

## **1571 Sandhurst Circle Zoning Amendment – Decision Report – Approval**

Date: August 22, 2023

To: Scarborough Community Council

From: Acting Director, Community Planning, Scarborough District

Wards: 23 - Scarborough North

**Planning Application Number:** 20 151730 ESC 23 OZ

### **SUMMARY**

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This application proposes to amend Zoning By-law 569-2013 to permit the redevelopment of lands at 1571 Sandhurst Circle around Woodside Square mall into a mixed use community. The proposal includes six tall buildings ranging in height from 22 to 33 storeys, and two 12-storey mid-rise buildings all on lands that currently contain surface parking at 1571 Sandhurst Circle. The existing mall building is proposed to be maintained but an existing stand-alone eating establishment would be demolished.

A total additional gross floor area of 202,903 square metres is proposed that would contain a total of 2,555 residential units and include 13,188 square metres of new non-residential space that can accommodate retail, commercial, and community uses. Two new public parks totaling 7,880 square metres in size would be dedicated to the City pursuant to Section 42 of the *Planning Act*.

The proposed development provides an improved public realm, additional retail and office space, public parkland and a childcare facility to create a new complete community within the Agincourt North neighbourhood. Development would be phased in order to manage change over a period of time and ensure appropriate infrastructure is available to serve the intensifying land uses. It would be supported by a new network of public streets, which would be implemented through a Draft Plan of Subdivision.

The subject lands at 1571 Sandhurst Circle (the "Site") is also subject to a proposed City-initiated Official Plan Amendment as part of the Woodside Square Planning Review, which is presented in a separate report. The review of this application informed the policy development exercise and the proposal was reviewed in the context of the emerging Site and Area Specific Policy (SASP) now being recommended to City Council for approval. As detailed in this report, the proposed Zoning By-law amendment conforms to the recommended SASP, being OPA 675, and advances the vision outlined in the policies for the future of the Woodside Square lands.

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe

(2020). It conforms to the recommended revised SASP 236, adding a range and mix of residential units to the lands in a compact form while increasing the amount of non-residential space on the Site. Existing community spaces are retained and the applicant is proposing to construct and convey a childcare facility as an in-kind community benefit. The proposal provides a vibrant public realm through the provision of new parkland and open spaces while improving connectivity to and through the Site for emerging uses and the existing mall to be retained.

This report reviews and recommends approval of the application to amend the Zoning By-law. The recommended Zoning By-law includes a Holding provision (H) on the lands which would be lifted in whole or in part upon the submission of a Functional Servicing Report that demonstrates the provision of municipal servicing within public rights-of-way to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services. The report also recommends that City Council allow the owner to construct and convey a childcare facility as an in-kind contribution pursuant to Section 37(6) of the *Planning Act* and recommends City Council approve the application of development charge credits to support the construction of the proposed parks.

## **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 1571 Sandhurst Circle substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 6 to this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. City Council allow the owner of 1571 Sandhurst Circle to construct, finish, furnish, equip and convey to the City a non-profit licensed childcare facility (the "Childcare Facility") to the satisfaction of the Chief Planner and Executive Director, City Planning and the General Manager of Children's Services as part of the development, as an in-kind contribution pursuant to subsection 37(6) of the *Planning Act*, in accordance with the following terms:
  - a. the Childcare Facility will accommodate a minimum of 88 children, including infants, toddlers and preschoolers;
  - b. The Childcare Facility will comprise approximately 1,022 square metres of indoor space located on the first floor of Building G (Block 4) of the proposed development, and 371 square metres of outdoor space immediately adjacent to Building G; and
  - c. The Childcare Facility will be provided in accordance with the terms to be set out in the In-Kind Contribution Agreement identified in Recommendation 6 to the satisfaction of the Chief Planner and Executive Director, City Planning.

4. City Council attribute a value to the in-kind contribution set out in Recommendation 3 equal to 100 percent of 4 percent of the value of the land (net of any exclusions or exemptions authorized under the Community Benefits Charge By-law), as determined the day before the day the first building permit is issued in respect of the development.

5. In the event Block 1 is constructed as part of Phase 1, City Council require the owner to provide a Letter of Credit in an amount equivalent to the Community Benefits Charge that would have been payable for the value of the land proceeding as a first phase as determined the day before the day the first building permit is issued in respect of the development.

6. City Council authorize the Chief Planner and Executive Director, City Planning to enter into an agreement pursuant to subsection 37(7.1) of the *Planning Act* (the "In-kind Contribution Agreement") to address the provision of the in-kind contribution identified in Recommendation 3 to the satisfaction of the Chief Planner and Executive Director, City Planning, General Manager of Children's Services and the City Solicitor, with such agreement to be registered on title to the Site, which agreement shall be evidence of arrangements for the provision of the in-kind contribution that are satisfactory to City Council.

7. City Council require that, in accordance with Section 42 of the *Planning Act*, prior to the first above grade building permit for Phase 1, the Owner convey to the City, the on-site parkland dedication fronting Finch Avenue East having a minimum total area of 4,633 square metres to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor.

8. City Council require that, in accordance with Section 42 of the *Planning Act* prior to the first above grade building permit for Phase 5, Building H the Owner convey to the City, the phase 5 on-site parkland dedication fronting Sandhurst Circle having a minimum total area of 3,247 square metres to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor.

9. City Council require, prior to first above-grade building permit for any building on any part of the Site, the Owner to provide a Letter of Credit to the City for the market value of the North Park in Phase 5, as described in Recommendation 8, to the satisfaction of the General Manager, Parks, Forestry & Recreation. The letter of credit will be released to the Owner once the park block has been conveyed to the City.

10. City Council approve the acceptance of on-site parkland dedication(s), subject to the owner transferring the parkland to the City free and clear, above and below grade, of all easements, encumbrances, and encroachments, in an acceptable environmental condition; the owner may propose the exception of encumbrances of tiebacks, where such an encumbrance is deemed acceptable by the General Manager, Parks, Forestry and Recreation, in consultation with the City Solicitor; and such an encumbrance will be subject to the payment of compensation to the City, in an amount as determined by the General Manager, Parks, Forestry and Recreation and the Executive Director, Corporate Real Estate Management.

11. City Council require, prior to first above-grade building permit for any building on any part of the Site, the Owner to, at no cost to the City, register, or caused to be registered, in priority, a Section 118 restriction pursuant to the *Land Titles Act* against title to the lands to be dedicated as the phase 5 park described in Recommendation 8, that prohibits the transfer or charge of the parkland without prior written consent of the General Manager, Parks, Forestry & Recreation.

12. City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the Owner of the Above Base Park Improvements to the satisfaction of the General Manager, Parks, Forestry & Recreation (PFR). The development charge credit shall be in an amount that is the lesser of the cost to the Owner of designing and constructing the Above Base Park Improvements, as approved by the General Manager, PFR, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.

## **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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### **Subject Application**

A pre-application consultation meeting was held on February 26, 2019.

The Zoning By-law Amendment application was submitted on June 5, 2020 and deemed complete on November 13, 2020.

A preliminary report was adopted without amendment by Scarborough Community Council at its meeting of September 15, 2020 authorizing staff to conduct a community consultation meeting. The decision of Community Council on the Preliminary Report for the subject application can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2020.SC17.4>

### **Woodside Square Planning Review**

At its meeting on October 2, 2019, City Council adopted a report initiating the Woodside Square Planning Review. The Planning Review responds to Official Plan policy for the subject lands and its completion is required prior to allowing any additional uses beyond places of worship and commercial uses. The report recommended a thorough public consultation process and outlined analysis to be undertaken to determine the appropriateness of providing additional land use permissions for the Site with the

intention of establishing a policy framework necessary for implementation of any redevelopment.

The decision of Council to initiate the review can be found at the following link:  
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.SC8.5>

At its meeting on May 11, 2022, City Council adopted a Proposals Report identifying draft policy directions developed as part of the Woodside Square Planning Review. Council directed staff to use the draft Woodside Square Policy Directions within the report as the basis for stakeholder and public consultation. Council also directed that any rezoning applications within the Woodside Square Lands be considered and reviewed in the context of the draft policy directions. Through the adoption of the Proposals Report, City Council requested a report back to the Scarborough Community Council with a recommended Official Plan Amendment, including a Site and Area Specific Policy, for the subject lands at 1571 Sandhurst Circle.

The Council decision and report can be found at the following link:  
<https://secure.toronto.ca/council/agenda-item.do?item=2022.SC31.11>

## **SITE CONTEXT**

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**Description:** The subject lands are located at the northwest corner of the intersection of Finch Avenue East and McCowan Road, and is bounded by Sandhurst Circle to the west and north. Please see Attachment 2 for a Location Map. Woodside Square Mall has been located on the lands since 1977, and serves as the retail and community services hub of the Agincourt North community. The Site is about 9.85 hectares total in size and includes surface parking lots surrounding the mall building.

**Existing Uses:** The existing mall building is generally one story in height with a limited second story consisting primarily of office uses. A stand-alone drive through restaurant is located at the southeast corner of the property, at the intersection of McCowan Road and Finch Avenue East. The existing mall building currently contains 42,989 square metres of commercial space. It is currently undergoing an expansion which will add an additional 11,242 square metres. The mall contains a cinema and will be adding a second as part of this expansion. The Toronto Public Library Woodside Square Branch is also located within the mall and is considered a neighbourhood library at approximately 910 square metres in size. The mall is surrounded by surface parking lots containing 1,320 surface parking spaces, and currently has one level of underground parking with 330 parking spaces.

**Surrounding Land Uses:** The lands to the west, east, and south of the subject lands are designated *Apartment Neighbourhoods* and contain higher density apartment buildings with lands to the north, northwest and northeast containing lower scale uses and two schools designated *Neighbourhoods*. Further to the west is Brimley Woods and a branch of East Highland Creek, designated *Natural Areas*. Albert Campbell Collegiate Institute and Brimwood Junior Public School border the property at the central portion of Sandhurst Circle on the west.

## PROPOSAL

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**Description:** This Zoning By-law Amendment application proposes six towers and two mid-rise buildings with a total of 2,555 residential units, and a gross floor area of 245,892 square metres inclusive of the existing mall building. The proposed development would include 13,188 square metres of additional non-residential space to the Site, including a childcare facility that will accommodate 88-98 childcare spaces, and two new public parks. The development would be supported by a network of new public streets and public realm improvements, and would be implemented over five phases.

**Density:** An additional 202,903 square metres of gross floor area (GFA) is proposed. Combined with the existing mall building, which has a GFA of 42,989 square metres, the total GFA of the proposed buildout of Blocks 1 through 5 is 245,892 square metres. The resulting density of the proposed infill development is approximately 3.0, including the existing mall building

**Dwelling Units:** A total of 2,555 residential units are proposed, with the following breakdown over the five proposed phases of development as identified in Attachment 9:

- Phase 1 or 2 (Block 1): 570 units
- Phase 1 or 2 (Block 4): 216 units
- Phase 3A (Block 2): 736 units
- Phase 4 (Block 3): 690 units
- Phase 5 (Block 5): 343 units

The 216 units in Block 4 are proposed to be designed as semi-independent living apartments catering to older adults, and would be 1-bedroom units with individual kitchens as well as access to common dining and recreation areas. For the remaining 2,339 residential units, 68% would be 1-bedroom, 22% would be 2-bedroom units, and 10% would be 3-bedroom units.

**Amenity:** A total of 12,388 square metres of amenity space is proposed distributed across all buildings on site to meet minimum requirements based on unit count. This is divided between into 5,355 square metres of indoor and 5,392 square metres of outdoor amenity.

**Parkland and Open Spaces:** The proposed development would also include the provision of two public parks. A "Central Park", located along Finch Avenue East, would have a minimum size of 4,600 square metres, and a "North Park", located at the north end of the Site, would have a minimum size of 3,200 square metres. Five enhanced landscape areas are provided, with a total area of 1,641 square metres.

**Phasing and Implementation:** The development is proposed to occur over five phases. This is illustrated in Attachment 9 showing proposed Blocks 1 through 5. Each development block would require a separate Site Plan Control application. A childcare facility is required to support the development and is to be provided in Block 4, as part of Phase 1 or 2 and secured as an in-kind community benefit with its construction

required before further phases of development are permitted. The infill of existing parking areas for the mall with new development will eventually require alternate parking arrangements to ensure the continued function of the mall. As such, a rooftop parking structure is proposed be constructed as part of Phase 3B in order to replace the lost surface parking spaces. Additional detail on the parking proposal is found below.

