

Attachment 5: Draft Official Plan Amendment

Authority: Scarborough Community Council Item ~, as adopted by City of Toronto Council on ~, 2023

CITY OF TORONTO

BY-LAW --2023

To adopt Amendment 675 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2023 as 1571 Sandhurst Circle

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

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

The Council of the City of Toronto enacts:

1. The attached Amendment 675 to the Official Plan is adopted pursuant to the *Planning Act*, as amended.

Enacted and passed on ~ ~, 2023.

Frances Nunziata,
Speaker

John Elvidge,
City Clerk

(Seal of the City)

AMENDMENT 675 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2023 AS 1571 SANDHURST CIRCLE

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

1. Map 19, Land Use Plan, is amended by redesignating the lands at 1571 Sandhurst Circle as shown on Schedule 1 below from *Special Policy Area* to *Mixed Use Areas* and *Parks* as indicated on Schedule 1 of this OPA
2. Schedule 2, The Designation of Planned but Unbuilt Roads, is amended by adding new planned but unbuilt roads and links as follows:

Street Name	From	To
New Street A	Sandhurst Circle	New Street B
New Street B	Finch Avenue East	Sandhurst Circle
New Street C	McCowan Road	New Street B
New Street D	McCowan Road	Sandhurst Circle

Refer to Chapter 7, Site and Area Specific Policies, Site and Area Specific Policy 236, Structure Plan - Map 1, for the general location of the planned but unbuilt roads.

3. Chapter 7, Site and Area Specific Policies, is amended by deleting and replacing Site and Area Specific Policy 236, as follows:

236 – Lands at the Northwest Corner of McCowan Road and Finch Avenue East



1. General

- a) This Site and Area Specific Policy applies to lands fronting on Finch Avenue East, McCowan Road, and Sandhurst Circle. This Site and Area Specific Policy will ensure the development of the land will occur over time to allow a complete community to emerge that has a distinct identity and contributes to and enhances the surrounding community;
- b) As residential uses are introduced, the site will maintain its function as an important economic, social and community services centre of the Agincourt North Community. The Woodside Square mall is an important community hub and serves a variety of functions in the Agincourt North community, providing access to:
 - Community services
 - Retail uses, 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;
- c) To support the site's function in the community, the lands are separated into two distinct *Mixed Use Areas: Mixed Use Area 'A'* and *Mixed Use Area 'B,'* as shown on Map 2 – Land Use. The existing mall building within *Mixed Use Area 'B'* is considered an important asset to the community and is intended to remain in place for a considerable amount of time. Development will occur in the short to medium term within the lands fronting Finch Avenue East and McCowan Road in *Mixed Use Area 'A'* with the mall building to be retained and improved, while protecting for potential future redevelopment of the mall building lands in *Mixed Use Areas 'B'* in the long term;

2. Structure and Public Realm

The redevelopment of the subject lands will be generally structured as follows, and as shown on Map 1 - Structure and Public Realm Plan:

- a) Redevelopment of the subject lands will be organized by a vibrant, green and interconnected public realm as illustrated in Map 1;
- b) Redevelopment in *Mixed Use Area 'A'* will establish a public realm network that will protect for possible future expansion of the public realm onto lands designated *Mixed Use Area 'B'* should the mall building lands be redeveloped;
- c) Key components of the public realm network include public streets, private streets, public parks, Enhanced Landscape Areas (ELA), mid-block connections, public art installations, façade and landscape improvements to and around the existing mall building, as well as the potential roof top parking area as a public space for special events;

- d) New public streets will be created to establish appropriately-scaled development blocks and contribute to a safe multi-modal transportation network for users of all ages and abilities;
- e) New public parks will be created in *Mixed Use Area 'A.'* New public parkland will also be created in *Mixed Use Area 'B'*, should the mall building lands be redeveloped;
- f) Enhanced Landscape Areas (ELA) will be located at key pedestrian access points to the site to enhance the public realm, with additional landscaping, pedestrian amenities, and cycling facilities;
- g) Mid-block pedestrian/cycling connections will be provided at appropriate locations identified in Map 1 for enhanced connectivity on the site and to the surrounding areas;
- h) Public art installations will be provided to celebrate community identity, contribute to a sense of place, and enhance the quality of the public realm, potentially at key locations conceptually identified on Map 1, and the provision of public art will be considered through the Urban Design Guidelines as a condition of Draft Plan of Subdivision process;
- i) Façade and landscape improvements to and around the existing mall building will be provided at the existing mall entrances as conceptually shown on Map 1, and will be coordinated at key locations with new public streets, with pedestrian amenities and cycling facilities;
- j) Any potential rooftop parking structure or above grade parking constructed in association with the existing mall building will include structural capacity and design elements that facilitate adaptable use of parking areas as a space for special events, and must be designed to support and define the public realm at grade;

