

Preliminary Report - 40 Eglinton Square – Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications

Date: February 1, 2022

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Wards: 20 - Scarborough Southwest

Planning Application Numbers: 21 233427 ESC 20 OZ and 21 233429 ESC 20 SB

Notice of Complete Application Issued: January 13, 2022

Current Use(s) on Site: One-storey commercial building and associated surface parking. The existing commercial building adjoins the adjacent Eglinton Square Shopping Centre.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications located at 40 Eglinton Square (Metro lands). The proposal consists of two (2) development blocks, including one (1) block for public parkland purposes, and new streets. A total of three (3) buildings are proposed: one (1) mixed-use building and two (2) residential buildings) with heights that range from 13 to 30 storeys. The existing one-storey commercial building (food store) would be demolished.

Staff are currently reviewing the applications, which have 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 applications located at 40 Eglinton Square 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 within the context of the City Council-approved Official Plan Amendment No. 499 and the Golden Mile Secondary Plan.

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 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 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-studiesinitiatives/golden-mile-secondary-plan-study/>

Official Plan Amendment No. 499 (Golden Mile Secondary Plan)

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 Golden Mile Secondary Plan area.

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

Pre-Application Consultation

A pre-application consultation meeting was held on June 24, 2021, with the applicant to discuss the proposed development for the site.

A number of key issues were identified by City staff, including:

- The planned context as outlined in the Secondary Plan;
- The Municipal Class Environmental Assessment ("MCEA") process for major streets such as the O'Connor Drive extension;
- Coordination with adjacent landowners regarding the alignment of new public streets;
- The provision of a block context plan;
- Public realm and streetscape improvements;
- An appropriate parkland and open space strategy;
- Building heights and massing; and
- Shadow impact.

ISSUE BACKGROUND

Application Description

The Official Plan/Zoning By-law Amendment application proposes to amend the Official Plan to add a Site and Area Specific Policy ("SASP") and amend Zoning By-law 569-2013, as amended, for the property at 40 Eglinton Square to permit a mixed-use development. The proposal consists of a 13-storey mixed-use building, a 25-storey residential building and a 30-storey residential building. The application proposes a total gross floor area of 74,427 square metres, of which 70,675 square metres (95 per cent) would be residential uses and 3,752 square metres (5 per cent) would be retail uses, with a floor space index ("FSI") of 3.79 times the area of the 1.97-hectare site.

A total of 892 residential units are proposed (48 per cent: 1-bedroom units; 39 per cent: 2-bedroom units; and 13 per cent: 3-bedroom units). The proposal includes a total of approximately 3,568 square metres of residential amenity space, of which 2,007 square metres of indoor amenity space (2.2 square metres per unit) and 1,580 square metres of outdoor amenity space (1.8 square metres per unit) is proposed. The existing one-storey commercial building would be demolished to accommodate the proposal.

A total of 1,017 vehicle parking spaces and 965 bicycle parking spaces are proposed for the three buildings. The proposal would also include six loading spaces (one 'Type A', three 'Type B' and two 'Type G' loading spaces).

The Draft Plan of Subdivision application proposes new streets and two development blocks, which are summarized as follows:

- Block 1 (Lot 1 on Draft Plan of Subdivision) would have an area of approximately 1.58 hectares, a frontage of approximately 124 metres along Pharmacy Avenue, and would abut new Public Streets A and B; and,
- Block 2 (Lot 2 on Draft Plan of Subdivision) would have an area of approximately 593 square metres, a frontage of approximately 14 metres along Pharmacy Avenue, and would abut new Public Street A.

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 of the subject site.

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

Planning Act

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.

Section 51(24) of the Planning Act

Section 51(24) of the *Planning Act* establishes criteria to evaluate a Draft Plan of Subdivision to ensure regard shall be had to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality, including:

- (a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;
- (b) whether the proposed subdivision is premature or in the public interest;
- (c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;
- (d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;

(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

(f) the dimensions and shapes of the proposed lots;

(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;

(i) the adequacy of utilities and municipal services;

(j) the adequacy of school sites;

(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and

(m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land.

These relevant criteria under section 51(24) of the *Planning Act*, which all approval authorities shall have regard for in carrying out their responsibilities under the *Planning Act*, are particularly relevant to the proposed draft plan of subdivision. Section 51(25) of the *Planning Act* also authorizes that the City may impose conditions on such approval of any draft plan of subdivision.

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 PMTSA 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 PMTSA 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 40 Eglinton Square 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 applications are also located on lands within the Golden Mile Secondary Plan area.

Official Plan Amendment No. 231

In December 2013, City Council adopted OPA No. 231 ("OPA 231"), which provides new and revised economic policies and designations for employment lands in the city. OPA 231 was approved by the Province with minor modifications in July 2014 and portions of OPA 231 are under appeal at the Ontario Land Tribunal ("OLT"). The OLT 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 represent City Council's contemplated planned vision for this priority transit corridor, do direction on the minimum standards for commercial development and increased non-residential gross floor area within mixed-use buildings.

