary set of issues regarding the Zoning By-law Amendment and Draft Plan of Subdivision applications for the northerly (2.9-hectare) portion of the lands at 1891 Eglinton Avenue East, designated *Mixed Use Areas*. The southern segment of the site designated *General Employment Areas* is not included in this application. The proposal consists of four (4) development blocks, including (one) 1 block for public parkland, and three new streets. Five (5) buildings are proposed with heights that range from ten to 48 storeys. The existing one-storey industrial building would be demolished. The applications are related to Official Plan Amendment Application No. 20 158264 ESC 20 OZ.

Staff are currently reviewing the applications, which have been circulated to all appropriate agencies and City divisions for comment.

## RECOMMENDATIONS

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The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located on the northerly portion of the lands at 1891 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.

3. Staff process these applications concurrently with, and within the context of, the City Council-approved Official Plan Amendment No. 499, Golden Mile Secondary Plan, as may be further revised prior to final approval.

## **FINANCIAL IMPACT**

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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**

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### **Official Plan Amendment Application (11 325706 ESC 35 OZ)**

In 2011, the applicant submitted an Official Plan Amendment application to permit a mixed-use development on the northerly portion of the site by redesignating the lands from *Employment Areas* to *Mixed Use Areas* (Application No. 11 325706 ESC 35 OZ). The application was reviewed in the context of the 2011 Municipal Comprehensive Review ("MCR") process, which led to the adoption of Official Plan Amendment No. 231 ("OPA 231"). The applicant appealed the site-specific application and as part of OPA 231, the northerly portion of the lands was redesignated to *Mixed Use Areas*. The 2011 application also resulted in Site and Area Specific Policy ("SASP") 435, which is described on the Toronto Official Plan Policies and Planning Studies section of this report. The southerly portion of the subject site remains designated *General Employment Areas*.

### **Eglinton Connects Planning Study**

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:

<https://www.toronto.ca/legdocs/mmis/2014/pg/bgrd/backgroundfile-68062.pdf>

### **Golden Mile Market Analysis and Economic 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. Further information regarding the Golden Mile Market Analysis and Economic Strategy Study can be found at:

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

## Golden Mile Secondary Plan Study

In May 2016, City Planning staff initiated the GMSP Study to develop a vision and comprehensive planning framework for the Golden Mile area that would include Secondary Plan policies and guidelines/strategies that direct:

- Built form, public realm, community infrastructure, and public art strategies;
- A transportation master plan and master servicing plan;
- Urban design guidelines; and
- Implementation/financial strategies.

In consultation with staff from other City divisions and agencies, City Planning staff worked with a team of land use planning, urban design, transportation, servicing, and community services and public engagement consultants led by SvN Architects + Planners Inc. City Planning staff also consulted with the broader Golden Mile community during numerous meetings throughout the Study process as part of the public engagement strategy.

The Study focussed on encouraging appropriate residential and non-residential growth on lands currently designated *Mixed Use Areas* and *Apartment Neighbourhoods*, and employment uses, including office development/investment on lands currently designated *Employment Areas*. The Study also identified infrastructure required to support the anticipated growth in the Golden Mile, including streets, servicing, parks, and community service facilities. Each of the three GMSP Study phases included multiple public engagement/consultation meetings for City staff, external stakeholders, a Local Advisory Committee ("LAC"), and members of the general public.

Further details on the Golden Mile Secondary Plan Study can be found at: <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/golden-mile-secondary-plan-study/>

## Official Plan Amendment No. 499 - Golden Mile Secondary Plan

Official Plan Amendment No. 499 ("OPA 499") was approved by City Council through By-law No. 911-2020 enacted on October 30, 2020. The City Council decision can be found at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.SC18.1>

The new Golden Mile Secondary Plan as set out in OPA 499 can be reviewed in its entirety at: <https://www.toronto.ca/legdocs/bylaws/2020/law0911.pdf>

OPA 499 has been appealed by multiple landowners and stakeholders within the Golden Mile Secondary Plan area ("Plan Area"), including by the owner of the subject lands at 1891 Eglinton Avenue East, on November 30, 2020.

City Council also approved the area-specific Golden Mile Urban Design Guidelines on October 30, 2020, concurrent with approval of OPA 499. The Guidelines can be found at: [https://www.toronto.ca/wp-content/uploads/2021/01/8d99-CityPlanning\\_Golden\\_Mile\\_Urban\\_Design\\_Guidelines\\_Final\\_Reduced.pdf](https://www.toronto.ca/wp-content/uploads/2021/01/8d99-CityPlanning_Golden_Mile_Urban_Design_Guidelines_Final_Reduced.pdf)

## Official Plan Amendment Application (20 158264 ESC 20 OZ) - Preliminary Report

On November 9, 2020, Scarborough Community Council adopted a Preliminary Report dated October 9, 2020, from the Director, Community Planning, Scarborough District, regarding the related Official Plan Amendment application for the northerly portion of the lands at 1891 Eglinton Avenue East. The application proposes to add a new SASP to permit a mixed-use development with new streets and public parkland. The application consists of four mixed-use tall buildings with heights that range from 33 to 48 storeys, a 10-storey residential mid-rise building, and 2,823 square metres of public parkland.

The Preliminary Report and Scarborough Community Council decision can be found at: <https://www.toronto.ca/legdocs/mmis/2020/sc/bgrd/backgroundfile-157595.pdf>

## ISSUE BACKGROUND

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### Proposal

The Zoning By-law Amendment application proposes to amend the former City of Scarborough Employment Districts Zoning By-law No. 24982 (Golden Mile Employment District), as amended, for the northerly portion of the subject lands (consistent with the Draft Plan of Subdivision application).

The Zoning By-law Amendment application proposes a total gross floor area of 142,407 square metres, of which 133,530 square metres are residential uses (94 per cent), 2,763 square metres are for retail uses (2 per cent) and 6,114 square metres for office uses (4 per cent), and a floor space index ("FSI") of 4.8 times the gross site area. The Zoning By-law Amendment proposes a total of 1,850 residential units (56 per cent: 1-bedroom units; 29 per cent: 2-bedroom units; and 15 per cent: 3-bedroom units). The proposal would include a total of 7,400 square metres of amenity space, of which 3,700 square metres of indoor residential amenity space (two square metres per dwelling unit) and 3,700 square metres of outdoor residential amenity space (two square metres per dwelling unit). The existing one-storey industrial building would be demolished to accommodate the proposal.

