

Preliminary Report

2911 Eglinton Avenue East – Zoning Amendment Application

Date: April 04, 2022

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Ward: Scarborough Southwest

Planning Application Number: 21 245219 ESC 20 OZ

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 2911 Eglinton Avenue East. The application seeks to amend the Zoning By-law to permit development on the southeast corner of the subject lands with a 6-storey self-storage facility. The proposed development will have a gross floor area of 15,811 square metres. A total of 16 parking spaces are proposed with the proposed development having shared vehicular access with the existing Home Depot building. The existing Home Depot Store would remain on site.

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 2911 Eglinton Avenue East 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.

THE SITE

Description: The subject site is irregular in shape, has an area of 45,700 square metres, with a frontage of 260 metres on McCowan Road and 252 metres on Eglinton Avenue East. The development area within 2911 Eglinton Avenue East, is located on the southeast portion of the subject lands and is approximately 4,900 square metres in size.

Existing Use: 1-storey retail building (Home Depot) with surface parking.

Official Plan Designation: *Mixed Use Areas*.

The subject property is also located on an *Avenue* with an existing and planned right-of-way width of 36 metres on Official Plan Maps 2 (Urban Structure) and 3 (Right-of-Way Widths) respectively. The subject property is also located on a High Order Transit Corridor on Official Plan (Map 4) and a Surface Transit Priority Network (Map 5).

See Attachment 2 of this report for the Official Plan Land Use Map. Toronto Official Plan policies may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Zoning: The City of Toronto Zoning By-law No. 569-2013, as amended zones the subject lands as Commercial Residential CR 0.3 (c0.3; r0.0) SS3 (x604). A variety of uses including Automobile Sales, Service and Maintenance Uses, Funeral Homes, Fraternal Organizations, Hotels and Motels, Place(s) of Worship and Professional and Business Offices are permitted, but it does not permit residential uses as shown by the numerical value of zero density for residential uses, in the zoning standards noted above. The Commercial zoning permits a maximum building height of 11 metres, a maximum building coverage of 33%, and a density of 0.3 times the lot area for commercial uses. This By-law also establishes minimum building setbacks of 3 metres from a street and restricts the sale and display of outdoor goods. See Attachment 3 of this report for the Zoning By-law Map.

The Eglinton Community Zoning By-law No. 10048, as amended, zones the subject site Community Commercial (CC 40B-88-180-323), which permits community commercial uses, day nurseries and neighbourhood commercial uses.

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/>

THE APPLICATION

Complete Application Submission Date: A Notification of Incomplete Application was sent to the applicant on January 27, 2022.

Description: This application proposes to amend the City of Toronto Zoning By-law 569-2013, as amended and the Former City of Scarborough Eglinton Community By-law 10048, as amended, to permit development on the southeast corner of the subject lands with a 6-storey self-storage facility. The proposed development will have a gross floor area of 15,811 square metres. The existing Home Depot Store would remain on site.

Access, Parking and Loading: A total of 16 parking spaces are proposed with the proposed development having two shared accesses with the existing Home Depot building, with one access from Eglinton Avenue East and the other access from Landmark Boulevard.

Additional Information

See Attachment 4 and 5 of this report, for a three-dimensional representation of the project in context, Attachment 1 for the Location Map and Attachment 6 for the Site Plan.

Detailed project information is found on the City's Application Information Centre at: www.toronto.ca/2911EglintonAveE

Reasons for the Application

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

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has not yet been submitted.

COMMENTS

Issues to be resolved

The application has been circulated to City divisions and public agencies for comment. Staff will review this application to determine its consistency with the Provincial Policy Statement, conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, and conformity to the Official Plan.

City Council has declared a Climate Emergency and set goals to achieve net-zero greenhouse gas emissions by 2040 or sooner. To support strong communities and a high quality of life, development should positively contribute to its neighbourhood, including efforts toward climate change mitigation and resilience.

