

Preliminary Report - 1900 Eglinton Avenue East – Zoning Amendment Application

Date: June 3, 2021

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Wards: Ward 21 - Scarborough Centre

Planning Application Number: 21 111522 ESC 21 OZ

Related Applications: 19 208733 ESC 21 OZ

Notice of Complete Application Issued: April 13, 2021

Current Use(s) on Site: One-storey commercial building and associated surface parking on the southwest portion of the site. The remainder of the lands include six (6) one-storey retail buildings of varying sizes, including Walmart with a total gross floor area of 32,500 square metres, and associated surface parking.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the Zoning By-law Amendment application for the southwestern portion of the lands located at 1900 Eglinton Avenue East (operated by SmartCentres). This proposal would be Phase 1 of the development and would consist of two (2) mixed-use buildings that would include commercial uses at grade and residential uses above with maximum building heights of 38 and 40 storeys, respectively.

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 1900 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 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:

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

Golden Mile Market Analysis and Economic Study

The Golden Mile Market Analysis and Economic Strategy Study was completed in December 2016 and 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 Golden Mile Secondary Plan Study ("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 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 GMSP 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 ("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 GMSP area, including by the owner of the subject lands at 1900 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

Official Plan Amendment Application (19 208733 ESC 21 OZ) - Preliminary Report

On November 5, 2019, Scarborough Community Council adopted the Preliminary Report dated October 17, 2019 from the Director, Community Planning, Scarborough District regarding the Official Plan Amendment application for the subject lands. The application proposes to amend the Official Plan to add a Site and Area-Specific Policy ("SASP") for the property at 1900 Eglinton Avenue East to permit a mixed-use development, including new public streets and parkland.

The Preliminary Report and Scarborough Community Council decision can be found at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.SC10.6>

Appeal to the OLT (19 208733 ESC 21 OZ)

On April 23, 2020, the applicant filed an appeal to OLT (formerly LPAT) regarding the Official Plan Amendment Application for the subject lands, citing the City's failure to

make a decision on the requested Official Plan Amendment within the statutory timeframe set out in the *Planning Act*.

On October 28, 2020, the OLT (formerly LPAT) conducted a Case Management Conference on the appeal, having regard to the GMSP Study and OPA 499 still before Council. Bell Canada and Toronto Lands Corporation (a subsidiary of the Toronto District School Board) were added as parties to the proceedings.

A second Case Management Conference was held on March 23, 2021, and a hearing has been scheduled for June 6-24, 2022.

Official Plan Amendment Application (19 208733 ESC 21 OZ) - Request for Directions Report

On March 10, 2021, City Council adopted a Request for Directions Report dated February 5, 2021, from the Director, Community Planning, Scarborough District regarding the Official Plan Amendment application for the subject lands. City Council directed the City Solicitor and appropriate staff to attend the OLT (formerly LPAT) hearing to oppose the applicant's appeal regarding the Official Plan Amendment application for the subject lands. City Council also authorized City staff to continue discussions with the applicant to resolve the outstanding issues detailed in the report dated February 5, 2021, from the Director, Community Planning, Scarborough District.

The Request for Directions Report can be found at:

<https://www.toronto.ca/legdocs/mmis/2021/sc/bgrd/backgroundfile-164124.pdf>

The City Council decision can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.SC22.6>

ISSUE BACKGROUND

Pre-Application Consultation

On May 6, 2020, a pre-application checklist was provided to the applicant regarding a proposal to permit a mixed-use development on the southwestern portion of the lands at 1900 Eglinton Avenue East (Phase 1 of the development related to Official Plan Application No. 19 208733 ESC 21 OZ for the entire site). Staff indicated that the proposal would require Zoning By-law Amendment and Draft Plan of Subdivision applications in order to assess the site comprehensively and create appropriate development blocks in the context of the (then) Draft Golden Mile Secondary Plan policies. The Zoning By-law Amendment application was submitted in February 2021 (after Council approved OPA 499 and the Secondary Plan) and was deemed complete on April 9, 2021.

Application Description

This application proposes to amend former City of Scarborough Employment Districts Zoning By-law No. 24982 (Golden Mile Employment District), as amended, for the property at 1900 Eglinton Avenue East (operated by SmartCentres) to permit two (2) mixed-use buildings on the southwest portion of the subject site (Blocks 8 and 9 as shown on Attachment 4: Site Plan), which has an area of 8,183 square metres. The application also proposes to bring the southwest portion of the lands at 1900 Eglinton Avenue East into the City-wide Zoning By-law 569-2013.

The proposed mixed-use buildings would consist of retail uses at grade and residential uses above. The eastern building would have a height of 38 storeys (125 metres including mechanical penthouse) and the western building would have a height of 40 storeys (131 metres including mechanical penthouse).

The proposal would result in a total gross floor area of 59,904 square metres, of which 58,685 square metres (or 98 per cent) are residential uses and 1,219 square metres (or two (2) per cent) are retail uses. The gross floor area proposed under this Zoning By-law Amendment application (Phase 1 of the development) would result in a floor space index ("FSI") of approximately 0.52 times the overall gross site area and 7.32 times the area of the lands subject to this application specifically. For comparison, the applicant's Official Plan Amendment application 19 208733 ESC 21 OZ is proposing an overall density of 4.28 times the gross site area, while OPA 499 provides for a maximum density of 3.0 times the gross site area for the subject lands.

