

Preliminary Report - 100 Eglinton Square – Official Plan and Zoning Amendment Application

Date: June 3, 2022

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Wards: 20 - Scarborough Southwest

Planning Application Number: 22 135860 ESC 20 OZ

Related Applications: 22 135859 ESC 20 SA

Notice of Complete Application Issued: May 26, 2022

Current Use(s) on Site: Two (2) one-storey commercial buildings and associated surface parking.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the Official Plan and Zoning By-law Amendment application for the lands at 100 Eglinton Square, within the Golden Mile Secondary Plan (GMSP) Area. The application proposes a 35-storey mixed-use building. The existing commercial buildings would be demolished. Staff are currently reviewing the application.

The application 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 100 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.

THE SITE

Description: The subject site is generally rectangular in shape with an area of 1,662 square metres and a frontage of approximately 48 metres along Eglinton Avenue East and 35 metres along Pharmacy Avenue.

Existing Use: Two (2) one-storey commercial buildings

Official Plan Designation: *Mixed Use Areas* (Land Use Map 20)

See Attachment 4 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/>

Official Plan Amendment No. 499 (Golden Mile Secondary Plan): Official Plan Amendment No. 499 (OPA 499), including the GMSP, was approved by City Council through By-law No. 911-2020 enacted on October 30, 2020. OPA 499 establishes a vision and comprehensive planning framework for the Golden Mile Area, which includes the subject site. OPA 499 has been appealed by multiple landowners and stakeholders. OPA 499 maintains the *Mixed Use Areas* designation for the subject site.

See Attachment 5 of this report for the OPA 499 Land Use Map.

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

Zoning: The site is zoned Commercial Residential (CR) 0.25 (c0.25; r0.0) SS3 (x472) under Zoning By-law 569-2013, as amended, and Community Shopping Commercial (CC) 29-68 under the former City of Scarborough Zoning By-law (Clairlea Community) No. 8978, as amended. The CR zone above permits a range of commercial and residential uses. The CC zone permits community commercial uses, neighbourhood commercial uses and day nurseries. Both zones permit a maximum density of 0.25 times the area of the lot for commercial uses. Although the CR zone above contemplates residential uses, the maximum permitted residential density is 0.0 times the area of the lot.

See Attachment 6 for the existing zoning under Zoning By-law 569-2013, as amended. The City's Zoning By-law No. 569-2013 can 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: April 26, 2022

Description: This application proposes to amend the Official Plan to create a Site and Area-Specific Policy (SASP) for the property at 100 Eglinton Square and to amend Zoning By-law 569-2013 to permit the proposed 35-storey mixed-use building. The proposal consists of a total gross floor area of 20,218 square metres (18,975 square metres for residential uses, 328 square metres for retail uses and 915 square metres for office uses). The two (2) existing one-storey commercial buildings would be demolished.

Density: 12.16 times the area of the lot.

Dwelling Units: The proposed 296 dwelling units would include 66 bachelor (22%), 138 one-bedroom (47%), 60 two-bedroom (20%), and 32 three-bedroom (11%) units.

Access, Parking and Loading: Vehicle access is proposed via Pharmacy Avenue. Pedestrian access for the retail uses will be from Eglinton Avenue East and the pedestrian access for the residential and office uses will be from Pharmacy Avenue.

A total of 85 vehicle parking spaces (69 for residents and 16 for visitors) are proposed within the four-level underground parking garage. A total of 288 bicycle parking spaces (252 long-term and 36 short-term).

Two internal loading spaces (one 'Type B' and one 'Type G') are proposed at the rear of the building and would be accessible from a private driveway shared with the abutting property to the south at 40 Eglinton Square (Metro lands). Access and loading is proposed from Pharmacy Avenue.

Additional Information: See Attachments 2a, 2b, 3, and 7 of this report for a three-dimensional representation of the project in context, a site plan of the proposal and the Application Data Sheet, respectively. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

Reasons for the Application: The Official Plan and Zoning By-law Amendment application has been submitted to enable the mixed-use use development of the lands with predominantly residential uses and provide for new development standards.