At this stage in the review, the following preliminary issues have been identified:

- The appropriateness of a Zoning By-law amendment to permit the proposed 6-storey self-storage facility;
- The overall fit of the proposed building with respect to its proposed density and height, and the existing and planned context including its relationship to the existing Home Depot facility;
- The appropriateness of the intent to sever the area of development from the rest of the lands through a consent application;
- The intent to have the proposed development share the same driveway as the Home Depot, whereas all standalone development should have public street frontage;
- The appropriate provision of vehicular parking spaces and traffic impact;
- The general quality of site landscaping including the provision of large growing shade trees;
- Infrastructure capacity (water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development;
- Adjacency to the Metrolinx Rail Corridor and any safety requirements;
- The applicant is encouraged to pursue Tier 2, 3 or 4 of the Toronto Green Standard, for climate change mitigation and resilience purposes; and
- Consideration of the proposed development and the entire Home Depot site in the context of Council's decision to direct City Planning staff to commence a Planning Study, for the segment of Eglinton Avenue East (on the north and south side of the *Avenue* generally between McCowan Road and Mason Road).

Other Matters

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

NEXT STEPS

City Planning staff will host a Community Consultation Meeting.

City staff will work with the applicant to resolve the preliminary issues discussed in this report and any additional issues that may be identified by staff and the public. City Planning staff will report back at the appropriate time in the review of the application.

A Statutory Public Meeting will be held, as required by the *Planning Act*, at a Scarborough Community Council meeting, when a Final Report is prepared.

CONTACT

Renrick Ashby, Manager, Tel. No. 416-396-7022, E-mail:Renrick.Ashby@toronto.ca

SIGNATURE

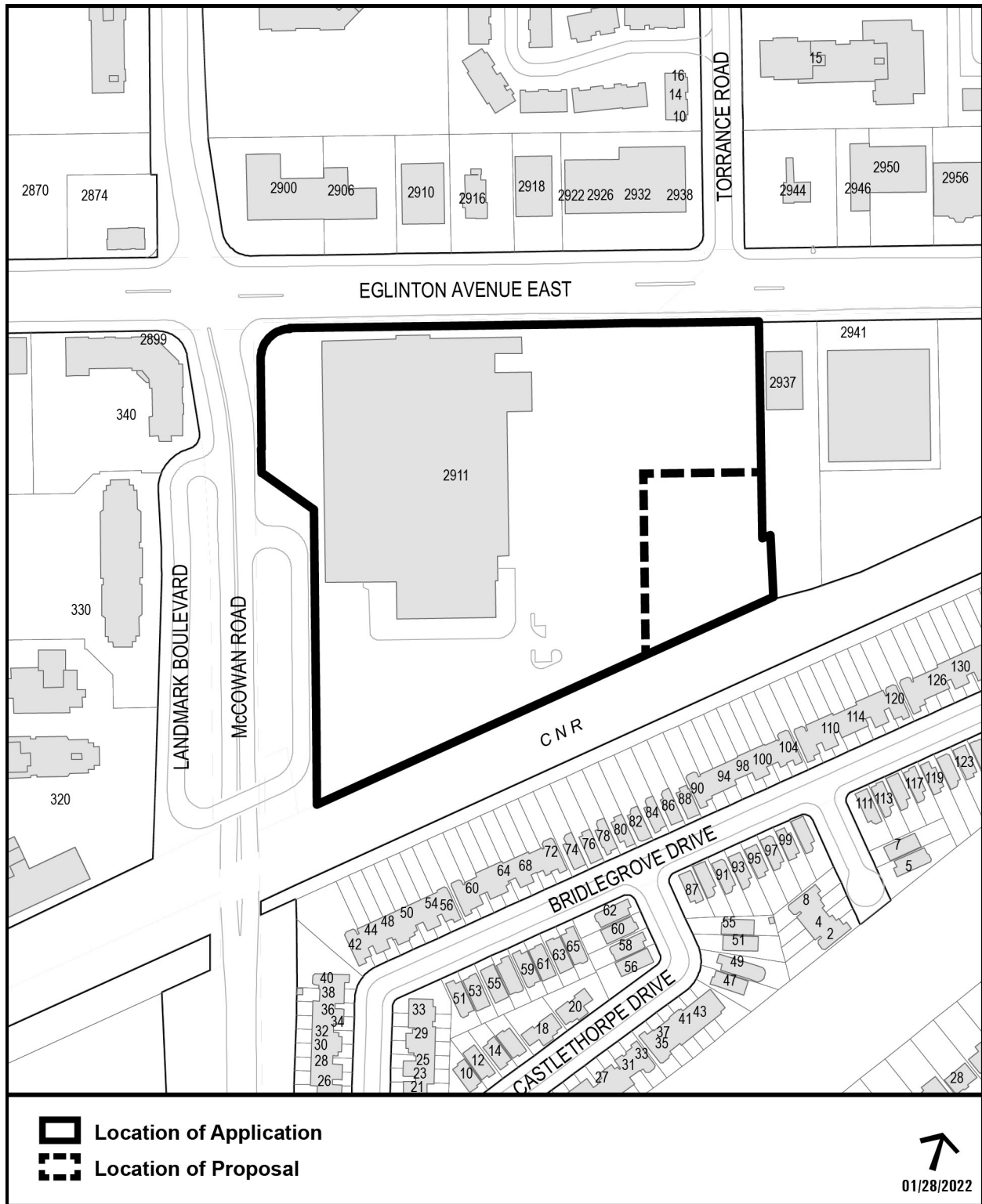
Paul Zuliani, MBA, RPP, Director
Community Planning, Scarborough District