3. Land Use, Density and Built Form

General

- a) All land uses provided for in *Mixed Use Areas*, including residential uses, are permitted within *Mixed Use Area 'A'* and *Mixed Use Area 'B'* as illustrated in Map 2 and subject to the policies of this SASP;

Mixed Use Area 'A'

- b) *Mixed Use Area 'A'* will be redeveloped with appropriate heights, massing and density that support a long-term vision of the site and has appropriate regard for the future development potential within *Mixed Use Area 'B'*;

- c) Within *Mixed Use Areas 'A'*, development will include at grade non-residential uses including but not limited to retail, commercial, and community uses at the locations shown on Map 3. Additional at-grade non-residential uses are encouraged throughout the site, particularly when coordinated with Enhanced Landscape Areas;
- d) A mix of mid-rise and tall buildings will be deployed in *Mixed Use Area 'A'*, as appropriate for the surrounding context and as shown on Map 3. Tall buildings are to be focused along the Finch Avenue East frontage and the intersection with McCowan Road, with midrise built form along McCowan Road to the northern part of the subject lands;
- e) Maximum building heights will be distributed as shown on Map 3 Built Form;
- f) Non-residential uses with active frontages are to be generally provided along Street A to provide for the creation of a "retail high street", either through integration with externally accessed retail occurring within the existing mall building or future grade-related non-residential uses should *Mixed Use Area 'B'* be redeveloped;

Mixed Use Areas 'B'

- g) Within *Mixed Use Area 'B'* integration of the existing mall with new development within *Mixed Use Area 'A'* will be provided through:
 - Public realm improvements to mall entrances;
 - Provision of adequate parking to support the existing mall use as *Mixed Use Area 'A'* redevelops;
 - Retention and/or creation of space(s) suitable for large public gatherings, entertainment, and community events, such as a rooftop parking structure on the mall building, that:
 - Provides safe, public pedestrian access,
 - Considers amenities such as electricity, lighting, water, etc. that support public gatherings,
 - Identifies acoustic mitigation strategies to integrate residential and occasional entertainment uses;
- h) Future development in *Mixed Use Area 'B'* will comprise secondary levels of heights and density with appropriate built form, and will facilitate appropriate transition to lands designated *Neighbourhoods* to the north and west of the subject site and achieve other public realm and built form objectives;
- i) Future development in *Mixed Use Area 'B'* is to reflect the community functions and non-residential uses provided by the existing mall and complement the development within *Mixed Use Area 'A'*, such as by:
 - Consolidating non-residential uses along Public Streets A and B to create a high street for retail uses along Public Streets A and B;
 - Including publicly accessible indoor and outdoor spaces that allow for informal and formal gathering and recreation;
 - Considering culturally appropriate uses;

- Providing opportunities for culturally relevant uses such as banquet halls and restaurants, theatres, and other spaces through providing flexible building floorplates and spaces;
 - Providing spaces for community gathering, entertainment uses and events; and
 - Including public art as appropriate;
- j) Redevelopment of *Mixed Use Area 'B'* will be organized to properly connect with and when necessary extend the foundational components of the public realm and urban structure provided through the redevelopment of *Mixed Use Areas 'A.'* Redevelopment, proceeding by way of rezoning and plan of subdivision should be organized to connect existing public streets and expand existing park blocks into larger and more programmable spaces. New development in *Mixed Use Areas B* should provide significant retail and commercial functions as well as significant opportunities for public use and gathering. Development will continue the pattern established in *Mixed Use Area 'A'* and facilitate appropriate transition in scale to lands designated *Neighbourhoods* to the north;
- k) Density and built form within *Mixed Use Area 'B'* will be evaluated and determined through a rezoning application reviewed against the existing and/or planned context of redevelopment within *Mixed Use Area 'A'*;