The Zoning By-law Amendment application proposes four (4) development blocks, which are summarized as follows:

- **Block 1** would have a frontage of approximately 96 metres along Eglinton Avenue East and 68 metres along Pharmacy Avenue, and would abut new Streets A and C. Block 1 would include a 48-storey (west) mixed-use building and a 42-storey (east) mixed-use building, each with six-storey base buildings:
- The 48-storey (west) mixed-use building would include a total gross floor area of 37,973 square metres (30,670 square metres for residential uses, 1,189 square metres for retail uses and square metres for 6,114 for office uses) and 425 residential units. A total of 850 square metres of outdoor residential amenity space

(at grade and on the 7th storey) and 881 square metres of indoor residential amenity space (on the 6th and 7th storeys) are proposed; and

- The 42-storey (east) mixed-use building would include a total gross floor area of 34,288 square metres (33,623 square metres for residential uses and 665 square metres for retail uses) and 452 residential units, including eight (8) townhouse units in the base building. A total of 902 square metres of outdoor residential amenity space (at grade and on the 7th storey) and 978 square metres of indoor residential amenity space (on the 2nd and 7th storeys) are proposed;
- **Block 2** would have a frontage of approximately 48 metres along Pharmacy Avenue, and would abut new Streets A, B and C. Block 2 would include a 41-storey (west) mixed-use building and a 33-storey (east) residential building, each with six-storey base buildings:
  - The 41-storey (west) mixed-use building would include a total gross floor area of 32,406 square metres (31,497 square metres for residential uses and 909 square metres for retail uses) and 448 residential units, including two (2) townhouse units in the base building. A total of 952 square metres of outdoor residential amenity space (at grade and on the 7th storey) and 1,029 square metres of indoor residential amenity space (on the 2nd and 7th storeys) are proposed; and
  - The 33-storey (east) residential building would include a total (residential) gross floor area of 27,201 square metres and 376 residential units, including 10 townhouse units in the base building. A total of 698 square metres of outdoor residential amenity space (at grade and on the 7th storey) and 810 square metres of indoor residential amenity space (on the 1st and 7th storeys) are proposed;
- **Block 3** would have a frontage of approximately 75 metres along new Street C, and would abut Block 4 (park block) and Block 6 (future extension of Street B). Block 3 would consist of a 10-storey residential mid-rise building with a six-storey base building. A total (residential) gross floor area of 10,539 square metres and 149 residential units are proposed, including nine (9) townhouse units in the base building. A total of 301 square metres of outdoor residential amenity space at grade and 298 square metres of indoor residential amenity space (on the 1st storey) are proposed; and
- **Block 4** would consist of a 2,813 square-metre public park with a frontage of approximately 33 metres along Eglinton Avenue East and 69 metres of frontage on Street C.

Vehicular access to the mixed-use development would be provided via Pharmacy Avenue from two proposed east-west public streets (Streets A and B). A total of 1,154 vehicle parking spaces are proposed on two to three levels of below grade parking (924 for residents; 167 for visitors; and 52 for office users). A total of 1,504 bicycle parking spaces are proposed, including 1,466 for residents (1,300 long-term and 166 short-term), and 38 bicycle parking spaces for non-residential users (12 long-term and 26 short-term). A total of 5 'Type G' loading spaces would be provided.

The Draft Plan of Subdivision application applies to the northerly (2.9-hectare) portion of the lands at 1891 Eglinton Avenue East and consists of the following:

- Block 1 would consist of two mixed-use tall buildings (a 48-storey west building and 42-storey east building);
- Block 2 would consist of two mixed-use tall buildings (a 41-storey west building and 33-storey east building);
- Block 3 would consist of a 10-storey residential mid-rise building;
- Block 4 would consist of a 2,813 square-metre public park;
- Block 5 would accommodate a road widening for Eglinton Avenue East;
- Block 6 would accommodate the future eastward extension of Street B (see below);
- Street A would be an east-west public street, south of Block 1, with a right-of way ("ROW") width of 20 metres;
- Street B would be an east-west public street, south of Block 2, with a ROW width of 27 metres (potential extension of O'Connor Drive); and
- Street C would be a north-south public street, east of Blocks 1 and 2, with a ROW width of 18.5 metres.

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

See Attachments 1 and 2: 3D Model of Proposal in Context for a three dimensional representation of the project in context.

See Attachment 3: Location Map for a two dimensional view of the subject site and surrounding context.

See Attachment 4: Site Plan for a conceptual site plan for the site.

See Attachment 8: Draft Plan of Subdivision for the proposed blocks and streets.

## **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

rt. The Growth Plan (2020) establishes policies that require implementation through an 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).

### **Planning for (Protected) Major Transit Station Areas**

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 will update its Official Plan to delineate MTSAs boundaries and demonstrate how the MTSAs will achieve appropriate densities and built form at that time, and the recommendation to oppose this application in its current form does not impact this matter, which will require an MCR.

Delineated Protected Major Transit Station Areas ("PMTSAs") will be a subset of all 180+ MTSAs that the City can delineate before the MCR is concluded. In order to delineate PMTSAs before the MCR is concluded, the City must put in place a detailed planning framework that includes the authorized permitted uses of land and minimum



densities with respect to buildings and structures within the delineated area. The PMTSAs requirement for minimum densities for buildings and structures requires a level of specificity that is akin to provisions contained within an area zoning by-law.

Key considerations for the determination of PMTSAs candidacy are: enabling Transit Oriented Development ("TOD"); facilitating large scale revitalization; implementing inclusionary zoning; and building upon recently completed planning studies where significant work was conducted to put in a place the required level of specificity described above.

Staff will review the proposed development for consistency with the PPS and for conformity 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.

The northerly portion of the lands at 1891 Eglinton Avenue East are designated *Mixed Use Areas* on Map 20. The southerly portion of the lands (not subject to the current applications) are designated *General Employment Areas* on Map 20 and are identified as *Employment Areas* on Map 2 of the Official Plan (see Attachment 5: Official Plan Land Use Map (Pre-OPA 499)).

The applications are located within the Golden Mile Secondary Plan 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.

### **Official Plan Amendment No. 231**

In December 2013, City Council adopted OPA 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 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 231.

OPA 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.