ATTACHMENTS

City of Toronto Drawings

Attachment 1: Location Map
Attachment 2: Official Plan Map
Attachment 3: Zoning By-law 569-2013
Attachment 4: 3D Model of the Proposal in Context Looking Northeast
Attachment 5: 3D Model of Proposal in Context Looking Southwest
Attachment 6: Site Plan
Attachment 7: Application Data Sheet

Attachment 1: Location Map



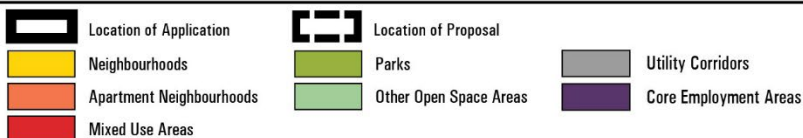
Attachment 2: Official Plan Map



Official Plan Land Use Map 20

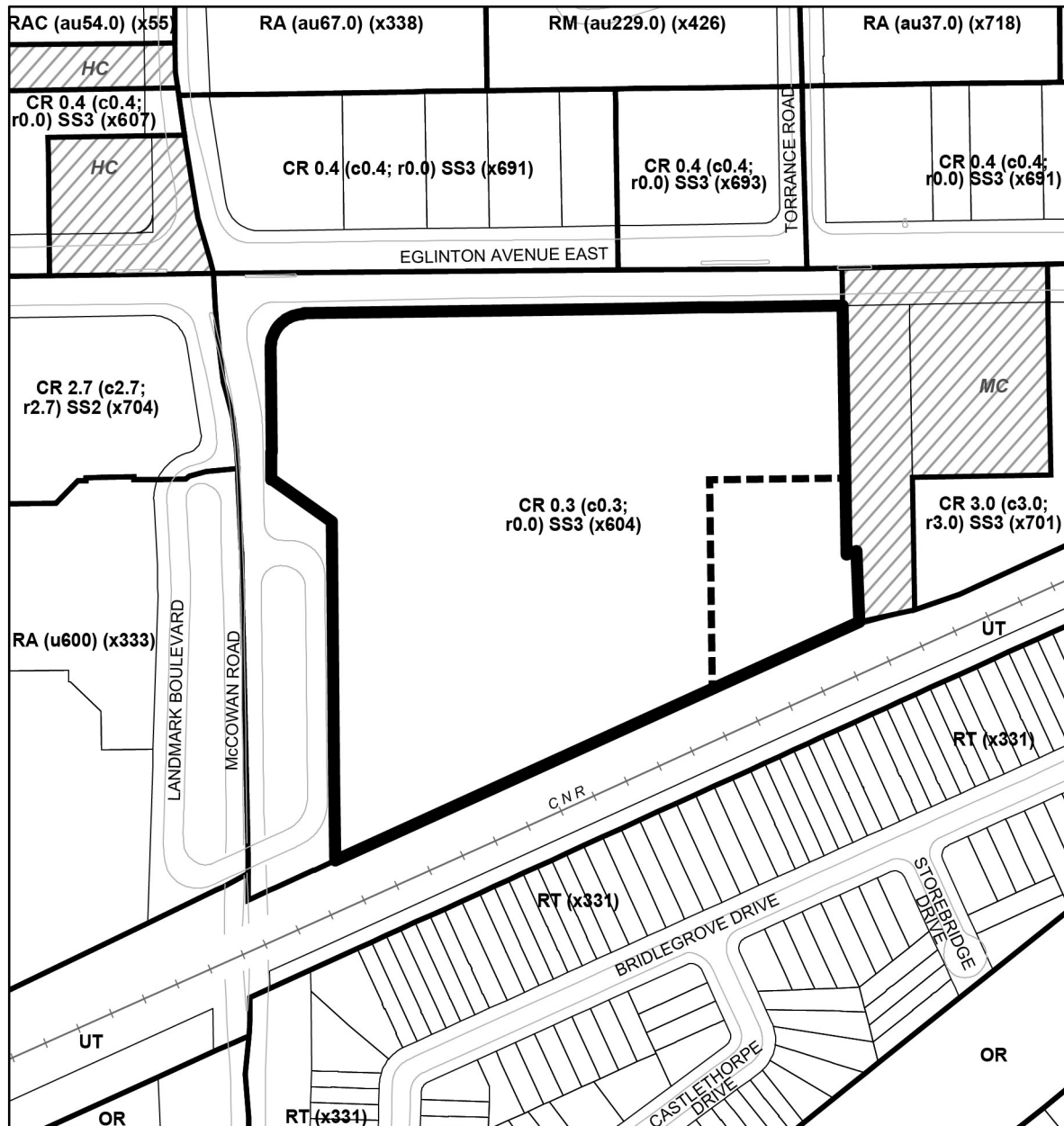
2911 Eglinton Avenue East

File # 21 245219 ESC 20 02



Not to Scale