The application proposes a total of 899 residential units (65 per cent 1-bedroom units; 25 per cent 2-bedroom units; and 10 per cent 3-bedroom units), 371 parking spaces on two levels of below grade parking, and 724 bicycle parking spaces. The proposal would include a total of 4,351 square metres of amenity space, of which 1,972 square metres are for indoor amenity space (approximately 2.1 square metres per unit) and 2,379 square metres are for outdoor amenity space (approximately 2.6 square metres per unit). The existing one-storey building would be demolished.

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.

LEGISLATIVE AND POLICY CONSIDERATIONS

Section 2 of the Planning Act

The *Planning Act* governs land use planning in Ontario and sets out the means by which a municipality must implement land use planning decisions. In particular, Section 2 of the *Planning Act* requires that municipalities, when carrying out their responsibility under this Act shall have regard to matters of provincial interest including the:

- Adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- Orderly development of safe and healthy communities;
- Adequate provision and distribution of educational, health, social, cultural and recreational facilities;
- Adequate provision of a full range of housing, including affordable housing;
- Adequate provision of employment opportunities;
- Resolution of planning conflicts involving public and private interests;
- Protection of public health and safety;
- Appropriate location of growth and development;
- Promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;
- Promotion of built form that,
 - i. Is well-designed;
 - ii. Encourages a sense of place; and
 - iii. Provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

These relevant matters of provincial interest, which all approval authorities shall have regard for in carrying out their responsibilities under the *Planning Act*, are particularly relevant to this proposal.

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 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), as amended, 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 MCR, the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs are planned for the prescribed densities.

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 lands at 1900 Eglinton Avenue East are identified as an *Avenue* on Map 2 of the Official Plan and are designated *Mixed Use Areas* on Map 20 (see Attachment 5: Official Plan Map (Pre-OPA 499)).

The application is also 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 OLT. The OLT (previously Ontario Municipal Board and then LPAT) 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/Light Rail Transit ("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.

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 for the majority of the property at 1900 Eglinton Avenue East and introduces a new mid-block *Parks* designation, which would be bisected by a new east-west street, north of Eglinton Avenue East). The southern (smaller) *Parks* designation area would have frontage onto Eglinton Avenue East and is generally located east of the subject application.

Toronto Official Plan policies, including the 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 not subject to City-wide Zoning By-law 569-2013, as amended. As such, 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 for the existing zoning category for the subject lands.

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 can be found here:

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

The Golden Mile Urban Design Guidelines can be found here:

https://www.toronto.ca/wp-content/uploads/2021/01/8d99-CityPlanning_Golden_Mile_Urban_Design_Guidelines_Final_Reduced.pdf

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 Zoning By-law Amendment application has been submitted to enable the mixed-use development of the southwestern portion of the subject lands with predominantly residential uses and provide for new development 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 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.

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 899 residential units in close proximity to future Eglinton Crosstown Light Rail Transit ("ECLRT") stops (under construction) at Pharmacy and Hakimi/Lebovic Avenues.

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 ECLRT stops in the Golden Mile have not been identified as MTSAs 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.

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

Staff are reviewing the Zoning By-law Amendment application to determine its conformity with the Official Plan Policies, pertaining to *Mixed Use Areas*, *Healthy Neighbourhoods*, *Housing*, *Parkland*, and *Public Art*, amongst others. Staff will also review the subject Zoning By-law Amendment application within the context of the City Council-approved OPA 499 and the Secondary Plan as they relate to the lands at 1900 Eglinton Avenue East and broader Secondary Plan area, and having regard to the overall public realm, built form and density provisions being proposed through the above-noted Official Plan Amendment application.

As indicated in the Pre-application Consultation section of this Report, the applicant has expressed their intentions to redevelop the site in a multi-phased (piecemeal) approach. Staff has stipulated a Zoning By-law Amendment and a Plan of Subdivision are required to create appropriate development blocks; establish the alignment of new public roads and the infrastructure to service development; secure the size; location and delivery of parkland; and secure the provision of community services, among other matters, in order conform to the policy direction of OPA 499 and the Official Plan. A comprehensive set of applications that encompass the entire property at 1900 Eglinton Avenue East will establish the appropriate processes to provide comprehensive direction for the redevelopment of the site as a whole. Further, the Plan of Subdivision can address the phasing of the incremental development of the lands. Staff will continue to assess this proposal's conformity to the direction of OPA 499, and determine if the subject application is premature pending the submission of *Planning Act* applications that seeks the redevelopment of the entire site.

Public Realm, Built Form, Existing and Planned and Context

Staff will evaluate whether the Zoning By-law Amendment application is contextually appropriate with the existing and planned context for the entire site at 1900 Eglinton Avenue East, the policies in OPA 499, including the Secondary Plan, and the related Golden Mile Urban Design Guidelines.

Staff will review public realm elements, including public parkland, streetscape along Eglinton Avenue East, new streets, pedestrian and cycling connections, privately-owned publicly accessible open space ("POPS"), and any interim public realm improvements to the remainder of the lands at 1900 Eglinton Avenue East, with particular attention to pedestrian connections to the existing retail uses.

Staff will also evaluate the appropriateness of the proposed built form, including building type, height, massing, and scale, as well as the Pedestrian Level Wind and Sun/Shadow Studies submitted with the subject application. Additional built form issues may be identified through the review of the application.