**Roads, Access, Parking and Loading:** A Draft Plan of Subdivision will be required to implement the proposed new public rights-of-way and development blocks. The proposed road network is shown in Attachment 8. Access to the proposed development blocks is as follows:

- Block 1: vehicular access is proposed from the new Public Street 'A' off Sandhurst Circle.
- Block 2: vehicular access is proposed from a private driveway which is located internal to the Site between the mall building and Blocks 2, 3, and 4. The driveway is accessed from proposed Private Street 'D' to McCowan Road, Public Street 'A', and Public Street 'C' which is located north of Block 4 and connected to McCowan Road.
- Block 3: vehicular access is proposed from the internal private driveway.
- Block 4: vehicular access is proposed from Public Street 'C'.
- Block 5: vehicular access is proposed from Public Street 'C'.

A connection between two underground private parking garages is proposed beneath Public Street 'C.'

The proposed street network is laid out to provide access and address to new development and the existing mall building, but are also proposed in a way that can be easily and appropriately connected or extended through the lands containing the existing mall building should it be redeveloped.

A rooftop parking structure would provide 410 parking spaces to replace the parking servicing the mall removed through the development of the existing surface lots. This would supplement existing underground parking found in two locations beneath the mall building. Some limited surface parking spaces serving the mall building would remain. Vehicular access to the rooftop parking structure is proposed via two ramps, one located at the north of the Site off of Public Street 'B2', and the other located off the internal private driveway north of Private Street 'D'. Pedestrian access to the rooftop parking structure would be provided via elevators located within the mall building.

For the new mixed use development, a total of 1,556 residential parking spaces are proposed and an additional 384 spaces would be shared between non-residential uses and visitors. 39 of these shared spaces would be at the ground level. The total number of vehicular parking spaces, including existing and proposed, would be 2,698. 1,940 vehicular parking spaces would support electric vehicle charging.

A total of 2,885 bicycle parking spaces are proposed, including 2,106 long-term and 469 short-term residential spaces.

The proposal includes one Type-G loading space and one Type-C loading space per development block, for a total of five of each respectively, to service the proposed development.

Pedestrian access is provided at multiple points throughout the Site, including from the new public and private streets and open spaces. The "southern gateway" enhanced landscape area at the corner of Finch Avenue East and McCowan Road provides a pedestrian-only access to the Site. Cycling improvements are proposed and will be further refined through a Draft Plan of Subdivision application.

**Community Benefits:** A 1,022 square metre childcare facility is proposed at the base of the mid-rise building in Block 4. The childcare facility is secured in the zoning by-law amendment and if allowed by City Council, will be a city owned childcare facility as an in-kind community benefit and conveyed to the City following construction.

Detailed information about the application, including plans and reports, is available at the Application Information Centre (AIC) at the following link:  
<https://www.toronto.ca/city-government/planning-development/application-details/?id=4763239&pid=122446>

### **Reasons for Application**

An application is required to amend the Zoning By-law to rezone the lands to permit residential uses, and to implement appropriate performance standards including building height, density, and building setbacks.

## **APPLICATION BACKGROUND**

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### **Application Requirements**

The following reports/studies were submitted in support of the application:

- Topographic Plan of Survey;
- Architectural Plans, Elevations and Sections;
- Landscape Plans;
- Tree Preservation Report and Plan;
- Civil Plans;
- Planning Rationale Report;
- Public Consultation Strategy Report;
- Community Facilities & Services Study;
- Housing Issues Report;
- Pedestrian Wind Study;
- Transportation Impact Study;
- Functional Servicing and Stormwater Management Report;
- Hydrogeological Review Summary and Report;



- Preliminary Geotechnical Investigation;
- TGS Checklist;
- Energy Strategy; and
- Draft Zoning By-law Amendment.

### **Agency Circulation Outcomes**

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

### **Statutory Public Meeting Comments**

In making their decision with regard to this application, Council members have been given an opportunity to view the oral submissions made at the statutory public meeting held by the Scarborough Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

## **POLICY AND REGULATION 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 (2020), and shall conform to provincial plans, including the Growth Plan (2020) for the Greater Golden Horseshoe, the Greenbelt Plan, and others.

### **Official Plan**

The Official Plan land use designation for the site is Special Policy Area. See Attachment 3 of this report for the Land Use Map, which is proposed to be amended by OPA 675, as detailed below. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

The Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

### **Site and Area Specific Policy 236**

The existing SASP 236 applies to the Site and requires a planning review to be completed to Council's satisfaction prior to permitting any additional uses on the Site beyond places of worship and commercial uses consistent with a community shopping centre. If OPA 675 is adopted by City Council, the existing SASP 236 would be deleted and replaced by a new policy framework described briefly below and in greater detail in as separate staff report being presented to City Council.

## **Woodside Square Planning Review**

A separate report on the Woodside Square Planning Review presents a City-initiated Official Plan Amendment recommended for City Council approval. The Official Plan Amendment redesignates the subject lands to *Mixed Use Areas* and *Parks* and includes a recommended replacement for SASP 236 that reflects a new vision and guiding principles for the subject lands identified through the Planning Review.

The recommended policies would provide for new residential uses on the site as well as laying out new streets and open spaces with development deployed in a compact and appropriate built form. The proposed land use redesignations and amended SASP 236 presented in the City-initiated Official Plan Amendment must be adopted to permit the development by this application.

## **Zoning**

The subject site is zoned Community Commercial (CC) and Place(s) of Worship (PW) in the former City of Scarborough Agincourt North Community Zoning By-law 12797.

Community Commercial Zones permit a wide variety of commercial uses. The Site does not form part of City-wide By-law No. 569-2013. Should this application be approved, the Site would be brought into By-law 569-2013.

See Attachment 5 of this report for the existing Zoning By-law Map.

## **Design Guidelines**

The following design guidelines have been used in the evaluation of this application:

- Mid-rise Buildings Study and Performance Standards;
- Tall Building Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities;
- Pet Friendly Design Guidelines;
- Retail Design Manual;
- Mall Redevelopment Guide;
- Toronto Accessibility Design Guidelines; and
- Draft Woodside Square Urban Design Guidelines.

## **Toronto Green Standard**

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 Toronto Green Standard. The TGS in force at the time of each Site Plan Control application will apply.

## **Site Plan Control**

The proposed development is subject to Site Plan Control. A Site Plan Control application will be required for each of the five proposed phases of development in

accordance with the proposed Phasing Plan found in Attachment 9. No Site Plan Control application has been submitted.

### **Draft Plan of Subdivision**

A Draft Plan of Subdivision will be required to guide comprehensive development of the lands, including the creation of public roads and development and park blocks, prior to the submission of an application for Site Plan Control. A Draft Plan of Subdivision Application has not yet been submitted. The Chief Planner has delegated authority for approvals of Plans of Subdivision.

## **COMMENTS**

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### **Provincial Policy Statement and Provincial Plans**

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 current proposal for consistency with the Provincial Policy Statement (2020) and conformity with the Growth Plan (2020). Staff find the proposal to be consistent with the PPS and conforms with the Growth Plan.

### **Land Use**

As described above, the subject lands are currently designated *Special Policy Area* but a City-initiated Official Plan Amendment has been recommended to City Council for approval. If adopted as recommended, the OPA would redesignate the lands to *Mixed Use Areas* and *Parks* as outlined in Attachment 4. As directed by City Council through the adoption of the Woodside Square Planning Review Proposals Report, staff reviewed the application in the context of the Planning Review and as such, this report assumes the recommended adoption of the Official Plan Amendment as described in the Final Report of the Woodside Square Planning Review. Should Council not adopt the recommendations of the Woodside Square Planning Review, including the recommended amendments to Land Use Map 19, the proposed development would not conform to the Official Plan.

*Mixed Use Areas* are intended to be areas that provide a broad range of opportunities to live, work, and shop in the same area, promoting more walkable communities along transit routes that are animated, attractive and safe at all hours of the day and night. The proposed development is consistent with the context for the subject property as envisioned by the Woodside Square Planning Review and can be supported by staff. The proposal provides a mix of uses, including new residential uses, a childcare facility, additional retail and office space alongside the existing retail, community services and entertainment uses on the site at Woodside Square mall.

### **Built Form**

The proposal is compatible with the surrounding context and conforms with the applicable Official Plan policies with respect to built form, massing and transition to the

adjacent lands designated *Neighbourhoods* and *Apartment Neighbourhoods*. The proposal meets the intent of the Performance Standards for Mid-Rise Buildings and the Tall Building Design Guidelines. The proposal focuses taller towers at the intersection of Finch Avenue East and McCowan Road, and scales down in height towards the north of the Site which provides an appropriate transition to the low-rise *Neighbourhoods* to the north.

Building A and B are located within Block 1, along the western portion of the Finch Avenue East and Street 'A' frontages, with a separation distance of 26.5 metres. The development is appropriately set back 2 from Finch Avenue East Sandhurst Circle, and Street 'A.' Building B is set back 5 metres from Central Park, a standard and acceptable distance. Building A is 22 storeys and Building B is 24 storeys in height. The two towers share a base that is 7 storeys in height along Finch Avenue East and 2 storeys high fronting Street 'A,' stepping back above the second and sixth floors to ensure appropriate framing of the public realm. At-grade residential units are located along the Sandhurst Circle and Finch Avenue East frontages, with non-residential uses fronting Central Park and activating those spaces. Pedestrian entrances are located along Street 'A.' Non-residential space that could accommodate offices is located on the second floor, with residential units located along the exterior of the second floor fronting Finch, Sandhurst and Central Park.

Building C and Building D are located within Block 2, along Finch Avenue East at the intersection with McCowan Road. Building C is 26 storeys tall and Building D is 33 storeys tall concentrating height at the intersection of major streets. The towers also share a base that is 7 storeys along Finch Avenue East and 2 storeys along the internal private driveway. They have a 25 metre separation distance and are staggered, with Building C located close to the intersection of Street 'A' and Street 'B1' and Building D closer to Finch Avenue East. Building D is separated from Building E to the northeast by 27.6 metres, with an enhanced landscape area between the two development blocks. A mix of residential and non-residential uses are located on the ground floor, with individual residential entrances along Finch Avenue East and non-residential uses along the other street frontages as well as the enhanced landscape area. The second storey contains residential units as well as non-residential space that could accommodate community uses.

Building E and Building F are towers located within Block 3, with a 28 metre separation distance. They share a base building that is 7 storeys in height along McCowan Road, stepping down to 6 storeys and 2 storeys along the internal private driveway. The base building is set back 3 metres from McCowan Road and includes individual residential entrances along the McCowan Road frontage to support and activate the public realm. Non-residential uses are located at the ground level fronting Private Street 'D,' the internal private driveway, and along the enhanced landscape area. A mix of residential and non-residential uses are located on the second floor.

Building G is located on Block 4 and is a 12-storey mid-rise building. The building steps down to 7 storeys along McCowan Road and to 7 storeys then 3 storeys on the north south and west sides of the building. This deployment is combined with generous setbacks from Street C and McCowan Road to allow for appropriate private landscaping

to visually extend the public realm. The ground floor contains a childcare facility, and an outdoor play area connected to the childcare facility is located directly to the south.

Building H is located on Block 5 and is a 12-storey midrise building. The building steps down to 7 storeys with further setbacks to 3 storeys along Street 'B1,' Street 'C,' Sandhurst Circle and "North" Park. These proposed setbacks and step backs facilitate transition to low-rise development on lands designated *Neighbourhoods* to the north. Individual residential units are located at grade along McCowan Road, Sandhurst Circle, and the park, with a turning circle located within an internal courtyard.

Mall façade improvements are also proposed at key locations, providing increased setbacks to the mall entrances and an improved public realm.

Attachments 8 through 14 show further built form details including a site plan, elevations and renderings of the proposed development.

Staff support the proposed massing, heights and built form. Further built form details for each development block would be reviewed at the Site Plan Control stage.

### **Unit Mix and Housing Issues**

The proposed development exceeds the intent of the Growing Up Guidelines for unit mix, with 32% of the units being larger units that could accommodate families with children, including 22% 2-bedroom units and 10% three-bedroom units excluding the seniors residence proposed within Block 4, which would include 1-bedroom units. The greater share of larger units also supports a shift towards hybrid work models, providing potential opportunities for home office spaces. While average sizes for these unit types are slightly smaller than the recommended size ranges in the Growing Up Guidelines, staff are satisfied that unit sizes generally meet the intent of the Guidelines.