Site Plan Control: The development is subject to Site Plan Control. A Site Plan Control application has been submitted and will be processed concurrently with this application.

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 the proposed density, height, massing, and design in relation to the existing and planned context, as contemplated in the GMSP and the Golden Mile Urban Design Guidelines;
- The appropriateness of the proposed density and massing adjacent to the abutting property at 40 Eglinton Square (Metro), which is subject to development applications 21 233427 ESC 20 OZ, 21 233429 ESC 20 SB and 21 233428 ESC 20 SA (under review);
- The coordination with the adjacent landowner at 40 Eglinton Square (Metro) regarding the potential consolidation of the comprehensive development of the lands;
- The coordination with the abutting landowner at 40 Eglinton Square (Metro) and the adjacent landowner at 1891 Eglinton Avenue East (Mattamy) regarding the alignment of the extension of O'Connor Drive;
- The appropriate provision of vehicular parking spaces and traffic impact;
- The appropriateness of the proposed parking rates;
- The provision of a Travel Demand Management ("TDM") Plan with appropriate measures to reduce single occupancy automobile vehicle trips, to support the proposed parking reduction, and address the site related vehicular traffic issues;
- Evaluating the streetscape improvements along Eglinton Avenue East and Pharmacy Avenue;
- The shadow and wind impacts on adjacent properties and the public realm;
- The streetwall heights, and step-back of the upper floors, and setback from the property lines;
- Determining the appropriateness of the location and amount of proposed indoor and outdoor amenity space;
- The need for a pet relief area and on-site pet facilities with respect to the Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings;

- Securing the appropriate unit breakdown and minimum unit sizes with respect to the GMSP and the City's Growing Up: Planning for Children in New Vertical Communities guidelines;
- Assessing the availability of infrastructure capacity (water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development;
- The provision of parkland (on-site, off-site at 40 Eglinton Square (Metro lands) or cash-in-lieu);
- Compliance with the Toronto Green Standard Version 4 (including total soil volume requirement) and other sustainable design measures;
- The applicant is encouraged to pursue Tier 2, 3 or 4 of the Toronto Green Standard, for climate change mitigation and resilience purposes; and
- In the event the applicant provides in-kind benefits, the City's Fair Wage Policy and Labour Trades Contractual Obligations will apply to such work.