The applicant submitted a Block Context Plan, which is being reviewed by staff. The purpose of the Block Context Plan is to demonstrate how the Phase 1 proposal fits within the proposed master plan for the entire site at 1900 Eglinton Avenue, as well as the planned context established by the Secondary Plan. Staff will continue to work with the applicant to achieve a development proposal for the entire site at 1900 Eglinton

Avenue East, and for the Phase 1 development at the southwest corner of the site, that meets the intent of City policies and the existing and planned character of 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 subject property generally contains public (City-owned) trees along the Eglinton Avenue East. 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 (19 208733 ESC 21 OZ) in August 2019. The applicant is proposing 899 residential units (438 units in the eastern building and 461 units in the western building), including 25 per cent two-bedroom units (222 units) and 10 per cent three-bedroom units (89 units). The applicant will be encouraged to provide the minimum 35 per cent of the units as larger units, with the minimum recommended unit size identified in the Growing Up: Planning for Children in New Vertical Communities Guidelines ("Growing Up Guidelines") approved by City Council on July 28, 2020. These larger units should be suitable for a broad range of households, including families with children, which is consistent with the housing policies in the Secondary Plan and the Growing Up Guidelines. 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.

As part of this Zoning By-law Amendment application, the applicant has submitted an update to the CS&F Study that was submitted with the original Planning Rationale in support of the related that was submitted in support of the related Official Plan Amendment application (19 208733 ESC 21 OZ).

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.

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.

Planning staff also note that Section 37 has been altered and replaced with the New Community Benefits Charge regime. The new regime, while in place in legislation, provides for a transition period. The continued use of the Section 37 density bonusing framework remains in place and will be utilized where applicable until the City passes a Community Benefit Charge by-law.

Infrastructure/Servicing Capacity

The application is being reviewed in the context of the mobility and servicing policies in the 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 application in the Golden Mile area. The applicant is required to provide servicing phasing plans for the entire lands at 1900 Eglinton Avenue East to confirm how the buildings in each phase will be serviced. The phasing plans should clearly identify the upgrades required to municipal sewers and watermain in each phase and clarify how the upgrades will be cost shared between the landowners. The applicant is also required to provide a revised Functional Servicing Report outlining the municipal works necessary for this development, including water distribution analysis and sanitary sewer analysis to identify required improvements to the existing system.

The City is currently proceeding with Phases 3 and 4 of the Municipal Class Environmental Assessment ("MCEA") process for the Golden Mile area. The exact location, alignment and design of the identified transportation network improvements including the new east-west street, north of Eglinton Avenue East, will be determined as part of the MCEA process and may impact the proposed development application.

The applicant submitted a Transportation Impact Study ("TIS") in support of the Official Plan Amendment application (19 208733 ESC 21 OZ). A revised TIS has been submitted with the subject application and is under review for the potential impact of the development on the existing and planned transportation network. Staff will review the proposal in the context of the planned transportation network included in the Golden

Mile Transportation Master Plan ("TMP"), which identifies the transportation improvements required to support the proposed growth in the GMSP area and the associated timing for the completion of those improvements. The revised TIS needs to demonstrate how the proposed incremental growth would impact the Golden Mile area and how the transportation issues would be address. The applicant will be required to consider additional transportation network improvements beyond those secured in the GMSP, especially improvements to the cycling, pedestrian, and transit network, to support the suggested additional density.

Staff will also be pursuing a 3.0-metre road widening dedication along the entire Eglinton Avenue East frontage of the subject 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. A portion of the widening will be required as part of the subject application, if approved.

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 will be required to provide an on-site parkland dedication as part of the development of the property at 1900 Eglinton Avenue East, and will be encouraged to provide a portion of that dedication in the first phase of development as part of the subject application. 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 Secondary Plan.

Other Matters

The proposal represents phase 1 of a multi-phase opportunity to build a new neighbourhood, with no confirmation on the phasing plan for future phases. Staff have serious concerns with this approach, as an assessment of the proposal's merits cannot be made until the proper delineation of streets and blocks, a parkland strategy, 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 subject lands without a comprehensive vision for the entire site.

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

CONTACT

Emily Caldwell, Senior Planner, Community Planning, Scarborough District, Tel. No. 416-396-4927, E-mail: Emily.Caldwell@toronto.ca