The requirement to provide affordable housing has been included in the recommended amendments to Site and Area Specific Policy 236. The amended SASP identifies the lands subject to this application as *Mixed Use Areas 'A'* and the mall lands as *Mixed Use Areas 'B'*. The recommended policies in the amended SASP provide for affordable housing to be required if an application to redevelop the *Mixed Use Areas "B"* lands (i.e. the mall building) is received in the future. Under the Community Benefits Charge framework, affordable housing is considered an in-kind community benefit. As detailed below, the construction and conveyance of a child care facility is being recommended to be the in-kind contribution for the subject development application pursuant to Section 37(6) of the *Planning Act*. As such affordable housing as an in-kind benefit will be pursued as a first priority community benefit if an application to redevelop the existing mall building with residential uses is received, as guided by Official Plan policy 3.2.1.9 and the policies of the recommended SASP 236.

The subject proposal development adds new market residential housing units, including 216 market units intended to provide housing for seniors, on a underutilized portion of the site currently used as a surface parking lot. Staff have evaluated the proposal and are satisfied that the proposal provides an appropriate range of housing options and

responds to the need for additional services and options for seniors living in the community identified through the Woodside Square Planning Review.

### **Public Realm and Streetscape**

The proposed development will provide an improved public realm on the subject site. The introduction of new public streets and development blocks will provide opportunities to provide enhanced streetscapes and green streets where there is currently minimal pedestrian infrastructure or landscaping.

Façade improvements to the existing mall building are identified in the proposal and are to be delivered in Phases 1 and 2. The façade improvements will combine with tree planting, landscaping and enhanced landscaped areas, and at-grade non-residential uses along Public Street 'B2', the internal private driveway and much of Public Street 'A,' to promote the emergence of a "retail high street" within the site around the existing mall. Loading and vehicular parking accesses are located internal to the proposed buildings to minimize the impact to the public realm.

Individual unit entrances along Finch Avenue East and McCowan Road will provide additional animation and interest to the streetscapes, which are currently characterized as "emerging Main Streets" in the Streetscape Manual. Main Streets are composed of commercial, residential or mixed-use building typologies that generate grade-related activities, with buildings generally creating a continuous street wall with a relationship to the pedestrian realm and the vehicular portion of the street. Emerging Main Streets typically have suburban characteristics and are undergoing intensification and change.

Enhanced landscaped areas have been identified throughout the Site, which provide improved publicly accessible spaces at key nodes. This includes northern and southern "gateways," which enhance the relationship of the Site to the surrounding area.

Non-residential uses are also located along Central Park, Public Street 'B1,' and at the "southern gateway" enhanced landscape area which further contribute to an animated public realm within and leading into the Site.

Improvements to the rights-of-way, including the provision of new public streets, are discussed further in the Mobility section of this report.

### **Sun, Shadow, Wind**

The applicant submitted a Sun/Shadow study prepared by Graziani & Corazza Architects illustrating the incremental shadow impacts on the Site and the surrounding areas. The Study demonstrates that the proposal adequately limits shadow impacts on adjacent lands designated *Neighbourhoods* and the public realm. Staff are satisfied that the shadow impacts are adequately limited as required by Official Plan policy.

The applicant also submitted a Pedestrian Level Wind Study prepared by RWDI outlining anticipated wind conditions around the proposed development. Most areas of the Site would remain at appropriate levels of wind speeds with some areas of uncomfortable wind conditions in spring, fall, and/or winter. Staff will continue to

investigate wind conditions through more detailed wind tunnel testing through the Site Plan Control process, including identifying mitigation measures required to ensure satisfactory ground-level conditions particularly for building entrances, parks, and the proposed outdoor amenity spaces.

## **Mobility**

As part of the proposal, the applicant submitted a conceptual long-term street network. Further information on the conceptual long-term vision can be found in the report dated August 18th from the Chief Planner and Executive Director, City Planning on the Woodside Square Planning Review.

The current proposal includes 4 new public rights-of way:

- Street 'A' running east-west from Sandhurst Circle to Street 'B1', south of the mall building, with an 18.5 metre right-of-way;
- Street 'B1' running north-south connecting Finch Avenue East to Street 'A', with a 20.4 metre right-of-way;
- Street 'B2' running north-south connecting Sandhurst Circle from the north, with a 21.6 metre right-of-way; and
- Street C running northeast-southwest, connecting McCowan Road to Street 'B2,' with an 18.5 metre right-of-way.

A 24.3 metre wide private street (Street 'D') is proposed in addition to an internal private driveway. If the lands that contain the existing mall building were to be redeveloped, Private Street 'D' is envisioned to become a public street in the conceptual long-term street network. As such it is to remain free of encumbrances such as underground parking. A Draft Plan of Subdivision will be required to implement the proposed development blocks and street network.

A number of new and improved pedestrian and cycling facilities are proposed, including improvements to existing streets and the design of new public roads within the site. Sidewalks and pedestrian walkways along Finch Avenue East, McCowan Road, Sandhurst Circle, and all new public and private roads, are to be a minimum of 2.1 metres in width. Cycling facilities are required as described below and finalized functional design plans are to be secured through a Draft Plan of Subdivision, as outlined in this section.

Staff have identified the need for the following:

- 3.5 metre bi-directional bikeways along the entire Finch Avenue East and McCowan Road frontages
- 2.1 metre uni-directional bike lanes for internal new public roads, including Streets 'B1' and 'B2' as well as Private Street 'D.'

The applicant submitted a Transportation Impact Study (TIS) dated April 2022, and Transportation Addendum reports, dated January 20, 2023 and July 5, 2023. The study estimates once fully developed, the five-phase proposal will generate the net new 501, 545, and 504 two-way vehicular trips during morning, afternoon, and Saturday peak

periods, respectively. Through the phasing of the development, secured through evaluation and approval of the Plan of Subdivision, intersection design and signal upgrades are to be secured as follows:

- A conceptual signal control plan will be required that identifies all existing and proposed intersections related to signal infrastructure modification and any signal timing adjustments required for each of the proposed phases. This is to be incorporated into an updated Phasing Plan in addition to an updated traffic analysis that identifies any signal timing adjustments and traffic mitigation measures that would be implemented as part of each phase, including the new public roads and adjacent modified intersections along the frontages of Sandhurst Circle, McCowan Road, and Finch Avenue East;
- A functional design plan will be required for the entire Site identifying each proposed phase of development and showing intersection improvements, signal modification work, and required cycling facilities and bikeways that will be implemented along the frontages of new public roads, McCowan Road, and Finch Avenue East;
- A signal will be required for the intersection of Street 'B2' and Brimwood Boulevard at Sandhurst Circle. This intersection has been identified as a priority for safety improvements by the TDSB due to the proximity of two schools and frequency of students accessing Woodside Square mall; and
- The intersection at Street 'D' and McCowan Road will also need to be signalized.

Functional design for a pedestrian crossing will be required at Street 'B1' and Finch Avenue East. Transportation Services staff are generally satisfied with the proposed parking rates for residential and non-residential uses and proposed loading spaces and generally concur with the recommendations of the TIS.

Further matters to be resolved as part of Site Plan Control applications include:

- Submission of a Traffic Operations Assessment to confirm loading, truck turning movements, and identify further local traffic mitigation measures if necessary;
- Parking plans for individual buildings including provision of EVSE charging equipment and location and number of car-share spaces;
- Construction management plans for each phase of development, including traffic management plans; and
- Signage and pavement marking plans.

Financial securities will be required as part of each Site Plan Control application to secure the functional designs of intersection improvements and signal modifications, traffic signal control plans, signage and pavement marking plans including new cycling facilities, and other necessary drawings for the new public roads and private road within each of the proposed phases. The applicant will be financially responsible for the implementation of signal timing adjustments, traffic signal control plans and intersection improvement works.

The applicant has proposed a \$50,000 financial contribution to support the expansion of Bike Share in the surrounding area as the system continues to expand. This is



supported by Transportation Planning staff as a transportation demand management measure, and will be secured as part of a Draft Plan of Subdivision.

The Finch Avenue East frontage of the Site extending to McCowan Road is part of a planned RapidTO corridor. Comments received from the Toronto Transit Commission (TTC) will be further addressed as part of a Draft Plan of Subdivision and through the Site Plan Control process. This includes:

- Accommodation for Wheel-Trans pick-up and drop-off within the Site; and
- Resolution of traffic operation issues, including accommodation for bus stops with very frequent service and space for busses within the Finch Avenue East and McCowan Road rights-of way. These issues are to be further discussed in conjunction with Transportation Services and Transportation Planning staff review.

### **Road Widening**

Finch Avenue East and McCowan Road have a 36 metre rights-of-way, and no additional land is required for these roads. There is a 0.30 metre reserve abutting Finch Avenue East and a portion of McCowan Road.

In order to satisfy the Official Plan requirement of a 27 metre right-of-way for this segment of Sandhurst Circle a 0.40 metre road widening dedication along the Sandhurst Circle frontage of the subject site is required and is proposed to be conveyed to the City through future Plan of Subdivision of Site Plan Control applications.

### **Servicing**

Development Engineering and Construction Services staff have reviewed this application and are generally satisfied with the sanitary capacity analysis at the rezoning stage determining that in principle the development can be serviced. However, ECS have identified some outstanding items that require further review including water supply and the proposed location of municipal servicing. The applicant has been requested to provide alternative servicing strategies to ensure water demand can be met which could be considered through the submission of a revised Functional Servicing and Stormwater Management Report for review and acceptance and to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

Given the recommendations of ECS staff, a holding provision has been included in the proposed Zoning By-law Amendment in Attachment 6 which requires the applicant to submit a revised Functional Servicing and Stormwater Management Report to the satisfaction of the Chief Engineer. An application to lift the holding provision must be approved before any redevelopment of the site may occur according to the permissions of this Zoning By-law Amendment.

Additional issues are to be resolved at the Draft Plan of Subdivision and Site Plan Control stages. The application will be required to comply with the relevant stormwater management and water quality elements of the Toronto Green Standard (TGS). In order to resolve the outstanding stormwater management issue, the applicant will be

encouraged to explore green infrastructure alternatives to the currently proposed storm sewers in private streets.

### **Open Space and Parkland**

Public parks and open spaces perform a variety of critical functions that improve and maintain community and environmental health. They offer recreational opportunities which support active lifestyles, host spaces for social events and organization, and accommodate natural infrastructure which provide vital ecosystem services and help mitigate the effects of climate change. In the context of a rapidly growing city, it is imperative to enhance and expand the amount of public parkland provided to residents and visitors alike.

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0.43 to 0.79 hectares of local parkland per 1,000 people. The Site is in the second lowest quintile of current provision of parkland. The Site is in a parkland priority area, as per Chapter 415, Article III, of the Toronto Municipal Code.

The City of Toronto Parkland Strategy (PLS) is a 20-year strategic city-wide plan that guides long-term planning for new parks, park expansions and improvements, and improved access to new parks. The PLS assesses parkland provision, using the baseline of residential population against the area of parkland available across the city.

The Site is also within an Areas of Parkland Need per Figure 18 of the 2022 draft Parkland Strategy, which highlights areas where the city will focus and prioritize parks planning and acquisitions. Given the future expected growth both on the development site itself and surrounding sites, the existing parkland will be further stressed if no new parks are created. This anticipated parkland deficit must be addressed through the creation of new parks to serve the future population.

As such, the applicant is required to satisfy the parkland dedication requirement through an on-site dedication. For sites that are greater than 5 hectares in size, a cap of 15% of the development site is applied to the residential use while the non-residential use is subject to a 2% parkland dedication, as specified in Chapter 415, Article III of the Toronto Municipal Code. In total, Parks Forestry and Recreation staff have advised the minimum parkland dedication requirement is 7,252 square metres.

The proposal includes two public parks: "Central" Park (Park A), fronting Finch Avenue East with an area of 4,633 square metres, and "North" Park (Park B), fronting Sandhurst Circle with an area of 3,247 square metres, for a total of 7,880 square metres, which is consistent with the requirement. The programming and the design of the park will be determined through a separate public process. The buildout of "Central" Park will be tied to the initial phase of development. Construction of "North" Park will occur in a later phase of development.

