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Feb. 24, 2022

Scarborough Community Council
City of Toronto
100 Queen Street West
Toronto, ON
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RE : SC30.4 - Preliminary Report - 40 Eglinton Square

Scarborough Community Council,

Our **HousingNowTO.com** civic-tech volunteers are looking forward to the anticipated completion of the multi-billion-dollar Eglinton Crosstown LRT later in 2022, and the dozens of opportunities it provides to create new Transit-Oriented Communities along Scarborough's Golden Mile between Victoria Park and Birchmount.

However, in July 2020 - we expressed concerns to Council that the planning policies enacted under the Golden Mile secondary plan would do little to encourage the development of new Affordable-Rental housing on privately-owned development lands adjacent to Eglinton Ave – and may in fact, hinder those kinds of needed projects.

Based on the “key issues” identified by City staff in today’s Preliminary Report for 40 Eglinton Square – and the recent example at 1910 Eglinton Ave East (Loss of 5-Storeys & 66-units) – it would appear that all of our concerns from 2020 are now coming true. City Staff identify “key issues” from the pre-application consultation below :

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.

Preliminary Report - 40 Eglinton Square

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Staff Report (Feb. 1, 2022) - <https://www.toronto.ca/legdocs/mmis/2022/sc/bgrd/backgroundfile-199226.pdf>

The provision of new Affordable-Rental Housing at 40 Eglinton Square does not appear anywhere in the eight (8) “key issues” identified by City planning staff, and sadly some of their “key issues” – like Building Height, Massing and Shadow Impact will directly impact the financial-viability of any future opportunity for the developers to work

with your Housing Secretariat – and CMHC – to explore any meaningful future Affordable-Housing scenarios on this prime site, located next to a brand new LRT station.

Our request to Scarborough Community Council today is simple, learn the Affordable-Housing development lessons from multiple examples around the City, including on your own HOUSING NOW sites – that staff concerns about Building Height, Massing and Shadow Impact need to be measured against our City’s housing crisis. Sometimes a little bit of extra shadow is OK – if it creates an extra twenty (20) affordable-rental units.

Therefore, we request that City planning staff should be instructed by your Council that –

- 1. Affordable Housing must be a “Key Issue” discussed in every pre-application consultation on all projects along the Golden Mile.**
- 2. Affordable Housing must be treated as a high-priority planning consideration on all projects along the Golden Mile.**
- 3. All development applications along the Golden Mile must be forwarded to the City’s Housing Secretariat for early-engagement on possible Affordable Housing opportunities.**

As always, our open data and civic-tech volunteers are happy to answer any questions the committee or city staff may have on affordable-housing development best practices – and how to make most effective use of Transit-Oriented Lands to help alleviate Toronto’s rental-housing crisis.

Yours,

Mark J. Richardson
Technical Lead – HousingNowTO.com

APPENDIX 'A' – GOLDEN MILE OWNERSHIP MAP (JUNE 2020)