SIGNATURE

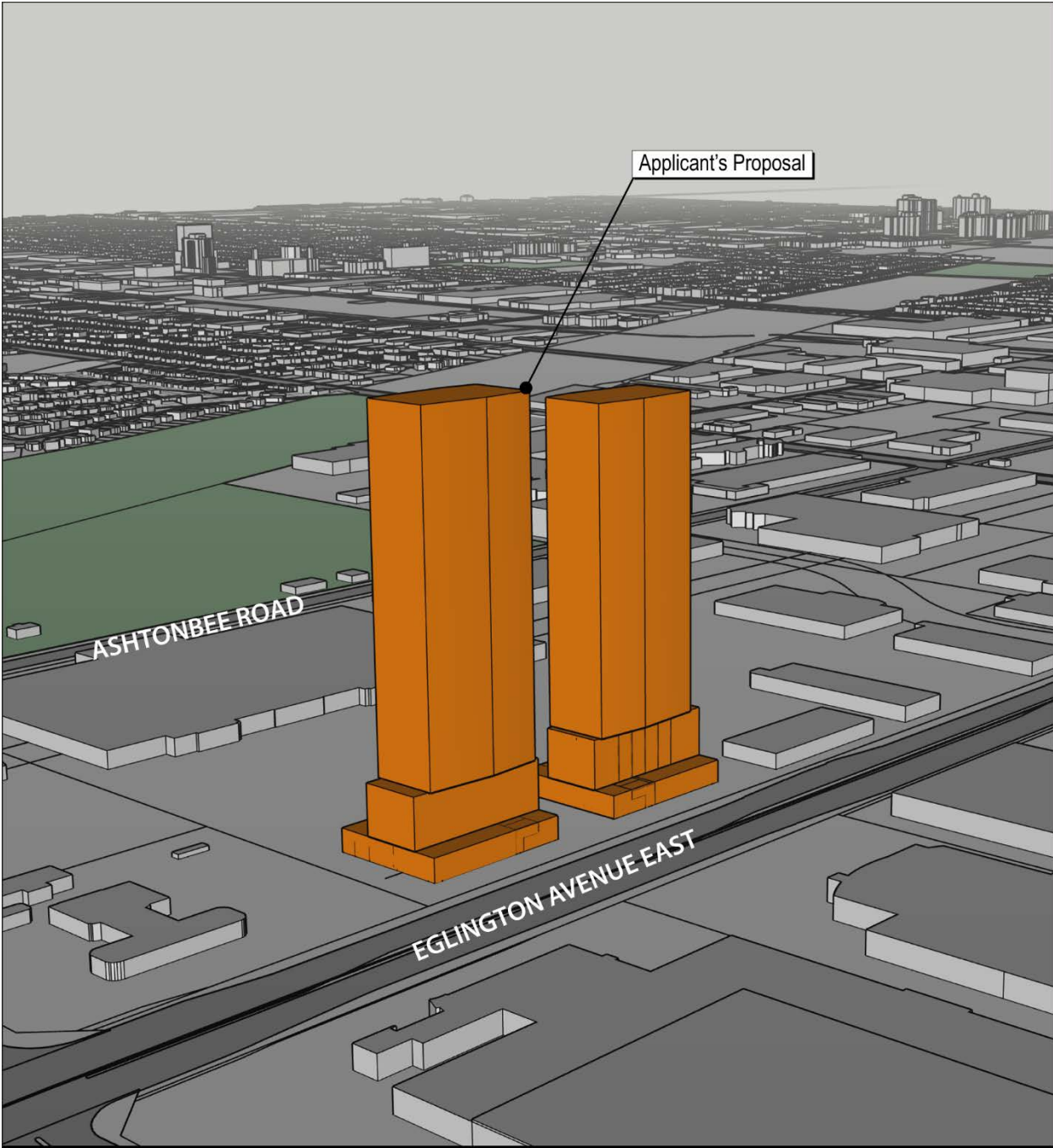
Paul Zuliani, MBA RPP, Director
Community Planning, Scarborough District

ATTACHMENTS

City of Toronto Drawings

- Attachment 1: 3D Model of Proposal in Context (view looking northeast)
- Attachment 2: 3D Model of Proposal in Context (view looking southwest)
- Attachment 3: Location Map
- Attachment 4: Site Plan
- Attachment 5: Official Plan Map (Pre-OPA 499)
- Attachment 6: Official Plan Map (OPA 499)
- Attachment 7: Zoning Map