## **Enhanced Landscaped Areas**

Five Enhanced Landscaped Areas (ELA) are proposed. They are provided as follows:

- 159 square metre ELA at the southwest corner of the Site;
- 977 square metre "Southern Gateway" ELA at the corner of Finch Avenue East and McCowan Road;
- 155 square metre ELA south of Private Street 'D';
- 225 square metre ELA north of Private Street 'D' adjacent to the proposed childcare facility dedicated outdoor space; and
- 125 square metre "Northern Gateway" ELA at the north end of the Site.

Staff consider the proposed enhanced landscaped areas to be a positive element of the proposal. It will provide opportunities for significant public realm enhancements and linkages to key access points of the Site. Staff recommend that the final design and layout of the ELAs be secured through the Site Plan Control approval process for each phase.

## **Tree Preservation**

The 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 applicant is proposing to remove twenty-five (25) by-law protected privately owned trees, located on the Site and twenty-three (23) city street trees located on the road allowances. The twenty-five by-law protected private trees all above the diameter of 30cm. The proposed roads, building footprints and excavation will require the removal of these trees. The planting of three replacement trees for each bylaw-protected private tree removed would be a condition of Urban Forestry's permit issuance, if an application to remove the subject trees is approved. The planting of one replacement tree for each bylaw-protected City Street tree removed would be a condition of Urban Forestry's permit issuance, if an application to remove the subject trees is approved. As proposed, the applicant is satisfying this requirement. In addition, tree loss amenity and tree protection guarantee will be applied on assets.

The applicant is proposing to provide 333 new trees on private and public portions of the site. The proposal appears to be able to comply with Tier 1 of the Toronto Green Standard Version 3.0 (Ecology). Future site plan applications will be evaluated according to the TGS in force at the time of submission of each site plan application. The tree planting plan is satisfactory to Urban Forestry staff; a satisfactory soil volume plan and replanting plan will be required as part of a future application for Site Plan Control.

## **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 Toronto Green Standard. Tiers 2, 3 and 4 are

voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner. Performance measures for the Tier 1 development features will be secured at the Site Plan Control stage on drawings and through a Site Plan Agreement.

The Toronto Green Standard requires all new public streets to be Green Streets, and must capture and control stormwater runoff to the maximum extent possible, from all contributing drainage areas, using green infrastructure in accordance with the City's green infrastructure standards and specifications for the right-of-way. This requirement will be secured as part of a Draft Plan of Subdivision.

### **Community Services and Facilities**

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods, foundational to creating complete communities and include matters such as recreation, libraries, childcare, schools, public health, and human and cultural services. Providing for a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

The Woodside Square Planning Review included community consultation to determine priorities for community services and facilities. This is further outlined in the report on the Woodside Square Planning Review accompanying this report to Council.

A Community Services & Facilities Study was required as part of the application. The study identified impacts of the proposed development on, and recommended the requirement of additional capacity for, key service sectors including childcare and public schools. The Children's Services Division's Ward Priority Map (February 2020) identifies the Site as being in an area of highest priority, meaning less than 20% of the area's child population 0-4 years in age can be served by licensed childcare spaces. Other potential priorities identified in the applicant's CS&F Study, which were also further reviewed as part of the Planning Review, include support for the existing Woodside Square library, consideration for community recreation opportunities such as gymnasiums and indoor pools, and provision of additional community agency space. The Toronto District School Board and the Toronto Catholic District School Board have both indicated that there is insufficient capacity in local schools to accommodate the projected increase in population.

The application proposes a 1,022 square metre childcare facility with a 371 square metre dedicated outdoor play area. The childcare facility is proposed to be located at the base of Building G within Block 4 and is accessed from McCowan Road and Street 'C.' Six layby parking spaces are proposed along the internal private driveway adjacent to Block 4 intended for pick-up and drop-off. The facility is to be conveyed to the City as

a community benefit as an in-kind contribution pursuant to subsection 37(6) of the *Planning Act*. It is recommended that the construction and conveyance of the childcare facility be tied to the second phase of development.

While acknowledging the potential for fluctuations in land value and construction costs between the date of approval and the start of construction of Block 4, staff are satisfied that the value of the proposed benefit will be comparable to the estimated Community Benefits Charge that would otherwise be charged to the applicant. As such, staff estimate the proposed benefit is to be valued at 100% of the 4% of the value of the land (net of any exclusions or exemptions authorized under the Community Benefits Charge By-law), as determined the day before the day the first building permit is issued for the development. As the childcare facility may be delivered in Phase 1 or Phase 2, the CBC for Phase 1 would be collected as a financial security prior to the issuance of the first building permit; the security would be released once the childcare facility is delivered not later than in Phase 2. The childcare facility will be secured in an in-kind community benefit agreement based on the City's term sheet for childcare facilities. A separate Toronto Green Standard applies to City facilities and all City Agencies, Corporations and Division-owned facilities are required to be designed and built to Net Zero Emissions, as directed by City Council.

### **Urban Design Guidelines**

The applicant submitted Draft Urban Design Guidelines, which have been revised following review and discussion by City staff and in accordance with the Woodside Square Planning Review. Finalized Urban Design Guidelines will be secured through a Draft Plan of Subdivision and will guide the future redevelopment of the lands.

### **Community Consultation**

A virtual community consultation meeting was held on May 12, 2021 and attended by approximately 200 members of the public, City staff, the Ward Councillor, and the applicant's team. As this application was reviewed by staff concurrently with the City-led Woodside Square Planning Review, a complete summary of community and stakeholder consultation and engagement can be found within the report on the Woodside Square Planning Review. Two presentations were made to the Design Review Panel: on February 11, 2021 and September 9, 2021.

Comments and feedback received as part of formal consultation, in addition to verbal and written comments and submissions, are summarized in Attachment 7.

Staff worked with the applicant and the local community to address concerns raised in the final plans. This includes the provision of two public parks, including a park tied to the first phase of development, where the initial application did not propose an on-site parkland dedication. Through revisions to the proposal presented an overall reduction in the proposed density which allowed the master plan to accommodate adequate parkland and open space. The applicant was able to express a clear phasing plan to address concerns about the timing of the buildout and included mall upgrades as part of the proposal to allow for safer and more accommodating access to the main entrances for pedestrians and cyclists. To address issues of community services, a childcare

facility is recommended to be secured as an in-kind community benefit tied to the second phase of development.

## **Conclusion**

The proposal 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 proposal is consistent with the PPS (2020) and does not conflict with the Growth Plan (2020). Furthermore, the proposal is in keeping with the intent of the Official Plan, particularly as it relates to the provision of a range of uses and an animated public realm within *Mixed Use Areas*. The proposal complies with the recommended policies for the Site developed through the Woodside Square Planning Review and as noted above, staff worked with the applicant and the community to address and resolve key concerns and feedback.

The proposed Zoning By-law Amendment advances the vision developed through the Woodside Square Planning Review and the resultant policy framework being recommended for approval. The subject application proposes the evolution of the subject lands over time from the single use to an appropriate mixed-use context, introducing intensified residential uses while ensuring the lands continue their function as the retail and commercial center for the wider Agincourt North community.

City Planning recommends City Council approve the proposed Zoning By-law Amendment to permit the redevelopment of the subject lands.

## **CONTACT**

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Kelsey Taylor, Planner, Community Planning, Tel. No. 416-396-5244, E-mail: Kelsey.Taylor5@toronto.ca

## **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: Existing Official Plan Land Use Map

Attachment 4: Proposed Official Plan Land Use Map - Planning Review  
Attachment 5: Existing Zoning By-law Map  
Attachment 6: Draft Zoning By-law Amendment  
Attachment 7: Summary of Public Consultation

**Applicant Submitted Drawings**

Attachment 8: Site Plan  
Attachment 9: Phasing Plan  
Attachment 10: Elevations  
Attachment 11: 3D Model in Context - Northeast  
Attachment 12: 3D Model in Context - Northwest  
Attachment 13: 3D Model in Context - Southeast  
Attachment 14: 3D Model in Context - Southwest

## Attachment 1: Application Data Sheet

### APPLICATION DATA SHEET

Municipal Address: 1571 SANDHURST CRCL Date Received: June 3, 2020

Application Number: 20 151730 ESC 23 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Infill development on existing shopping mall parking area. The existing Woodside Square shopping mall is proposed to remain. Infill development comprises of 6 towers ranging from 22 to 33 storey heights and 2 mid-rise buildings with 12 storey heights. All buildings would be mixed-use. A total of 202,903 square metres of new gross floor area is proposed, including 189,715 square metres of residential GFA and a total of 2,555 residential units.

Applicant	Agent	Architect	Owner
YUE ZENG GUO			2624237 ONTARIO CORP

### EXISTING PLANNING CONTROLS

Official Plan Designation: Special Study Areas Site Specific Provision:

Zoning: Community Commercial and Place(s) of Worship (former City of Scarborough Ag Heritage Designation:

Height Limit (m): Site Plan Control Area:

### PROJECT INFORMATION

Site Area (sq m): 99,034 Frontage (m): 296 Depth (m): 412

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	38,715	38,715	12,914	51,629
Residential GFA (sq m):			189,715	189,715
Non-Residential GFA (sq m):	42,989	42,989	13,188	56,177
Total GFA (sq m):	42,989	42,989	202,903	245,892
Height - Storeys:	2	2	33	33



Height - Metres: 106 106

Lot Coverage Ratio 52.13 Floor Space Index: 2.48  
(%):

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	189,715	
Retail GFA:	46,789	
Office GFA:		
Industrial GFA:	6,015	
Institutional/Other GFA:	3,373	

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			2,555	2,555
Other:				
Total Units:			2,555	2,555

#### Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			1,811	512	232
Total Units:			1,811	512	232

