

## **1680 Brimley Road – Official Plan Amendment Application – Decision Report - Approval**

Date: April 28, 2023

To: Scarborough Community Council

From: Acting Director, Community Planning, Scarborough District

Wards: 21 - Scarborough Centre

**Planning Application Number:** 22 237726 ESC 21 OZ

### **SUMMARY**

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This report reviews and recommends approval of the application to amend the Official Plan to exempt the subject lands from Policy 6.3 of the Scarborough Centre Secondary Plan. The proposed amendment would bring the parkland dedication rate for the subject lands into accordance with the Official Plan policies regarding parkland that are in force at the time of issuance of the first above-grade building permit. Section 3.2.3(5) of Toronto's Official Plan continues to apply with respect to parkland dedication rates for the subject lands.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. City Council amend the Official Plan, for the lands at 1680 Brimley Road substantially in accordance with the draft Official Plan Amendment attached as Attachment 5 to this report.
2. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment as may be required.

### **FINANCIAL IMPACT**

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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

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A Zoning By-law Amendment application was approved pursuant to an Ontario Land Tribunal order issued June 8, 2022 (Zoning By-law 1192-2022 (OLT)) to permit a mixed-use development consisting of four high-rise towers with 1,591 dwelling units, 4,770.8 square metres of non-residential floor area and a day nursery. City Council's decisions on the applications can be found at the following links: [Agenda Item History - 2017.SC23.10 \(toronto.ca\)](#) and [Agenda Item History - 2017.MM32.34 \(toronto.ca\)](#)

A site plan application has been submitted and is currently under review.

## THE SITE

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**Description:** The site is rectangular and has an approximate area of 17,941 square metres, with a frontage of 127 metres on Brimley Road, and a frontage of 124 metres on Progress Avenue.

**Existing Use:** The site is currently vacant.

## THE APPLICATION

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**Description:** This Official Plan Amendment (OPA) Application is associated with Site Plan Application No. 06 200147 ESC 37 SA, that implements Zoning By-law 1190-2002 (OLT) for the redevelopment of the property with four towers with building heights of 38, 40, 41 and 47 storeys containing 1,591 dwelling units, 2,750 square metres of retail floor area, an 802 square metre child care facility. 1,193 bicycle parking spaces and 1,214 vehicle parking spaces are proposed.

**Density:** 7.74 times the area of the lot.

**Additional Information:** See Attachments 1, 2 and 6 of the report for the Application Data Sheet, project in context, and a site plan of the proposal, 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: <http://app.toronto.ca/AIC/index.do?folderRsn=MwzN4VyaVfPSNmeybACYpg%3D%3D>

**Reason for the Application:** An OPA is required to exempt the subject lands from Policy 6.3 of the Scarborough Centre Secondary Plan ("SCSP") regarding parkland dedication. The parkland dedication policies of the SCSP currently differ from those in Official Plan Policy 3.2.3(5). The requested amendment would allow the site to be developed as noted in the Description above.

**Site Plan Control:** The development is subject to Site Plan Control. A Site Plan Control Application has been submitted, File No. 06 200147 ESC 37 SA, and is under review.

## POLICY CONSIDERATIONS

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**Provincial Land-Use Policies:** All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement, and shall conform to provincial plans.

**Official Plan:** *Centres* on the Urban Structure Map (Map 2) of the Official Plan. *Mixed Use Areas* on Land Use Plan (Map 19) of the Official Plan. See Attachment 3 of this report for the Official Plan Land Use Map.

**Secondary Plan:** Scarborough Centre Secondary Plan.

**Zoning:** The site is zoned City Centre Residential (CCR) and City Centre Commercial (CCC) under Scarborough Employment Districts Zoning By-law 24982, as amended and sit subject to Zoning By-law 1192-2022 (OLT). See attachment 4 of this report for the existing Zoning By-law Map.

