



PLANNING AND URBAN DESIGN

29 October 2024

Planning and Housing Committee
City of Toronto
100 Queen Street West
Toronto, ON | M5H 2N2

Attention: **Chair and Committee Members**

RE: **Agenda Item PH16.1 – Housing Action Plan: As of Right
Zoning For Mid-rise Buildings on Avenues and Updated
Rear Transition Performance Standards**
WND File No. 22.514.01

We are the planning consultants for Scarborough Golf & Country Club Residences Inc. (the “Owners”) relative to the Official Plan Amendment and Zoning By-law Amendment Applications for the site at 3174-3182 Eglinton Avenue East and 1-7 Centre Street (the “Subject Site”) for a mixed-use development (City File: 23 143925 ESC 24 OZ). The proposal includes a tall building with ground floor retail, residential units above, and a significant expansion of the public realm along Eglinton Avenue East.

On October 30, 2024, Planning and Housing Committee will consider “Agenda Item PH16.1 – Housing Action Plan: As of Right Zoning For Mid-rise Buildings on Avenues and Updated Rear Transition Performance Standards,” which recommends that City Council amend Zoning By-law 569-2013 to establish updated as-of-right zoning standards for mid-rise buildings within the City of Toronto, particularly along the Official Plan-designated *Avenues*. These proposed zoning changes are part of the City’s larger suite of initiatives being undertaken through the Housing Action Plan to address the ongoing housing crisis in the City of Toronto.

The owners support and appreciate the City ongoing initiatives to expand housing options across the City and to facilitate intensification in accordance with provincial and municipal policy directives. In particular, the City’s emerging policy framework noted in Agenda Item PH16.1’s accompanying Staff Report, dated October 22, 2024, recognizes the range of concurrent initiatives to further expand opportunities for tall buildings along *Avenues* served by transit (e.g. *Avenue Policy Review*, *Expanding Mixed Use Areas Designations*, etc.).

While the Draft Zoning By-law Amendment proposed by City staff for endorsement as part of Item PH16.1, would generally be supportive of an 11-storey building as-of-right on the Subject Site, once the site is

brought into By-law 569-2013, the Subject Site is located along an *Avenue* and immediately adjacent to the planned Markham Road Station of the Eglinton East Light Rail Transit Project, which is actively advancing towards “shovel ready” status. In our opinion, therefore, the appropriate zoning standards for the Subject Site should provide for a tall building form of development, as contemplated in the City’s ongoing study work, and as proposed in the Proposed Development for the Subject Site.

Notwithstanding that Agenda Item PH16.1 represents a step forward in addressing the housing crisis and facilitating new development, we trust that City staff will continue to work with the owners of the Subject Site to approve the Official Plan Amendment and Zoning By-law Amendment application to permit a tall building mixed-use development in accordance with proposals.

Should you have any questions or require further information, please do not hesitate to contact the undersigned at bleal@wndplan.com.

Yours very truly,

WND associates
planning + urban design

A handwritten signature in black ink, appearing to read 'Brandon Leal', with a long horizontal stroke extending to the right.

Brandon Leal, MPI
Planner