Official Plan Amendment 456: Transportation Policies

On June 9, 2021, the Minister of Municipal Affairs and Housing approved city-wide amendments to the Official Plan's transportation policy and text changes ("OPA 456") 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 Amendments 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").

The City of Toronto Official Plan, including the Golden Mile Secondary Plan, and the above-noted OPAs can be found here:

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

Zoning By-laws

Both Zoning By-law 569-2013, as amended, and the former City of Scarborough Zoning By-law (Clairlea Community) No. 8978, as amended, currently apply to the site.

Under Zoning By-law 569-2013, as amended, the property is zoned Commercial Residential (CR) 0.1 (c0.1; r0.0) SS3 (x471). The CR zone permits a range of uses including a community centre, day nursery, office, eating establishment, retail store, dwelling unit within a permitted residential building type, nursing home, and retirement home. The zone currently permits a maximum FSI of 0.1 (for commercial uses) and 0.0 (for residential uses) times the area of the lot.

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

Under former City of Scarborough Zoning By-law (Clairlea Community) No. 8978, as amended, the lands are zoned District Commercial (DC). The DC zone permits uses including a day nursery, retail store, office, and hotel.

See Attachment 7: Existing Zoning Map

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/>

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 been submitted for the subject lands.

COMMENTS

Reasons for the Applications

The Official Plan/Zoning By-law Amendment has been submitted to enable the mixed-use development of the lands with predominantly residential uses and provide for new development standards. The Draft Plan of Subdivision application has been submitted in support of the Official Plan/Zoning By-law Amendment application to create a framework for new blocks and streets.

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

These applications will be evaluated for consistency with the PPS and conformity with 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 892 residential units to be located near the future Eglinton Crosstown LRT ("ECLRT") 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 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 applications 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 Official Plan/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 Official Plan/Zoning By-law Amendment and Draft Plan of Subdivision applications within the context of the City Council-approved OPA 499 and the Secondary Plan as they relate to the lands at 40 Eglinton Square and broader the Secondary Plan area, and having regard to the overall public realm, built form and density provisions being proposed.

Public Realm, Built Form, Existing and Planned and Context

Staff will evaluate whether the Official Plan/Zoning By-law Amendment application is contextually appropriate with the existing and planned context for the lands at 40 Eglinton Square, 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 (adjacent to the northwestern portion of the lands) and Pharmacy Avenue and if any widenings are required to accommodate appropriate streetscape elements, new streets, pedestrian and cycling connections, privately-owned publicly accessible open space ("POPS"), and public art.

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 development fits within the planned context established by the Secondary Plan.

Tree Preservation

The Official Plan/Zoning By-law Amendment 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 Pharmacy Avenue frontage. Urban Forestry and City Planning staff are currently reviewing the Tree Preservation Plan and Arborist Report submitted in support of the Official Plan/Zoning By-law Amendment application, which identifies the existing public and/or private trees that will be preserved.

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.

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. However, City

staff will 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.

City 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 applications are 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 subject lands 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 City is currently proceeding with Phases 3 and 4 of the MCEA process for the Golden Mile area. The exact location, alignment and design of the identified transportation network improvements including the extension of O'Connor Drive, east of Victoria Park, will be determined as part of the MCEA process and may impact the proposed development applications.

The applicant submitted a Transportation Impact Study ("TIS") in support of the Official Plan/Zoning By-law Amendment application, which is under review by staff 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 TIS needs to demonstrate how the proposed incremental growth would impact the Golden Mile area and how the transportation issues would be addressed. 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 be pursuing road widening dedications adjacent to the subject site. A dedication of approximately 3.0 metres along the Eglinton Avenue East frontage adjacent to the northwestern portion of the site will be required to achieve the new 43-metre right-of-way ("ROW") width being proposed for Eglinton Avenue East on Official Plan Map 3, Right-of-Way Widths Associated with Existing Major Streets, through OPA 499. Staff will also be pursuing a road widening dedication of approximately 0.4 metres along the entire Pharmacy Avenue frontage to achieve the 27-metre ROW width on

Official Plan Map 3. Additional widening may be required along the Pharmacy Avenue frontage to accommodate streetscape elements, such as sidewalks and street trees, at the appropriate locations in the public boulevard.

Coordination with Adjacent Development Sites

The subject lands at 40 Eglinton Square abut two properties:

- **"Property 1"** refers to the lands at the southeast corner of Victoria Park Avenue and Eglinton Avenue East, which are municipally known as 1-70 Eglinton Square 1431 and 1437 Victoria Park Avenue, 14, 18, 19, 22, 23 and 26 Engelhart Crescent and 64 and 68 Harris Park Drive (KingSett lands). Property 1 abuts the northwest, south and west property lines of 40 Eglinton Square; and
- **"Property 2"** refers to the lands at the southwest corner of Pharmacy Avenue and Eglinton Avenue East, which are municipally known as 100 Eglinton Square (currently occupied by Burger King and City Optical). Property 2 abuts the northeast property lines of 40 Eglinton Square.

