

3431-3449 St. Clair Avenue East

67 Elfreda Boulevard

**Official Plan Amendment &
Zoning By-law Amendment**

Scarborough Community Council

27 June 2023



Site & Area Context



Subject Site

View From Birchmount Road & St. Clair Avenue East (looking southwest)



View From Elfreda Boulevard & St. Clair Avenue East (looking southeast)



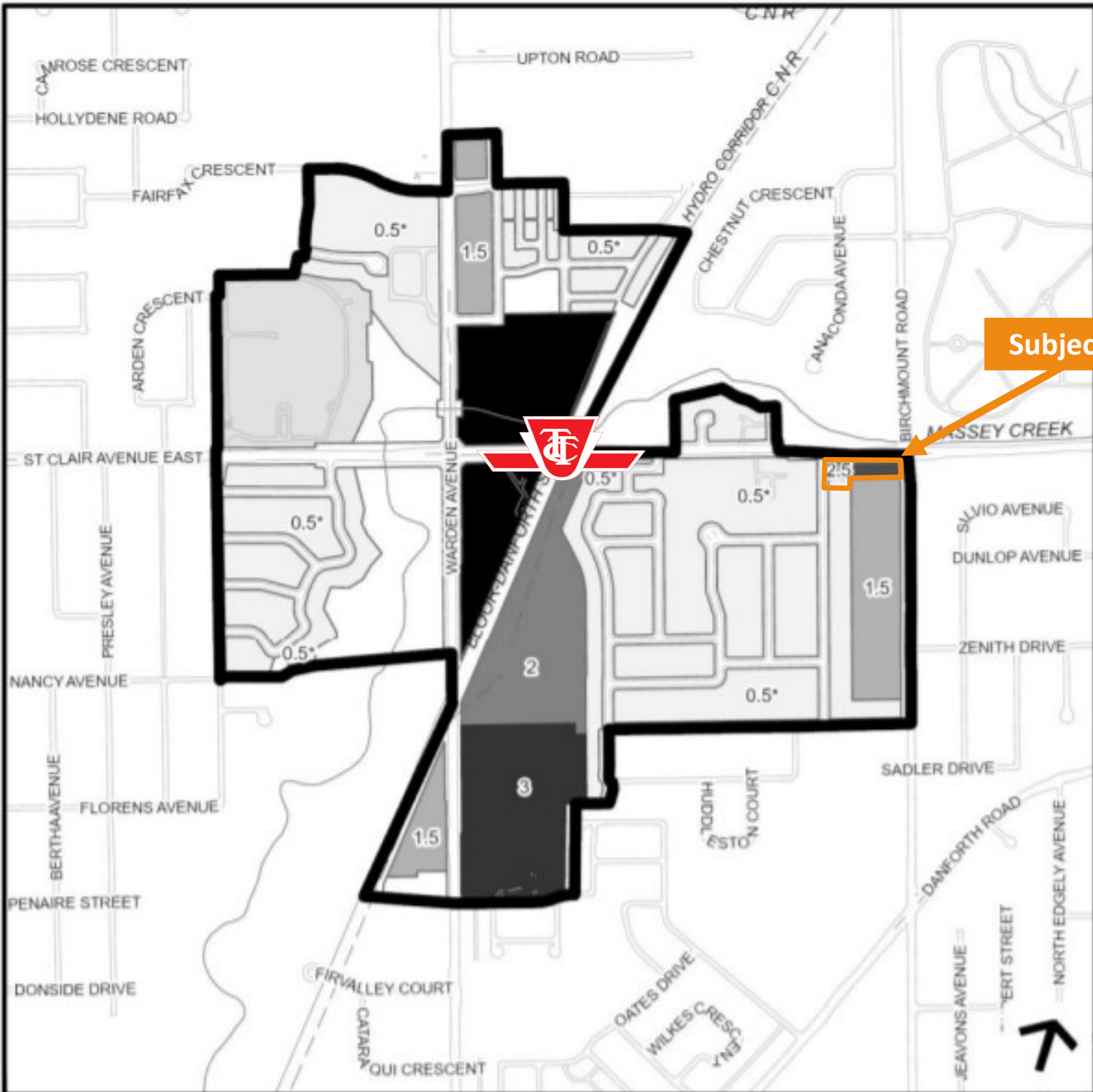
City Of Toronto Official Plan

Map 20: Land Use Plan



Warden Station Proposed PMTSA (OPA 570)

