

Woodside Square Planning Review: City-Initiated Official Plan Amendment – Final Report

Date: August 21, 2023

To: Scarborough Community Council

From: Acting Director, Community Planning, Scarborough District

Wards: 23 - Scarborough North

Planning Application Number: 19 182375 ESC 23 TM

Related Application: 20 151730 ESC 23 OZ

SUMMARY

This report recommends approval of Official Plan Amendment 675 (OPA 675) which provides a planning framework for future development on the Woodside Square site, municipally known as 1571 Sandhurst Circle, and advances the vision developed through the Woodside Square Planning Review ("the Planning Review"). The proposed OPA deletes and replaces Site and Area Specific Policy 236 (SASP 236) and provides for the introduction of residential intensification onto the subject lands while identifying important city-building components that will support the infill redevelopment of the lands surrounding the existing mall building. The emerging planning framework provides for the retention of the existing mall building in the short and medium term while contemplating potential partial or total redevelopment of the mall building in the long term. The near term intensification would be supported by the creation of new public streets and blocks, public parkland, public realm enhancements and improved connectivity and pedestrian safety.

City Council directed City Planning staff to initiate the Planning Review for the subject lands in 2019 after the landowner indicated a desire to redevelop the parking areas around the mall with residential and other uses. Under the current planning permissions for the subject lands, no uses are permitted other than Places of Worship or commercial uses are permitted until a planning review has been completed to Council's satisfaction.

The purpose of the Planning Review was to determine the appropriateness of providing additional land use permissions and establish a policy framework necessary to implement any future redevelopment of the site. The proposed OPA was developed as an outcome of the Planning Review and is based on the draft policy directions adopted by City Council on May 11, 2022.

Shortly after the Planning Review was initiated, a Zoning By-law Amendment application was submitted by the owners of the subject lands for a portion of the site. A

separate report recommending approval of the proposed Zoning By-law Amendment is also before Council.

The Planning Review benefitted from a thorough public consultation process, the concurrent review of a major development application and the input of staff from various City Divisions and commenting agencies. It advanced through four phases. Phases 1 and 2 (Preliminary Consultation and Study Initiation & Visioning) were completed in 2019 and 2020 and developed a vision for the subject lands. Phase 3 (Design, Testing & Analysis) was completed in 2022 and included community and stakeholder consultation, two presentations to the City's Design Review Panel and the presentation of draft policy directions for adoption by City Council. Phase 4 (Final Reports & Plans) has advanced since the conclusion of formal stakeholder and community consultation in Fall 2022 with the development of a final Site and Area Specific Policy recommended for approval by this Final Report.

This planning framework proposed through OPA 675 will facilitate the comprehensive and orderly development of a complete community on the subject lands. While the land uses on site evolve, the recommended SASP policies ensure that the emerging community retains a distinct identity while integrating with the existing context, building on the current function of Woodside Square as an economic, social, and community services centre within the Agincourt North community. City Planning staff recommend that City Council amend the Official Plan to implement the outcomes of the Woodside Square Planning Review.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan, for the lands at 1571 Sandhurst Circle substantially in accordance with the draft Official Plan Amendment attached as Attachment 5 to this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment as may be required.
3. City Council direct the City Solicitor and appropriate City Staff to attend and support the recommended Official Plan Amendment should the Official Plan Amendment be appealed to the Ontario Land Tribunal.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

EQUITY IMPACT STATEMENT

The Official Plan outlines a vision for the City that is grounded in planning principles that support successful city-building, including building a City that is diverse, equitable and inclusive. This includes a future where a range of housing choices are available that support people within their communities within all stages of their lives, that celebrates and supports cultural diversity, provides access to good jobs and a range of leisure and recreational opportunities, protects and nurtures the natural environment, provides safe and inviting places for everyone regardless of age or ability, and where communities have access to opportunities, resources and services.

The recommended Official Plan Amendment includes policies that support the provision of a range of community services and spaces, employment opportunities, affordable housing, parks and open spaces, and a safe and accessible public realm in order to work towards this vision.

DECISION HISTORY

City Council Direction

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.