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

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: Location Map

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

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

Attachment 3: Site Plan

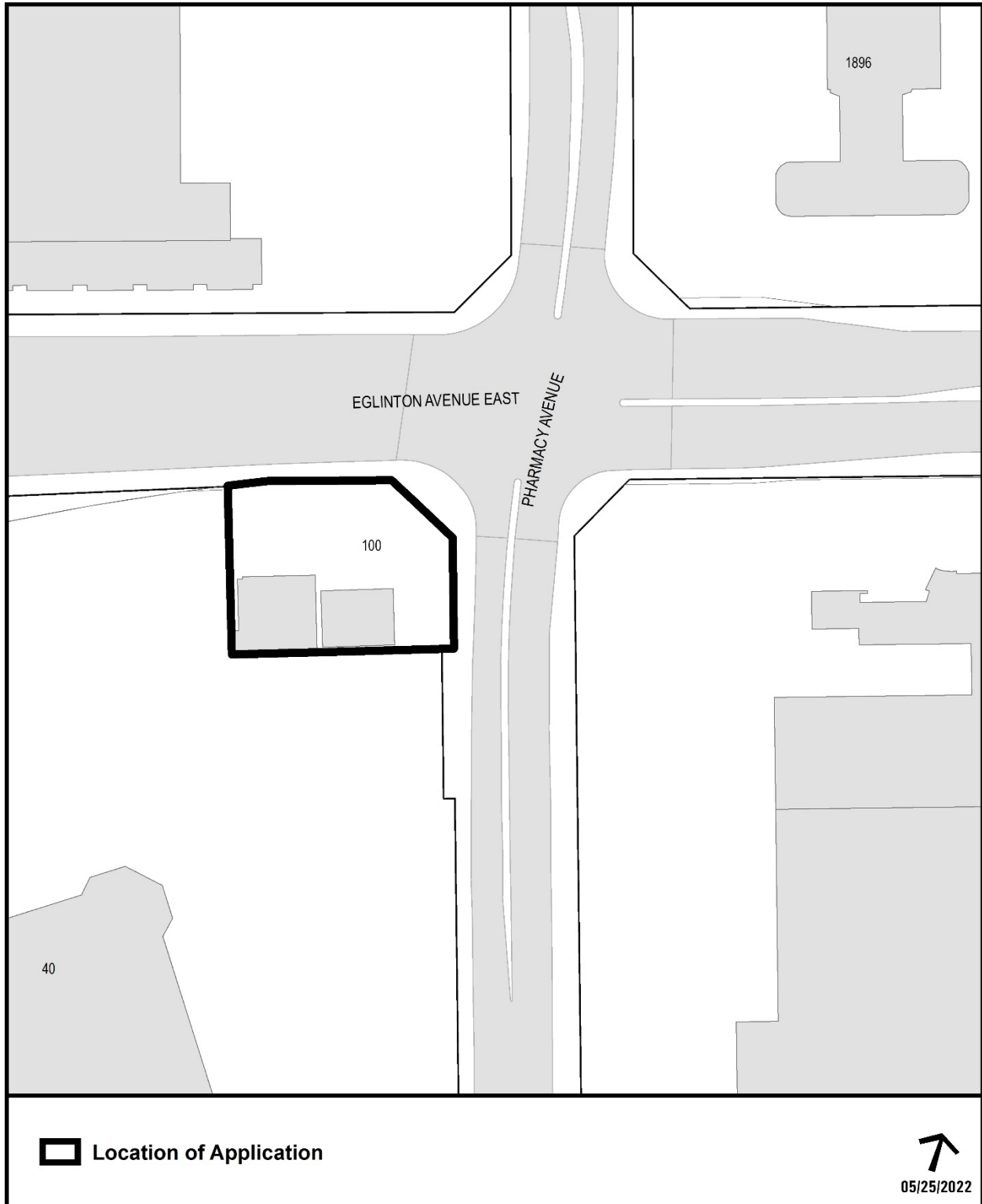
Attachment 4: Official Plan Map (Pre-OPA 499)

Attachment 5: Official Plan Map (OPA 499)