Adopted by Council, July 21, 2022



Subject Site

Minimum Density

0 FSI	1.0 FSI	2.5 FSI
0.3 FSI or 3 units*	1.5 FSI	3.0 FSI
0.5 FSI or 3 units*	2.0 FSI	3.5 FSI
0.9 FSI or 3 units*		

*Option to provide a minimum of 3 units instead of minimum FSI only applies to lands designated Neighbourhoods in the Official Plan.

The Proposed Development



Development Application Chronology

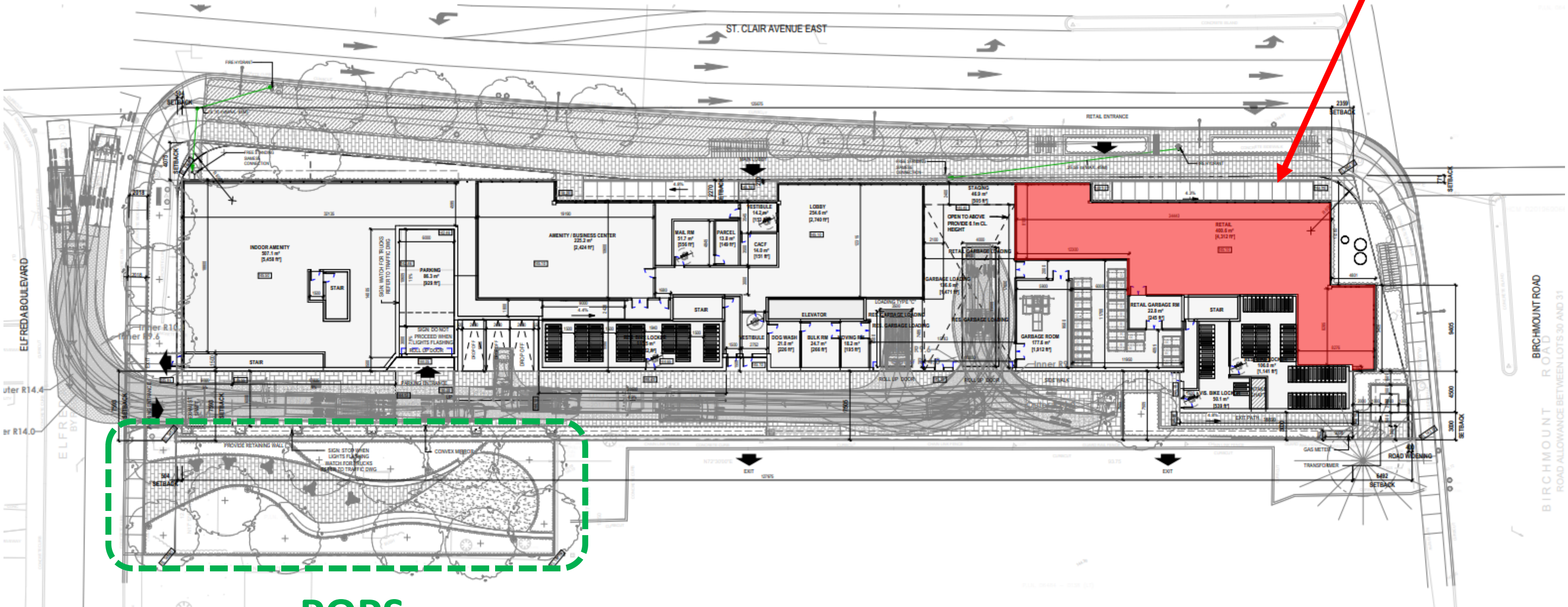
- **June 2021:** Initial ZBA Submission
- **September 2022:** ZBA & OPA Resubmission with Revised Development Plans including POPS
- **March/May 2023:** OPA & ZBA Resubmission
- **Today (June 2023):** Scarborough Community Council Meeting