Council's decision and the staff report can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.SC8.5>

Woodside Square Planning Review Proposals Report

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.

Council's decision and the staff report can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2022.SC31.11>

Zoning By-law Amendment Application

A Zoning By-law Amendment application for a portion of the subject lands was submitted on June 5, 2020 and deemed complete on November 13, 2020. A preliminary report on the application 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>

POLICY AND REGULATION CONSIDERATIONS

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.

BACKGROUND

Site and Surrounding Context

Since it first opened in 1977, Woodside Square has continued to evolve as a retail and commercial centre at the northwest corner of Finch Avenue East and McCowan Road. As shown in Attachment 1, the subject site, municipally known as 1571 Sandhurst Circle, comprises the entire block bound by Finch/McCowan and Sandhurst Circle, and is 9.85 hectares in size.

Woodside Square is located at the centre of the Agincourt North neighbourhood and serves as the neighbourhood's primary retail and community services hub. The three other corners of the intersection of McCowan Road and Finch Avenue East as well as lands to the west along Finch Avenue East contain high-rise residential buildings surrounded by generous amounts of green space. Albert Campbell Collegiate Institute and Brimwood Junior Public School border the property at the central portion of Sandhurst Circle on the west. Low-rise residential uses (townhomes) border the northern portion of the site on the opposite side of Sandhurst Circle and McCowan Road. The orthographic image in Attachment 2 shows the existing context surrounding the subject lands.

McCowan Road and Finch Avenue East are both identified on Map 3 of the Official Plan as major streets with 36-metre rights-of-way. Finch Avenue East and McCowan Road

south of Finch are also identified as transit priority segments on the Surface Transit Priority Network (Map 5). The site is currently not served by higher order transit; however, McCowan Road may have bus or light rail rapid transit in the future, as outlined in Metrolinx's 2041 Regional Transportation Plan (2018). Similarly, Finch Avenue East is identified as part of RapidTO for study of priority bus lanes. The extension of Line 2 to Sheppard Avenue East and McCowan Road is currently under construction 2 kilometres south of the subject site.

Policy Context

The subject lands are designated on Official Plan Map 19 as a *Special Policy Area* (see Attachment 3) and is subject to Site and Area Specific Policy 236. Adjacent land use designations include *Apartment Neighbourhoods* and *Neighbourhoods*. Pursuant to the current SASP, the only permitted uses are "Places of Worship, and commercial uses designed to provide a population of 50,000 to 125,000 within an approximate 4 kilometre radius with a wide range and variety of goods and services, especially comparison shopping goods and services (department store type merchandise)." SASP 236 goes on to state that "No other uses are permitted until a planning review of the area has been completed to Council's satisfaction."

PLANNING REVIEW PROCESS

The Planning Review advanced through four phases as illustrated in Attachment 4.

A detailed overview of the process, including a summary of the Review's guiding themes and study goals, can be found within the Proposals Report described under the Decision History section of this report.

As directed by Council, a final round of consultation using the draft policy directions as a basis occurred in Summer 2023 with a final Local Advisory Group (LAG) meeting. The LAG provided feedback on the draft policy directions which was incorporated into the final policy design and analysis.

Engagement and Consultation

The Planning Review's engagement consultation process is largely summarized in the Proposals Report described above. Consultation events begin with in-person pop up consultation on the mall site, along with an in person open house and public meeting held prior to the pandemic. Engagement moved to virtual settings in accordance with City Planning practices and a website and email address were established to ensure ongoing communication with the public. At major public meetings, translation services were provided, including real-time translation of the May 2021 virtual public meeting. All Planning Review materials, including public meeting summaries, are posted on the Woodside Square Planning Review website:

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

A Local Advisory Group (LAG) was established and met a total of three times since the initiation of the Planning Review: August 2020; July 2021; and July 2022. The LAG has provided key feedback on the goals of the Planning Review as well as the policy directions that emerged through analysis of feedback received throughout the Planning Review process and other research and analysis on the part of City staff. The third LAG meeting confirmed that the draft policy directions aligned with the community's expressed priorities and vision, with LAG members providing feedback that supported the refinement of the final policies.