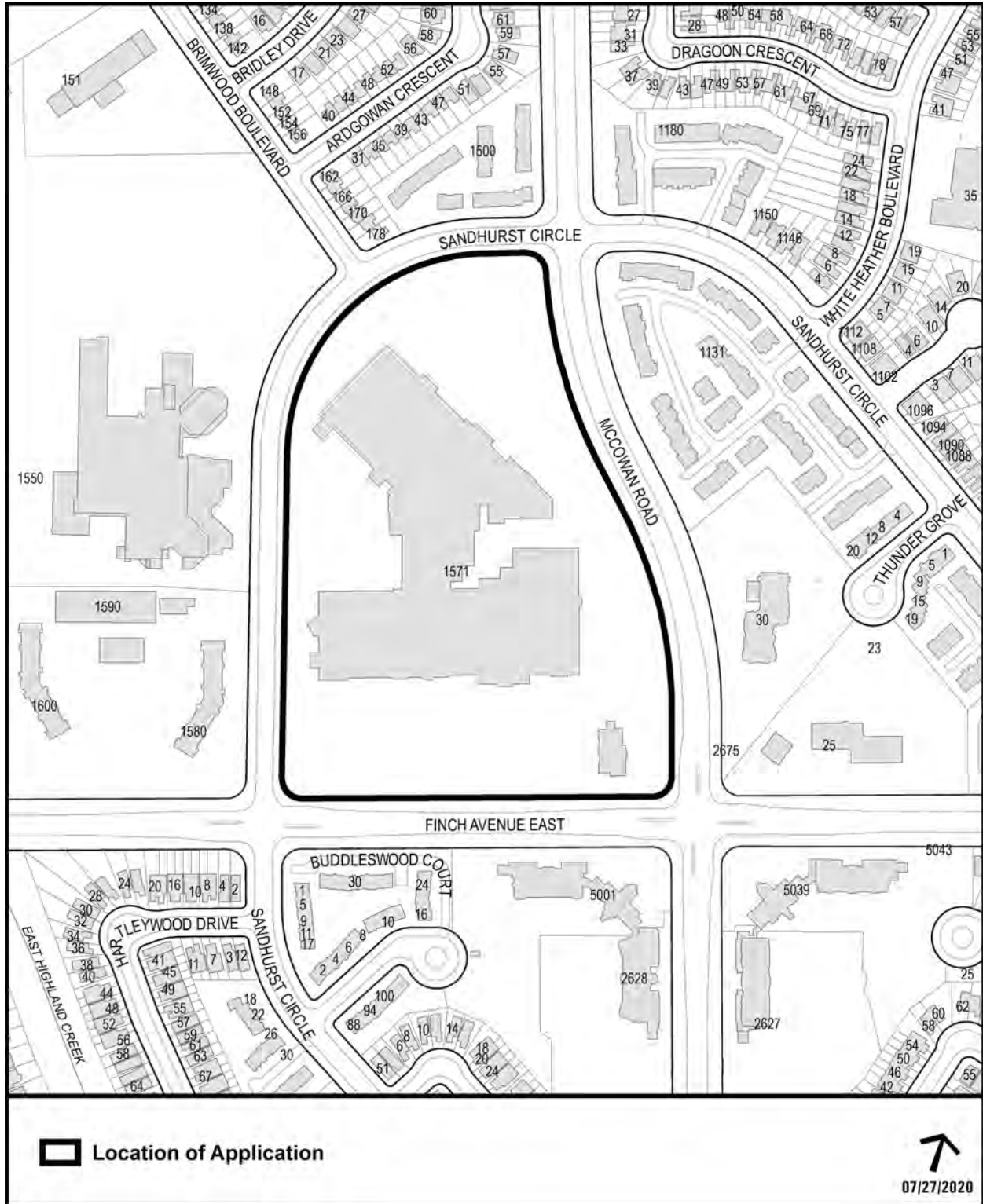
#### Parking and Loading

Parking Spaces: 2,698 Bicycle Parking Spaces: 2,885 Loading Docks: 8

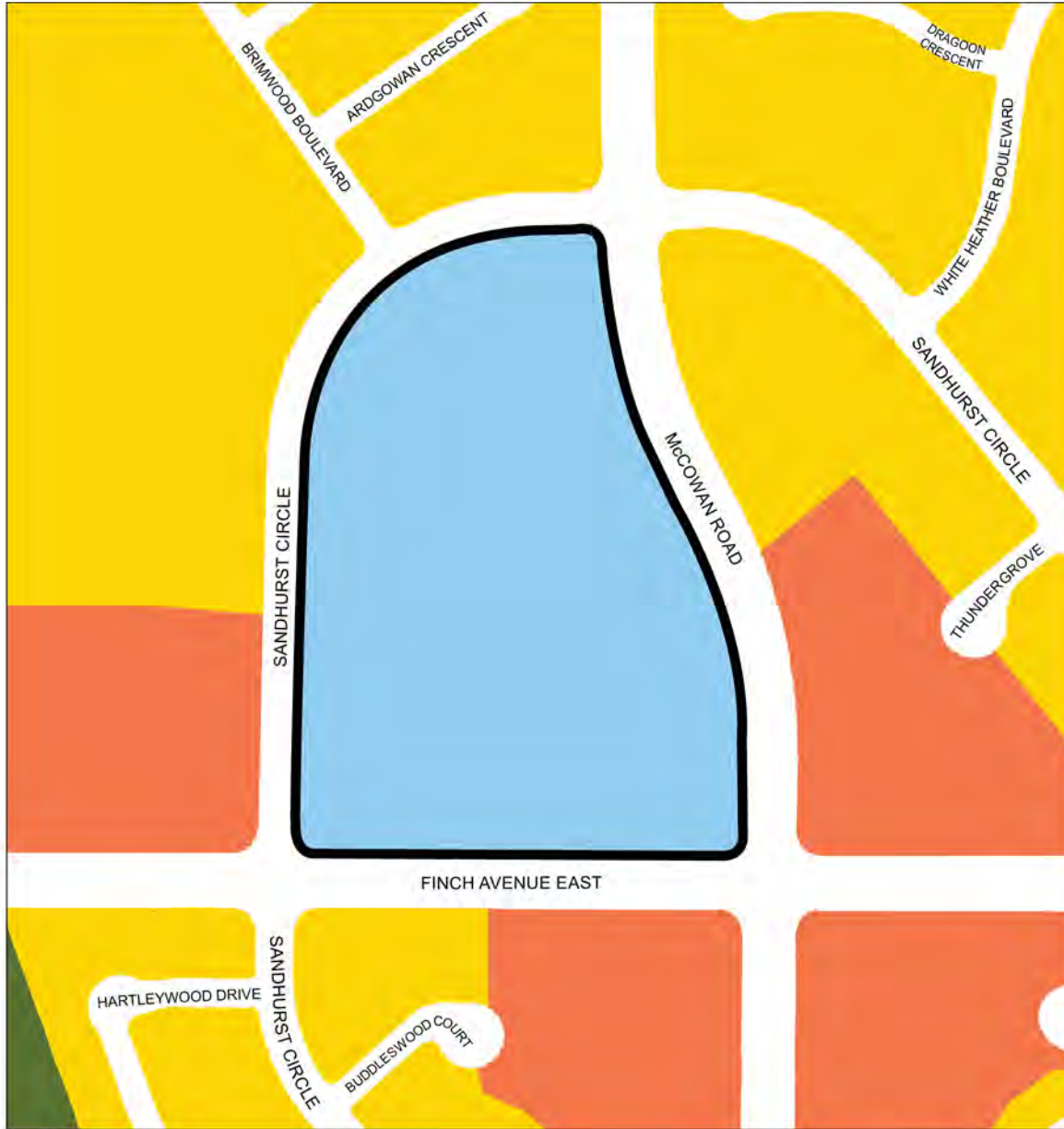
#### CONTACT:

Kelsey Taylor, Planner, Community Planning  
416-396-5244  
Kelsey.Taylor5@toronto.ca

# Attachment 2: Location Map






# Attachment 3: Existing Official Plan Land Use Map



1571 Sandhurst Circle

Official Plan Land Use Map #19

File # 20 151730 ESC 23 0Z

- |  |  |   |
|--|--|---|
|  Location of Application  |  Parks & Open Space Areas |  Special Policy Area |
|  Neighbourhoods           |  Natural Areas            |   |
|  Apartment Neighbourhoods |  |   |

↑  
Not to Scale  
07/27/2020

# Attachment 4: Proposed Official Plan Land Use Map - Planning Review





Official Plan Amendment #

Proposed revisions to Land Use Map 19 to redesignate lands from Special Policy Area to Mixed Use Areas and Parks

1571 Sandhurst Circle

File # 20 151730 ESC 23 02

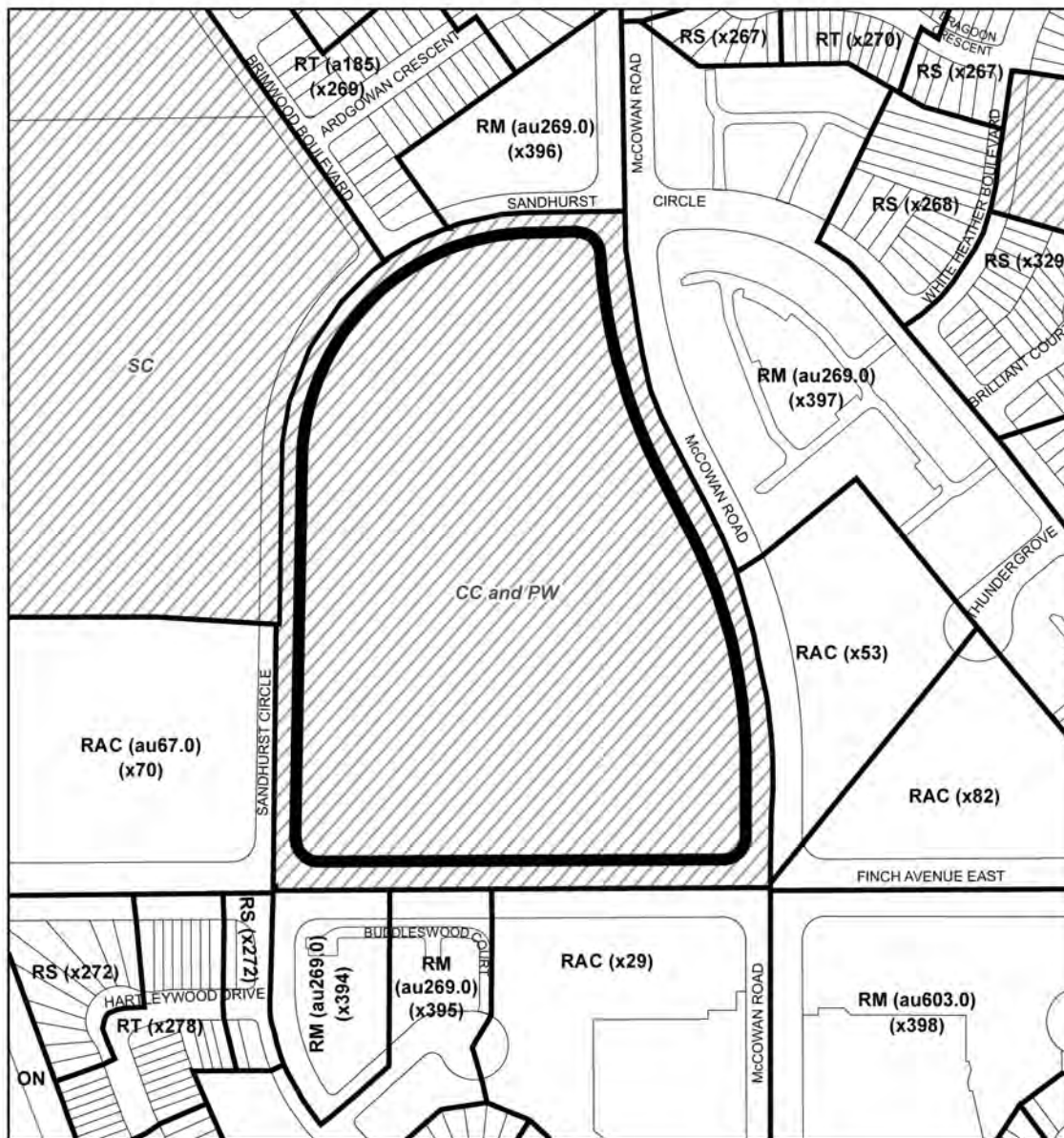
-  Mixed Use Areas
-  Parks



08/21/2023

# Attachment 5: Existing Zoning By-law Map

SC



SC



Zoning By-law 569-2013

1571 Sandhurst Circle

File # 20 151730 ESC 23 0Z

Location of Application

See Former City of Scarborough Agincourt North Community By-law No. 12797

RD Residential Detached  
 RS Residential Semi-Detached  
 RT Residential Townhouse  
 RM Residential Multiple  
 RAC Residential Apartment Commercial  
 ON Open Space Natural

SC School  
 CC Community Commercial  
 PW Place(s) of Worship

Not to Scale  
 Extracted: 07/27/2020

**Attachment 6: Draft Zoning By-law Amendment**  
(Attached separately as a PDF)

## Attachment 7: Summary of Public Consultation

### Engagement and Consultation Process

Feedback was received from the public as part of formal consultation and through verbal and written comments and submissions. Feedback received through engagement and consultation as part of the Woodside Square Planning Review informed the review of the development application.

Through the Planning Review, staff met with key stakeholders, local high school students, and members of the local community through an open house, charrettes, surveys, pop up consultation events, public meeting, and online engagement.

All Planning Review materials, including public meeting summaries, are posted on the Woodside Square Planning Review website:

<http://www.toronto.ca/woodsidesquarereview>

The public engagement and consultation process can be summarized as follows:

- Prior to the formal launch of the Planning Review, staff held three Planners in Public Spaces (PiPs) events to engage with mall users to better understand how the mall is used, typical travel experiences using the mall, and public perception of the mall's strengths, constraints and opportunities.
- The Planning Review was formally launched via an open house event in late 2019, and following this, a Local Advisory Group (LAG) was formed comprising of a range of representatives from the community to provide input at key junctures in the Planning Review process. Staff also hosted planning charrettes at Albert Campbell C.I. as part of World Town Planning Day to engage students from the high school and conducted an online survey which was posted on the Woodside Square Planning Review website alongside a brief informational video.
- A Public Consultation meeting on the development application was held virtually in May 2021, and community feedback from this meeting jointly informed staff's review of the development application as well as the Planning Review.
- Two presentations were made to the City's Design Review Panel in Spring and Fall 2021 to identify feedback from private sector design professionals.
- The LAG met three times: in August 2020, July 2021, and July 2022. The LAG provided key feedback on the goals of the Planning Review as well as the policy directions developed through analysis of feedback received and other research and analysis on the part of City staff.