### **Site and Area Specific Policy No. 435**

SASP No. 435 applies to the subject lands and requires development on the portion of the lands fronting onto Eglinton Avenue East (designated *Mixed Use Areas*) to include a minimum non-residential gross floor area of 6,000 square metres or five (5) per cent of the total gross floor area of residential uses, whichever is smaller. In addition, any development on the portion of the lands designated *General Employment Areas* must be compatible with adjacent sensitive lands uses.

### **Official Plan Amendment 456 - Transportation Policies**

On February 26, 2020, City Council adopted OPA No. 456 ("OPA 456"), which amended the Official Plan's transportation policy and text changes as part of the Five Year Review of the Official Plan pursuant to Section 26 of the *Planning Act*. The recommended changes affect transportation policies in the areas of transit, cycling, automated vehicles, shared mobility and other emerging mobility technologies; and the transportation of water, wastewater and stormwater. Updates to the street related map and schedules were also adopted. OPA 456 also included a new Section into the Official Plan regarding "Public Realm - Higher-Order Transit", as well as the revisions the other sections in the Official Plan.

### **Official Plan Amendment Nos. 479 and 480 - Public Realm and Built Form Policies**

On September 11, 2020, the Minister of Municipal Affairs and Housing approved city-wide amendments to the Official Plan regarding public realm (OPA No. 479) and built form (OPA No. 480) as part of the Five-Year Official Plan Review under Section 26 and Subsection 17(34) of the Planning Act. These OPAs replace Sections 3.1.1, 3.1.2 and 3.1.3 of the Official Plan with new and revised policies for the public realm, built form and built form types to:

- Promote a walkable city;
- Clarify the role of the public realm and the need for new public streets;
- Introduce development criteria for low-rise, mid-rise and tall buildings; and
- Promote public squares and Privately Owned Publicly-Accessible Spaces ("POPS").

OPA 479 regarding public realm can be found at:

<https://www.toronto.ca/legdocs/bylaws/2020/law0083.pdf>

OPA 480 regarding built form can be found at:

<https://www.toronto.ca/legdocs/bylaws/2020/law0084.pdf>

## **Official Plan Amendment 499 - Golden Mile Secondary Plan**

On October 30, 2020, City Council adopted OPA 499, including the Golden Mile Secondary Plan. The Plan Area is generally located along Eglinton Avenue East, between Victoria Park Avenue and Birchmount Road, and includes the subject property. The Golden Mile Secondary Plan provides a long-term planning framework for transit-supportive mixed-use development and provides policy direction to advance the vision for the Golden Mile as a complete, liveable, connected, responsive, prosperous, and resilient mixed-use community that includes a balance of uses, supported by community services

As indicated on Attachment 6: Official Plan Land Use Map (OPA 499), OPA 499 retains the *Mixed Use Areas* designation on the majority of the 2.9-hectare (northerly portion) of the lands at 1891 Eglinton Avenue East and introduces a new *Parks* designation on the northeastern portion of the lands, fronting onto Eglinton Avenue East.

Toronto Official Plan policies, including the Golden Mile Secondary Plan, and the above-noted OPAs and SASPs can be found here:

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

## **Zoning By-laws**

The site is zoned Mixed Employment (ME) under former City of Scarborough Employment Districts Zoning By-law No. 24982 (Golden Mile Employment District), as amended. The ME Zone permits a range of commercial and institutional uses. Industrial uses are permitted provided all uses are conducted within buildings (see Attachment 7: Zoning Map).

The site is not subject to City-wide Zoning By-law 569-2013, as amended.

## **Design Guidelines**

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

- Golden Mile Urban Design Guidelines;
- City-Wide Tall Building Guidelines;
- Mid-Rise Building Guidelines;
- Growing Up: Planning for Children in New Vertical Communities Guidelines;
- Pet-Friendly Guidelines; and
- Retail Design Manual.

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

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### Reasons for the Application

The Zoning By-law Amendment application has been submitted to enable the mixed-use development of the northerly portion of the subject lands with predominantly residential uses and provide for new development standards. The Draft Plan of Subdivision application has been submitted in support of the related Official Plan Amendment application (20 158264 ESC 20 OZ) to create a framework for new blocks and streets to guide development on this portion of the subject lands.

### Issue 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 (2020). 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 proposes 1,850 residential units in close proximity to the future Golden Mile Eglinton Crosstown LRT stop (under construction) at Pharmacy Avenue.

With regard to the Growth Plan (2020), staff will evaluate the application against the density targets adjacent to rapid transit stations (LRT stops). The five Eglinton Crosstown LRT stops in the Golden Mile have not been identified as MTSA's in the Official Plan at this point. Staff will review the application against the Growth Plan (2020) 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 Zoning By-law Amendment application to determine its conformity with the Official Plan Policies, pertaining to Employment Areas, *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 City Council-approved OPA 499 and the Golden Mile Secondary Plan, and having regard to the overall public realm, built form and density provisions being proposed through the above-noted Official Plan Amendment application.

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

City staff will evaluate the compatibility of the proposed development of sensitive uses adjacent to lands designated *General Employment Areas*, including the southern portion of the subject lands, and any proposed mitigation measures. Staff will also evaluate the proposed transition to the adjacent non-residential uses to the east at 1897 Eglinton Avenue East (Toyota), and to the low-rise residential area southwest of the site, across Pharmacy Avenue.

Staff will evaluate whether the Zoning By-law Amendment application is contextually appropriate with the planned context and policies in OPA 499, including the Golden Mile Secondary Plan and the related Golden Mile Urban Design Guidelines.

Staff will encourage the applicant to provide public realm improvements in the first phases of development, including enhancements to the streetscape along Eglinton Avenue East and Pharmacy Avenue, public parkland on the northeast portion of the site, 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.

## **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 property generally contains public (City-owned) trees along the Eglinton Avenue East and Pharmacy Avenue frontages, as well as limited private trees (mostly along the Pharmacy Avenue frontage). Urban Forestry and City Planning staff are currently reviewing the Tree Preservation Plan and Arborist Report submitted in support of the Zoning By-law Amendment application, which identifies the existing public and/or private trees that will be preserved.

## **Housing**

A Housing Issues Report ("HIR") was submitted in support of the Official Plan Amendment application (20 158264 ESC 20 OZ) in June 2020. The applicant is proposing a range of housing types, including 29 townhouses in the base buildings, as well as a range of residential unit sizes, including 29 per cent two-bedroom units (529 units) and 15 per cent three-bedroom units (271 units). The applicant will be encouraged to provide the minimum 35 per cent of the units as larger units suitable for a broad range of households, including families with children, which is consistent with the housing policies in the Golden Mile Secondary Plan. Staff will also be pursuing opportunities to incorporate affordable housing units within the proposed development with the applicant.