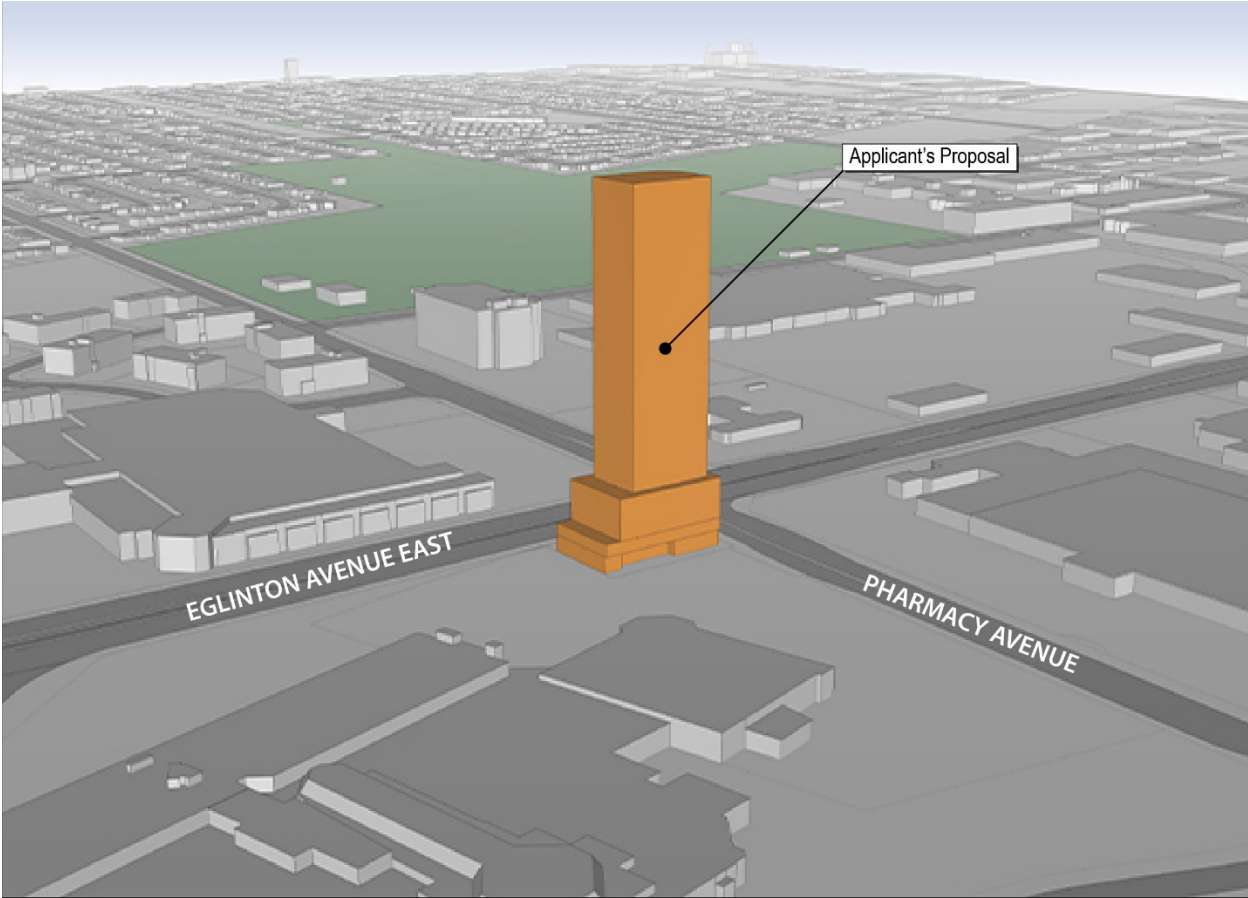
Attachment 6: Existing Zoning Map

Attachment 7: Application Data Sheet

Attachment 1: Location Map



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