## Summary of Feedback

Feedback received through community consultation can be summarized into the following themes:

### Pedestrian Safety and Mobility

- Residents consider the Finch and McCowan intersection to be one of the most dangerous in the city. Many people access the mall by walking, including students at the nearby schools as well as seniors. Pedestrian safety is a key concern.
- The community requested the review consider those walking, rolling, cycling and taking transit to the site - ensure that there is safe, dedicated cycling infrastructure, modifications to the nearby streets to make them safer - such as signal changes, intersection modifications, increased pedestrian crossing times, etc. - and improving bus service and access to the site from transit stops.
- Safety and mobility for all users was something raised through all forums as it was felt that streetscape design for the new development must prioritize safety for pedestrians and cyclists and ensure walking is convenient to reduce the number of vehicles on site.

### Traffic and Transportation

- Residents requested the review to ensure any additional traffic generated through development does not negatively impact the community, such as through increased congestion, vehicle infiltration into surrounding neighbourhoods, pollution, or safety concerns.
- Many residents noted that busses serving this area are already at or near capacity. There are concerns about additional strain on the transit system, and the community feels transit service needs to be improved.
- Many community members had questions about parking, including if mall parking would still be available for those who choose to drive to the site. It was also noted that the mall currently has uses that typically generate higher parking demand, such as the cinemas and banquet halls.

### Sustainability and Environment

- Many community members provided feedback on the importance of sustainable design and environmental protection; any new development should contribute positively to the natural environment and there should be measures in place to mitigate negative environmental impacts.
- Specific issues of concern/interest include stormwater management, tree coverage, and air quality.

### Community Services and Facilities

- The community identified many needs for community services and facilities on site or in the nearby area. Services and facilities identified include: seniors' services, recreation and fitness facilities, health services, community agency space, childcare facilities, improvements to the public library, and other types of community spaces for gathering and/or activities.
- The community has also noted that all services, facilities, and community spaces should be accessible.



## Public Realm and Public Space

- Feedback received through community consultation noted that parkland and open space are important to the community, and any development should include adequate parkland and open space.
- The community repeatedly expressed the significance of public space; the mall currently functions as a low-barrier gathering space for many people, including students, seniors, and low-income community members. Development should incorporate public and publicly-accessible indoor and outdoor spaces for people to gather, recreate informally (for example, walking in groups around the mall), and access services.
- A welcoming public realm and streetscape is important - feedback identified the importance of adequately-sized outdoor amenities as well as a positive experience for pedestrians using the street network.

## Housing

- The community has identified a need for a range of housing options in the area, including affordable, accessible, rental, and senior's housing.
- Support for introducing new residential uses has been mixed, with some members of the community expressing concern about the impacts of additional density on the site, such as on the capacity of local schools or other services. For others, the introduction of residential uses presented an opportunity for revitalization of the subject lands and additional amenity through new parks, land uses and open spaces.

## Built Form

- Feedback included the need to ensure that any proposed development does not have negative shadow impacts on nearby parks, or negative wind impacts.
- The importance of adequate setbacks was also identified, to acknowledge the existing high-rise built form adjacent to the site across Finch, as well as ensuring a positive streetscape experience and access to natural light.
- Concern was expressed about the ability of existing infrastructure to accommodate an increase in density on the site.
- It was also noted that any development should ensure transition to nearby low-rise neighbourhoods.

## Phasing and Construction Impacts

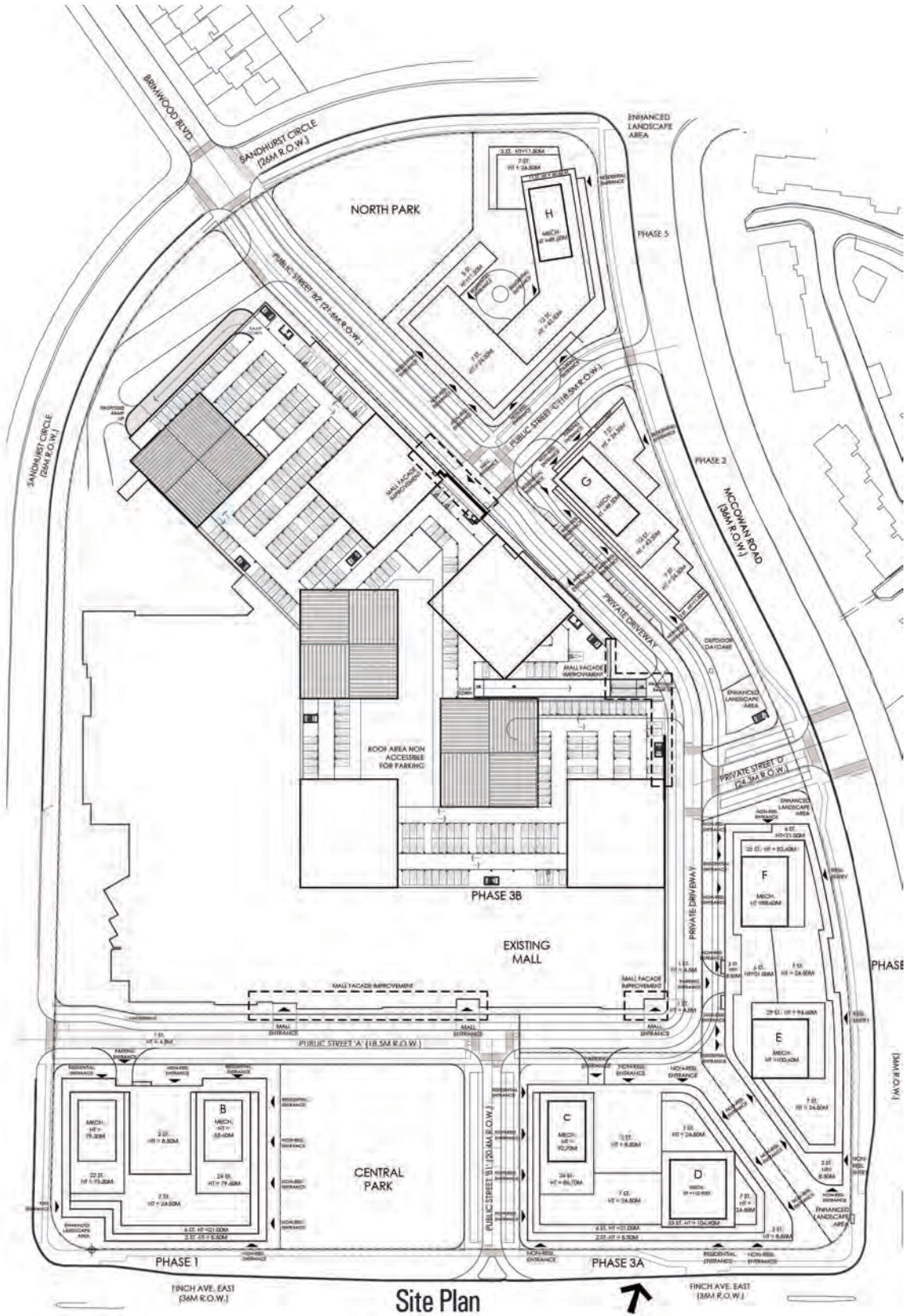
- There is support for a phased approach to any new development.
- Questions were raised on how potential impacts of construction would be mitigated, especially considering impacts to seniors as well as traffic and road safety.

## Woodside Square Mall as a Community Hub

- Many members of the community identified Woodside Square mall as an important community hub. While the mall building is retained as part of the proposed development, any potential long-term redevelopment of the mall lands must consider the significance of the mall and the function it serves in the community. This includes a central place to access services, a free and low-barrier place to gather, a meeting space for seniors, a community "entertainment hub," and a place with culturally important events and spaces that are meaningful to the entire community - such as outdoor tai chi, Chinese banquet halls and annual Lunar New Year events, festivals

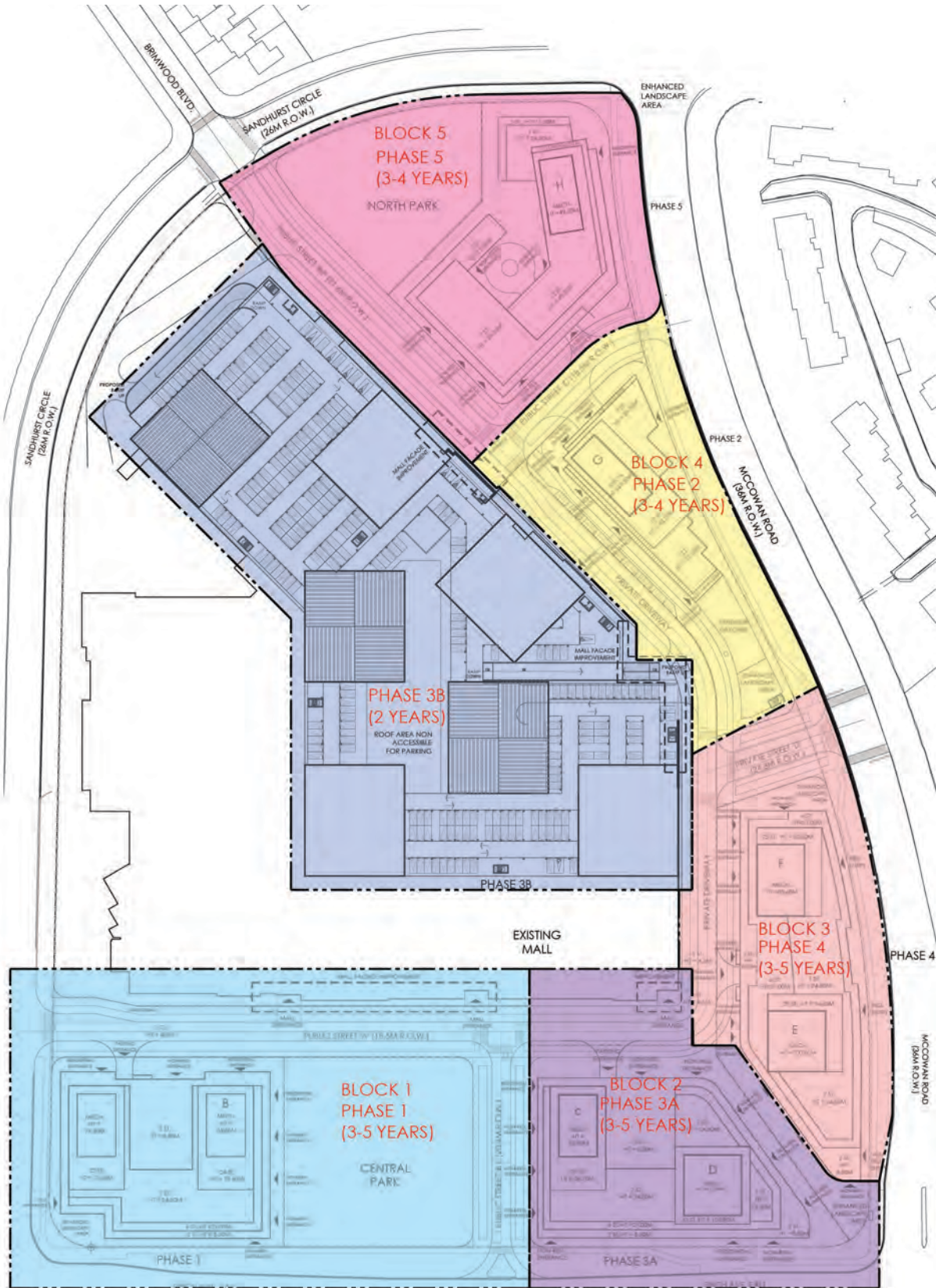
and celebrations such as Asialicious, film festivals, and Woodside Square Cinemas which shows Hindi and Tamil films. This sense of a community hub, providing entertainment, cultural events, a variety of community services, and spaces to gather and build community, should guide the long-term vision for the site.

