

## **2444 Eglinton Avenue East – Zoning Amendment – Supplementary Report**

Date: June 24, 2024

To: City Council

From: Interim Chief Planner and Executive Director, City Planning

Ward: 21 - Scarborough-Centre

**Planning Application Number:** 24 136301 ESC 21 OZ

### **SUMMARY**

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The purpose of this report is to explain recommended changes to the draft Zoning By-law Amendment attached to PH13.3 – 2444 Eglinton Avenue East – Zoning Amendment – Decision Report – Approval, dated May 29, 2024 from the Interim Chief Planner and Executive Director, City Planning, which was considered by Planning and Housing Committee at a statutory public meeting held on June 13, 2024.

### **RECOMMENDATIONS**

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The Chief Planner and Executive Director, City Planning recommends that:

1. City Council delete Recommendation 1 from PH13.3 2444 Eglinton Avenue East – Zoning Amendment – Decision Report – Approval, dated May 29, 2024 from the Interim Chief Planner and Executive Director, City Planning and replace with the following:

City Council amend Zoning By-law 569-2013, as amended, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 1 to this report; and

3. City Council determine that pursuant to Subsection 34(17) of the Planning Act no further notice is required.

### **FINANCIAL IMPACT**

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

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

## **BACKGROUND**

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The Planning and Housing Committee, at its statutory public meeting on June 13, 2024, adopted staff recommendations to amend the Zoning By-law for the subject lands, to permit the construction of 3 mixed-use buildings consisting of a 31-storey condominium building above a 4-storey podium, along with two co-op buildings of 19 and 41 storeys atop a 5-storey podium which included above grade parking and non-residential uses at grade. The zoning permission was subject to a holding provision. At the time of the statutory public meeting, certain municipal servicing matters remained under review and thus the holding provision was required to ensure that these issues would be adequately addressed prior to the issuance of building permits. The Decision of Committee can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2024.PH13.3>

Since the statutory public meeting, City Planning staff, along with representatives and Engineering and Construction Services have continued to work with the applicant to refine the draft Zoning By-law Amendment and review additional materials provided to address outstanding engineering concerns. These materials have supported changes to the draft Zoning By-law, including the deletion of the holding provision.

## **COMMENTS**

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### **Servicing and Holding Provision**

A holding provision was previously recommended to ensure servicing issues are resolved prior to development.

The applicant submitted a revised Functional Servicing and Stormwater Management Report to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, that demonstrates the existing sanitary sewer system and watermain and any required improvements to them, have adequate capacity and supply to accommodate the proposed development..

City staff are of the opinion that the materials provided by the applicant support the removal of the Holding Provision from the draft Zoning By-law. Engineering staff will continue to work with the applicant to address all servicing issues through the Site Plan approval process.

### **Maximum Gross Floor Area**

The permitted maximum gross floor area of all buildings has been changed from 66,250 square metres to 69,750 square metres. This corrects a typographical error in the previous Draft Zoning By-law.

## **Geo-Energy Facility**

The draft Zoning By-law now defines a site-specific geo-energy facility as premises containing devices to generate geo-energy for the exclusive use of the building and is permitted. The By-law was revised to accommodate a site-specific geothermal design.

## **Accessible Parking Spaces**

The minimum required accessible parking spaces has been changed from 4 parking spaces to 4.5% of all parking spaces provided on site are required to be accessible parking spaces. This change is being made because additional accessible parking spaces are required.

These proposed changes are not a significant departure from what was submitted to the Planning and Housing Committee. The changes better implement the architectural package reviewed by staff that formed the bases of the recommendations to approve the proposal. Staff are of the opinion that these changes are consistent with PPS (2020) and does not conflict with the Growth Plan (2020). The changes also conform with the Official Plan.

## **CONTACT**

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## **SIGNATURE**

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Kerri A. Voumvakis  
Interim Chief Planner and Executive Director  
City Planning

## **ATTACHMENTS**

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Attachment 1: Recommended Draft Zoning By-law Amendment