Parks

- l) A minimum 4,633 square metre public park will be located along Finch Avenue East within *Mixed Use Area 'A'* as shown on Map 1. This park will 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;
- m) An additional minimum 3,247 square metre public park will be located near the southeast corner of the intersection of Sandhurst Circle and Public Street B2 within *Mixed Use Area 'A'*, as shown on Map 1. This park is to have a recreational / open space function;
- n) Any parkland over dedication in *Mixed Use Area 'A'* may be credited against the future public parkland requirement for *Mixed Use Area 'B'*;
- o) Any future redevelopment on the mall building lands within *Mixed Use Areas "B"* will expand the public realm including public streets and a significant parkland and open spaces component. Key considerations for parkland and open spaces in *Mixed Use Area 'B'* should include open spaces that provide for recreational uses and access to green space, as well as a large, flexible and programmable space for gathering, entertainment and events;
- p) *Parks and Open Spaces* secured through the redevelopment of *Mixed Use Area 'A'* will be sited and configured to have appropriate regard to potential opportunities for expansion in the event of redevelopment in *Mixed Use Area 'B'*;

4. Mobility

Street Network

- a) New public streets are required to facilitate the redevelopment of the lands and to enhance connectivity and mobility options. The internal street network is to emerge over time as areas within the site redevelop and will be secured through the Draft Plan of Subdivision process;
- b) Within *Mixed Use Area 'A'*, the internal public street network will be as shown in Map 1 – Structure and Public Realm and will be comprised of the following:
 - i. Public Street A will have a minimum right-of-way width of 18.5 metres;
 - ii. Public Street B1 will have a minimum right-of-way width of 20 metres;
 - iii. Public Street B2 will have a minimum right-of-way width of 21.5 metres; and
 - iv. Public Street C will have a minimum right-of-way width of 18.5 metres;
- c) New Private Street D will be designed to protect for a public street with a minimum right-of-way width of 23 metres, and to allow for a potential extension to Sandhurst Circle as a public street as shown on Map 1, should the existing mall building lands in *Mixed Use Area 'B'* be redeveloped;
- d) New Private Street E will be designed with an adequate width to accommodate sidewalks, shared cycling facilities, and trees on both sides of the street;
- e) Improvements to the existing streets and intersections surrounding the subject lands is to be a requirement of any redevelopment of the site and is to include pedestrian, cycling and transit infrastructure improvements to ensure a safe and comfortable environment for non-auto users travelling to, from and through the site;

Pedestrian Infrastructure

- f) Improvement to streets and intersections surrounding or within the subject lands will prioritize pedestrian safety. In locations where pedestrians are anticipated to cross streets and where there are high volumes of existing and/or anticipated pedestrian traffic, shorter pedestrian crossings will be achieved through the implementation of wider sidewalks, corner extensions at intersections, and/or other appropriate measures;
- g) Mid-block pedestrian/cycling connections are pedestrian/cycling connections without vehicular access through an individual block connecting the streets or parks adjacent to the block. Safe, generously scaled and comfortable mid-block pedestrian/cycling connections on individual blocks extend the mobility network and may be provided at potential locations identified on Map 1;
- h) Design of any rooftop parking structure should provide safe and accessible pedestrian access to ensure the space can function as an occasional events/gathering space;

Cycling Facilities

- i) Provision for cycling is to be considered in the design of new streets and through streetscape improvements to the existing streets;
- j) In the event *Mixed Use Area 'B'* is redeveloped, a protected cycling route is to be included in the right-of-way design of Public Street B, connecting Finch Avenue East with the cycling network on Public Street B2 to the north of the site, and future Public Street D connecting McCowan Road to Sandhurst Circle;

5. Sustainability

- a) Compliance with Tier 1 of the Toronto Green Standard version in-force at the time of submission of each complete site plan control application, and/or any successive performance standard for new development, is required. Advanced performance measures toward environmentally sustainable/low-impact development, including but not limited to stormwater management measures, building energy efficiency, and biodiversity initiatives, will be strongly encouraged;
- b) Development, infrastructure and public realm improvements will integrate absorption and retention of stormwater through approaches such as green roofs, rain gardens, bio-swales, soak-a-ways, underground retention, and permeable paving;
- c) All new streets are required to incorporate green infrastructure to capture and manage stormwater to the greatest extent possible, per the applicable City street design standards;
- d) New development, streetscapes, parks, open spaces and infrastructure will be encouraged to support achieving net zero emissions, climate adaptation and urban resilience by reducing greenhouse gas emissions, supporting biodiversity and reducing vulnerability to extreme weather;