## **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 Golden Mile Secondary Plan identifies priority community service facility needs based on the existing and future needs of the Plan Area. The CS&F policy direction will be used in the evaluation of the proposal, which is located on lands within a child care 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. Details of a Section 37 Agreement between the applicant and the City will be considered, in consultation with the Ward Councillor, if a project is ultimately approved.

### **Infrastructure/Servicing Capacity**

The applications are being reviewed in the context of the servicing policies in the Golden Mile Secondary Plan. In particular, staff will determine whether there is sufficient infrastructure (streets, transit, water, sewage, hydro, community services and facilities, etc.) capacity to accommodate the proposed development and the potential cumulative impact of all proposed applications in the Golden Mile area. The applicant has submitted a detailed Functional Servicing Report, which is currently under review by City staff.

The applicant submitted a Transportation Impact Study ("TIS") in support of the Official Plan Amendment application (20 158264 ESC 20 OZ). A revised TIS has been submitted with the subject applications and is under review for the potential impact of the development on the existing and planned transportation network. Staff will review the proposed public streets with regard to their location and ROW widths, and the pedestrian and cycling network in the context of the Golden Mile Transportation Master Plan ("TMP"), which identifies the transportation improvements required to support the proposed growth in the Plan Area and the associated timing for the completion of those improvements.

Staff will also be pursuing a 3.0-metre road widening dedication along the entire Eglinton Avenue East frontage of the site to achieve the new 43-metre ROW width

being proposed for this street on Official Plan Map 3, Right-of-Way Widths Associated with Existing Major Streets, through OPA 499.

### **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 applications were submitted after May 1, 2018 and are subject to TGS Version 3.0. The applications 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 Development Charges ("DC") refund eligibility.

### **On-site Parkland**

The applicant is currently proposing 2,823 square metres of on-site parkland dedication in the northeastern portion of the site. City Planning and Parks, Forestry and Recreation staff will review parkland dedication requirements, in the context of OPA 499 and the public realm policy objectives in the Golden Mile Secondary Plan.

## **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**

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

## **ATTACHMENTS**

### **City of Toronto Drawings**

Attachment 1: 3D Model of Proposal in Context (view looking northwest)

Attachment 2: 3D Model of Proposal in Context (view looking southeast)

Attachment 3: Location Map

Attachment 4: Site Plan

Attachment 5: Official Plan Land Use Map (pre-OPA 499)

Attachment 6: Official Plan Land Use Map (OPA 499)