Summary of Planning Review Feedback

There is general community support for the goals of the Planning Review. City staff worked with the applicant and consulted with the local community and the LAG to better understand any potential concerns around the perceived or real impacts of additional density and the introduction of new land uses to the site.

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 Planning 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

- Local stakeholders looked for the Planning 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. Layby and short-term ground-level parking spaces were identified as useful to supporting the existing mall uses.

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. Any future 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. The community stressed that policy should secure space suitable for holding large community events.
- 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.
- Accessibility was raised as an important guiding principle for the public realm, including the provision of seating areas throughout the site but especially adjacent to transit stops to support members of the community including families and seniors.

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.
- The need for clear improvements to the street network, including existing streets, to support each phase of development was identified.

Woodside Square Mall as a Community Hub

- Many members of the community identified Woodside Square mall as an important community hub. While the development proposal currently being reviewed by City Planning intends to retain the mall on site, any potential long-term redevelopment of the site 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.

1571 Sandhurst Circle Development Application

A report recommending approval of the proposed Zoning By-law Amendment for 1571 Sandhurst Circle is also before City Council. The proposed development would retain the existing mall building and develop a diverse mix of residential uses, commercial space, community uses and new grade-related uses on the existing surface parking areas comprising an area of 3.94 hectares, and is proposed to occur over five phases.

The proposal includes 2,555 residential units, of which 216 are proposed for seniors housing. A childcare facility is to be provided as part of Phase 2 and secured as an in-kind community benefit before further development is permitted. A rooftop parking structure would be constructed as part of Phase 3B in order to replace the parking spaces removed through infill development of the surface parking areas serving the

mall. In all, the proposal would permit an additional 202,903 square metres of gross floor area (GFA) to the site.

The proposal also includes the addition of a new street network, with four new public streets proposed. The development would also provide two public parks, one to be provided in Phase 1 with the second proposed to be provided as part of Phase 5 for a total of approximately 0.8 hectares of public park space. Five smaller privately-owned, publicly-accessible open spaces (POPS) are proposed along the site corners and key midblock points. A new childcare facility is proposed to be constructed and conveyed to the City as an in-kind community benefit contribution.

Detailed project information, including plans and reports, can be found on the City's Application Information Centre at:

<https://www.toronto.ca/city-government/planning-development/application-details/?id=4763239&pid=122446>

The proposed development was reviewed in the context of the Planning Review. It informed and assisted in the development of the recommended policies for the Woodside Square lands and was influenced by the community engagement and planning analysis undertaken through the Review. For a more complete discussion of the proposal, please refer to the 1571 Sandhurst Circle Zoning By-law Amendment Decision Report - Approval.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have had an opportunity to view the oral submissions made at the statutory public meeting held by the Scarborough Community Council.

RECOMMENDED SITE AND AREA SPECIFIC POLICY

Official Plan Amendment 675 (Attachment 5) proposes a planning framework that will guide the evolution of the subject lands into a complete community that has a distinct identity which contributes to and enhances the surrounding neighbourhoods. As residential uses emerge on the site around the retained mall building, the policies ensure the site will maintain its function as an important economic, social and community services centre of the Agincourt North community. Through appropriate and orderly phasing, these policies will ensure that development of the lands around the existing mall building would not preclude the future long-term city building opportunities for the subject lands should the mall building be reduced in size or removed entirely. The recommended OPA sets the stage for physical growth and improvement, providing for extension and enhancement of the public realm, appropriate built form and improved connectivity to and through the site. The policy framework provides for the development potential for over 4,000 new residents and approximately 950 jobs (new and retained) over the next 15-20 years.