 Extracted: 12/06/2021

Attachment 3: Zoning By-law 569-2013



Zoning By-law 569-2013

2911 Eglinton Avenue East

File # 21 245219 ESC 20 02

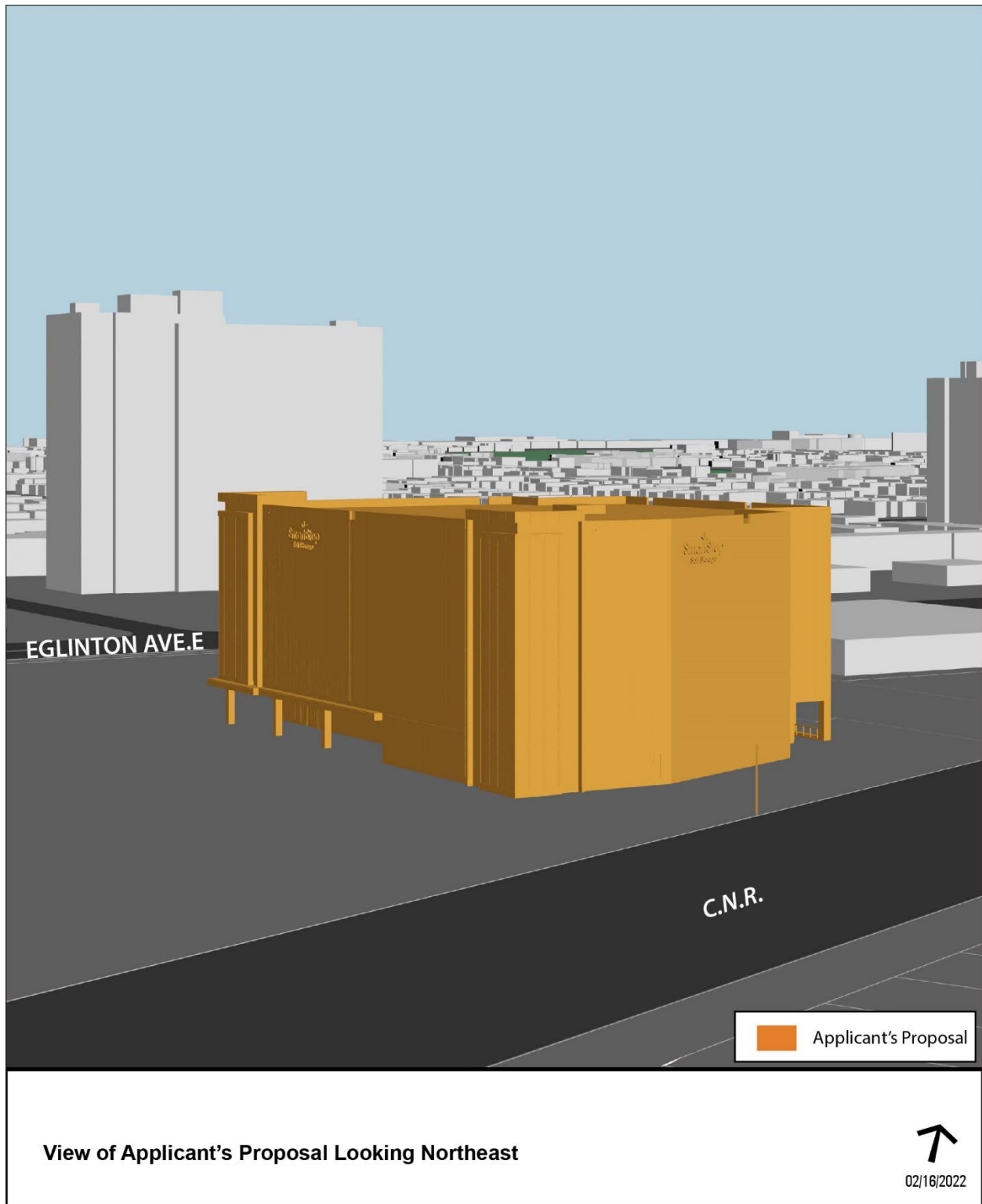
	Location of Application		Location of Proposal
RD	Residential Detached	RAC	Residential Apartment Commercial
RT	Residential Townhouse	CR	Commercial Residential
RM	Residential Multiple	OR	Open Space Recreation
RA	Residential Apartment	UT	Utility and Transportation

See Former City of Scarborough Eglinton Community By-law No. 10048 and Scarborough Employment District By-law No. 24982 (Knob Hill)