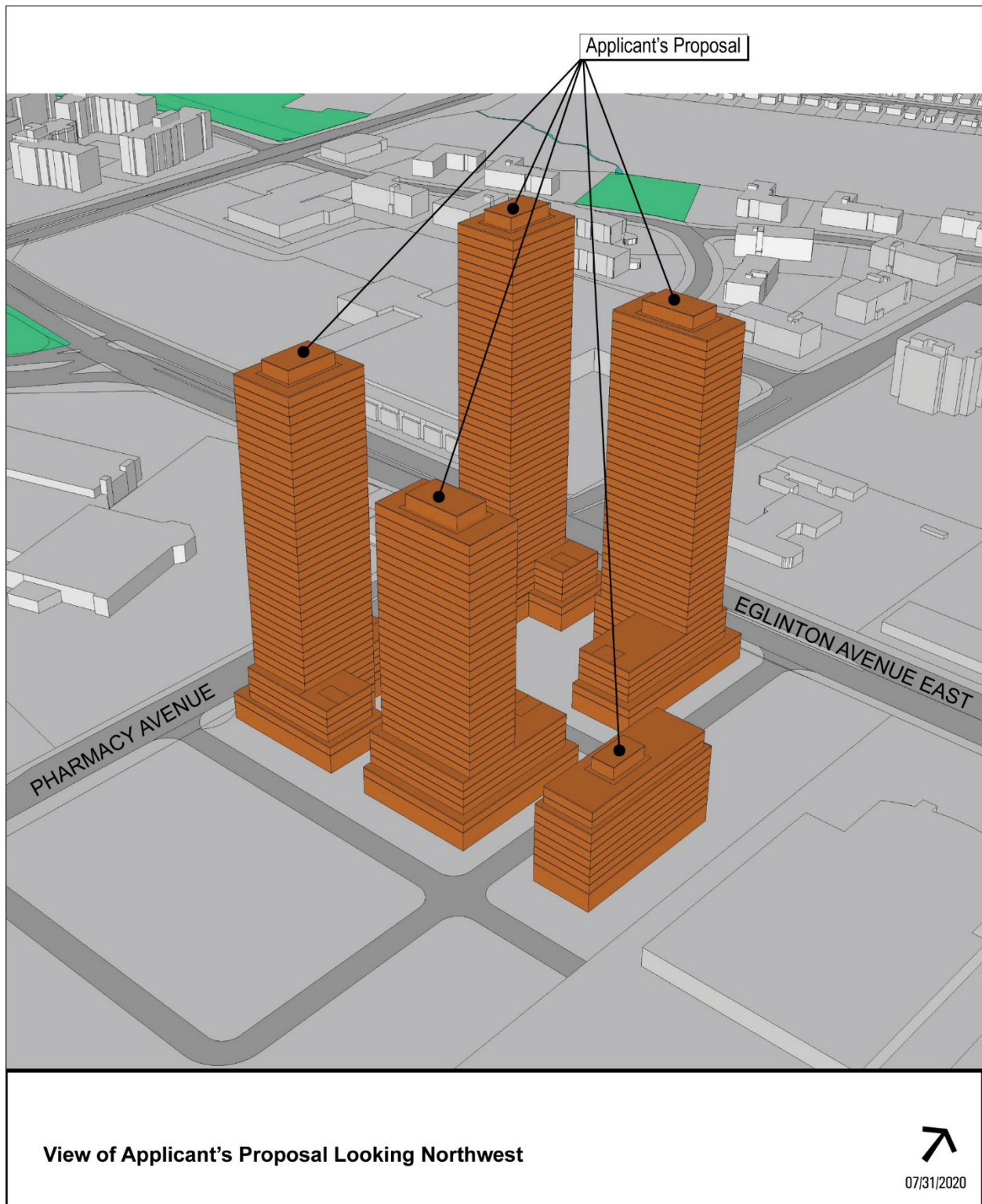
Attachment 7: Zoning Map

### **Applicant Submitted Drawings**

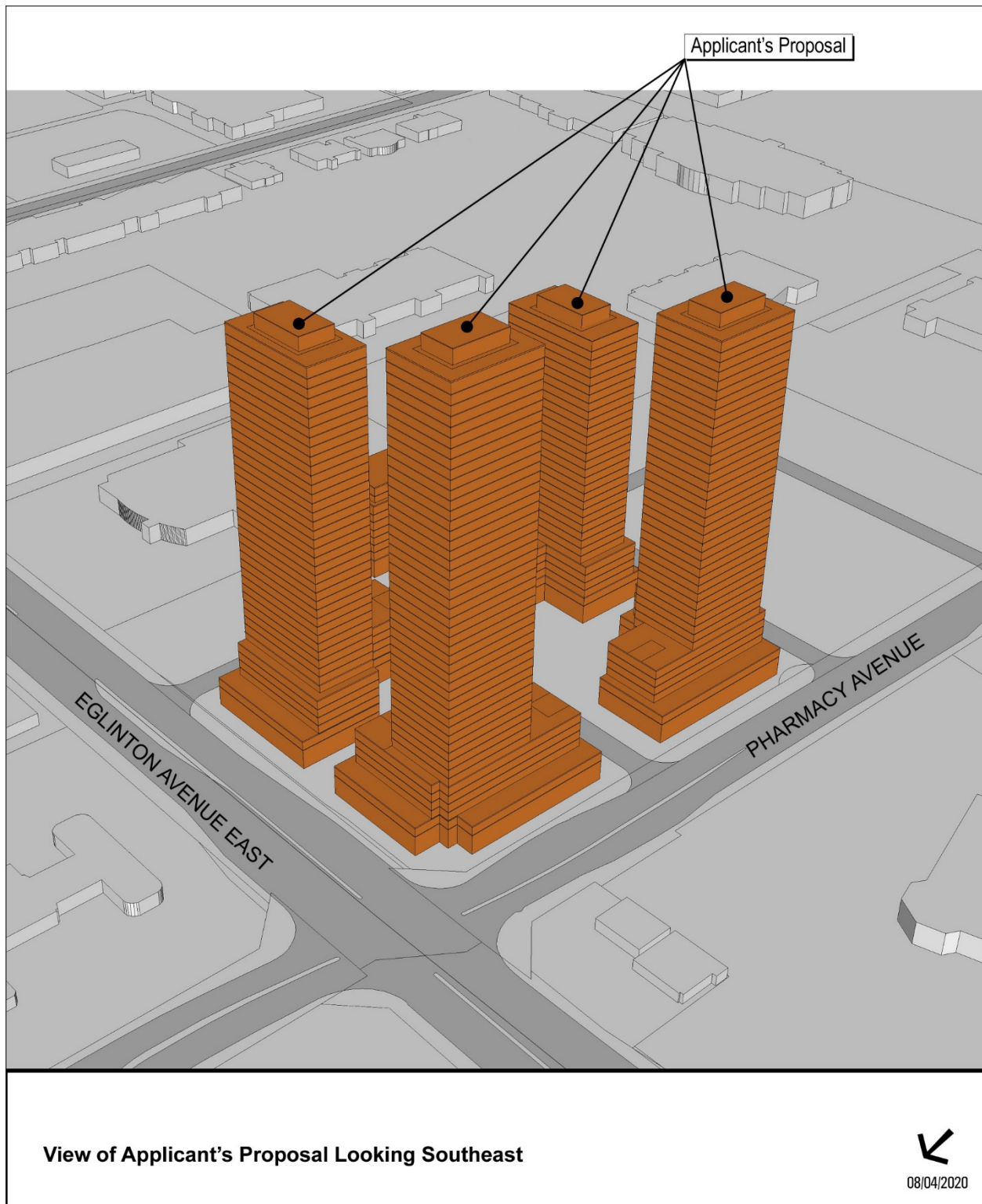
Attachment 8: Draft Plan of Subdivision



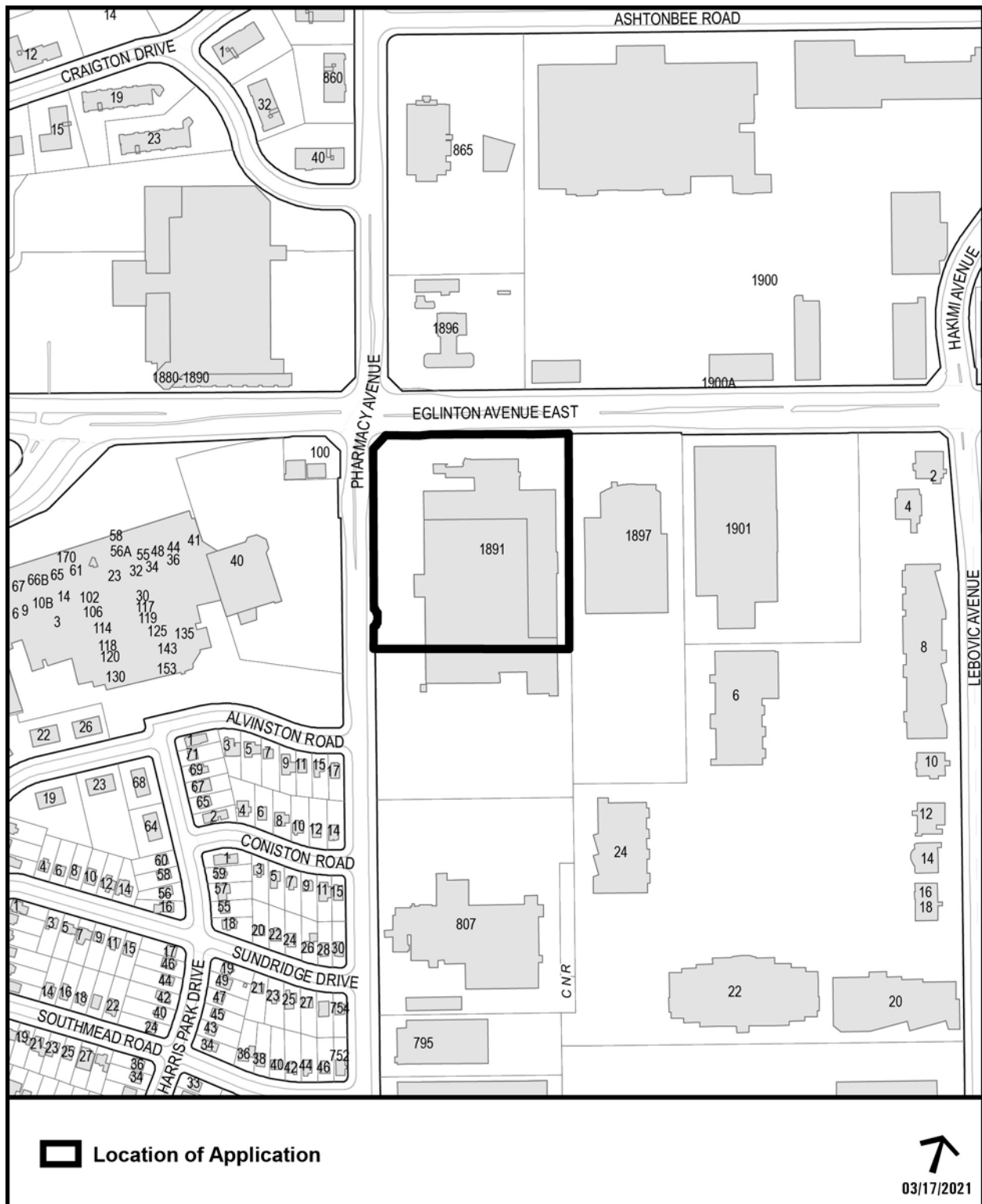
## Attachment 1: 3D Model of Proposal in Context (view looking northwest)