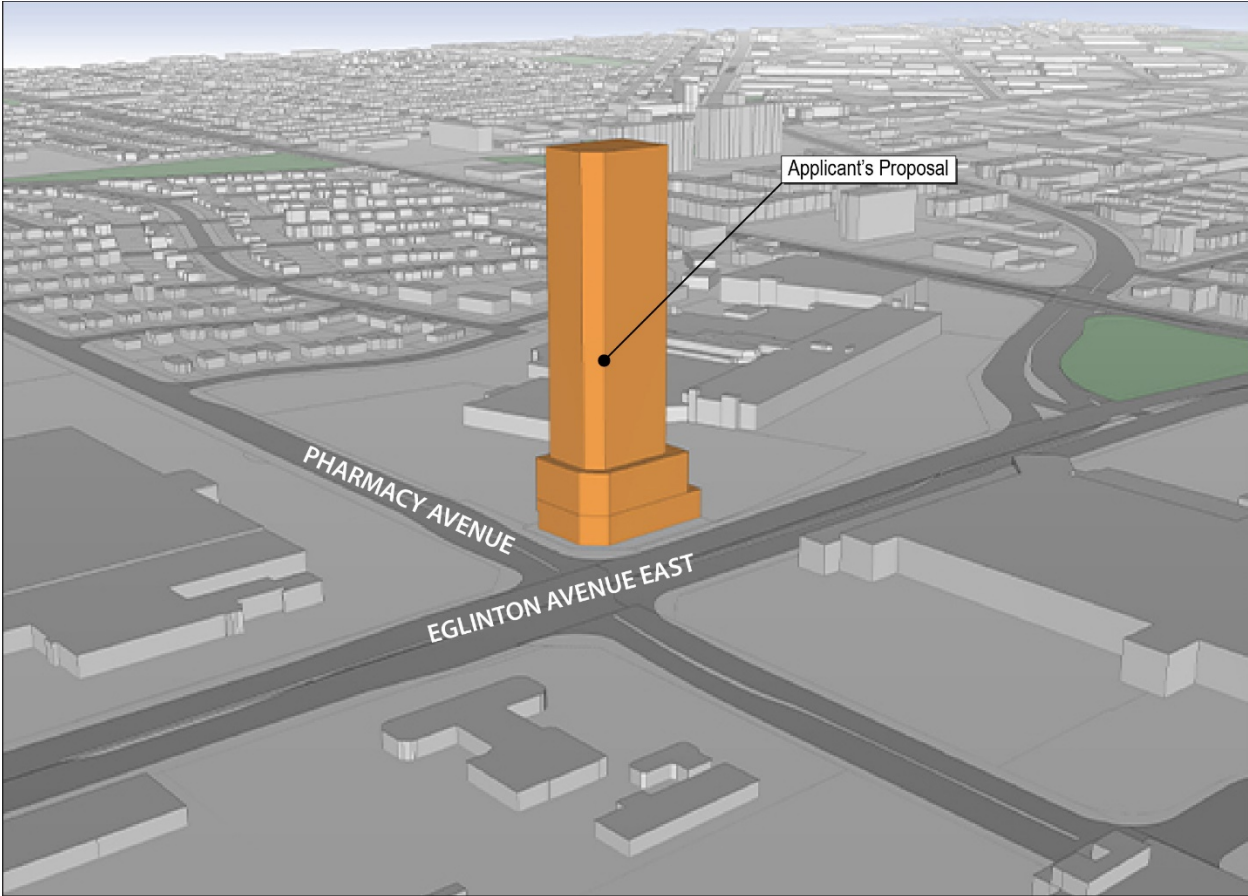


View of Applicant's Proposal Looking Northeast



05/27/2022

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

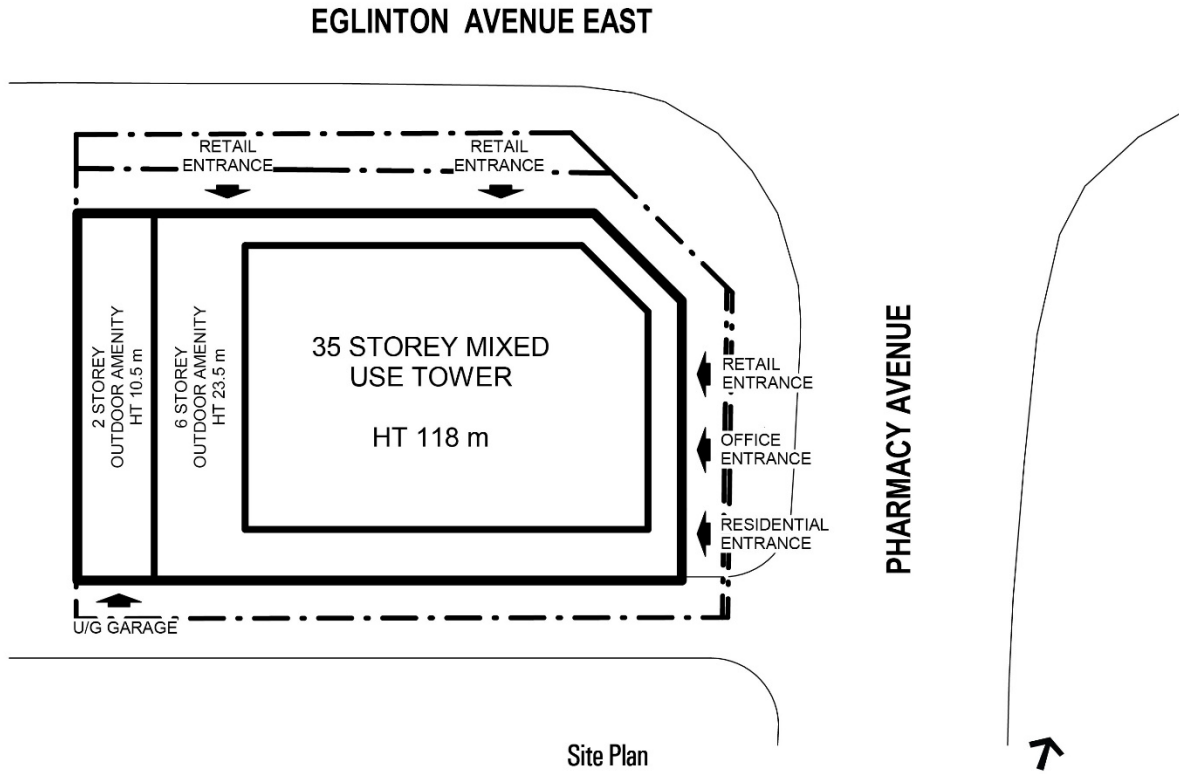