6. Housing and Community Services

Housing

- a) A range of housing options should be provided to accommodate different household types, including seniors and families with children. Housing types should also recognize new ways of working, including accommodating a shift towards increased demand for home office space within a hybrid work setting;
- b) Development within *Mixed Use Area 'B'* shall include large units suitable for families, as follows:

- i. a minimum of 15 percent of all dwelling units must be two-bedroom dwelling units;
 - ii. a minimum of 10 percent of all dwelling units must be three-bedroom dwelling units or larger; and
 - iii. An additional minimum of 10 percent of all dwelling units must be a combination of two- and three-bedroom dwelling units;
- c) As part of a complete zoning by-law amendment application submitted for development within *Mixed Use Area "B"*, a Housing Issues Report must be submitted and accepted, to the satisfaction of the Chief Planner and Executive Director, City Planning Division. The Housing Issues Report will identify the residential unit mix and the provision of affordable housing within *Mixed Use Area 'B'* in accordance with the policies of the Official Plan, including policy 3.2.1.9 (the "Large Sites Policy"), as it pertains to the lands subject to SASP 236;

Community Services and Facilities

- d) In order to support residential uses and maintain the community services function of the site, redevelopment will consider the opportunities to incorporate the following community facilities and non-residential uses including early in the design of proposals:
- Childcare facilities;
 - Senior's services;
 - Recreation and fitness facilities;
 - Health services (including mental health services);
 - Community agency space;
 - Improvements to and/or relocation of the public library, to be provided in consultation with Toronto Public Library; and
 - Publicly accessible indoor and outdoor community gathering spaces;
- e) The design and operation of community facilities and community spaces will prioritize accessibility for a range of ages and abilities;
- f) Given the size of the lands and significant community function of Woodside Square Mall, Council may seek in-kind community benefit contributions focusing on the provision of community services within *Mixed Use Area 'A'*;

7. Phasing and Implementation

Phasing

- a) Redevelopment of *Mixed Use Area 'A'* shall proceed through the creation of development blocks as indicated on Map 1 and phased as follows:
- a. Phase 1 will consist of Park A and either:

- i. Block 1 or
 - ii. Block 4;
 - b. Phase 2 will consist of either:
 - i. Block 1 or
 - ii. Block 4;
 - c. Phase 3 will consist of Block 2;
 - d. Phase 4 will consist of Block 3;
 - e. Phase 5 will consist of Block 5 and Park B. Development of Park B is encouraged to be included in an earlier phase prior to the development of Block 5; and
 - f. Mall improvements, including façade improvements, are to coincide with the early phases of development and any parking, as may be required to accommodate the existing mall building, is to be provided no later than Phase 3 and may be provided in a rooftop parking structure over the existing mall;
 - g. Minor adjustments to the phasing described above may be undertaken if accompanied by appropriate rationale through conditions determined as part of approval of a Draft Plan of Subdivision and without the requirement to amend this SASP, including the timing of the conveyance of public streets and parks to the City in advance of the phase identified above;
- b) The mall building in *Mixed Use Area 'B'* 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'* is redeveloped, the structure, public realm, and built form should be implemented to achieve the policies outlined in this SASP;

Zoning By-law Amendment and Draft Plan of Subdivision

- c) The creation of Site Specific By-laws for *Mixed Use Areas 'A'* and *'B'* within this Site and Area Specific Policy will work with this Policy to guide development of the subject lands. The use of holding provisions may be used to ensure an orderly and appropriate pace and structure of development;
- d) Any zoning by-law amendment application within *Mixed Use Area 'B'* will encompass the entirety of *Mixed Use Area 'B'* in order to ensure comprehensive consideration of all policy objectives;
- e) In addition to the application requirements identified within Schedule 3 of the Official Plan, Draft Approval of a Plan of Subdivision for all blocks within *Mixed Use Area 'A'* will be required as part of a complete application for Site Plan Control through the mandatory pre-application consultation process outlined in Official Plan policy 5.5.2, in order to secure the related infrastructure improvements and required street network. Registration of a Plan of Subdivision may be phased;