# Attachment 8: Site Plan



Site Plan

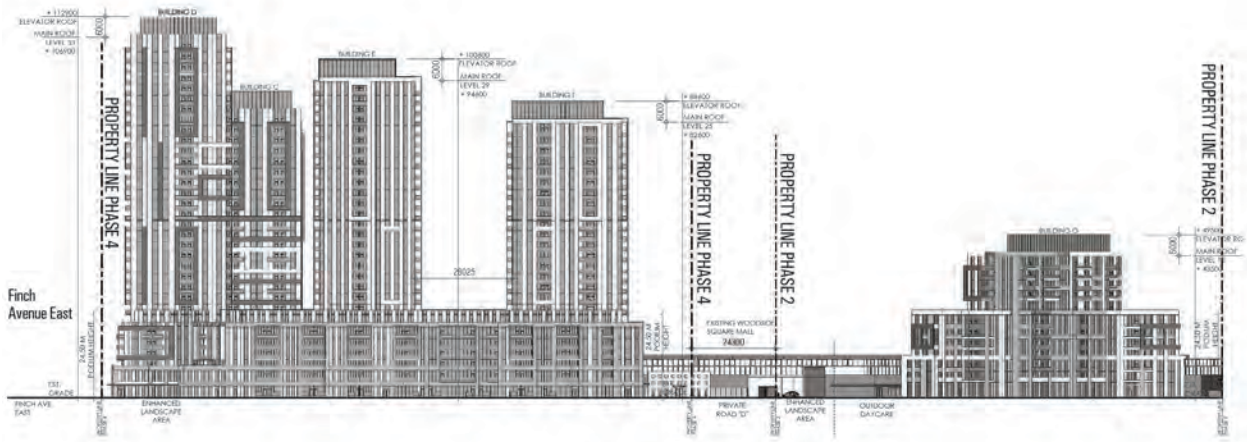
# Attachment 9: Phasing Plan



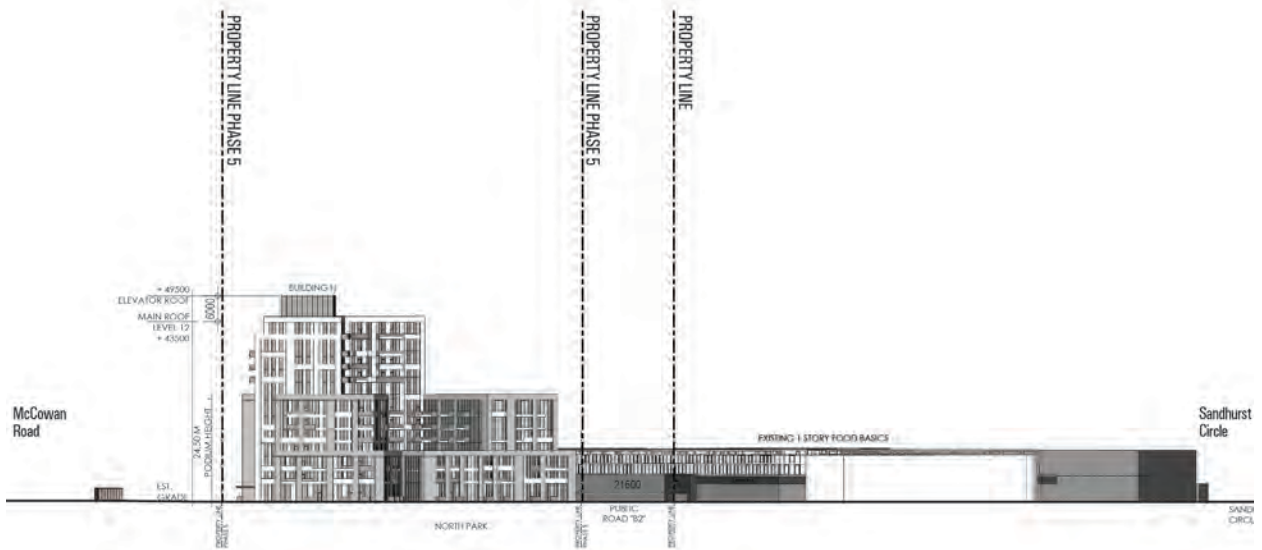
Phasing Plan



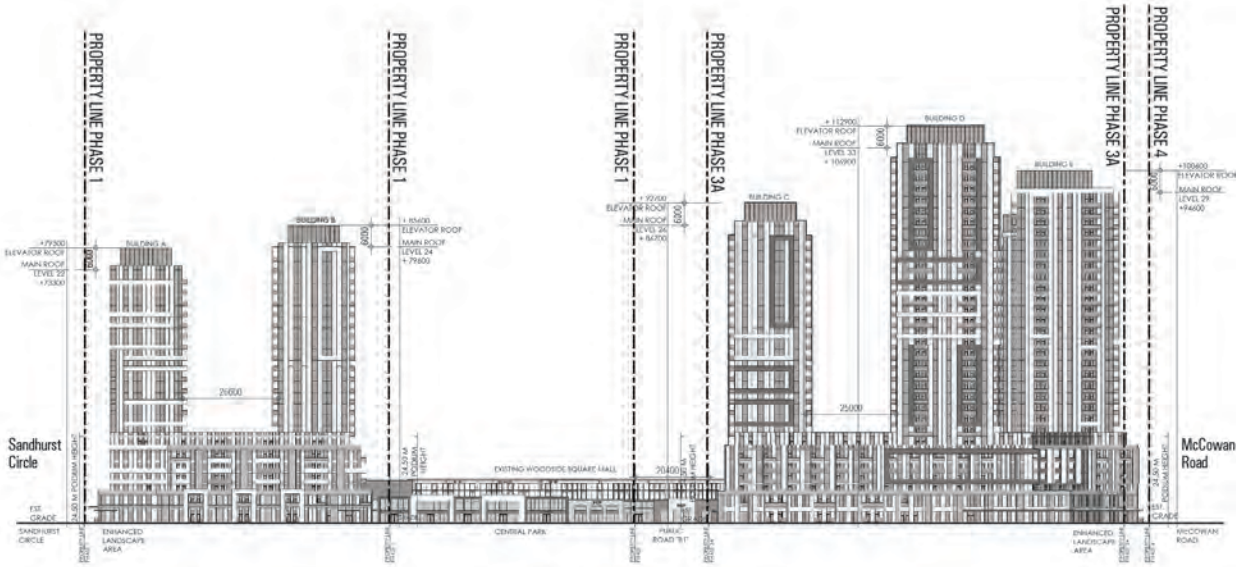
# Attachment 10: Elevations



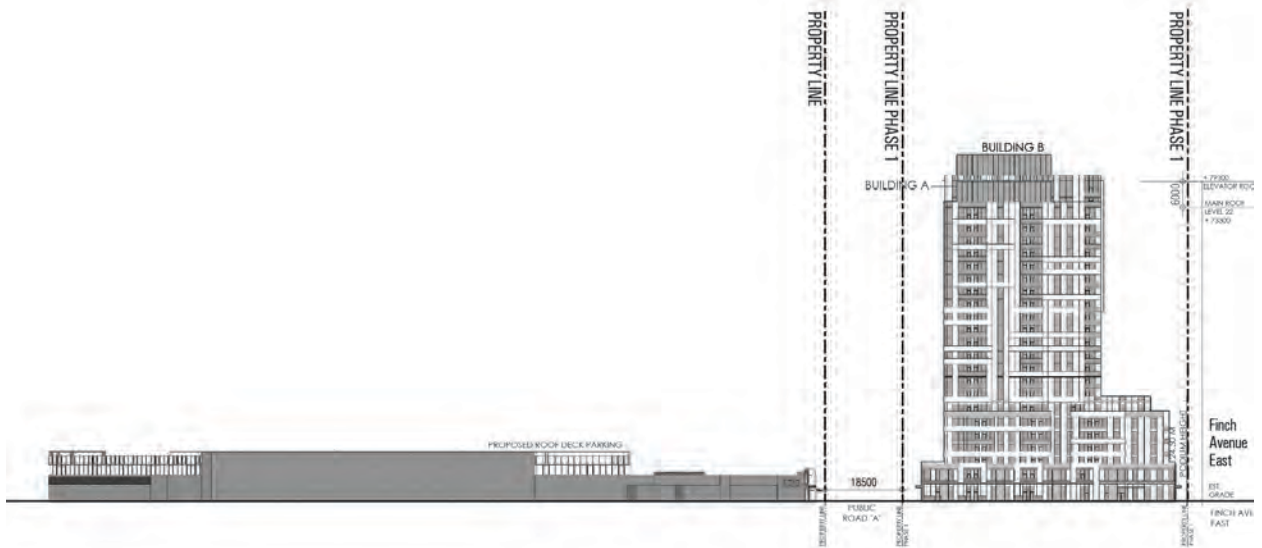
East Elevation



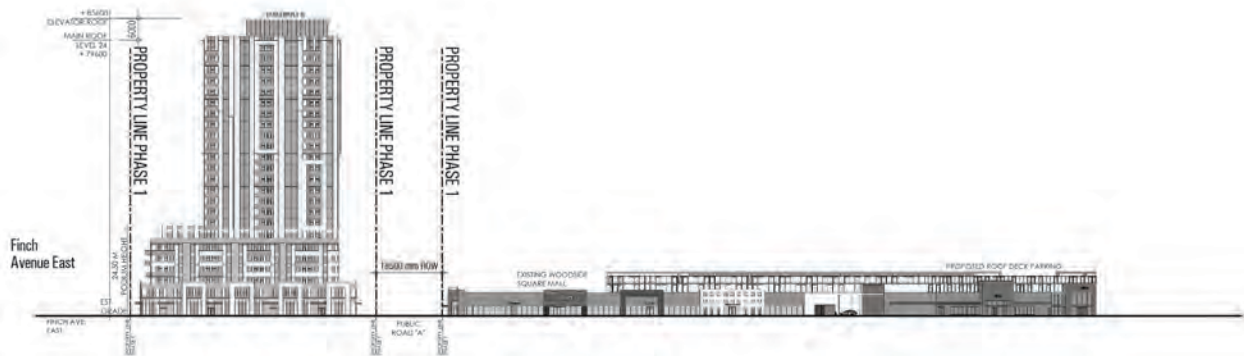
North Elevation



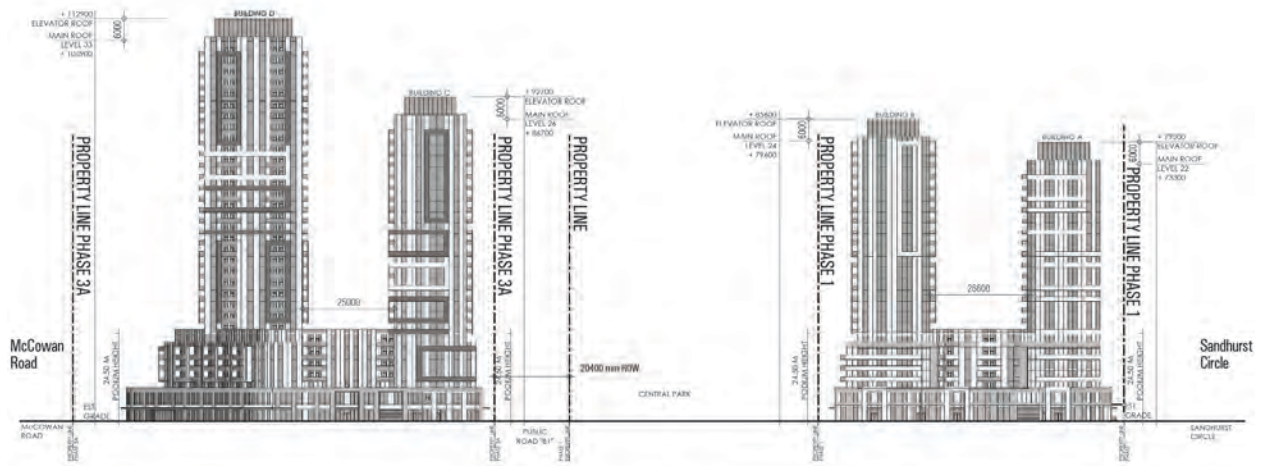
South Elevation



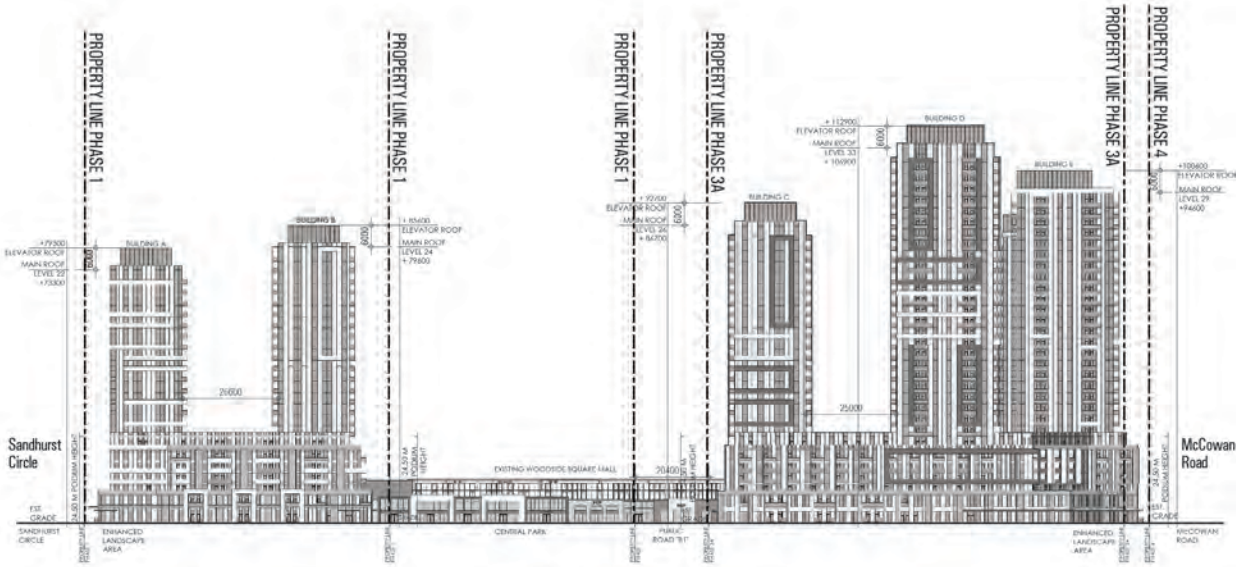
West Elevation



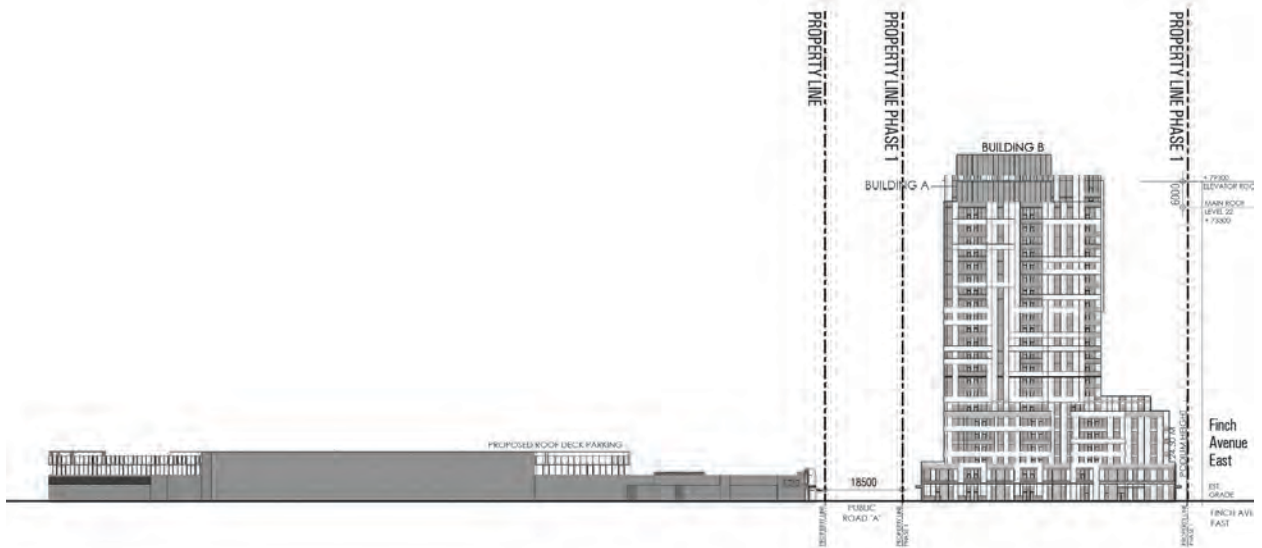
East Internal Elevation



North Internal Elevation