OPA 675 redesignates the entirety of the Woodside Square lands to *Mixed Use Areas* with the exception of two future park areas which will be designated *Parks*. OPA 675 also brings forward a new SASP 236 deleting and replacing the existing site specific policies that accompany the existing land use designation. The recommended SASP is organized into eight sections as a comprehensive planning framework to inform future development of the site as noted below:

1. Vision and Guiding Principles

The Site and Area Specific Policy sets out the above noted high level vision and a set of guiding principles as follows:

- The Woodside Square mall is an important community hub and serves a variety of functions in the Agincourt North community,
- As residential uses emerge on site, the site will retain this economic function while continuing to provide access to:
 - Community services
 - Retail, including essential retail and culturally-specific retail and restaurants
 - Unique programming and spaces including night markets, community events, recreation, entertainment and film festivals
 - Low-barrier opportunities for informal gathering

Residential uses are provided for throughout the site, subject to the policies of the SASP. To support the mall's function in the community, the policy separates the lands into two distinct *Mixed Use Areas*. Development will occur in the short to medium term within the lands fronting Finch Avenue East and McCowan Road with the mall building to be retained, while protecting for potential future redevelopment of the mall lands. The infill development area comprising Blocks 1 through 5 is identified as *Mixed Use Area 'A,'* while the mall building is identified as *Mixed Use Area 'B,'*. Additional policies provided in other sections to determine criteria for permitting development should the mall be partially or wholly removed over the long term.

2. Structure and Public Realm Policies

The policies support the emergence of a vibrant, green and interconnected public realm through securing improvements to the existing mall along with Enhanced Landscape Areas throughout the site. These are identified in Map 1 of the SASP in Attachment 5. Map 1 of the SASP also establishes development blocks and a new public street network that will contribute to a safe multi-modal transportation network for users of all ages and abilities.

The infill of the existing parking lots will development will improve the public realm along Finch Avenue East and McCowan Road, but eventually alternative means of providing parking for the retained mall building will be necessary. The applicant has advanced that a rooftop parking deck is potentially an option and as such the policies seek to ensure that any rooftop parking structure on the existing mall building would also need to be adaptable as a special event space. This will help to support the continued function of the site as a community entertainment hub in the near term,. Public realm

policies also ensure that the near term development of the public realm protects for possible future expansion of the public realm to other parts of the site should the mall building redevelop.

3. Land Use and Built Form Policies

Changes to Official Plan Land Use Map 19 are shown in Attachment 5. As noted above the site will be redesignated *Mixed Use Areas* with the two public parks to be designated *Parks*. However the SASP further refines the land use designation by designating lands *Mixed Use Areas 'A'* and *Mixed Use Areas 'B'* with specific development criteria and requirements for each.

Mixed Use Areas 'A'

In *Mixed Use Areas 'A'*, at-grade non-residential uses will be required at certain locations to facilitate a retail "high street" internal to the site, and to ensure the site continues to function as a vibrant, mixed-use community, with non-residential at-grade uses encouraged throughout the site.

Tall and mid-rise buildings will be permitted within *Mixed Use Area 'A'*, with tall buildings focused along the Finch Avenue East frontage and the Finch Avenue East and McCowan Road intersection and mid-rise buildings located along McCowan Road to the north portion of the subject lands in order to transition in scale to low-rise *Neighbourhoods*.

Mixed Use Area 'A' will include two public parks. A minimum 4,633 square metre public park would be located along Finch Avenue East that would serve as a central gathering space for the emerging and existing community with the ability to be programmed for a variety of community event and gathering functions. An additional minimum 3,247 square metre public park will be located near the south side of the intersection of Sandhurst Circle and Brimwood Boulevard. This park is to have a recreational / open space function due to its proximity to mid-rise and low-rise areas, and design of this park is to be determined through future community consultation.

Mixed Use Areas 'B'

Within *Mixed Use Area 'B'*, policies require the retention and creation of spaces suitable for large public gatherings, entertainment, and community events. In the event the mall building redevelops, development in *Mixed Use Area 'B'* will comprise secondary levels of heights and density with appropriate built form which transitions in scale towards the north of the site. Redevelopment of *Mixed Use Areas 'B'* would be encouraged to replace the community functions and non-residential uses currently provided by the existing mall. This could occur through the connection to retail "high streets," established in *Mixed Use Areas 'A'*, the provision of indoor and outdoor publicly accessible spaces that support gathering, events, entertainment and recreation, and consideration for culturally relevant uses such as banquet halls and theatres that may not be accommodated by typical building floorplates. Any redevelopment must also

connect with and respond to the public realm and structure components of *Mixed Use Area 'A'*, including potential expansion of open spaces and transitioning in scale towards the north of the site. This would be implemented through a rezoning application for *Mixed Use Area 'B'* which would also require, at minimum, replacement of the non-residential gross floor area of the existing mall.