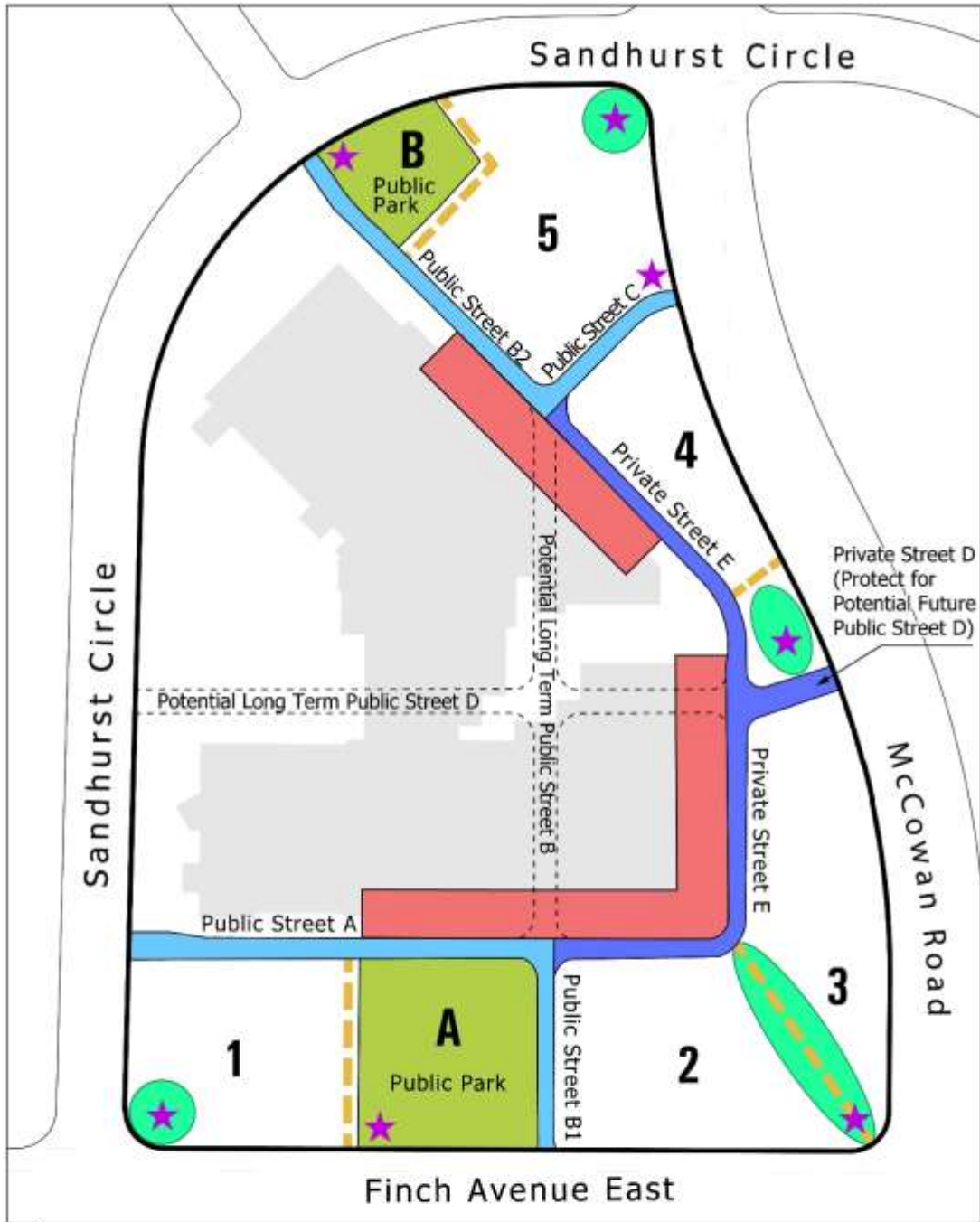
Infrastructure and Servicing

- f) Infrastructure and servicing upgrades are to be identified and secured to support any phase of development;

- g) Necessary transportation infrastructure will be established and secured through rezoning and plan of subdivision applications, including but not limited to cycling network improvements, improvements to transit infrastructure, intersection improvements and other measures such as traffic control signals and signage;

Urban Design Guidelines and Public Art

- h) Finalized Urban Design Guidelines will be required as a condition of a Draft Plan of Subdivision and will provide detailed guidance on the design and organization of the public realm and built environment within the Woodside Square Planning Review area. They will include specific recommendations on site planning, building massing and design as well as public realm improvements;
- i) A Public Art Plan will be required as a condition of a Draft Plan of Subdivision and will provide detailed guidance on the planning and implementation of public art within the subject lands.

