

# Eglinton GO Area Urban Design Guidelines

Scarborough Community Council  
May 6, 2024

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Urban Designer: Kaari Kitawi



# Overview



- Background
- Vision
  - Public Realm
  - Retail / Non-residential Uses
  - Built Form
  - Demonstration Plans
- Next Steps



# Study Area





# Council Direction for Study

City Council direction for a Planning Study around the Eglinton GO Area was initiated through the Preliminary Report for the Zoning By-law Amendment and Draft Plan of Subdivision Applications at 2956-2990 Eglinton Avenue East.

## **SC29.4 - Preliminary Report - 2956 to 2990 Eglinton Avenue East - Zoning By-Law Amendment and Subdivision Applications**

**Decision Type:** ACTION

**Status:** Amended

**Wards:** 20 - Scarborough Southwest, 21 - Scarborough Centre

### **Motions**

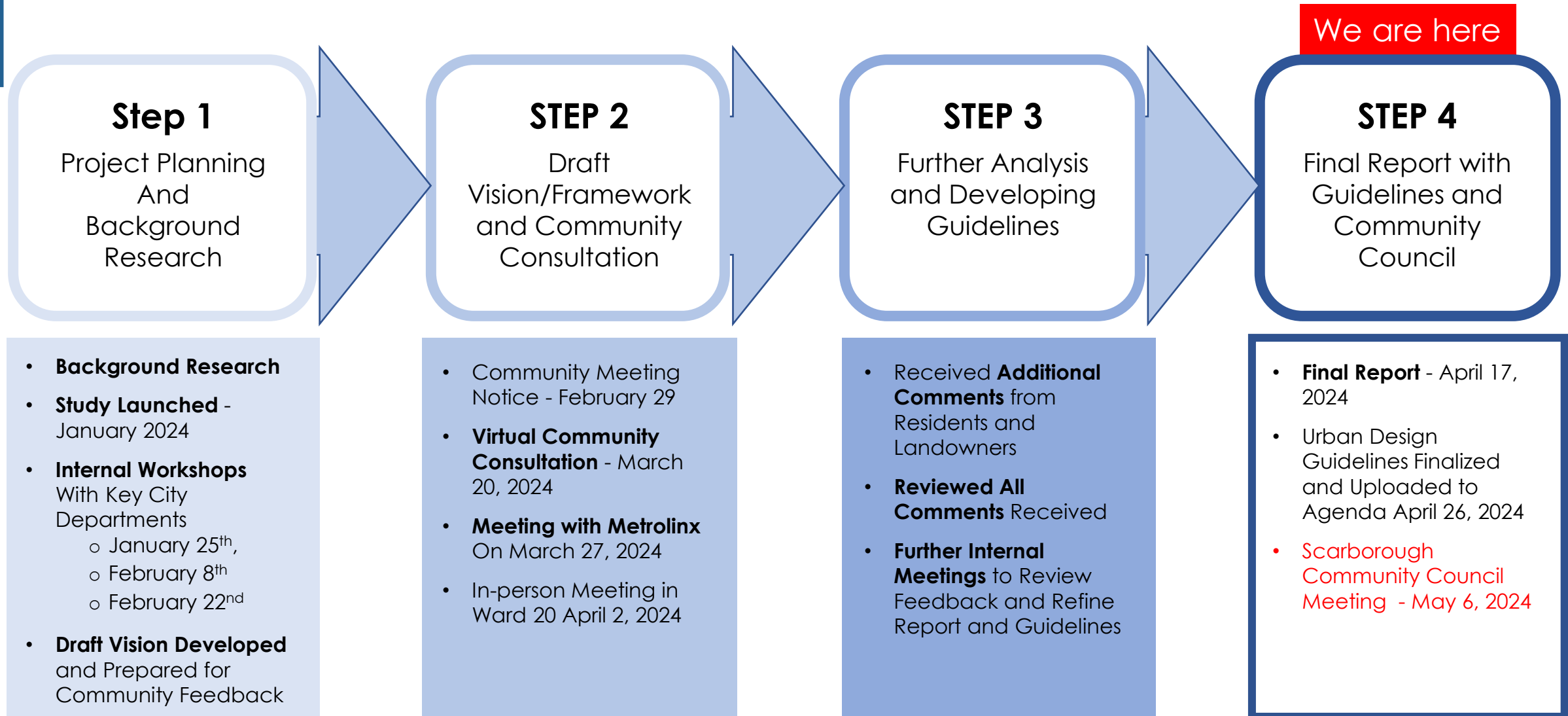
*1 - Motion to Amend Item moved by Councillor Michael Thompson (Carried)*