## COMMUNITY CONSULTATION

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A Virtual Community Consultation Meeting was hosted by City staff on March 27, 2023. Approximately 10 people participated, as well as the Ward Councillor. Following a presentation by City staff, the following comments and issues were raised:

- appropriateness of minimizing shadow impacts in the Centre;
- amount of parkland or cash in lieu to be required and whether it meets the City's minimum requirements;
- appropriateness of the amount of parking being provided and desire to keep it to a minimum;
- access to green space north of the site, as well as if there is a need for fencing around the site;
- provision of car share parking spaces and variety of bicycle parking spaces to accommodate all types of bicycles, including e-bikes;
- traffic impacts, including increased vehicular and pedestrian impacts due to the Scarborough Subway Extension; and,
- which governing body will consider this application and associated timelines.

## COMMENTS

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### Provincial Framework

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the *Planning Act*. Staff has reviewed the proposed amendment for consistency with the Provincial Policy Statement (PPS), and conformity with the Growth

Plan. Staff find the proposal to be consistent with the PPS (2020) and conforms with the Growth Plan (2020).

## **Land Use**

This application has been reviewed against the Official Plan policies and SCSP policies. The proposed OPA supports the planned residential growth in Scarborough Centre contemplated in the Official Plan, as well as the broad range of uses, including residential and commercial uses, permitted in *Mixed Use Areas*.

## **Open Space/Parkland**

The City of Toronto [Parkland Strategy](#) (the "Strategy") is a 20-year strategic city-wide plan that guides long-term planning for new parks, park expansions and improvements, and improved access to existing parks. The Strategy includes a new methodology to measure and assess parkland provision, using the baseline of residential population against the area of parkland available across the city. According to the Strategy's methodology, the development site is currently in an area with too low a population to produce an associated parkland provision per person for the area. For reference, the city-wide average provision is 28 square metres of parkland per person (2016). The site is in a parkland acquisition priority area, as per Chapter 415, Article III, of the Toronto Municipal Code.

Policy 6.3 of the SCSP establishes an alternative parkland conveyance of 0.4 hectares of land for every 300 dwelling units. However, the SCSP does not specify a maximum parkland dedication rate, which would cap the overall percentage of the site area required to be conveyed as parkland.

In the absence of a maximum/cap, the owner would not be able to satisfy the parkland dedication requirement at the time of issuance of an above-grade building permit. Using the SCSP policy, based on 0.4 hectares per 300 units, which would represent approximately 118% of the subject property (1.79 hectares). The above-noted parkland dedication would render the site undevelopable.

As such, the Official Plan Amendment application proposes to exempt the subject site from Policy 6.3 of the SCSP. The proposed amendment to the Official Plan would exempt 1680 Brimley Road from Policy 6.3 of the SCSP. This would have the effect of applying the general parkland dedication rate for the site into accordance with the Official Plan policies that are in force at the time of issuance of the first above-grade building permit. This approach has been adopted for other sites within the SCSP Area. Section 3.2.3(5) of Toronto's Official Plan continues to apply in respect of parkland dedication rates for the subject site.

In accordance with Chapter 415, Article III of the Toronto Municipal Code, Parks, Forestry and Recreation staff have advised the owner would be required to satisfy the parkland dedication through a cash-in-lieu payment. The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services staff and will be

determined prior to the issuance of the first above-grade building permit. Payment will be required at the time of issuance of the building permit.

## **Conclusion**

The recommended Official Plan amendment has been reviewed against the policies of the PPS (2020), the Growth Plan (2020) and the Official Plan. Staff are of the opinion that the recommended Official Plan amendment is consistent with the PPS (2020) and conforms with the Growth Plan (2020). Furthermore, the proposal is in keeping with the intent of the Official Plan, particularly as it relates to the *Centres*: directing growth towards *Mixed Use Areas* and areas served by transit and compatible with adjacent land uses. It should be noted that similar amendments have been made for other projects within the Centre to address this over dedication issue. As such, the adoption of this OPA will allow for the implementation of the OMB approval while still applying the appropriate Official Plan policies related to parkland to the site to support a more livable community.

Staff recommend that Council support this Official Plan Amendment application.

## **CONTACT**

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## **SIGNATURE**

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Christian Ventresca MScPL, MCIP, RPP, Acting Director  
Community Planning, Scarborough District

## **ATTACHMENTS**

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### **City of Toronto Data/Drawings**

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Official Plan Amendment

### **Applicant Submitted Drawings**

- Attachment 6: Site Plan

## Attachment 1: Application Data Sheet

Municipal Address: 1680 BRIMLEY RD Date Received: December 8, 2022

Application Number: 22 237726 ESC 21 OZ

Application Type: OPA

Project Description: An Official Plan Amendment application to amend Policy 6.3 of the Scarborough Centre Secondary Plan with regard to parkland dedication requirements for this site.