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

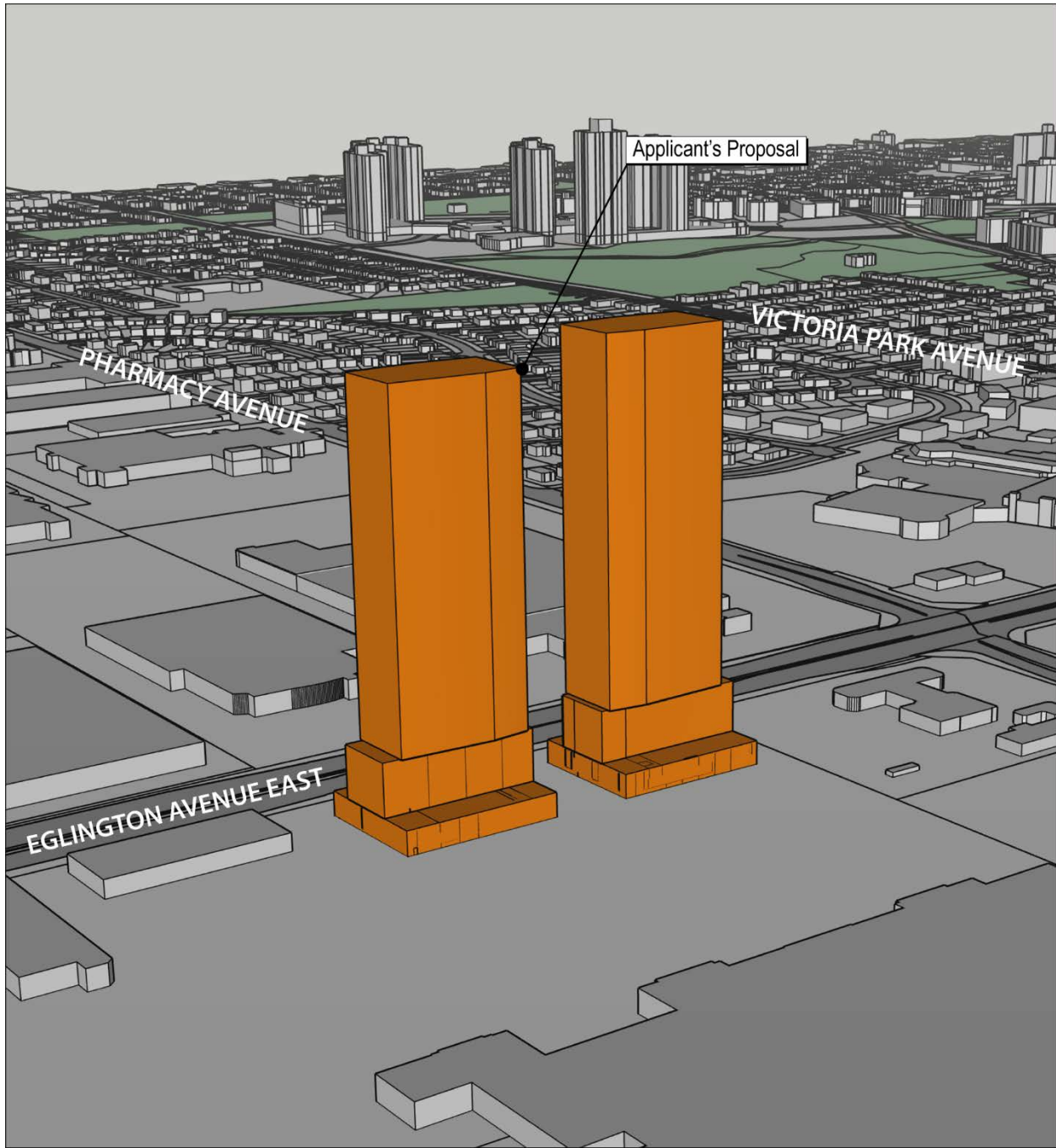


View of Applicant's Proposal Looking Northeast



05/07/2021

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

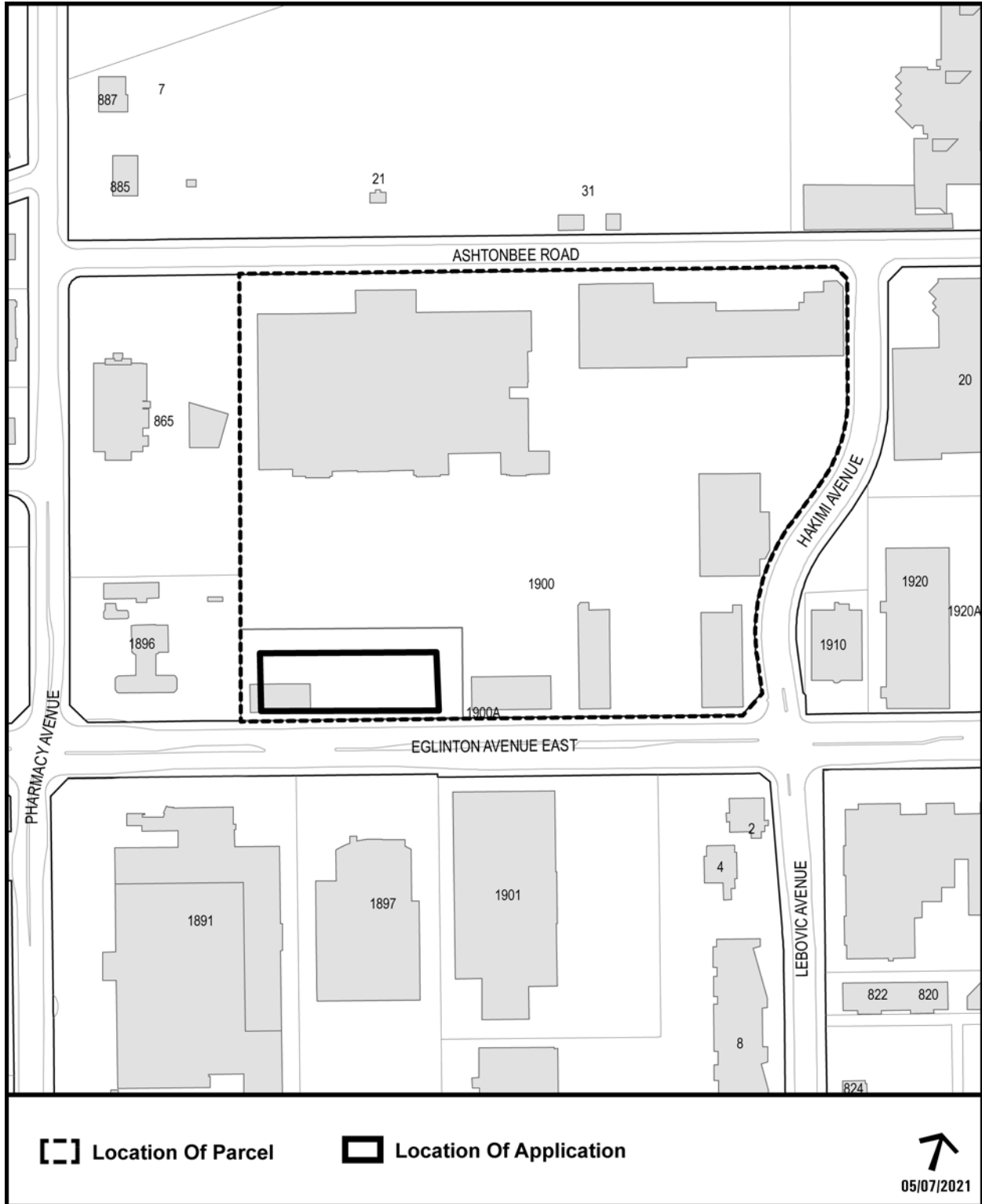


View of Applicant's Proposal Looking Southwest

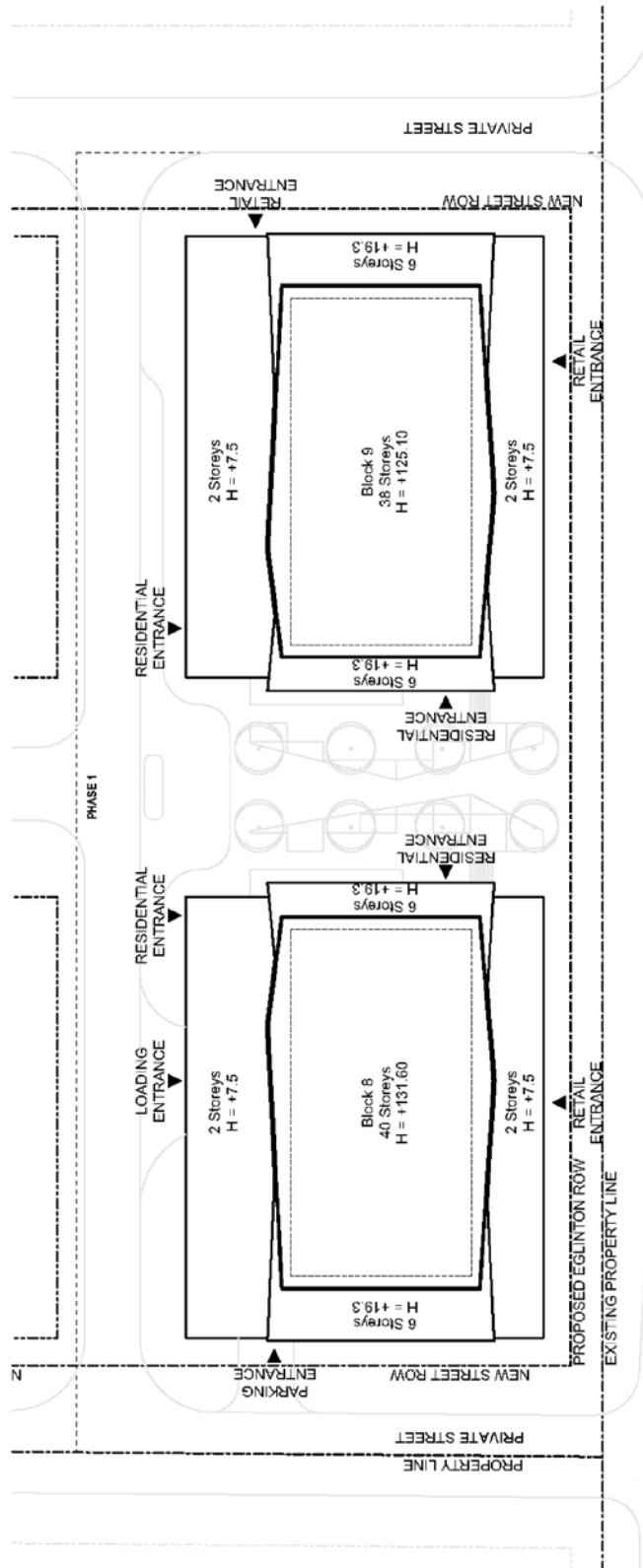