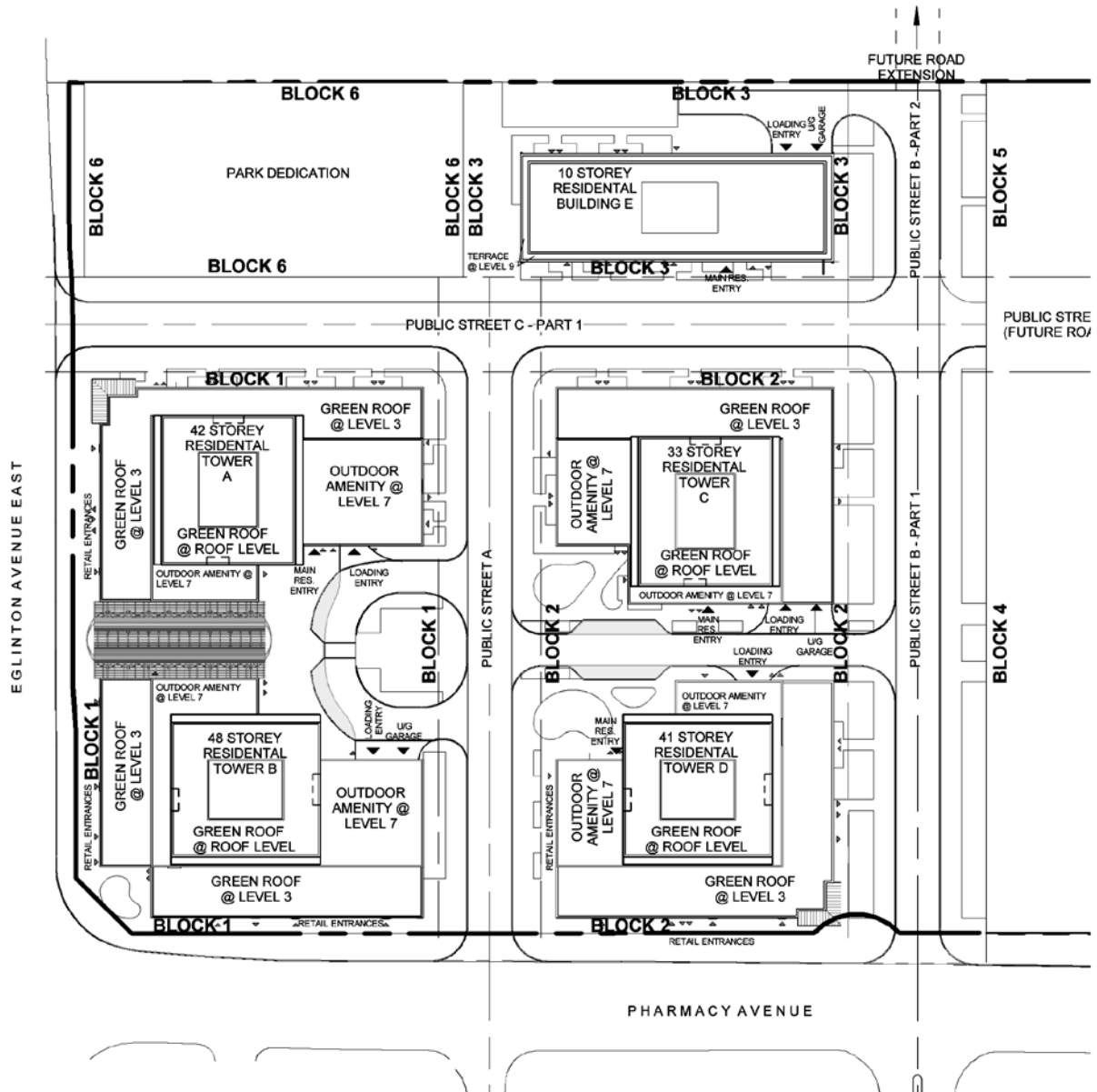
## Attachment 2: 3D Model of Proposal in Context (view looking southeast)