Applicant	Agent	Architect	Owner
WALKER NOTT DRAGICEVIC ASSOCIATES LIMITED			BRIMLEY PROGRESS DEVELOPMENT INC

### EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision:

Zoning: CCC/CCR

Zoning By-law 1192-  
2022 (OLT)

Heritage Designation: N

Height Limit (m): 169.1m  
(as per site specific zbl)

Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq m): 17,941 Frontage (m): 127 Depth (m): 124

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			11,853	11,853
Residential GFA (sq m):			135,316	135,316
Non-Residential GFA (sq m):			4,770.8	4,770.8
Total GFA (sq m):			140,094	140,094
Height - Storeys:			47	47
Height - Metres:			149	149

Lot Coverage Ratio (%) 65 Floor Space Index: 7.74

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA: 135,316  
 Retail GFA: 2,750  
 Office GFA:  
 Industrial GFA:  
 Institutional/Other GFA: 2027.7

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			1,591	1,591
Other:				
Total Units:			1,591	1,591

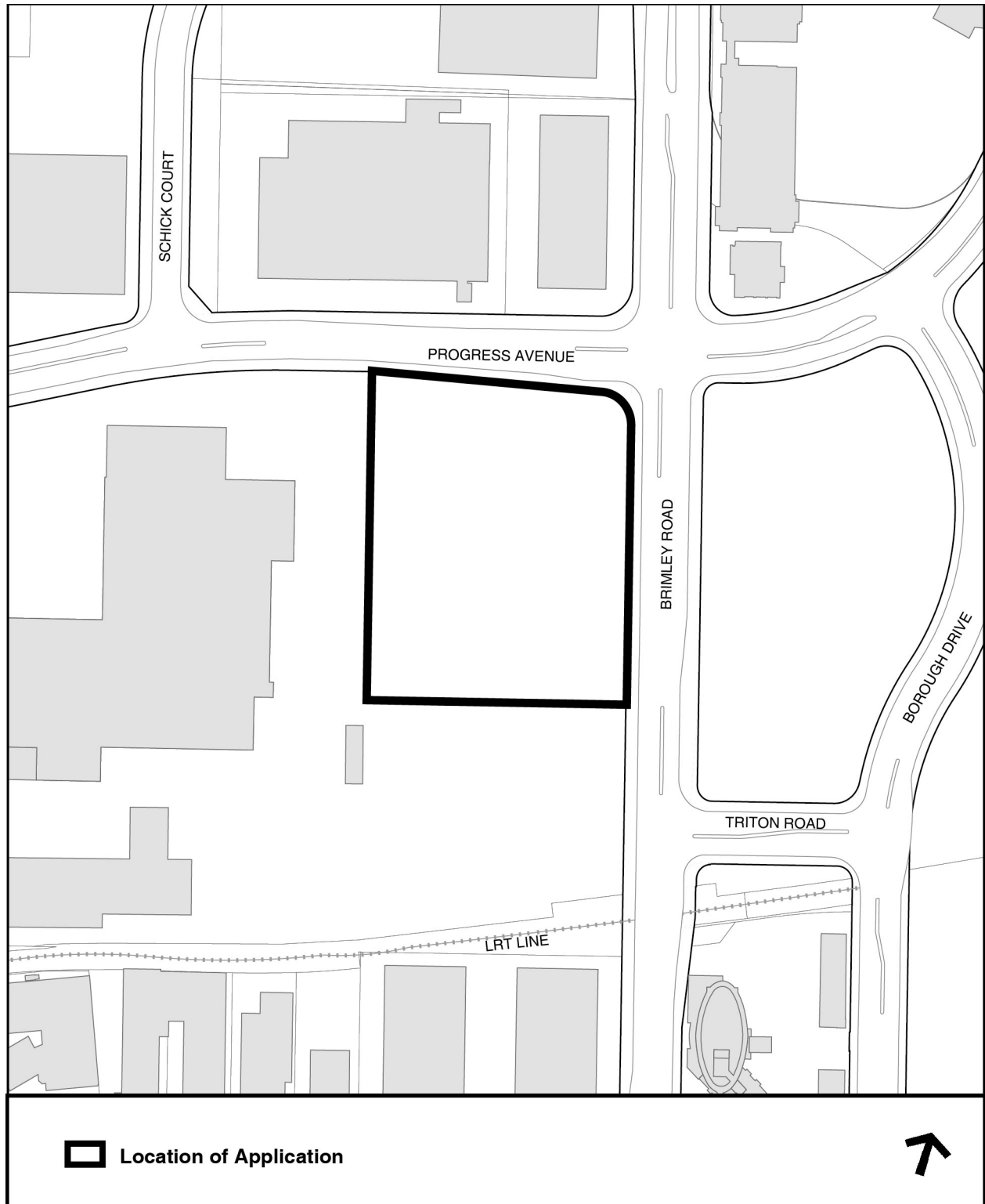
#### Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:	150	637	729	75	
Total Units:	150	637	729	75	