Any future redevelopment of the mall building within *Mixed Use Area "B"* is to extend the existing public realm with a significant Parks and Open Spaces component. Refer to Map 1 in Attachment 5 for the conceptual structure and public realm plan for a potential long-term development scenario. *Parks* secured through the redevelopment of *Mixed Use Area 'A'* will be sited with potential opportunities for expansion in the event of redevelopment in *Mixed Use Area 'B.'*

4. Mobility Policies

A new internal public street network will emerge over time as areas within the site redevelop. The policy maps in Attachment 5 shows the short- to mid-term street network that would support the development of *Mixed Use Area 'A,'* in addition to the conceptual long-term street network including *Mixed Use Area 'B.'*

Improvements to existing roads and intersections would also be a requirement through development, including pedestrian and cycling facilities that support accessibility and safety for all road users.

5. Sustainability Policies

The SASP supports existing Official Plan policies that encourage sustainable development, including through implementation of the Toronto Green Standard (TGS). Policies encourage development that supports resilience, enhances biodiversity, and reduces carbon emissions.

6. Housing and Community Services Policies

Together, *Mixed Use Area 'A'* and *Mixed Use Area 'B'* are 9.85 hectares and form a large site under Official Plan Policy 3.2.1.9. This Official Plan policy requires the provision of affordable housing as the first priority community benefit on sites larger than 5 hectares and has been implemented through different delivery mechanisms including, for example, the provision of land for affordable housing, on-site affordable units or the conveyance of affordable units to the City or a non-profit. Under the Community Benefits Charge framework, affordable housing is considered an in-kind community benefit.

The SASP supports the provision of affordable housing in accordance with Official Plan Policy 3.2.1.9. At the time *Mixed Use Area 'B'* undergoes redevelopment, a Housing Issues Report would be required as part of a complete Zoning By-law Amendment application which is to outline the affordable rental housing proposed to be provided in *Mixed Use Area 'B'* to address the Large Sites Policy requirements for the entire site, including *Mixed Use Areas 'A'* and *'B'*.

The SASP supports provision of the community services and facilities priorities identified in the Summary of Planning Review feedback in this report. Any future redevelopment applications will be encouraged to incorporate these priorities where possible. Given the significance of Woodside Square Mall and the scale of the phased development of *Mixed Use Area 'A,'* the SASP also supports the delivery of an in-kind community benefit contribution focused on the provision of community services within *Mixed Use Area 'A'.*

7. Phasing and Implementation Policies

The SASP would secure the phased redevelopment of *Mixed Use Area 'A.'* Map 1 of Attachment 5 illustrates the individual development blocks of *Mixed Use Area 'A.'* The mall building is considered an important asset to the community and is intended to remain in place for a considerable amount of time. In the event *Mixed Use Area 'B'* redevelops, the structure and public realm should be generally consistent with the conceptual framework shown in the recommended SASP and refined through a zoning by-law amendment and plan of subdivision process to achieve the intent of the proposed policies. Any zoning by-law amendment application within *Mixed Use Area 'B'* is to encompass the entirety of Area 'B' in order to ensure comprehensive consideration of all policy objectives.

Approval of a Draft Plan of Subdivision will be required as part of a complete application of any Site Plan Control application within *Mixed Use Area 'A'* in order to secure the related infrastructure improvements and street network required. Any infrastructure and servicing upgrades are required to be secured to support any proposed phase of development.

Draft Urban Design Guidelines have been developed as part of the Zoning By-law Amendment application for the lands within *Mixed Use Area 'A'* and are to apply to the subject lands. Finalized Urban Design Guidelines and a Public Art Plan will be secured through a Draft Plan of Subdivision for the *Mixed Use Area 'A'* lands. They will provide detailed guidance on the design and organization of the built environment and public realm and will support implementation of the SASP.