That Scarborough Community Council amend Recommendation 1, 4.a. and 4.b. so that they now read as follows:

1. City Council direct City Planning staff to initiate a Planning Study, for the segment of Eglinton Avenue East (on the north and south side of the Avenue generally between McCowan Road and Mason Road) in consultation with the Ward Councillors and the Owner of the lands at 2956 to 2990 Eglinton Avenue East.
4. Within the context of a Planning Study, staff be authorized to:
  - a. schedule a community consultation meeting for the lands at 2956 to 2990 Eglinton Avenue East, either as a separate meeting or in conjunction with public engagement meetings for the Planning Study, together with the Ward Councillors; and
  - b. provide notice for a community consultation meeting to be given to landowners and residents within 500 metres of the site and to additional residents, institutions and owners to be determined in consultation with the Ward Councillors, with any additional mailing costs to be borne by the applicant.

*2 - Motion to Adopt Item as Amended moved by Councillor Jennifer McKelvie (Carried)*

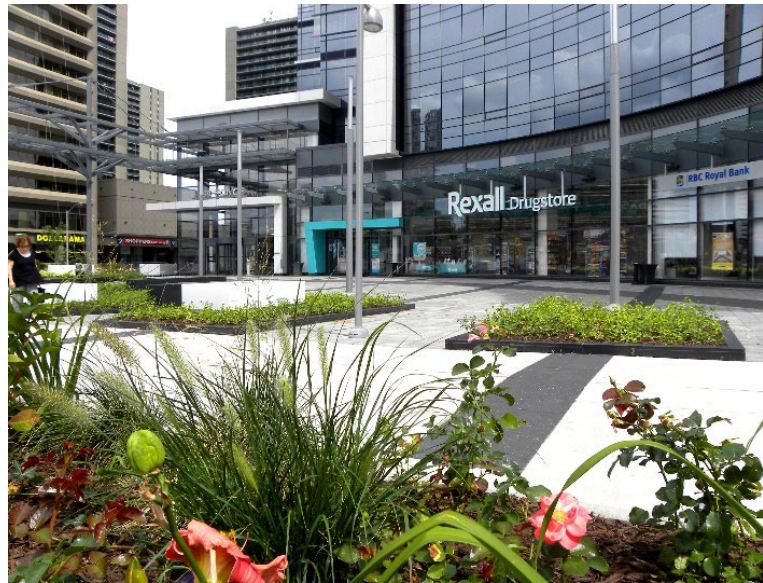
# Work Plan and Timing



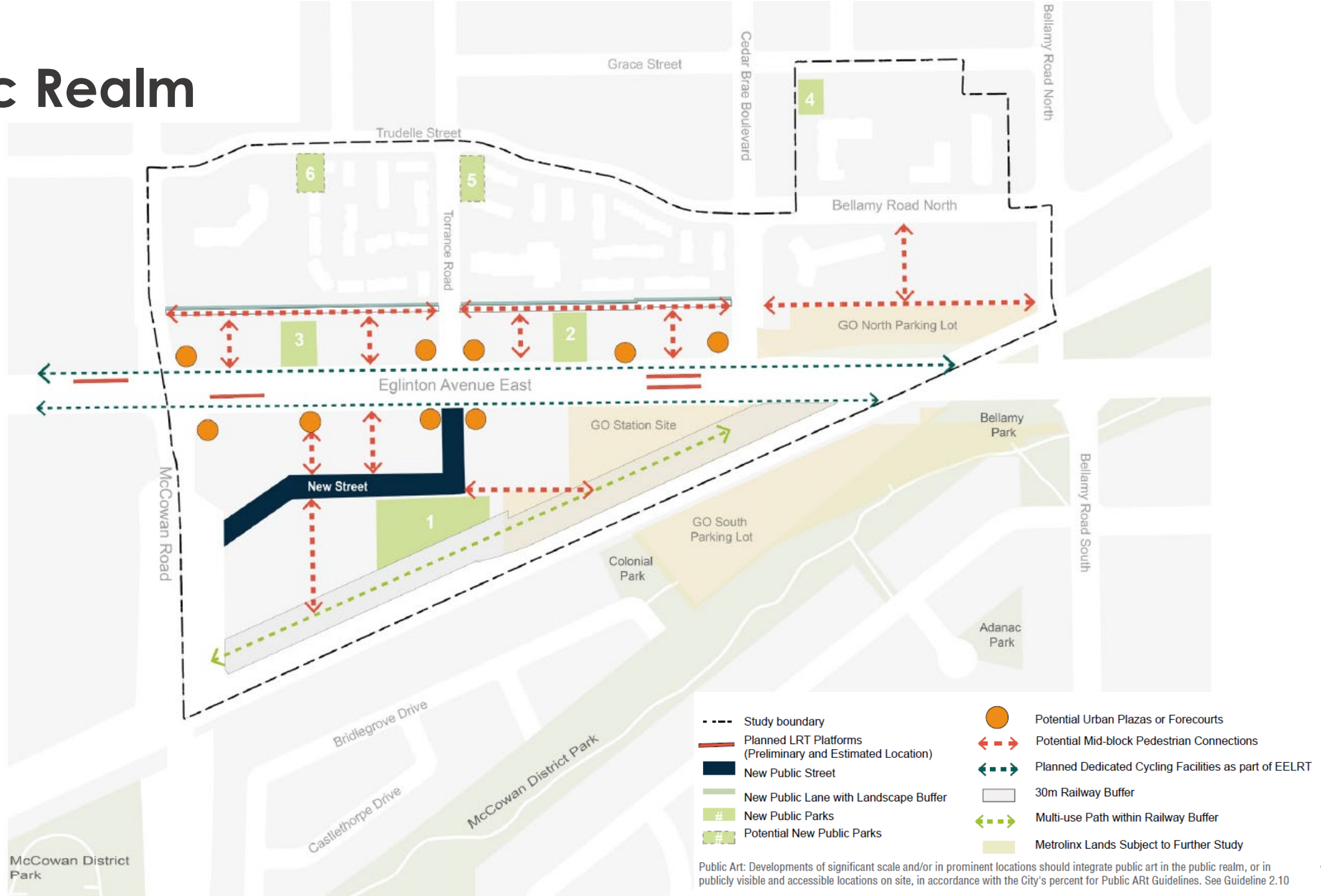


# Vision

“The vision for the Eglinton GO Area Urban Design Guidelines is to assist in the creation of a **connected** and **sustainable community** along a **vibrant commercial main street** anchored by the Eglinton GO Station and the Eglinton East Light Rail Transit (EELRT). The Guidelines seek a **diversity of building types** that will **frame** and support an **attractive, green, and memorable public realm.**”