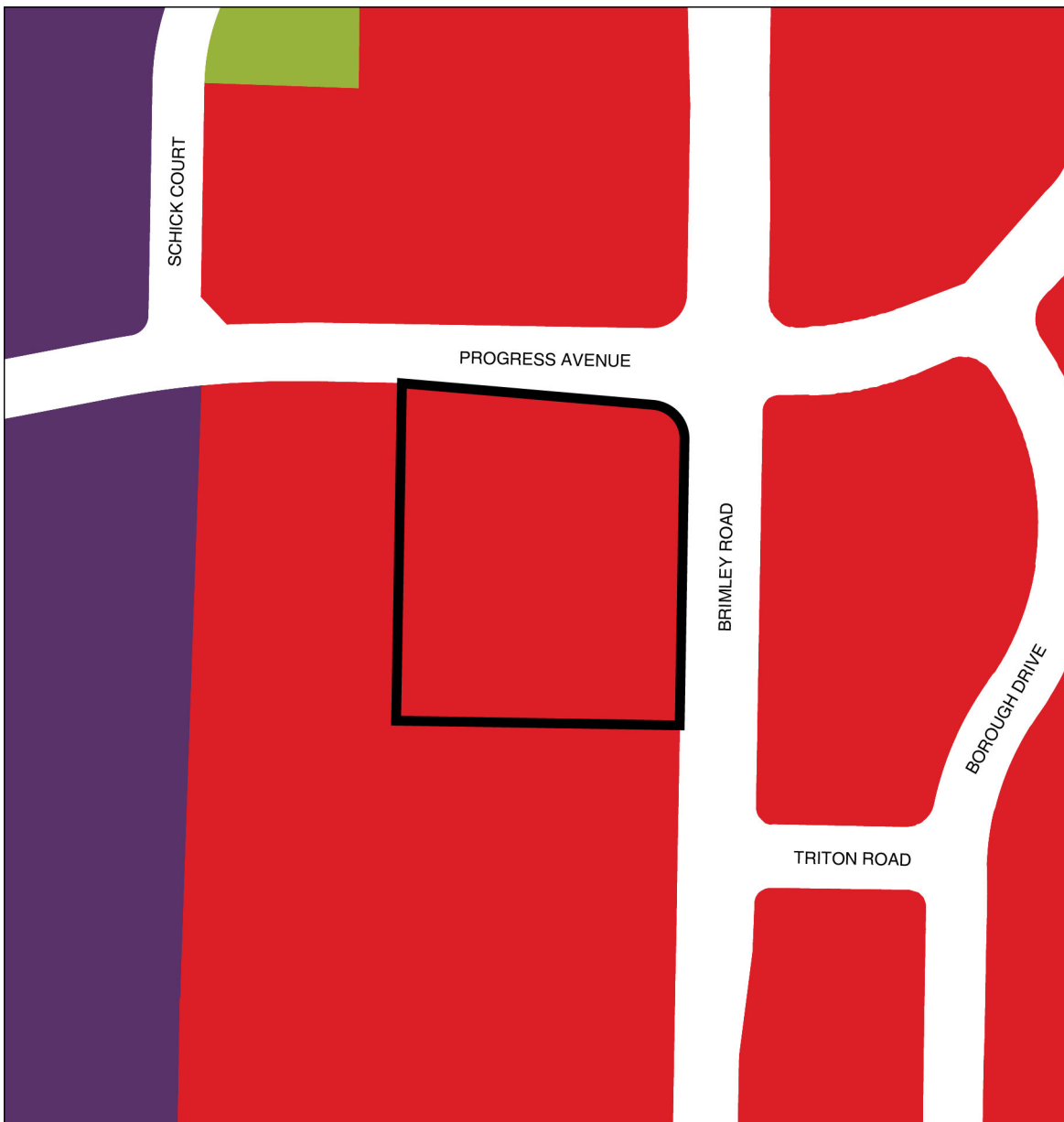
#### Parking and Loading

Parking Spaces: 1,214      Bicycle Parking Spaces: 1246      Loading Docks: 3

## Attachment 2: Location Map



### Attachment 3: Official Plan Land Use Map



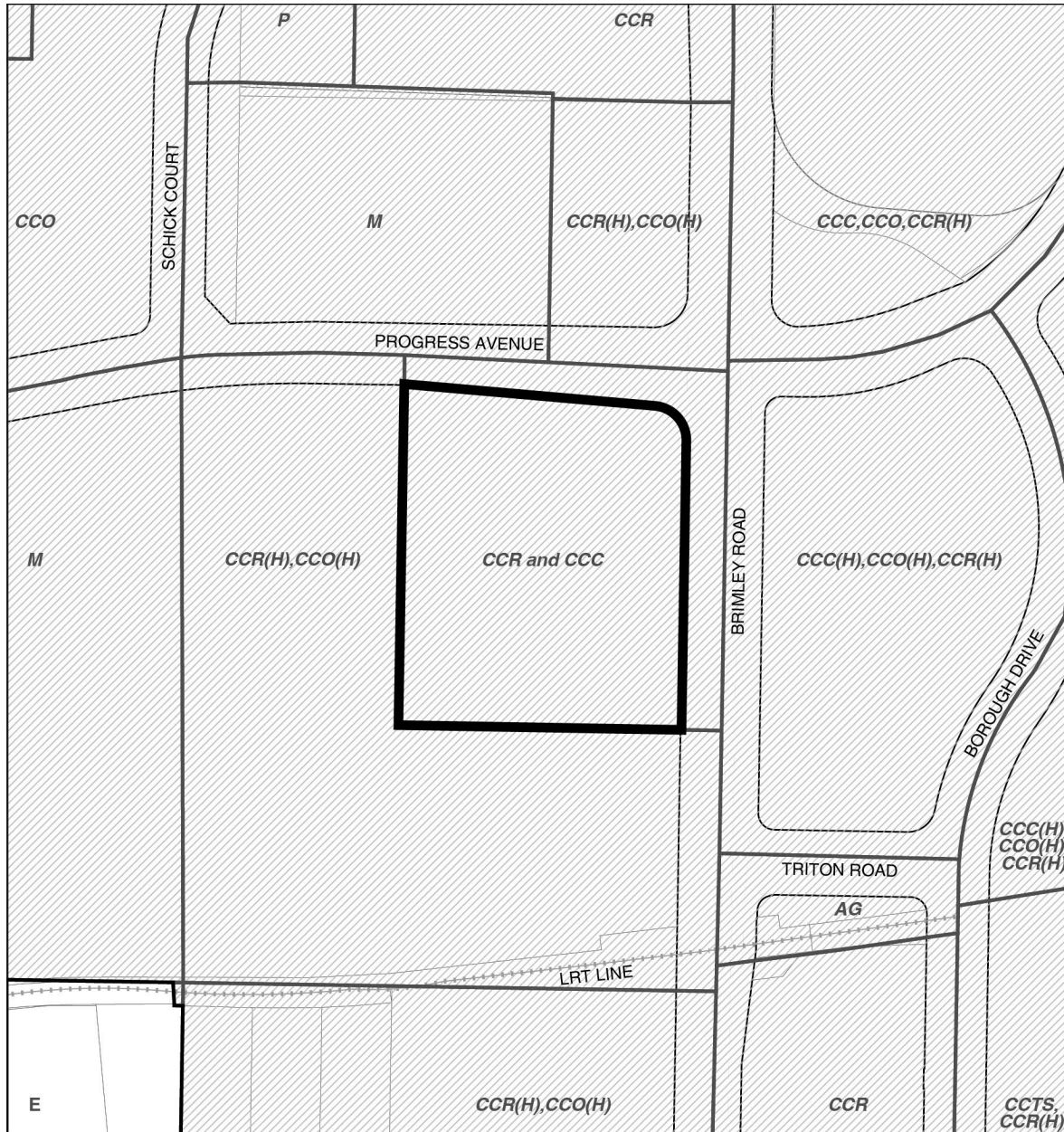
Official Plan Land Use Map 19

1680 Brimley Road  
File # 22 237726 ESC 21 0Z



↑  
Not to Scale  
Extracted: 12/12/2022

## Attachment 4: Existing Zoning By-law Map



**Zoning By-law 569-2013**

**1680 Brimley Road**

**File # 22 237726 ESC 21 0Z**



**Location of Application**

**E**

**Employment Industrial**



**See Former City of Scarborough Employment District By-Law No. 24982**

**M**

**CCO**

**CCR**

**CCC**

**CCTS**

**Industrial Zone**

**City Centre Office Zone**

**City Centre Residential Zone**

**City Centre Commercial Zone**

**City