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Attachment 3: Location Map

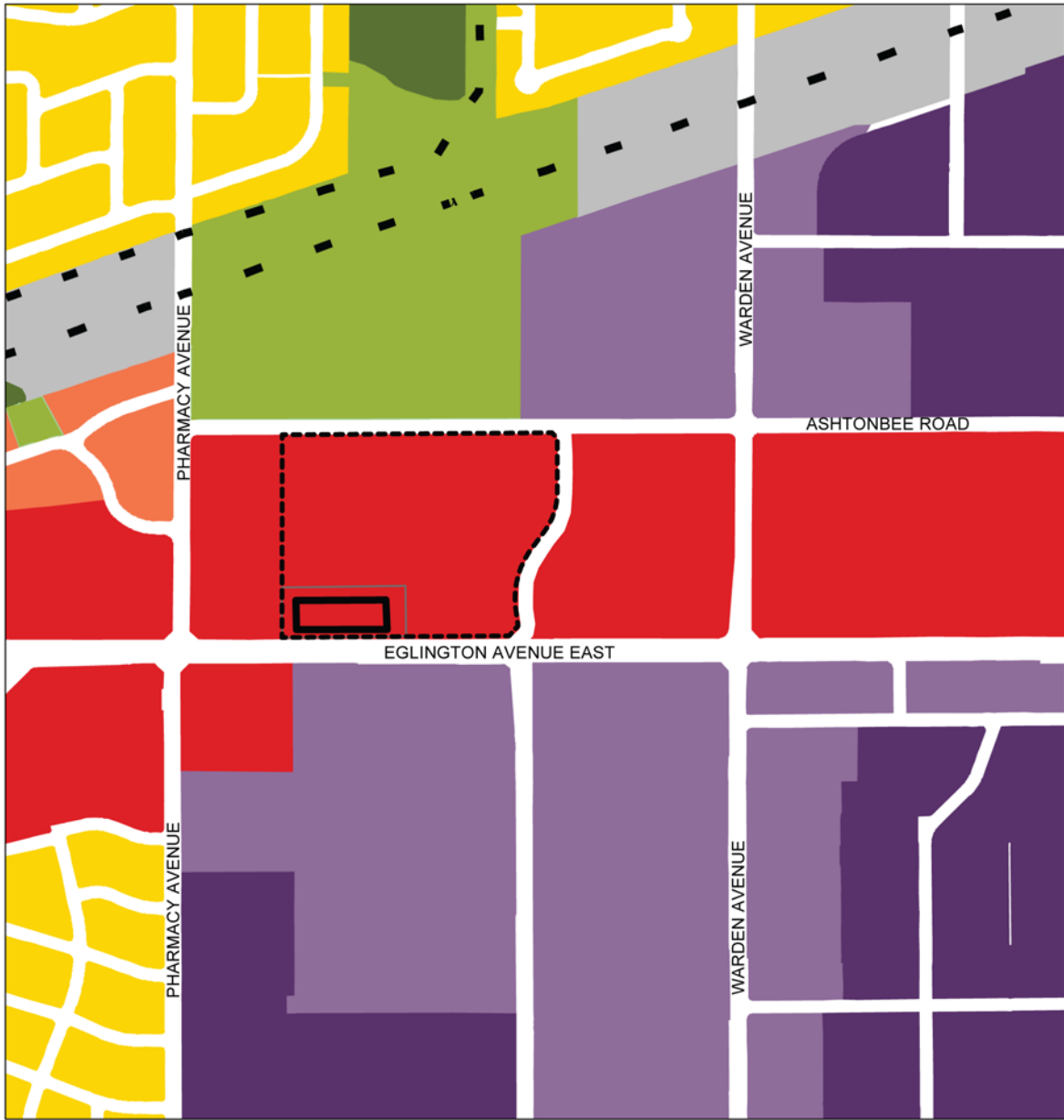


Attachment 4: Site Plan



Site Plan











Attachment 5: Official Plan Map (Pre-OPA 499)



1900 Eglinton Avenue East

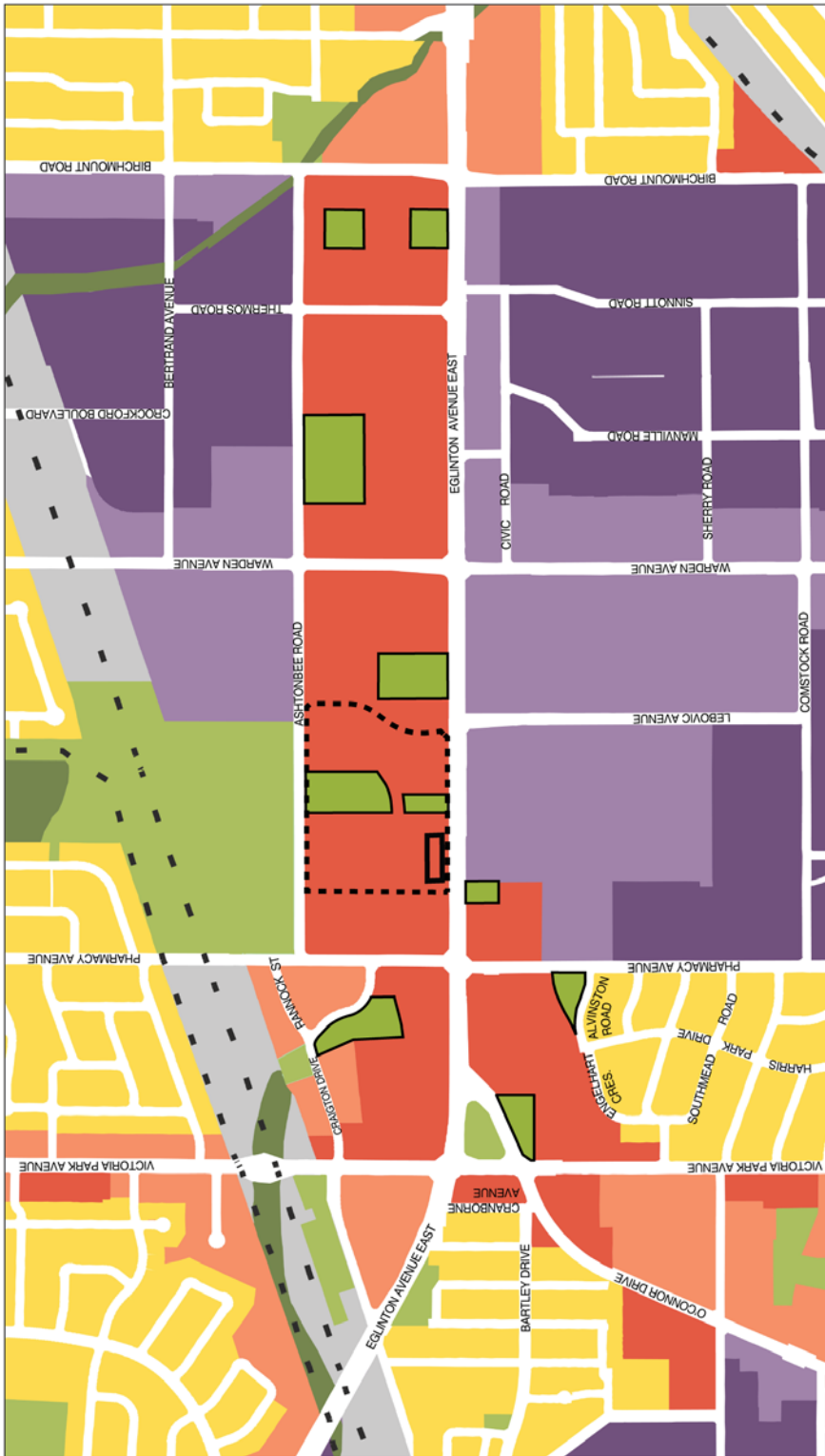
Official Plan Land Use Map #20

File # 21 111522 ESC 21 02

- | | | |
|--|---|--|
|  Location of Parcel |  Location of Application |  General Employment Areas |
|  Neighbourhoods |  Natural Areas |  Core Employment Areas |
|  Apartment Neighbourhoods |  Parks | |
|  Mixed Use Areas |  Utility Corridors | |

↑
Not to Scale
05/07/2021

Attachment 6: Official Plan Map (OPA 499)