View of Applicant's Proposal Looking Southwest

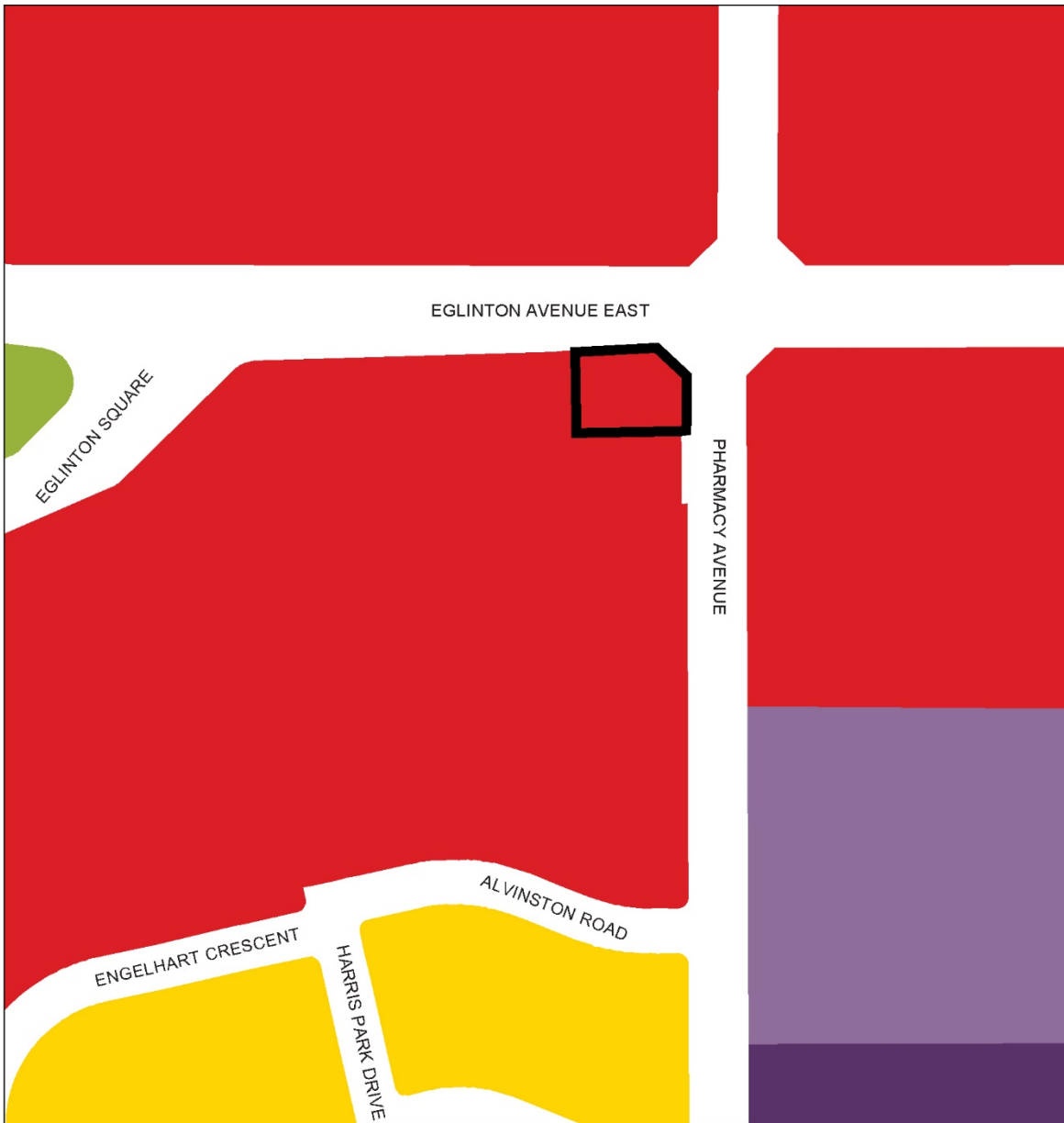


05/27/2022

Attachment 3: Site Plan



Attachment 4: Official Plan Map (Pre-OPA 499)




Official Plan Land Use Map 20

100 Eglinton Square

22 135860 ESC 20 0Z

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


 Not to Scale
 Extracted: 05/25/2022

Attachment 5: Official Plan Map (OPA 499)