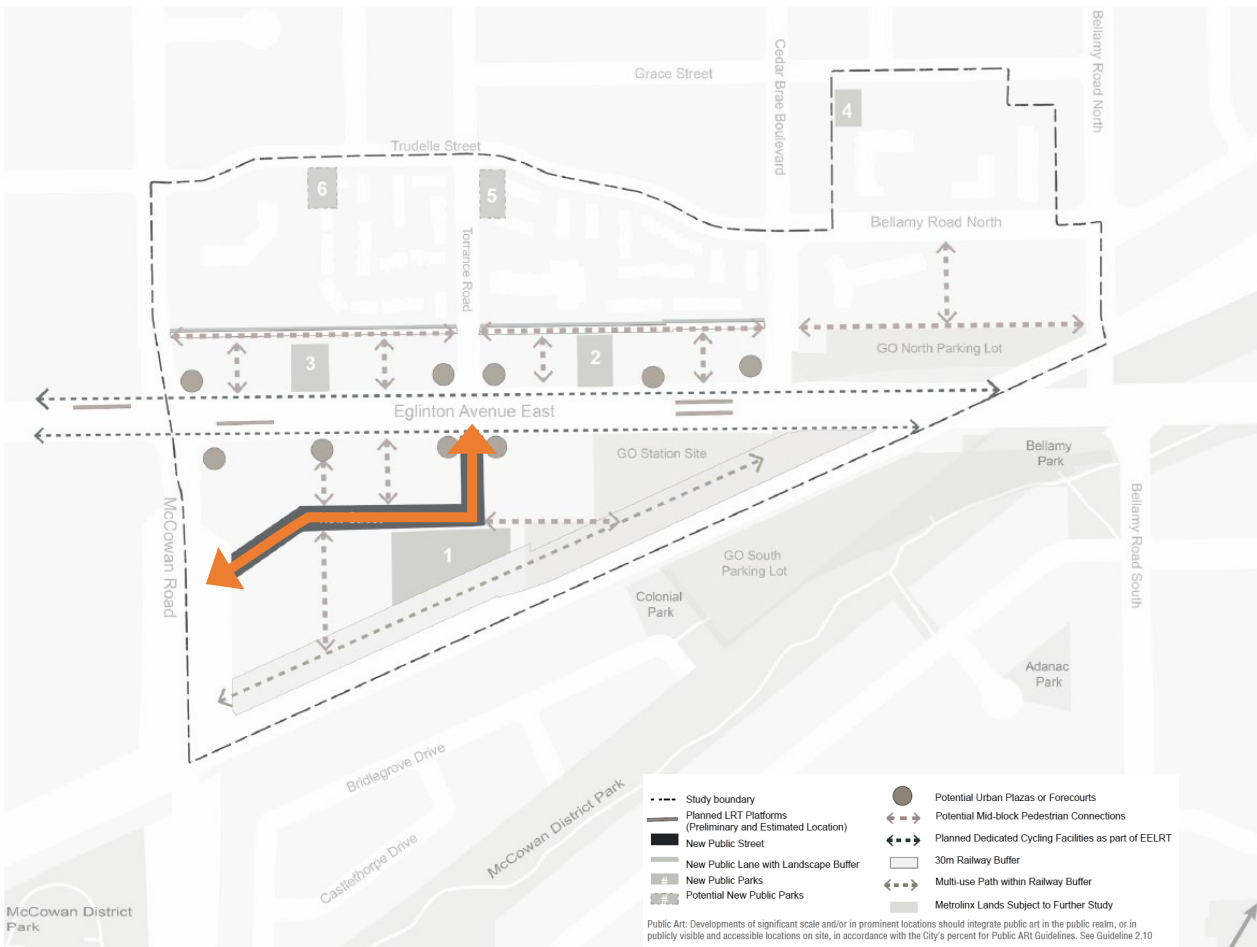


# Public Realm





# Public Realm

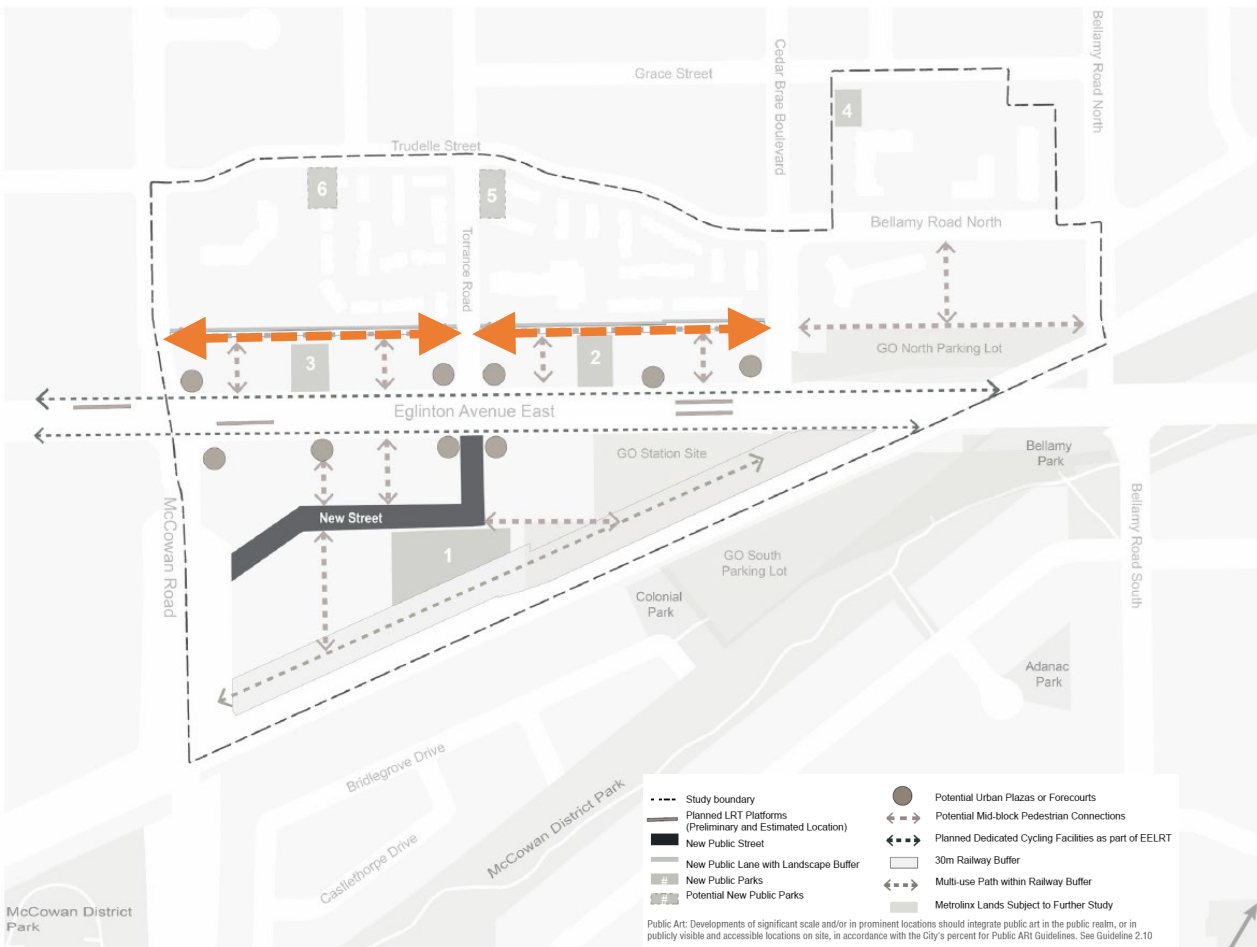


↔ New Public Street

- **New Public Street**
- Laneway System
- Improved Streetscape
- Parks
- Midblock Connections
- Urban Plazas
- Public Art