With regard to Property 1, the lands are subject to an active development application for an Official Plan Amendment (Applicant No. 16 230579 ESC 35 OZ), Zoning By-law Amendment Application (Application No. 17 242390 ESC 35 OZ), and a Draft Plan of Subdivision Application (Application No. 21 208865 ESC 20 SB). The applicant should consider coordination regarding the proposed public streets, both north-south and east-west connections, to ensure appropriate alignment between both development sites to establish a coordinated and comprehensive public street network. This equally applies to the location of municipal services to support development. The subject applications should also evaluate the relationship of the built form to each development block on Property 1 and the subject lands.

With regard to Property 2, the lands are not subject to any active development applications. Given the size of those lands, City staff would encourage the applicant to consider including such lands in the development applications to plan for comprehensive redevelopment of the remainder of the Eglinton Avenue East, Pharmacy Avenue and Victoria Park Avenue block and allow for the vision of the Secondary Plan to be achieved on the Site and for surrounding lands.

City staff would also encourage the applicant to consider the intersection alignments between the subject lands and the applications across Pharmacy Avenue at 1891 Eglinton Avenue East after discussions with the applicants for Property 1 on the east-west connection and alignment.

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 TGS. 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 TGS Checklist submitted by the applicant is currently under review by City staff for compliance with the Tier 1 performance measures.

On-site Parkland

The applicant is currently proposing a 593-square metre triangular parcel of on-site parkland dedication on Block (Lot) 2 on the southern portion of the Metro lands. 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, as well as the proposed phasing and delivery of the public parkland in the context of the overall development.

Other Matters

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

CONTACT

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SIGNATURE

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

ATTACHMENTS

City of Toronto Drawings

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

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

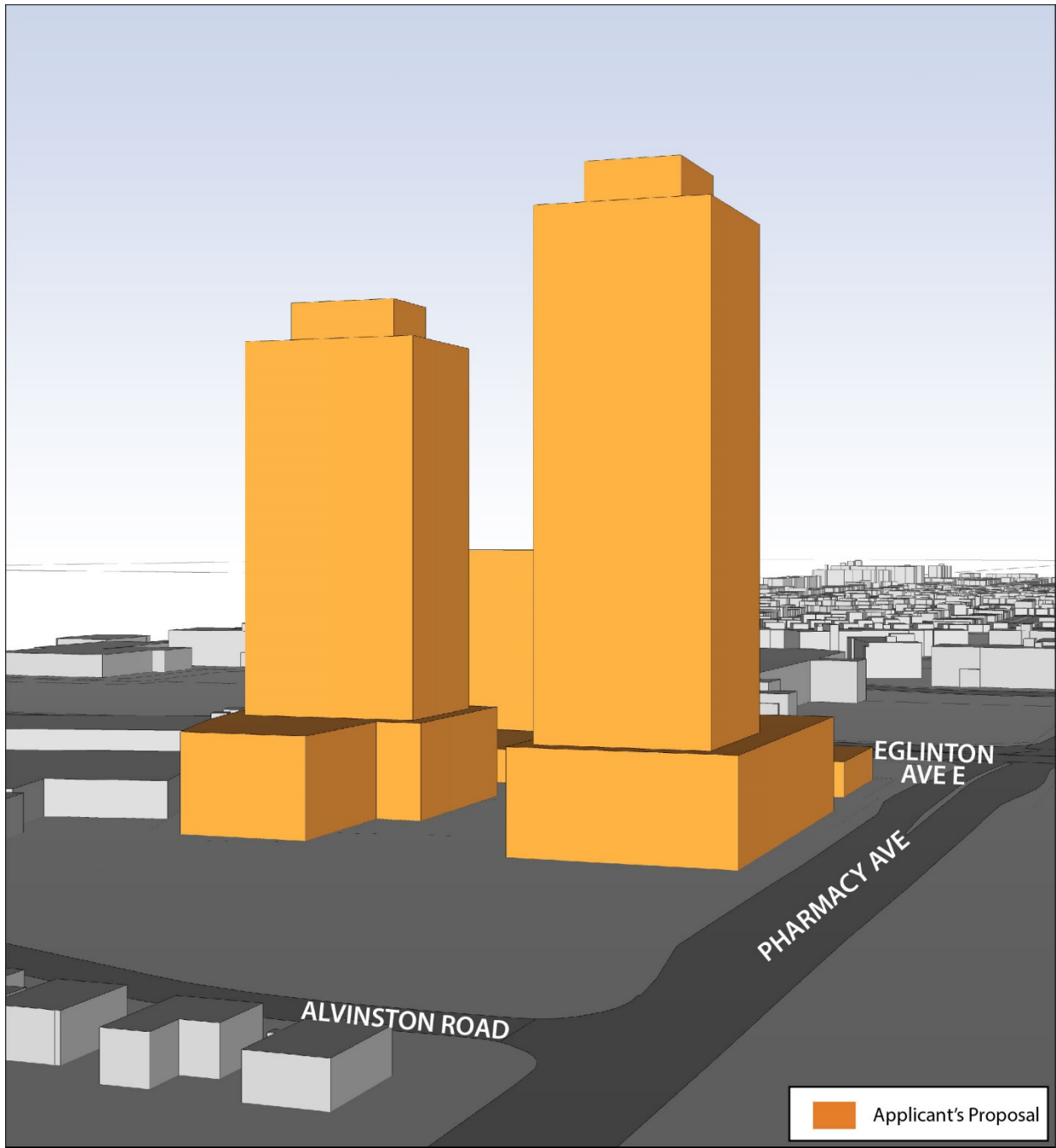
Attachment 3: Location Map

Attachment 4: Site Plan

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

Attachment 6: Official Plan Map (OPA 499)
Attachment 7: Existing Zoning Map
Attachment 8: Draft Plan of Subdivision