Official Plan Amendment # 499

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

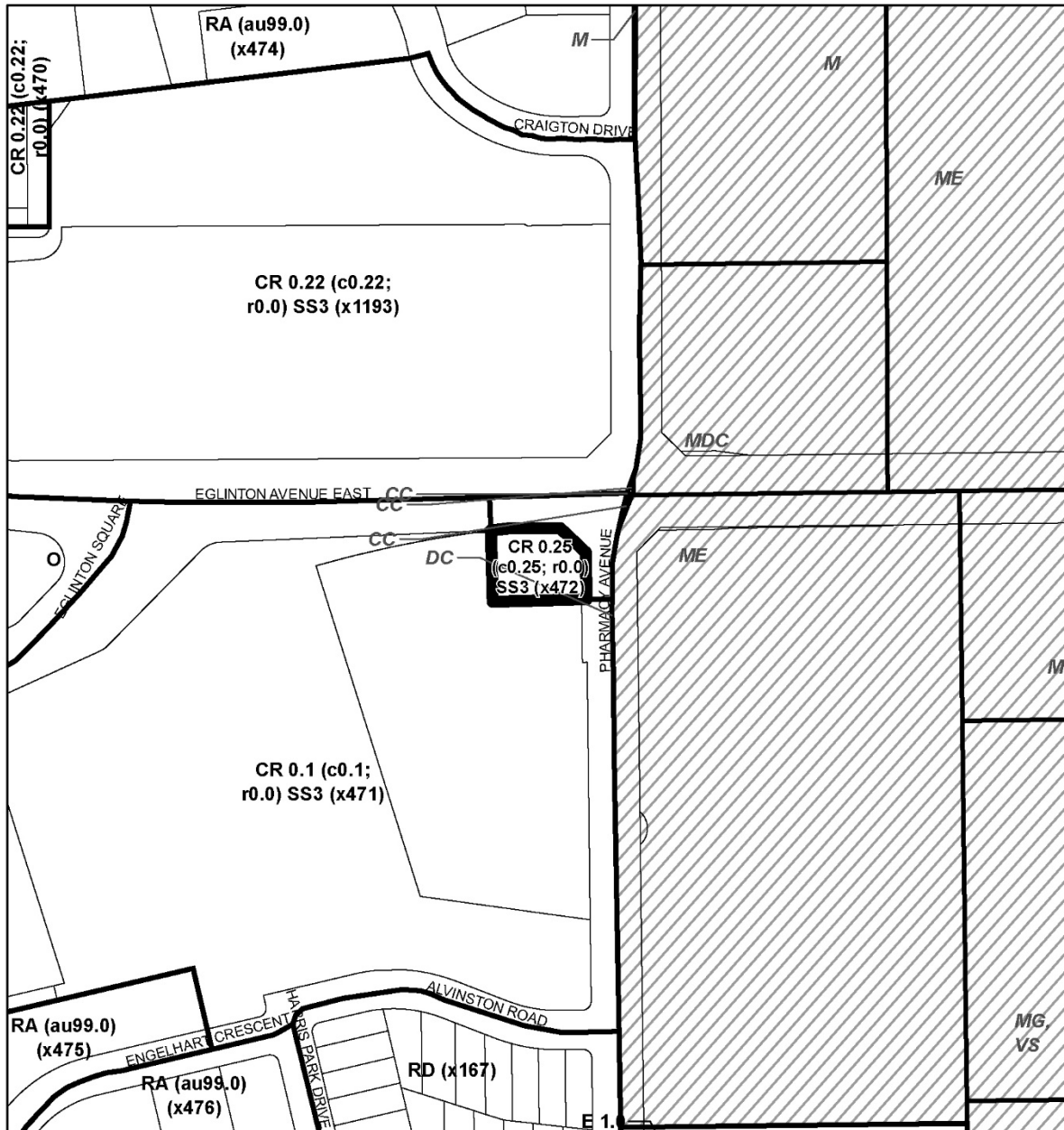
Golden Mile Secondary Plan

File # 17 134997 EPS 00 TM



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Not to Scale
05/29/2020

Attachment 6: Existing Zoning Map



Zoning By-law 569-2013

100 Eglinton Square

File # 22 135860 ESC 20 0Z

Location of Application

- | | |
|--------------------------|---------------------------|
| RD Residential Detached | CR Commercial Residential |
| RA Residential Apartment | E Employment Industrial |
| | O Open Space |

See Former City of Scarborough Clairlea Community By-law No. 8978

- | | |
|----|-----------------------------|
| M | Multiple-Family Residential |
| CC | Community Commercial |

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

- | | |
|--------|---|
| M | Industrial Zone |
| ME | Mixed Employment Zone |
| MDC | Industrial District Commercial Zone |
| CC | Community Commercial Zone |
| DC | District Commercial Zone |
| MG, VS | General Industrial Zone, Vehicle Service Zone |



Not to Scale
Extracted: 05/31/2022

Attachment 7: Application Data Sheet

Municipal Address: 100 EGLINTON SQ **Date Received:** April 19, 2022

Application Number: 22 135860 ESC 20 OZ

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: Official Plan and Zoning Zoning By-law Amendment application to permit a 35-storey mixed-use building consisting of a total gross floor area of 20,218 square metres (18,975 square metres for residential uses, 328 square metres for retail uses and 915 square metres for office uses), with 296 residential units and a Floor Space Index (FSI) of 12.16.0 times the area of the lot. A total of 85 vehicular parking spaces, 288 bicycle parking spaces and 2 loading spaces are proposed.

Applicant	Agent	Architect	Owner
ARMSTRONG PLANNING & PROJECT MANAGEMENT	ARMSTRONG PLANNING & PROJECT MANAGEMENT	IBI GROUP ARCHITECTS (CANADA) INC	LCG 100 EGLINTON SQUARE LTD

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	CR 0.25 (c0.25; r0.0) (x472)	Heritage Designation:
Height Limit (m):		Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 1,662 Frontage (m): 49 Depth (m): 36

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,062		1,062	1,062
Residential GFA (sq m):			18,975	18,975
Non-Residential GFA (sq m):	1,062		1,243	1,243
Total GFA (sq m):	1,062		20,218	20,218
Height - Storeys:	1		35	35
Height - Metres:			118	118

Lot Coverage Ratio (%): 63.89 **Floor Space Index**: 12.16

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	18,975	
Retail GFA:	328	
Office GFA:	915	
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			296	296
Other:				
Total Units:			296	296

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		66	138	60	32
Total Units:		66	138	60	32

Parking and Loading

Parking Spaces:	85	Bicycle Parking Spaces:	Loading Docks:	2
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CONTACT:

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