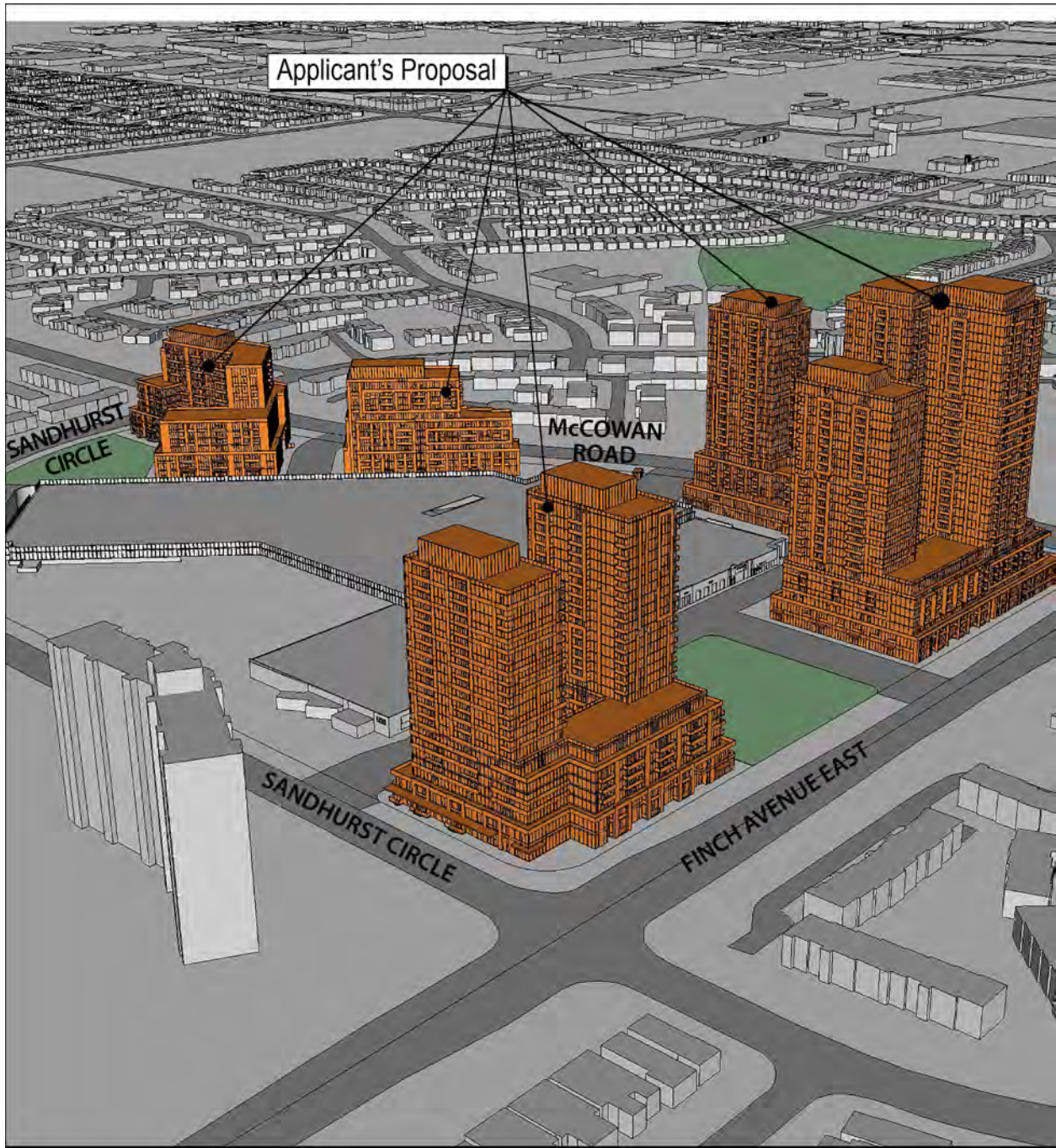
South Elevation



West Elevation



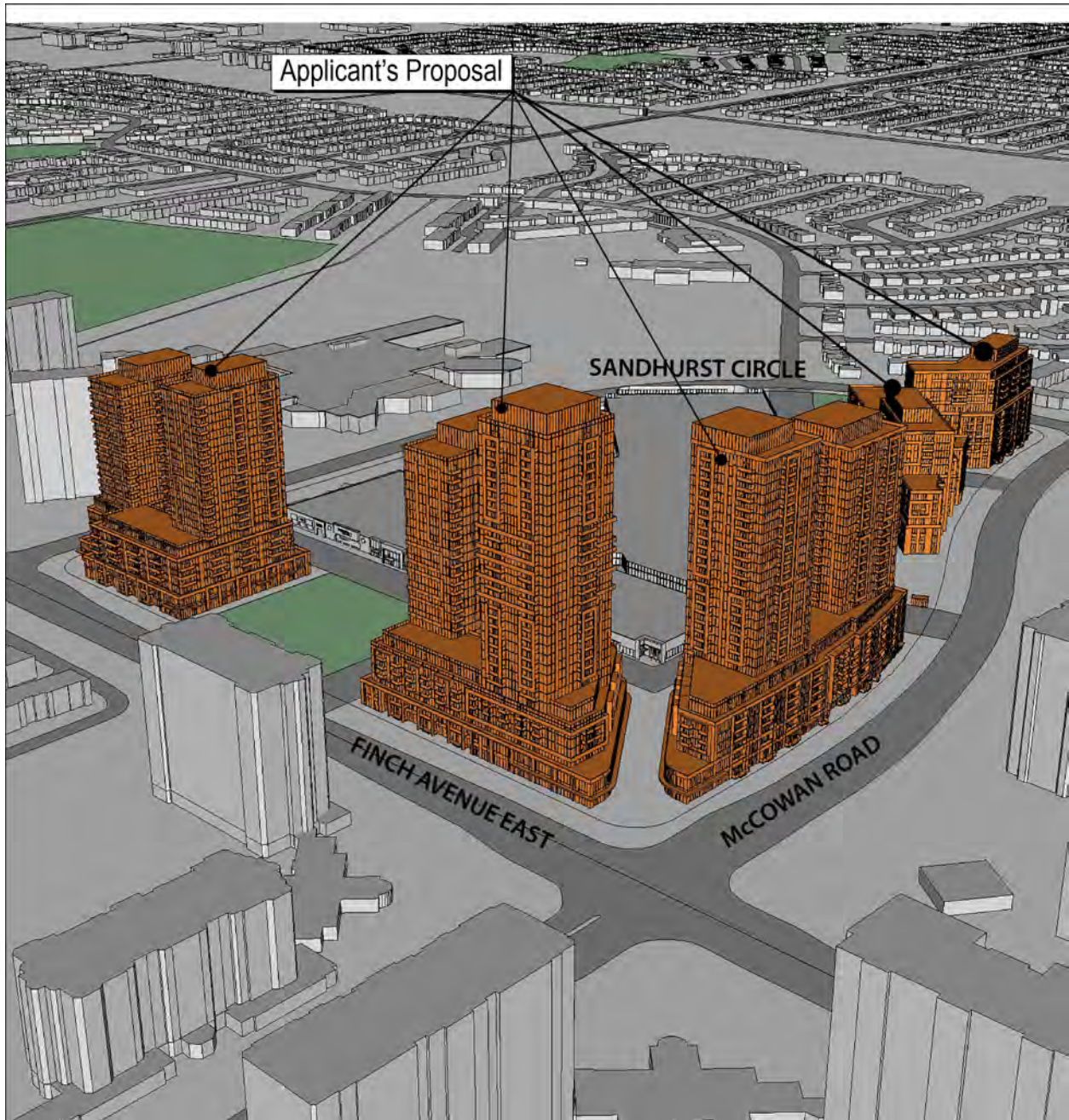
# Attachment 11: 3D Model in Context - Northeast



View of Applicant's Proposal Looking Northeast

08/21/2023

# Attachment 12: 3D Model in Context - Northwest



View of Applicant's Proposal Looking Northwest



08/21/2023

**Attachment 13: 3D Model in Context - Southeast**



**View of Applicant's Proposal Looking Southeast**



08/21/2023

# Attachment 14: 3D Model in Context - Southwest



View of Applicant's Proposal Looking Southwest



08/21/2023