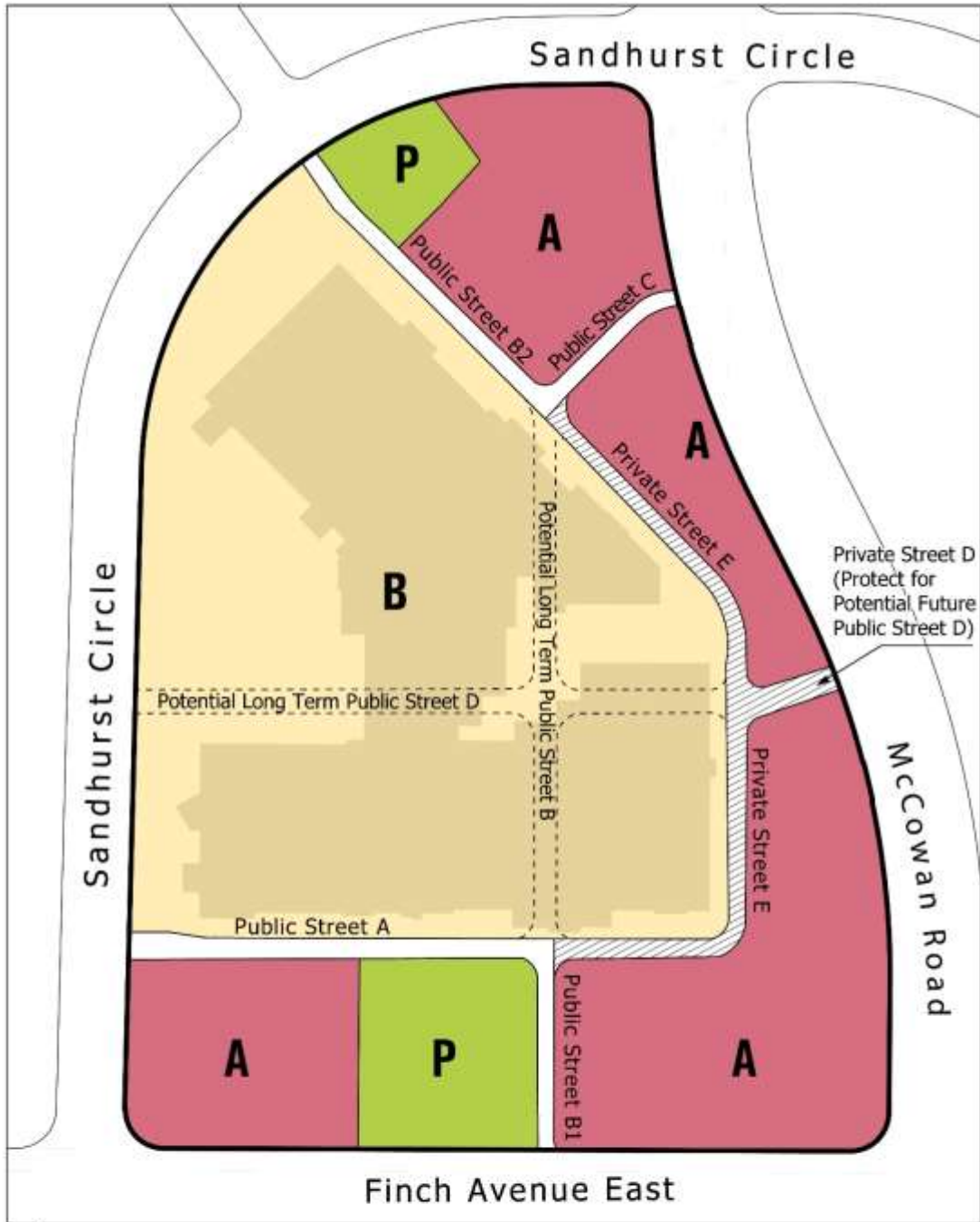


1571 Sandhurst Circle

Map 1: Structure and Public Realm

File # 20 151730 ESC 23 02

Location of Application	Potential Mid-block Pedestrian/Cycling Connections	Public Parks
Short to Medium Term New Public Streets	Enhanced Landscape Areas	Short to Medium Term Development Blocks
Short to Medium Term New Private Streets	Façade and Landscape Improvements to Existing Mall	Existing Mall Building
Potential Long Term New Public Streets	Potential Public Art Locations (Exact locations TBD through Public Art Plan)	Not to Scale