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

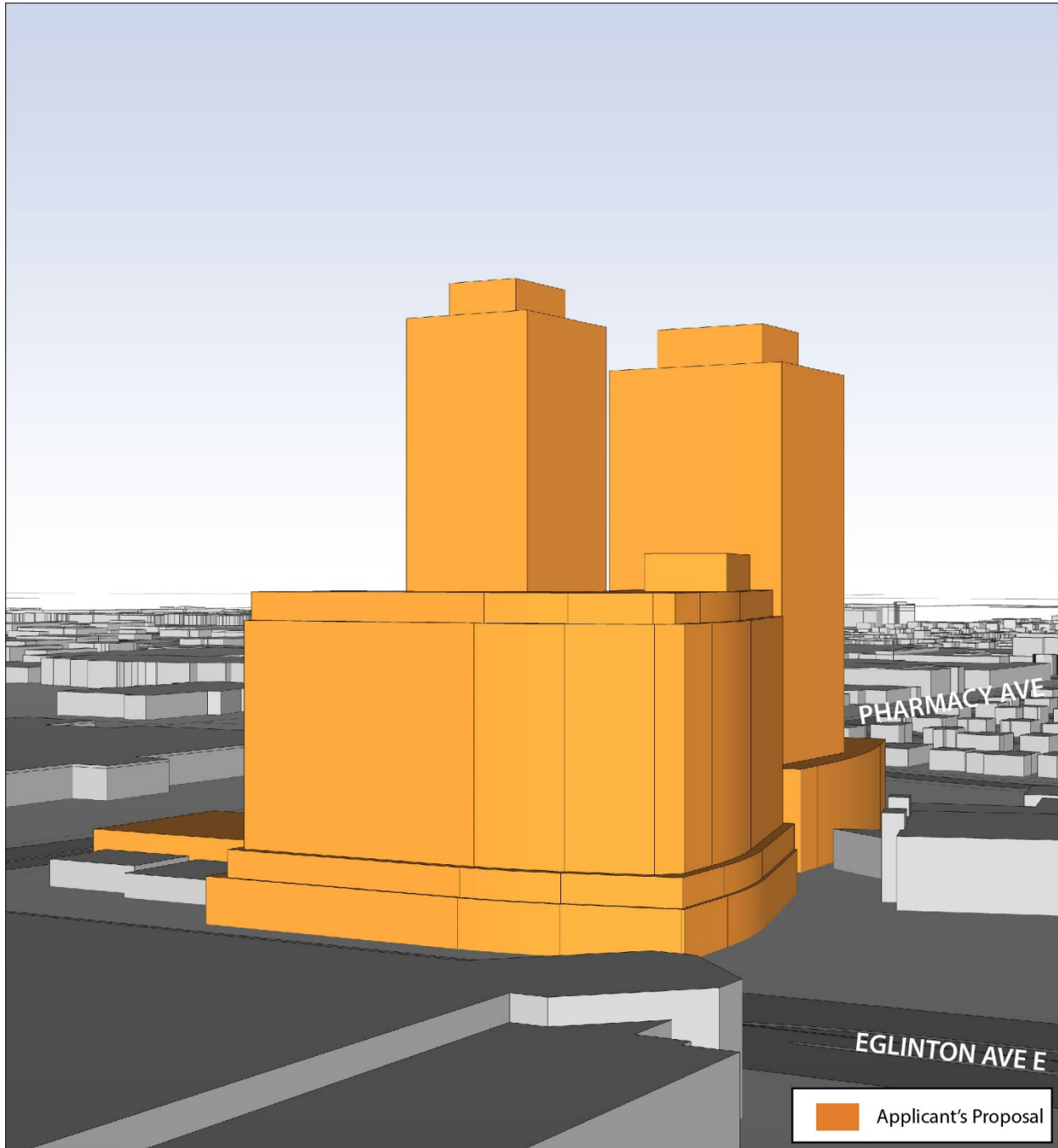


View of Applicant's Proposal Looking Northwest



01/14/2022

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