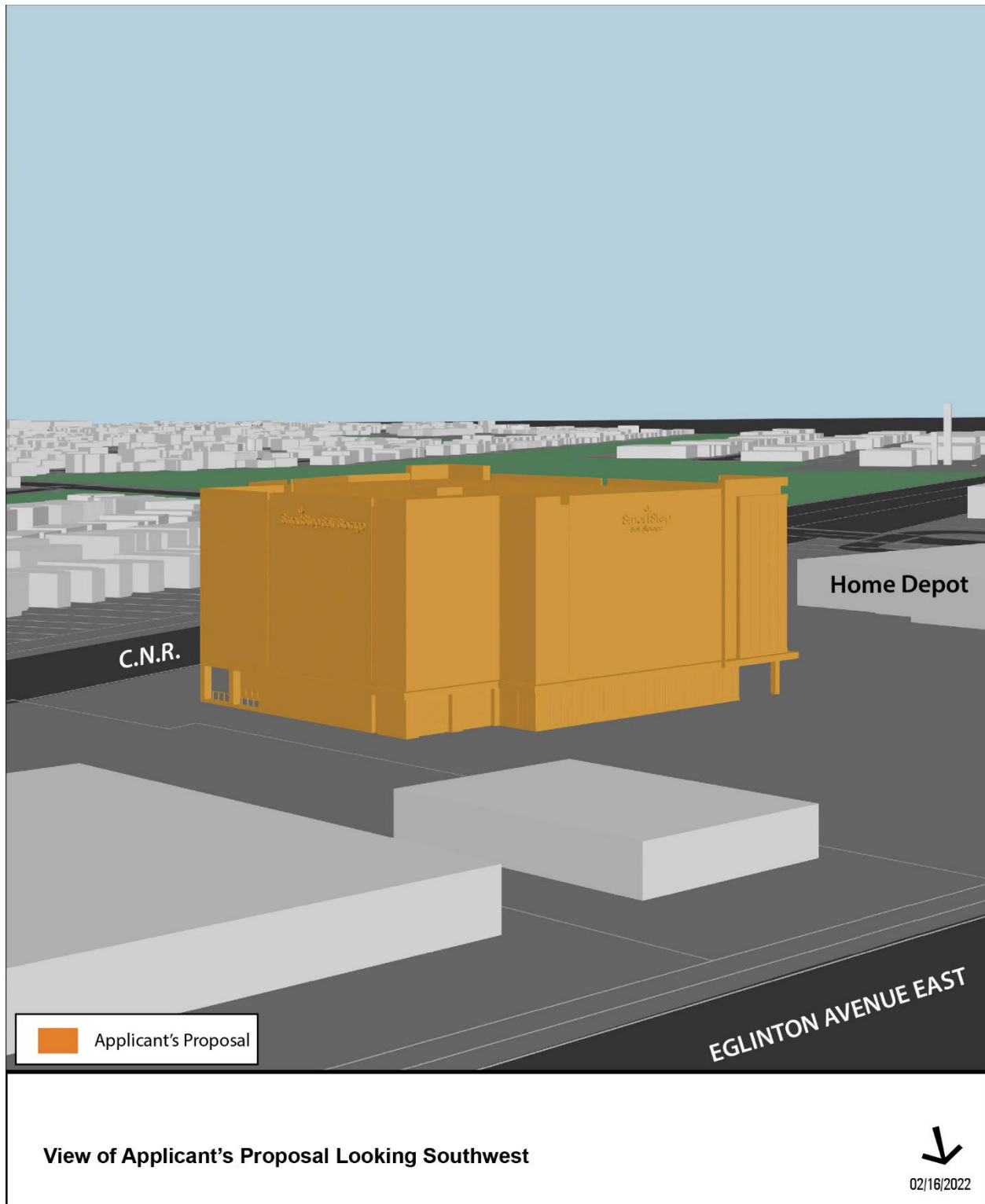
HC Highway Commercial
MC Industrial Commercial Zone