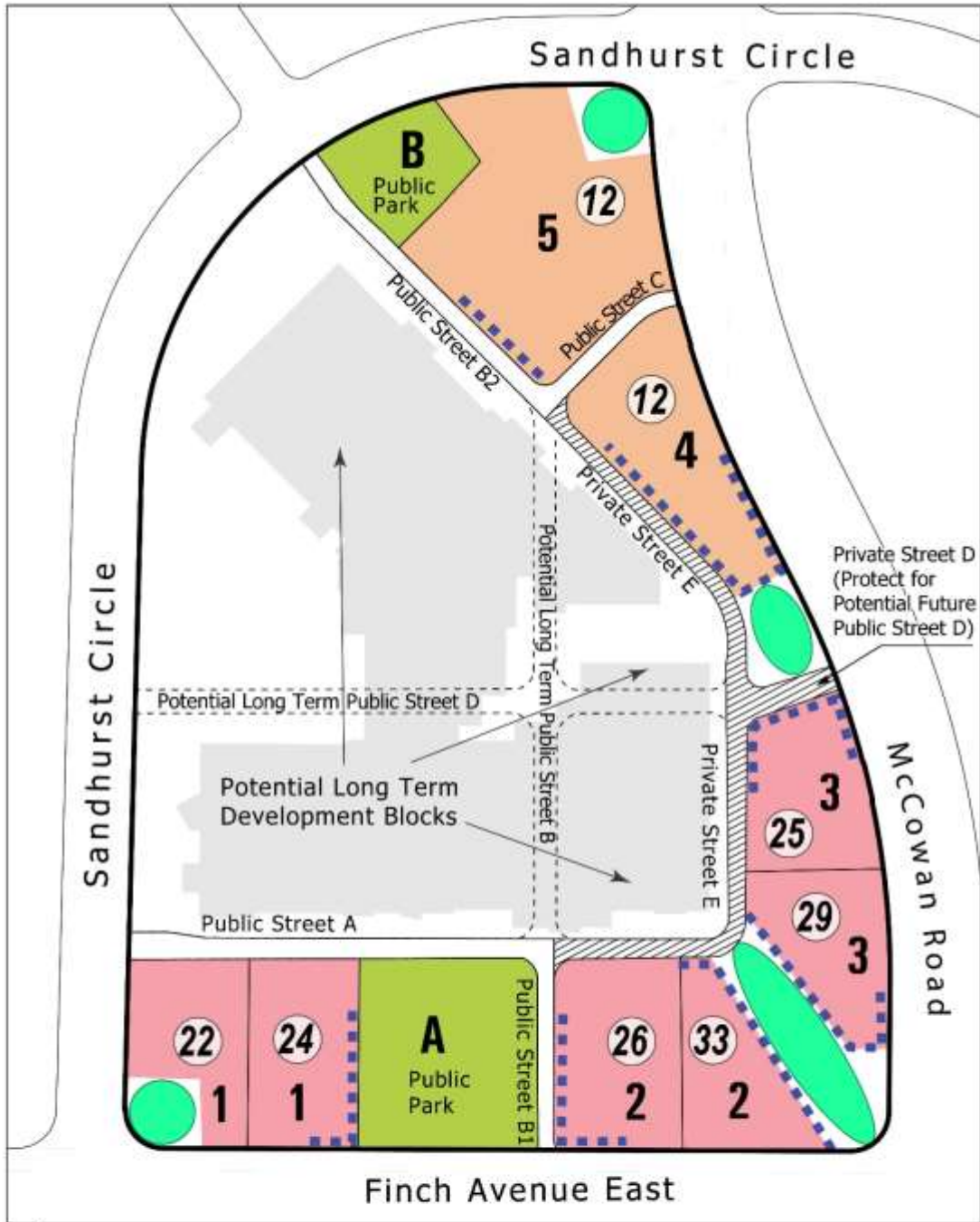
1571 Sandhurst Circle

Map 2: Land Use

File # 20 151730 ESC 23 0Z

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|---|--|---|---|---|--|
|  | Location of Application |  | Public Parks |  | Potential Long Term New Public Streets |
|  | Mixed Use Areas A |  | Short to Medium Term New Public Streets |  | Short to Medium Term New Private Streets |
|  | Mixed Use Areas B (Existing Mall Building) | | | | |