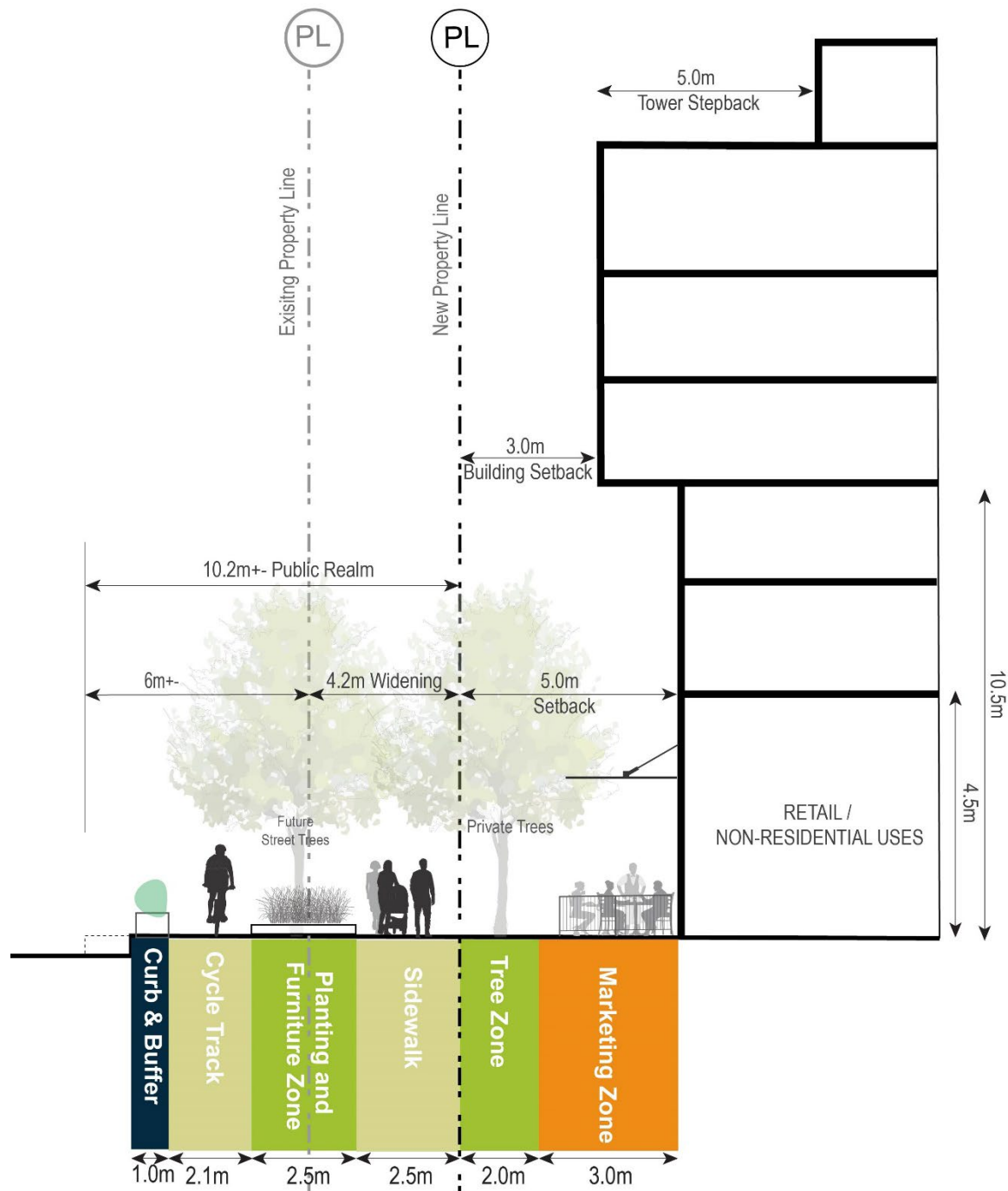


# Public Realm



←--→ Laneway System

- New Public Street
- **Laneway System**