Centre Town Square Zone**

**AG**

**P**

**Agricultural Zone**

**Parks Zone**



**Not to Scale**  
**Extracted: 12/12/2022**

## **Attachment 5: Draft Official Plan Amendment**

Authority: Scarborough Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO  
Bill XXX  
BY-LAW XXX

To adopt Amendment No. 646 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2022, as 1680 Brimley Road.

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

1. The attached Amendment No. 646 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on

Frances Nunziata, John D. Elvidge,  
Speaker City Clerk

(Seal of the City)

City of Toronto By-law No. ~~20~

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## AMENDMENT NO. 646 THE OFFICIAL PLAN

### LANDS MUNICIPALLY KNOWN IN THE YEAR 2022 AS 1680 BRIMLEY ROAD

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The Official Plan of the City of Toronto is amended as follows:

1. Chapter 6, Section 5, Scarborough Centre Secondary Plan, is amended by adding the following subsection to Section 8, Site and Area Specific Policies:

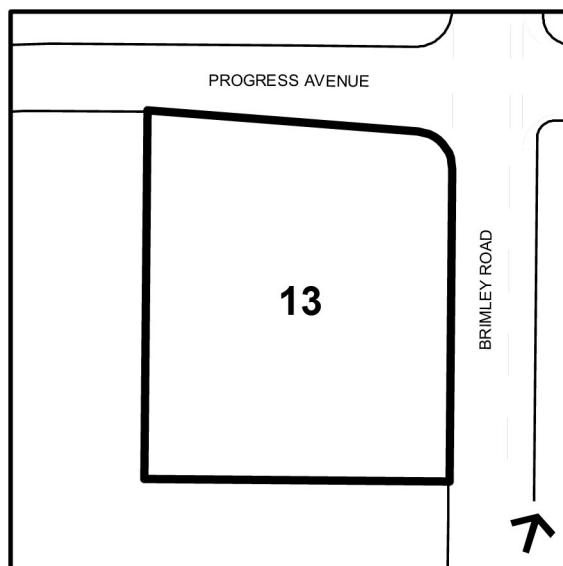
13. 1680 Brimley Road

For the lands shown as 13 on Map 5-1:

The subject lands are exempt from Policy 6.3 regarding parkland dedication. For clarity, section 3.2.3 of the Official Plan applies in respect of parkland dedication rates on the subject site.

2. Map 5-1, Scarborough Centre Secondary Plan, Urban Structure Plan, is amended to show the lands known municipally in 2022 as 1680 Brimley Road as Site and Area Specific Policy Area Number 13, as shown on the attached Schedule 1.

#### Schedule 1



## Attachment 6: Site Plan