Conclusion

The Official Plan Amendment found at Attachment 5 of this report reflects the outcome of the Woodside Square Planning Review and build on the policy directions adopted by City Council in 2022. The input received through community consultation and the feedback provided throughout the process from the community, stakeholders, and staff shaped the planning framework that will guide the gradual transformation of Woodside Square into the future.

The Planning Review provided an opportunity to explore ways to recognize the importance and utility of this site to the local community while evaluating and responsibly introducing new land uses and densities. It was heard clearly throughout the process that Woodside Square serves an important role in the Agincourt North community as a local, community-focused shopping mall and any redevelopment of the lands should continue to provide for this function.

While the site's paved surface parking areas served the mall when it was originally built, these areas now represent an opportunity to introduce new mixed-use development and support a shift towards a complete community with a safe, multi-modal mobility network and a range of housing options. The OPA will inform the phased infill redevelopment of the mall's surface parking lots, identified as *Mixed Use Area 'A'*, such that a complete community emerges that enhances the existing site and provides for opportunities to consider the long term redevelopment of the mall lands on *Mixed Use Areas 'B'*. Adoption of the OPA is an important step towards securing a vibrant and connected community well into the future. The associated development application advances this vision through managing growth that will support and complement the existing community hub. Staff recommend that City Council support this outcome and adopt the recommended Official Plan Amendment attached to this report.

CONTACT

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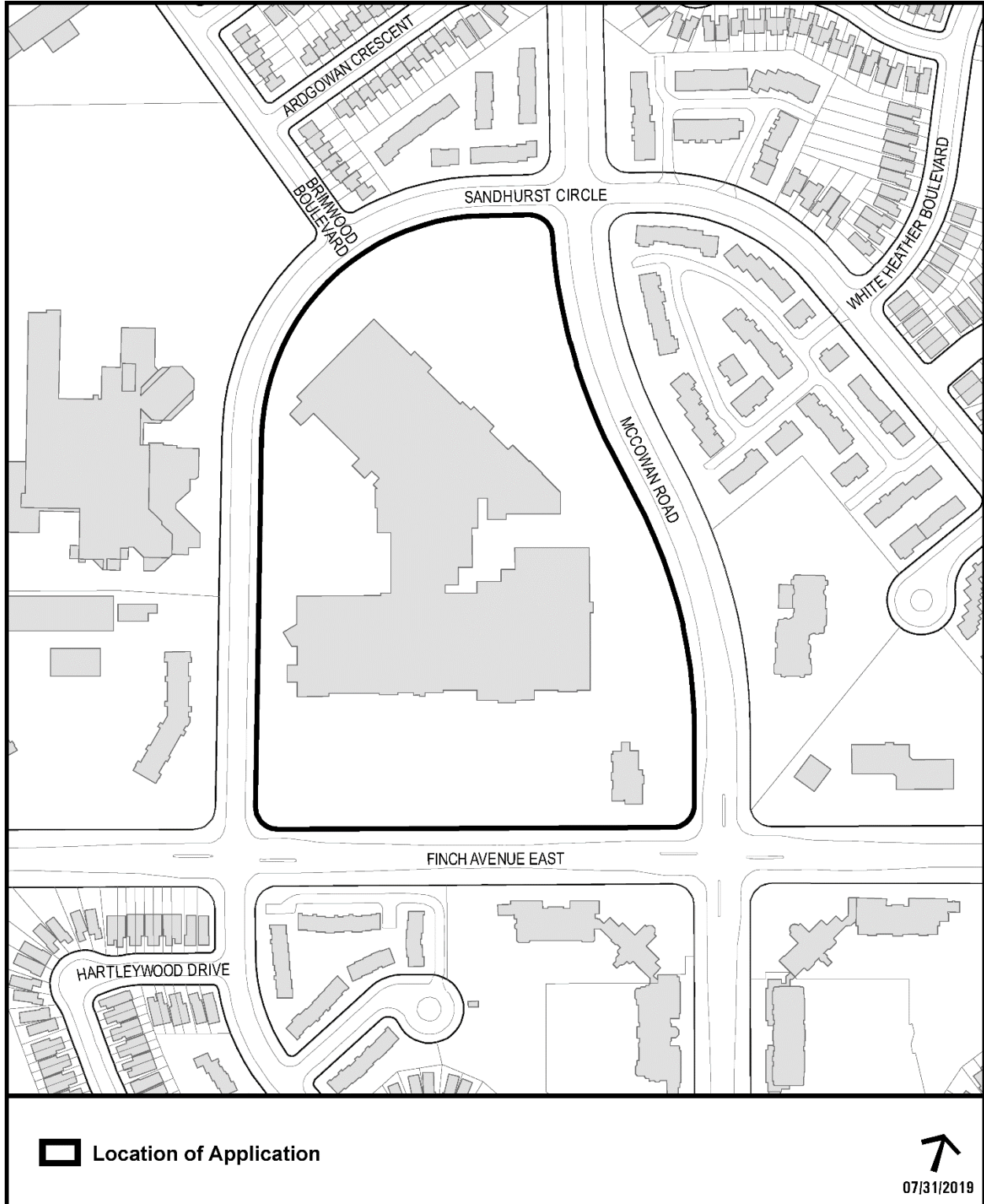
SIGNATURE