1571 Sandhurst Circle

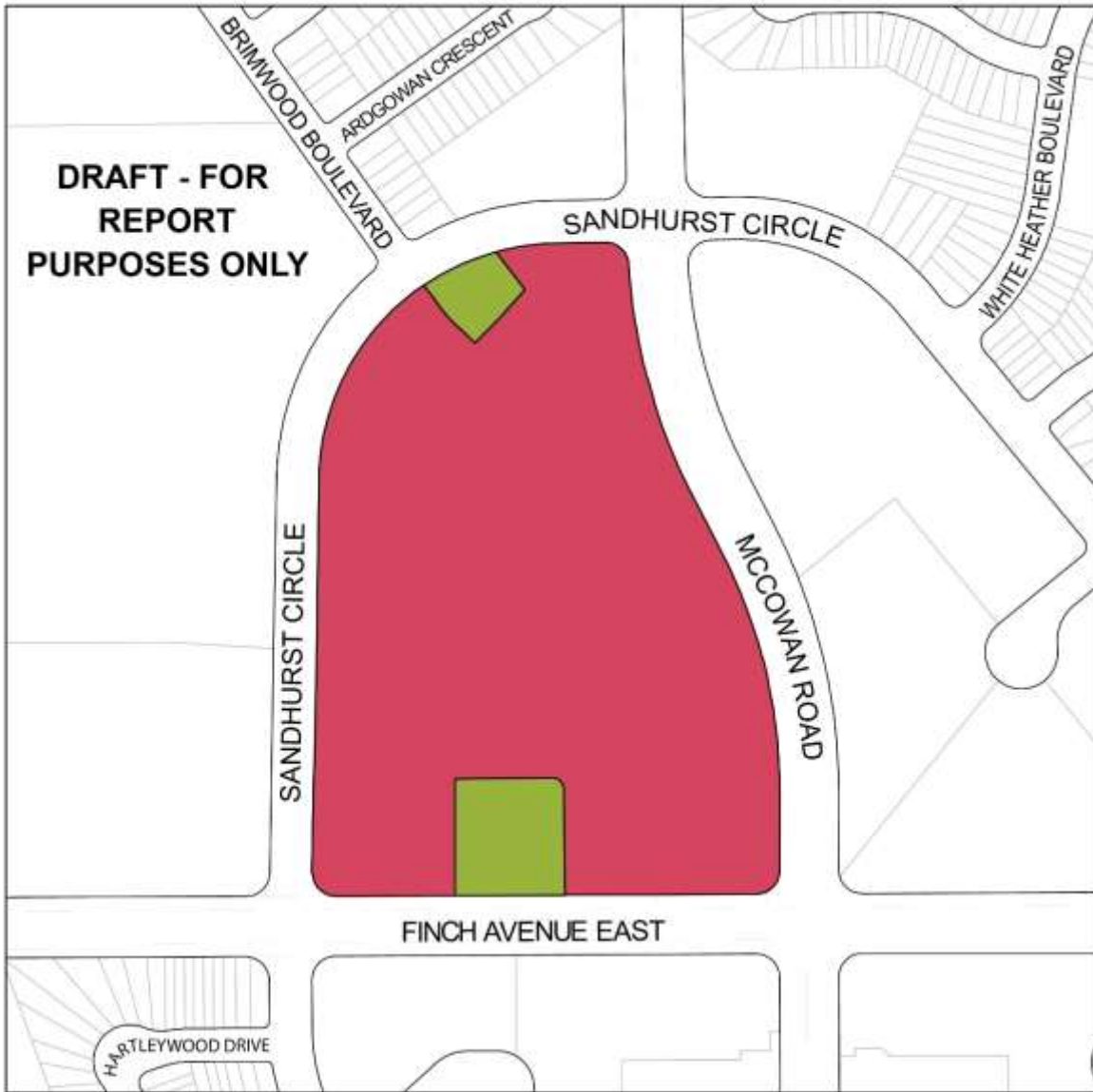
Map 3: Built Form

File # 20 151730 ESC 23 0Z

Location of Application	At-grade Non-residential (Retail/Commercial/Community) Uses Required in Mixed Use Area 'A'	Enhanced Landscape Areas
Existing Mall Building to Remain for Considerable Amount of Time	Short to Medium Term New Public Streets	Public Parks
Short to Medium Term Mid-rise Building Zone	Short to Medium Term New Private Streets	Short to Medium Term Development Blocks
Short to Medium Term Tall Building Zone	Potential Long Term New Public Streets	Maximum Heights (Storeys)



Not to Scale



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