- Improved Streetscape
- Parks
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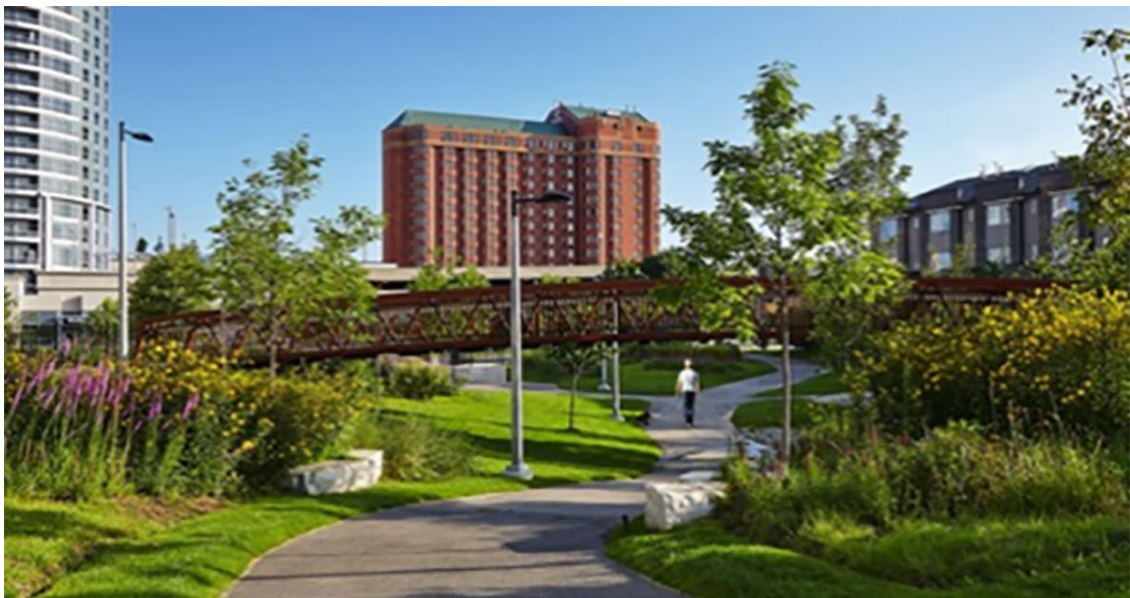
# Public Realm