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

ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Existing Site Context
Attachment 3: Land Use (Existing)
Attachment 4: Woodside Square Planning Review Process
Attachment 5: Draft Official Plan Amendment

Attachment 1: Location Map



Attachment 2: Existing Site Context



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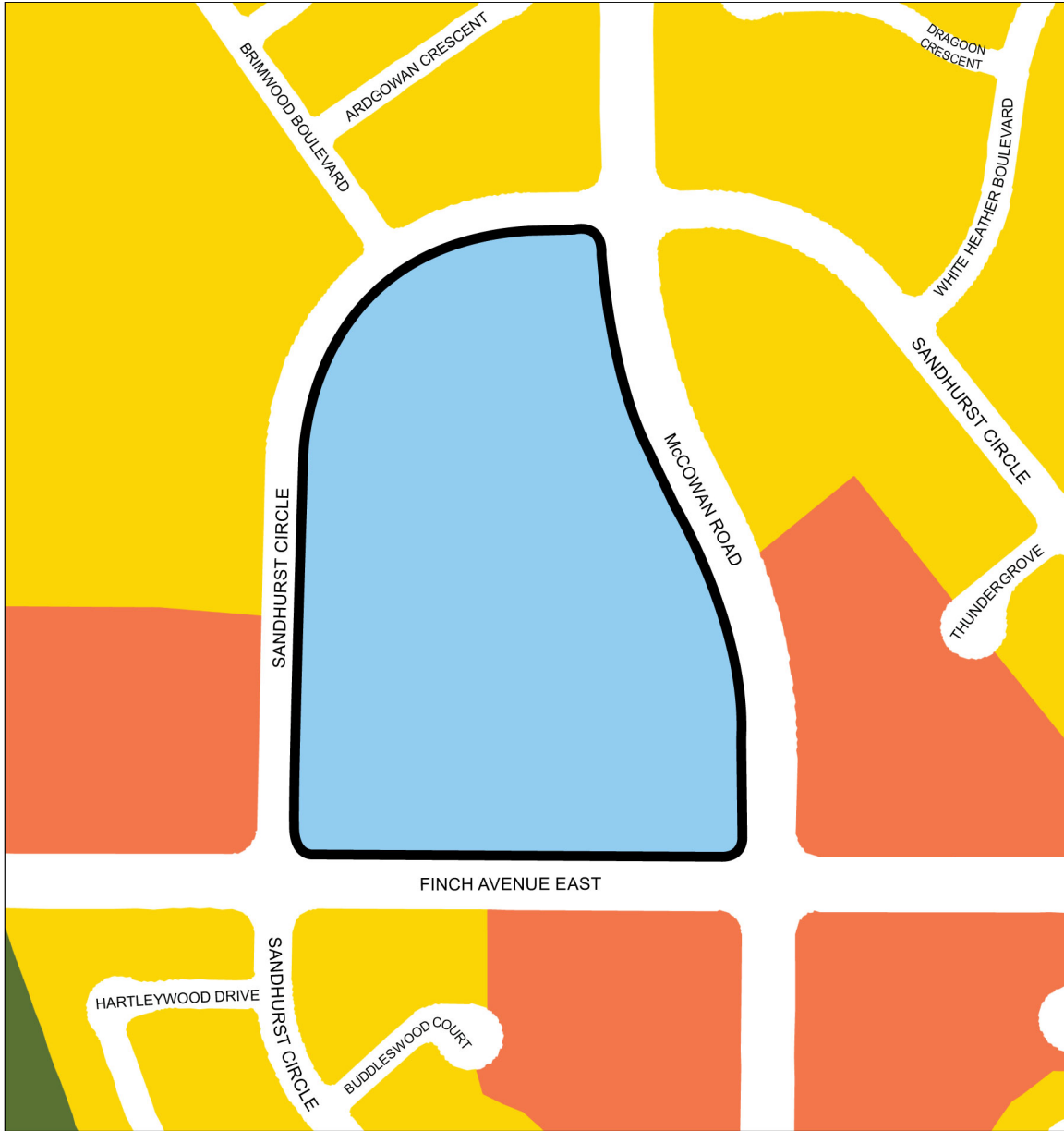
1571 Sandhurst Circle