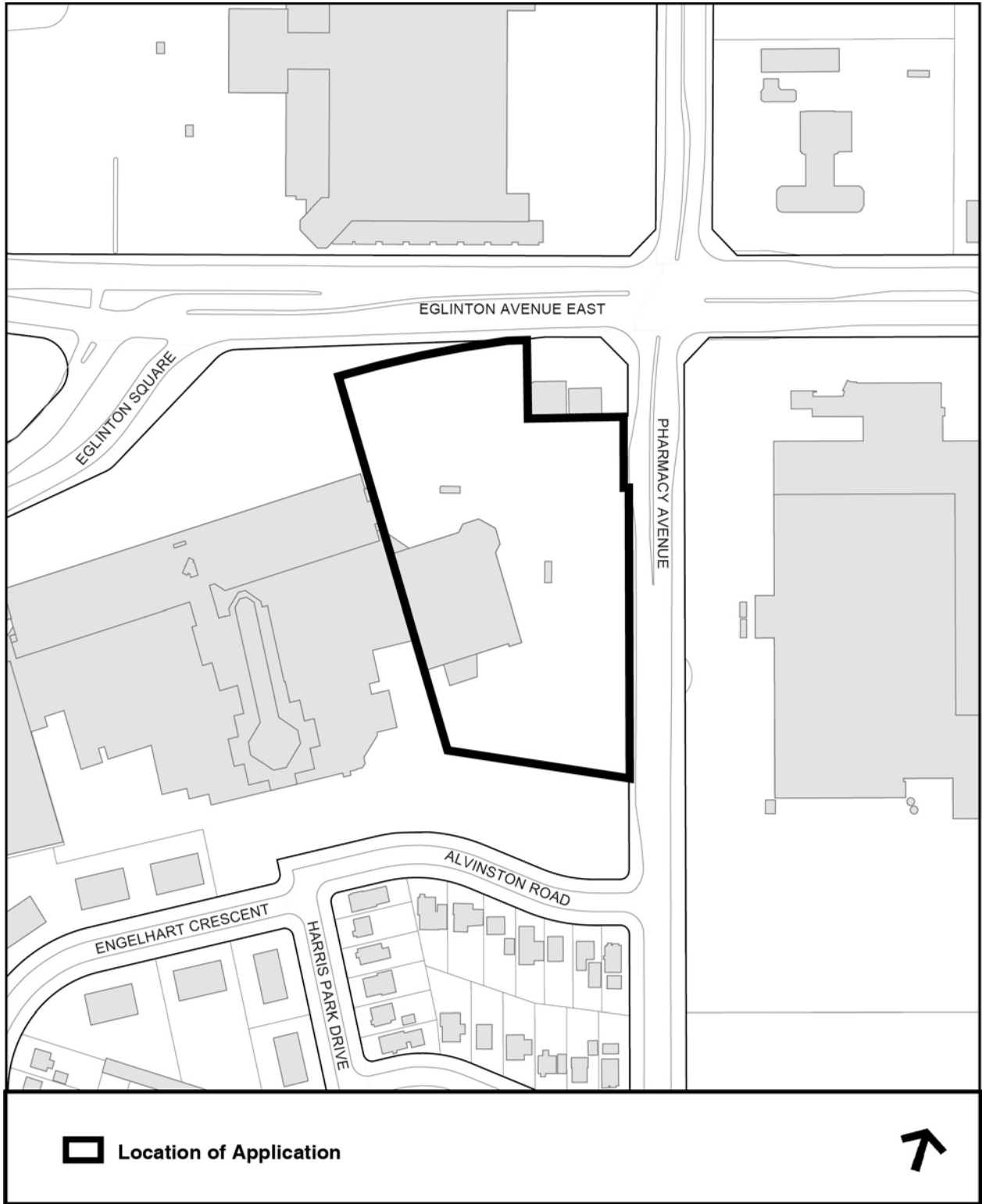


View of Applicant's Proposal Looking Southeast

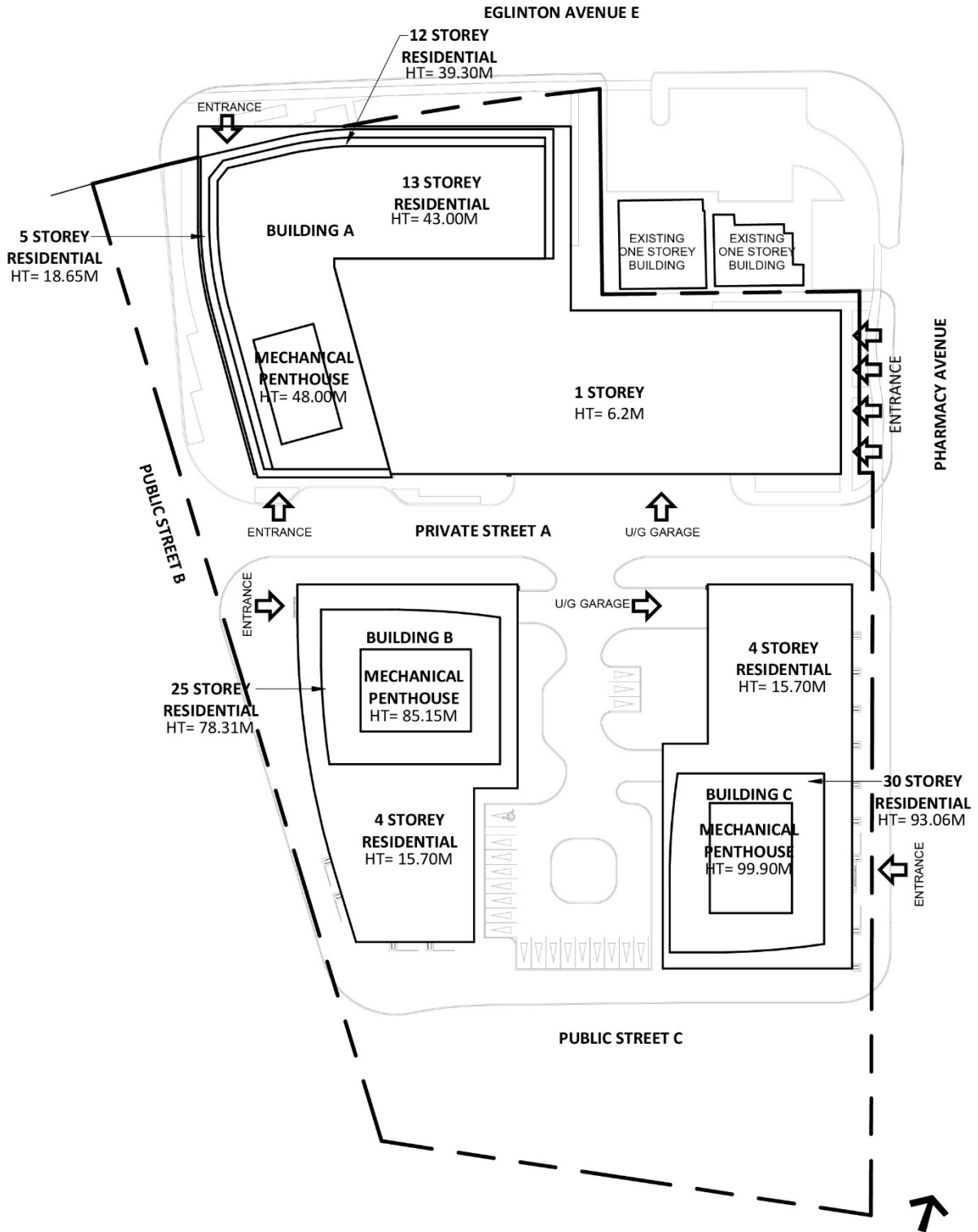


01/14/2022

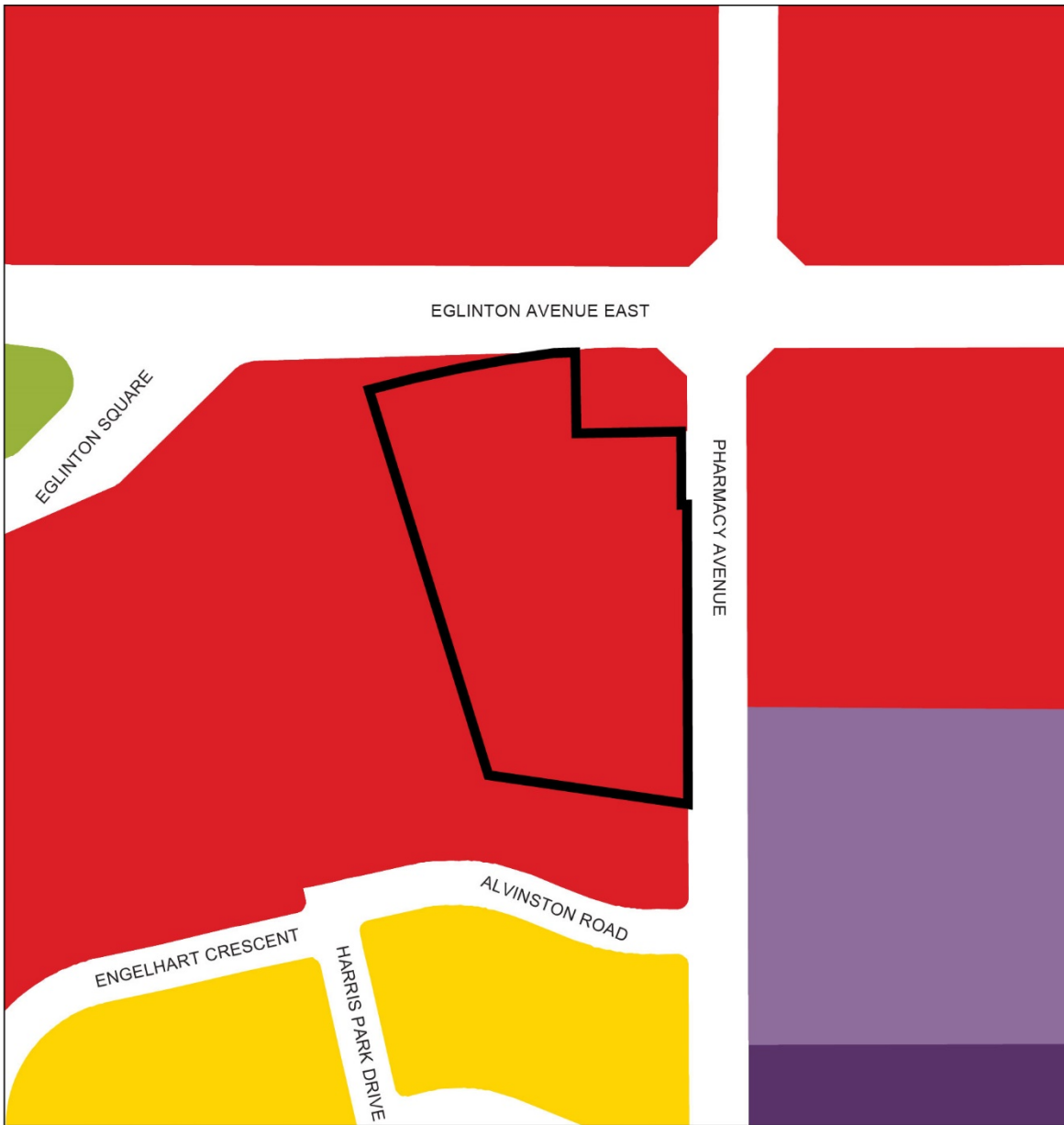