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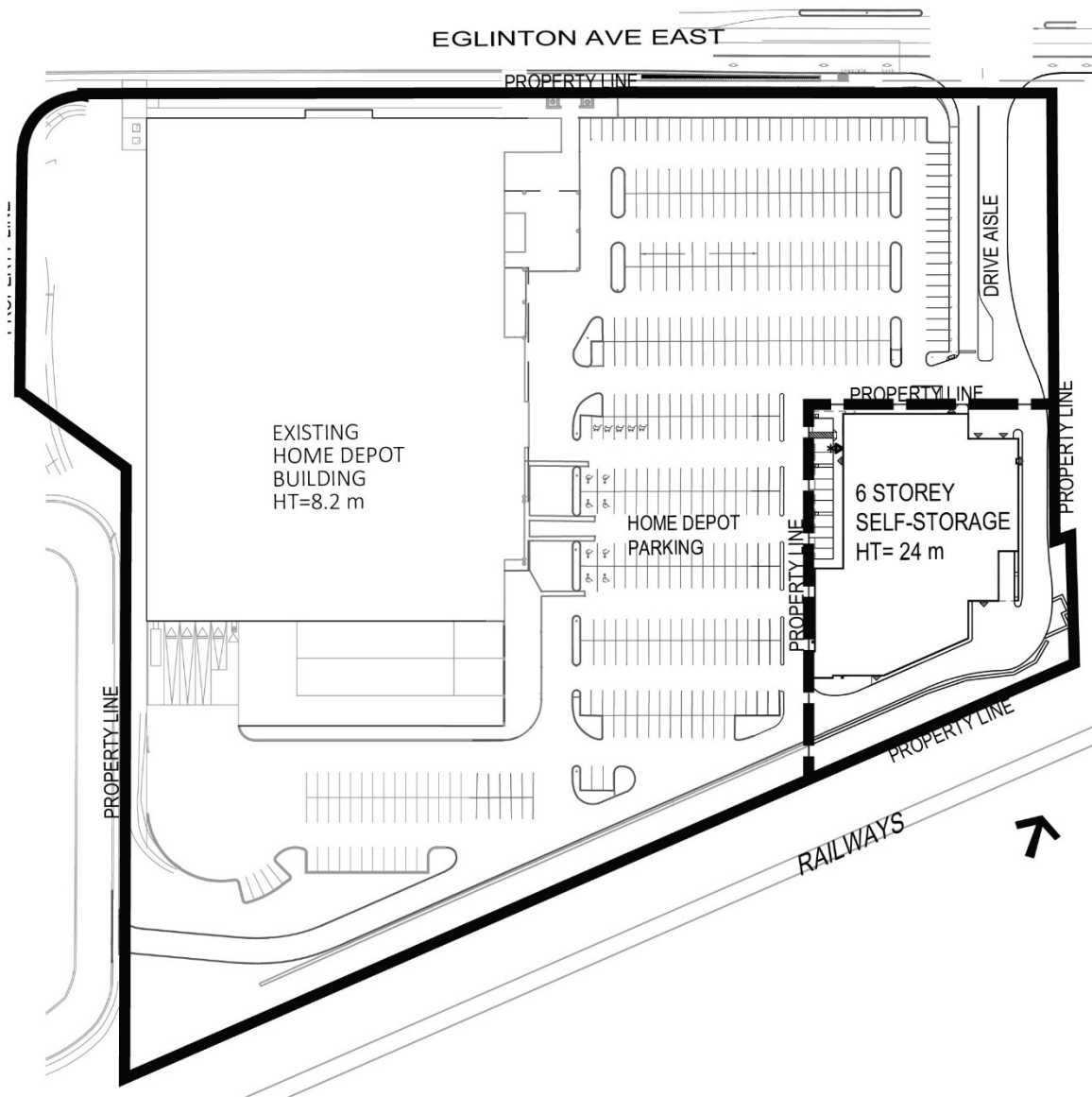
Attachment 4: 3D Model of the Proposal in Context Looking Northeast



Attachment 5: 3D Model of Proposal in Context Looking Southwest



Attachment 6: Site Plan



Attachment 7: Application Data Sheet

Municipal Address:	2911 EGLINTON AVENUE EAST	Date Received:	December 5, 2021
Application Number:	21 245219 ESC 20 OZ		
Application Type:	Rezoning		

Project Description: The application seeks to amend to the Zoning By-law to permit development on the southeast corner of the subject lands with a 6-storey self-storage facility. The proposed development will have a gross floor area of 15,811 square metres. A total of 16 parking spaces are proposed with the proposed development having shared vehicular access with the existing Home Depot building. The existing Home Depot Store would remain on site.

Applicant	Agent	Architect	Owner
MHBC PLANNING LIMITED	MHBC PLANNING LIMITED	WPT Architecture Inc.	2871220 CANADA LIMITED #7107

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
	CC and (CR0.3)	
Zoning:	(c0.3; r0.0) SS3 (x604)	Heritage Designation: No
Height Limit (m): 11		Site Plan Control Area: Yes

PROJECT INFORMATION

Site Area (sq m): 4,864	Frontage (m): 60	Depth (m): 65
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			2,483	2,483
Residential GFA (sq m):				
Non-Residential GFA (sq m):			15,811	15,811
Total GFA (sq m):			15,811	15,811
Height - Storeys:			6	6
Height - Metres:			26	26

Lot Coverage Ratio (%):	51.06	Floor Space Index:	3.25
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
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Residential GFA:

Retail GFA:

Office GFA:

Industrial GFA:	15,811
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Institutional/Other GFA:

Parking and Loading

Parking Spaces:	16	Bicycle Parking Spaces:	Loading Docks:	0
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