### Attachment 3: Location Map



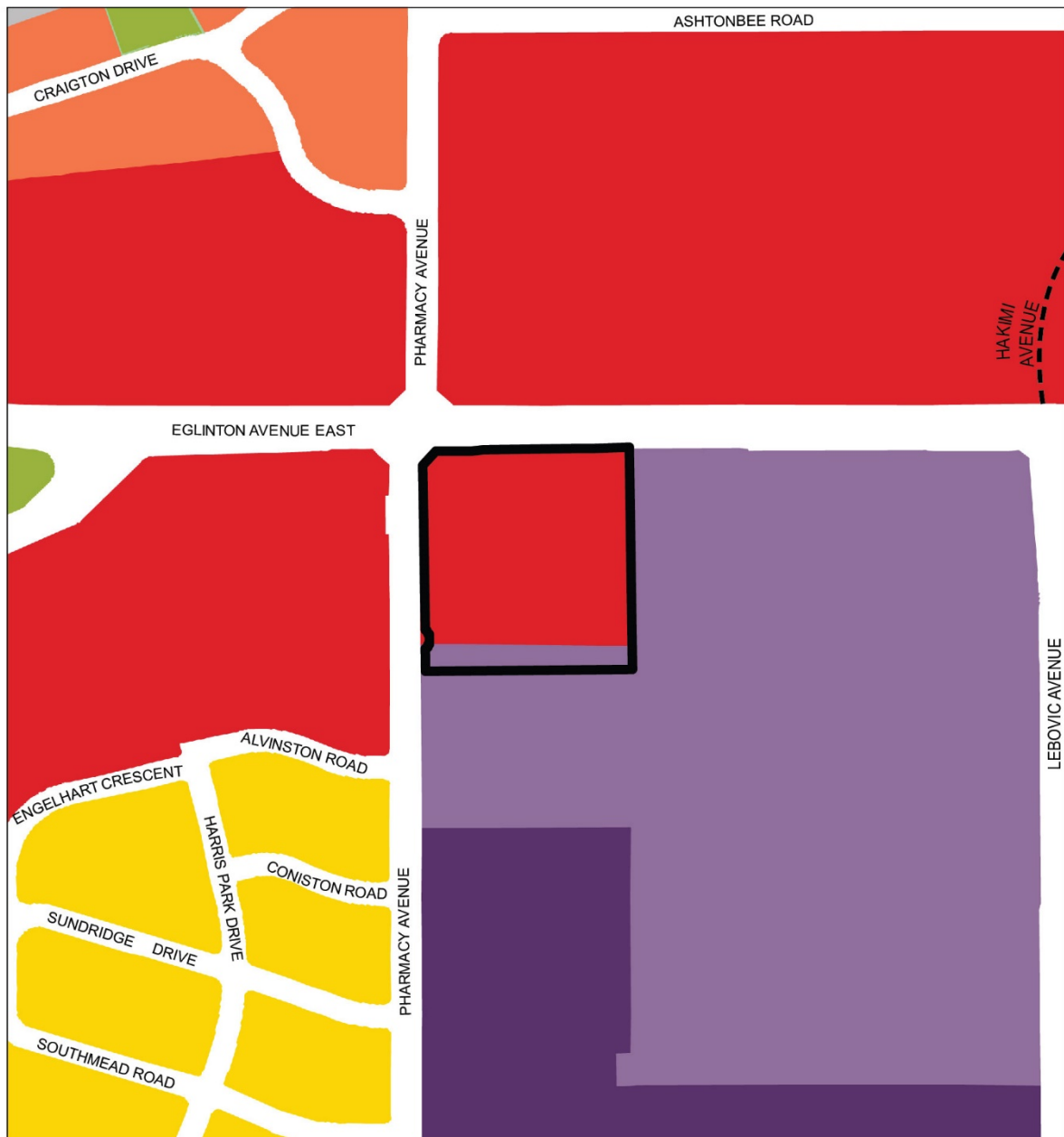
## Attachment 4: Site Plan



Site Plan



## Attachment 5: Official Plan Land Use Map (pre-OPA 499)

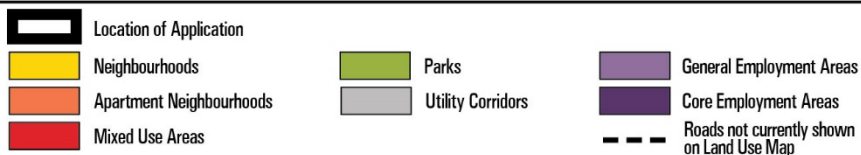


### Official Plan Land Use Map #20

1891 Eglinton Avenue East

File # 20 224755 ESC 20 OZ;

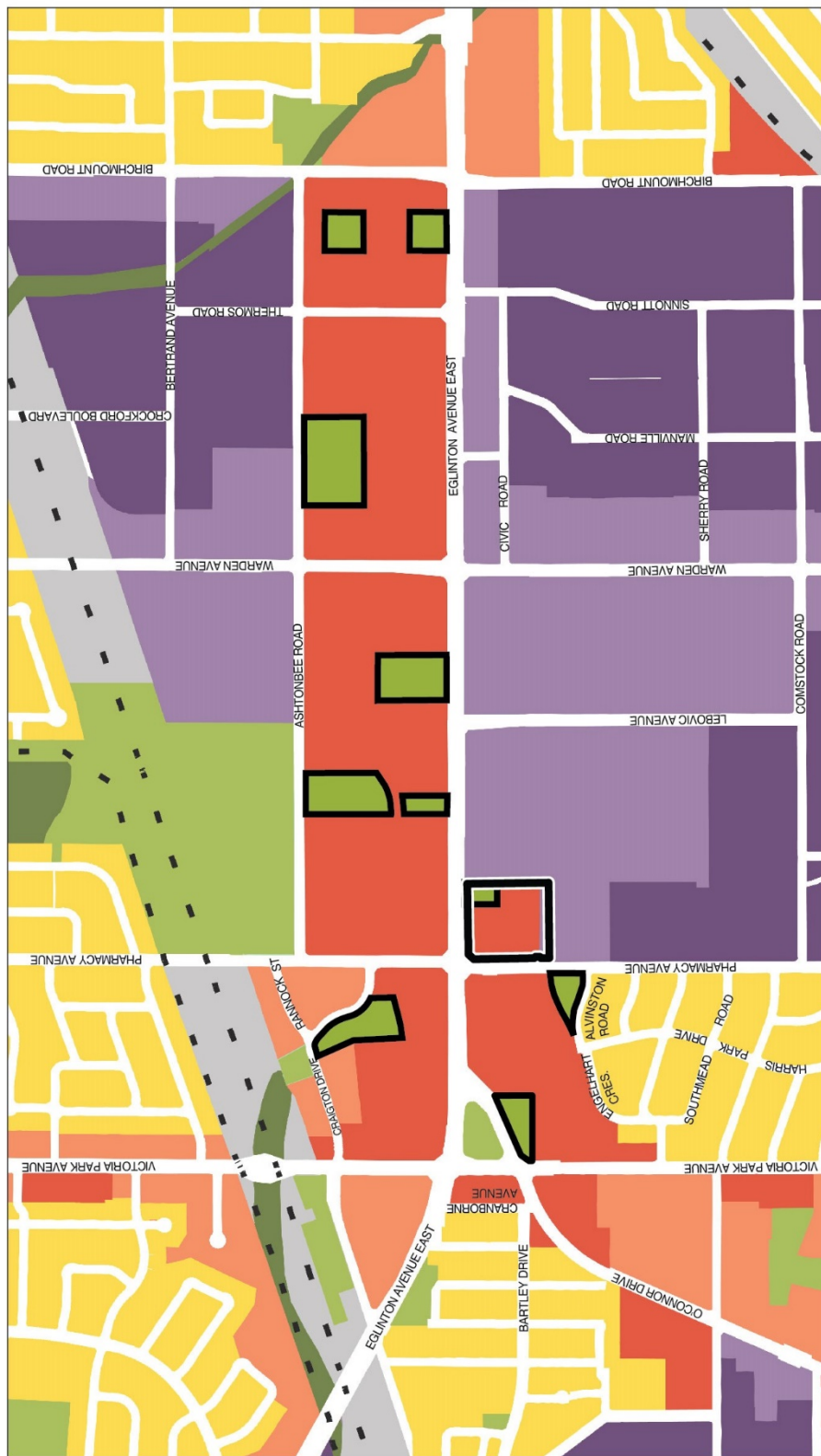
20 158264 ESC 20 OZ; 20 224768 ESC 20 SB