Attachment 3: Location Map



Attachment 4: Site Plan









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




Official Plan Land Use Map 20

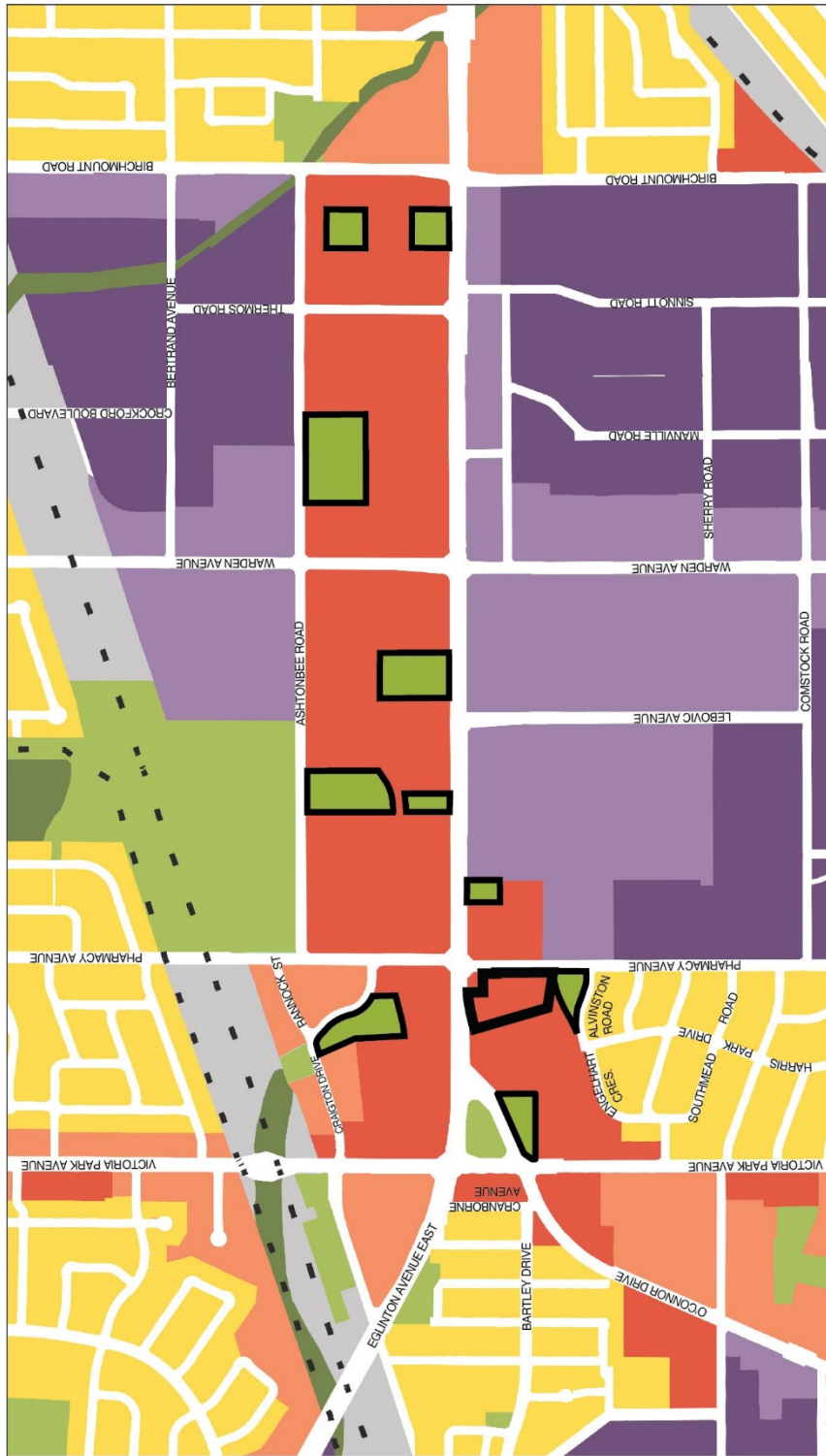
40 Eglinton Square

File # 21 233427 ESC 20 0Z; 21 233429 ESC 20 SB

- | | |
|---|--|
|  Location of Application |  General Employment Areas |
|  Neighbourhoods |  Core Employment Areas |
|  Mixed Use Areas | |
|  Parks | |