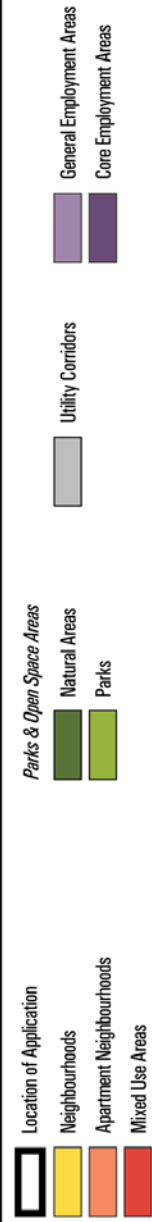


Toronto
Golden Mile Secondary Plan

Official Plan Amendment # 499

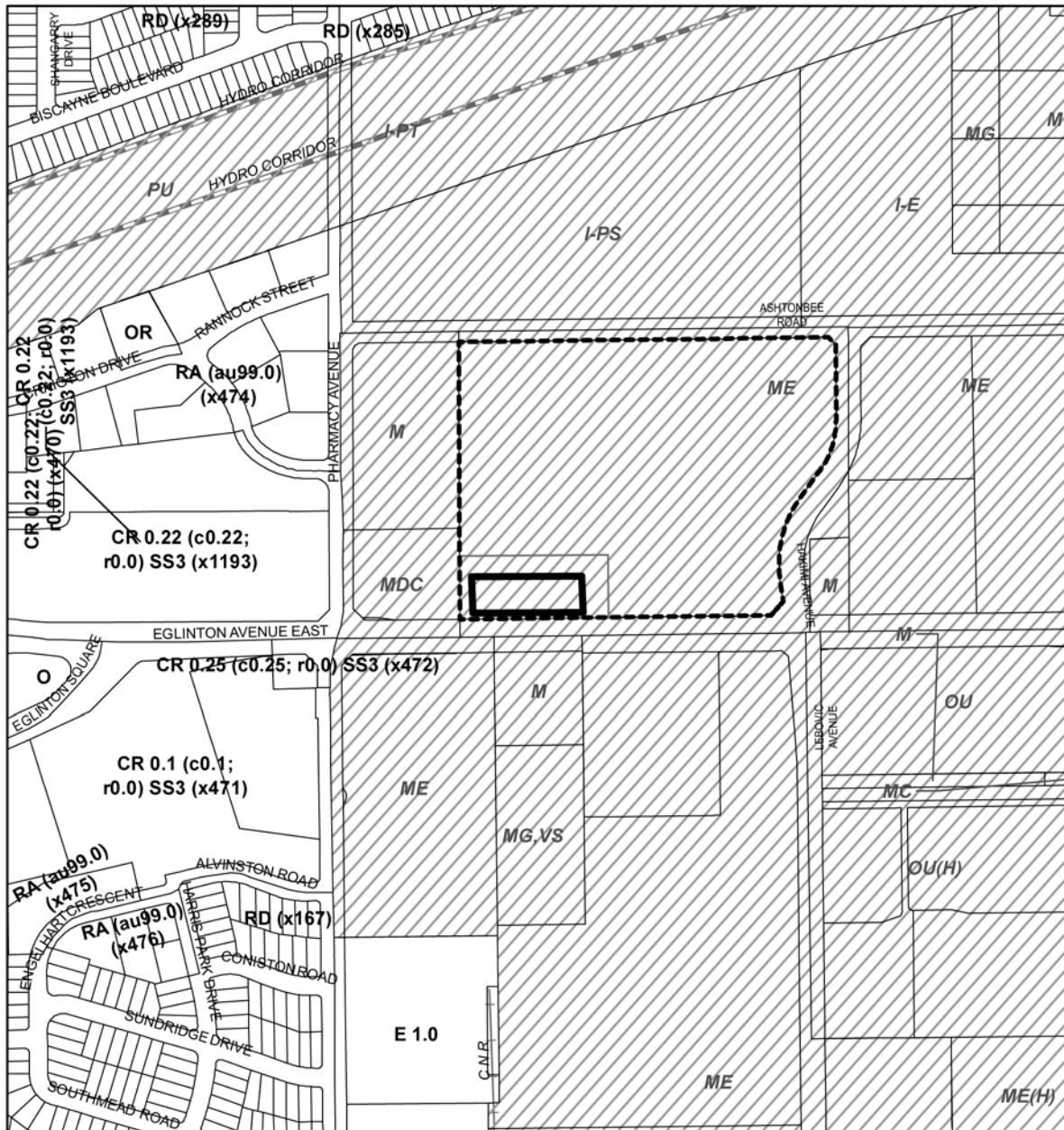
Revisions to Land Use Map 20 to Redesignate lands from Apartment Neighbourhoods and Mixed Use Areas to Parks

File #21 111522 ESC 21 0Z



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 Not to Scale
 05/28/2021

Attachment 7: Zoning Map




Zoning By-law 569-2013

1900 Eglinton Avenue East

File # 21 111522 ESC 21 0Z

-  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 Clairlea Community By-law No. 8978
- PU** Public Utilities
- See Former City of Scarborough Employment District By-law No. 24982 (Golden Mile)
- M** Industrial Zone
- MG** General Industrial Zone

- ME** Mixed Employment Zone
- OU** Office Uses Zone
- MC** Industrial Commercial Zone
- MDC** Industrial District Commercial Zone
- I-PS** Institutional - Public Services Zone
- I-E** Institutional - Educational Zone



Not to Scale
05/07/2021