Not to Scale  
01/25/2021



## Attachment 6: Official Plan Land Use Map (OPA 499)



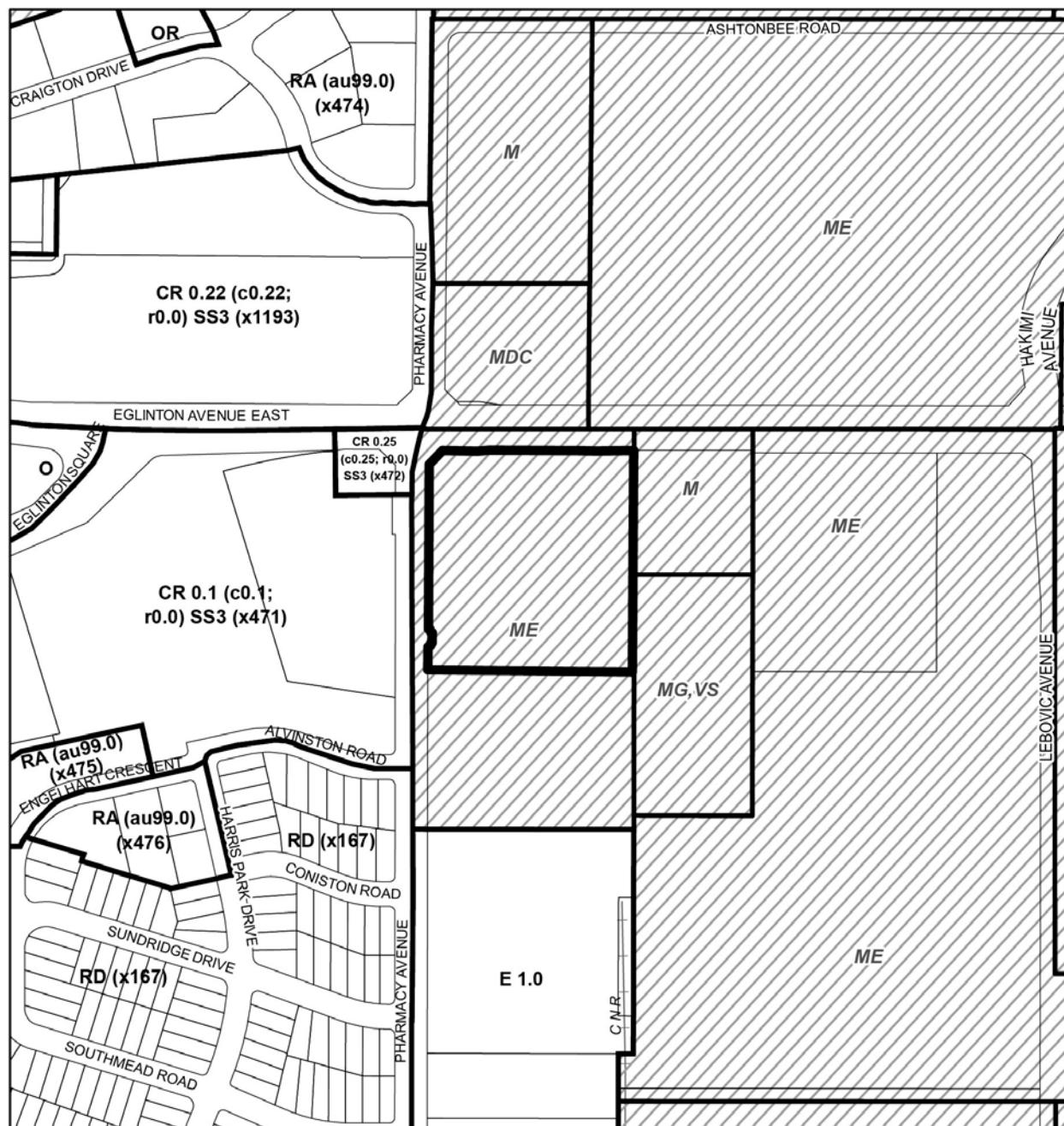
### Official Plan Amendment # 499

Revisions to Land Use Map 20 to Redesignate lands from *Apartment Neighbourhoods and Mixed Use Areas to Parks*

File # 20 224755 ESC 20 0Z



## Attachment 7: Zoning Map



**Zoning By-law 569-2013**

**1891 Eglinton Avenue East**

Files # 20 224755 ESC 20 OZ;  
20 158264 ESC 20 OZ; 20 224768 ESC 20 SB



Location of Application

**RD** Residential Detached  
**RA** Residential Apartment  
**CR** Commercial Residential  
**E** Employment Industrial  
**O** Open Space  
**OR** Open Space Recreation



See Former City of Scarborough Employment District By-law No. 24982 (Golden Mile)

**M** Industrial Zone  
**ME** Mixed Employment Zone  
**MG** General Industrial Zone  
**MDC** Industrial District Commercial Zone  
**VS** Vehicle Service Zone



Not to Scale  
Extracted: 07/30/2020



## Attachment 8: Draft Plan of Subdivision