 Not to Scale
 Extracted: 11/08/2021

Attachment 6: Official Plan Map (OPA 499)



Golden Mile Secondary Plan



Official Plan Amendment # 499

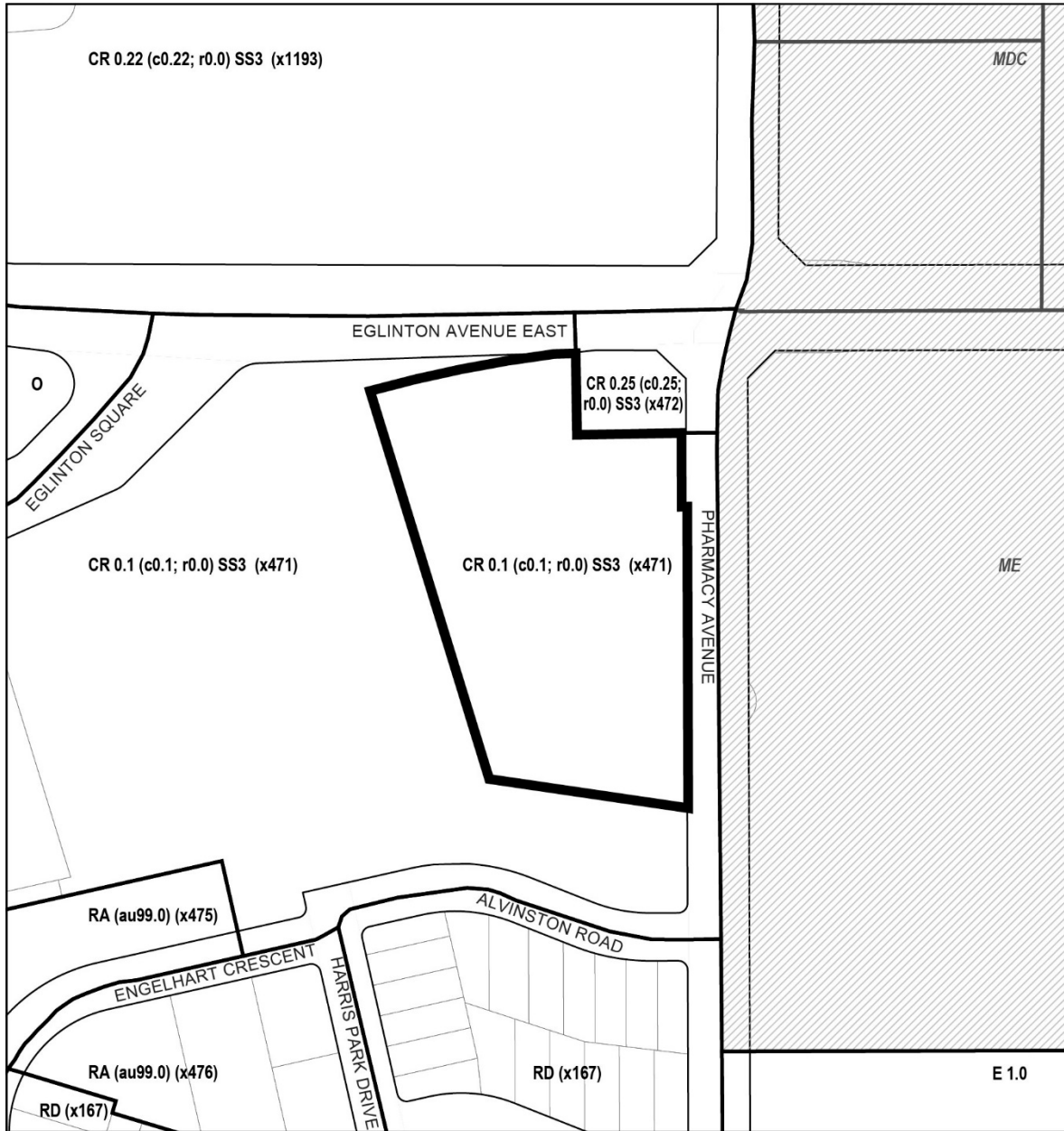
Revisions to Land Use Map 20 to Redesignate lands from Apartment Neighbourhoods and Mixed Use Areas to Parks

File # 17 134997 EPS 00 TM



North Arrow
Map to Scale
05/29/2020

Attachment 7: Existing Zoning Map



Zoning By-law 569-2013

40 Eglinton Square

File # 21 233427 ESC 20 OZ; 21 233429 ESC 20 SB

-  Location of Application
- RD** Residential Detached
- RA** Residential Apartment
- CR** Commercial Residential
- E** Employment Industrial
- O** Open Space

-  See Former City of Scarborough Employment District By-Law No. 24982
- M** Industrial Zone
- ME** Mixed Employment Zone
- MDC** Industrial District Commercial Zone


 Not to Scale
 Extracted: 11/08/2021

Attachment 8: Draft Plan of Subdivision