File # 19 182375 ESC 23 TM

 Location of Application


Not to Scale
03/18/2022

Attachment 3: Land Use (Existing)



1571 Sandhurst Circle

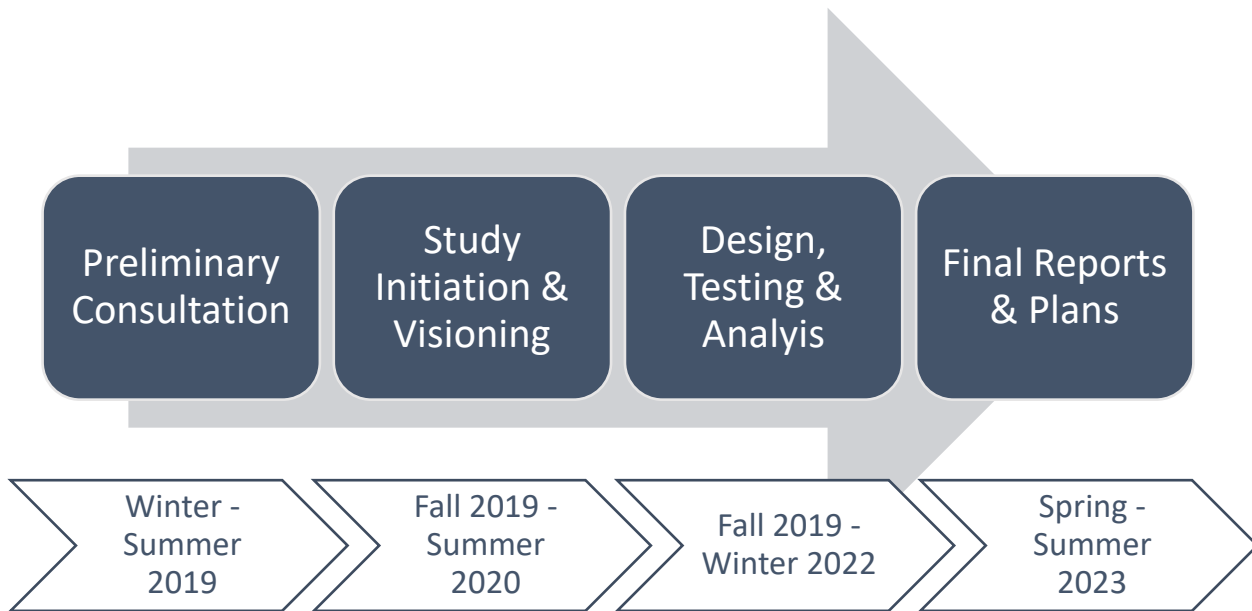
Official Plan Land Use Map #19

File # 20 151730 ESC 23 0Z

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

↑
Not to Scale
07/27/2020

Attachment 4: Woodside Square Planning Review Process



Attachment 5: Draft Official Plan Amendment

(Attached separately as a PDF)