Proposed Development – Summary Statistics

	2021 Initial Submission	Proposed Development
Site Area (m²)	3,884	4,402
POPS Area (m²)	N/A	517.2
Gross Floor Area (GFA) (m²)	28, 215	26,381
Retail Floor Area (m²)	413.6	400.6
Floor Space Index (FSI)	7.26	6
Height excluding MPH (metres)	50.85	44.46
Height (storeys)	16	13
Dwelling Units	388	429
Parking Spaces	257	242
Bicycle Parking Spaces	413	324

Site Plan of the Proposed Development

Retail



POPS

Comparative Renderings of the Proposed Development

Initial Submission

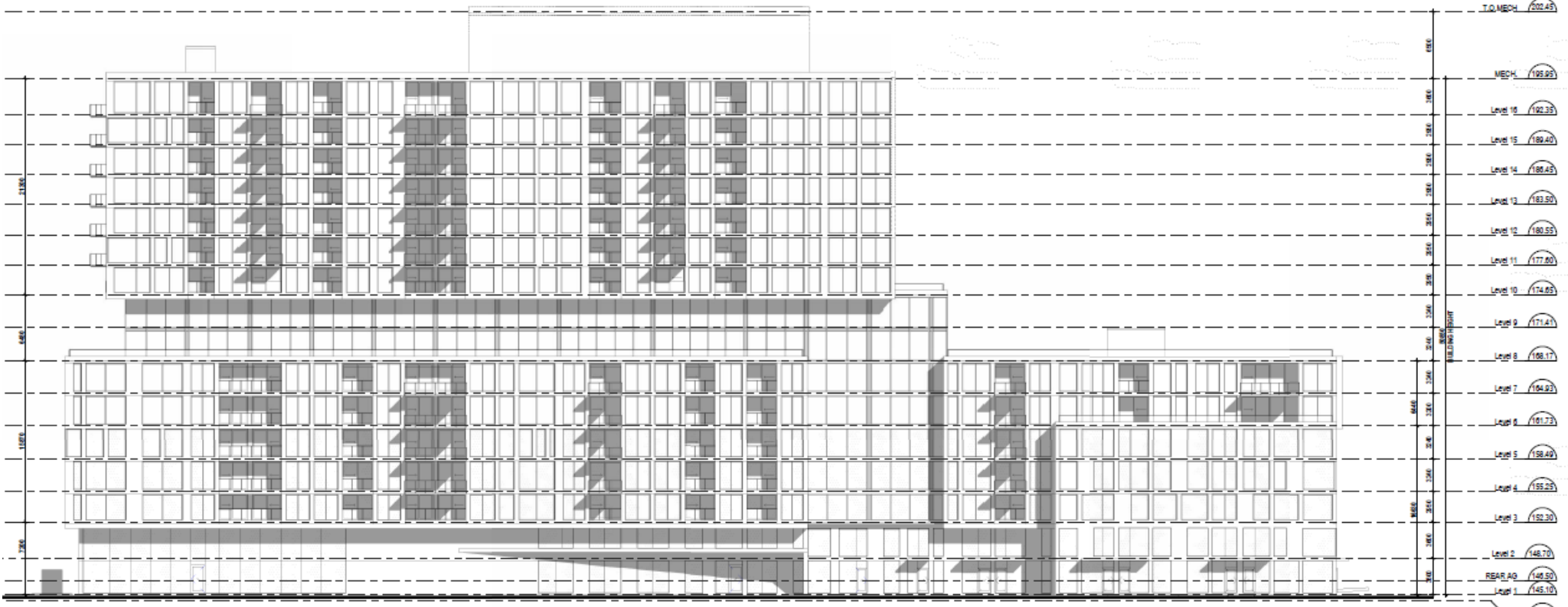


Proposed Development



Comparative Elevations from St. Clair Avenue East

Initial Submission



Proposed Development



Thank you

Questions?