- New Public Parks
- Potential New Public Parks

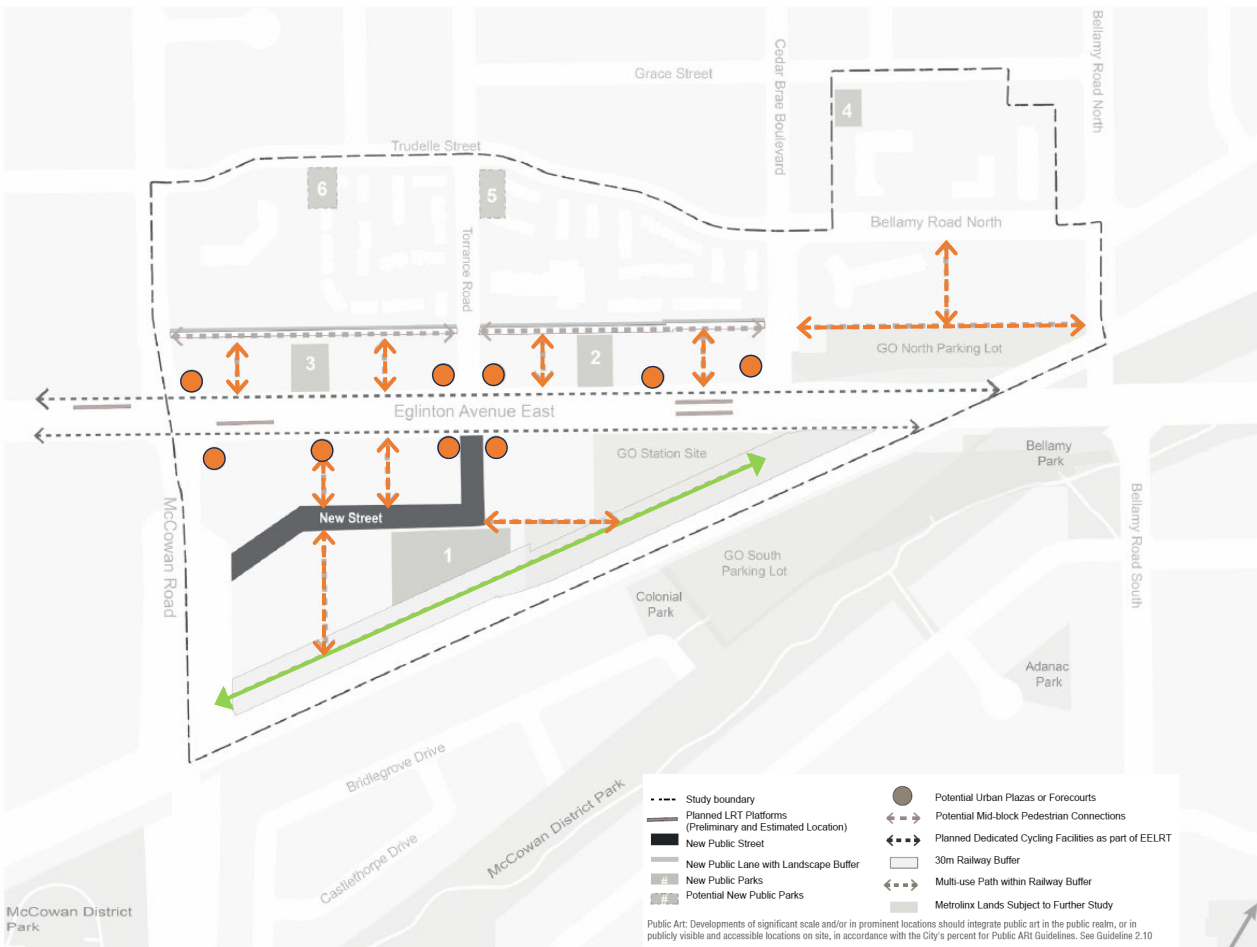
- New Public Street
- Laneway System
- Improved Streetscape
- **Parks**
- Midblock Connections
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# Public Realm

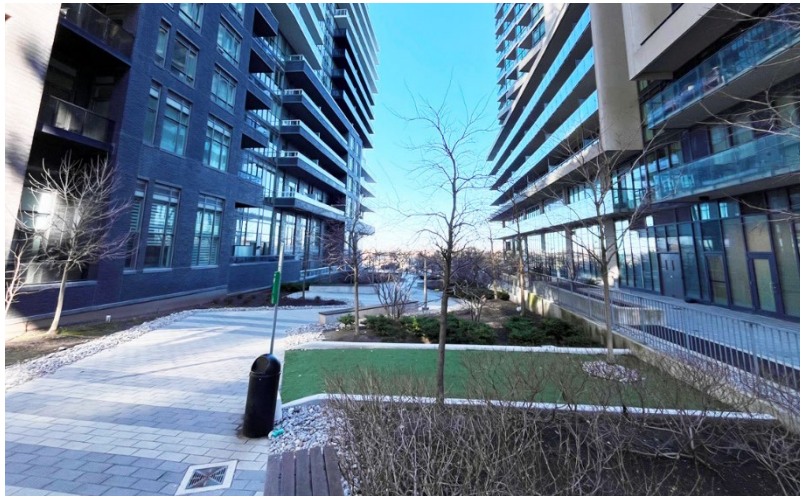


-  Midblock Connections
-  Urban Plaza
-  Multiuse Path within Railway Buffer

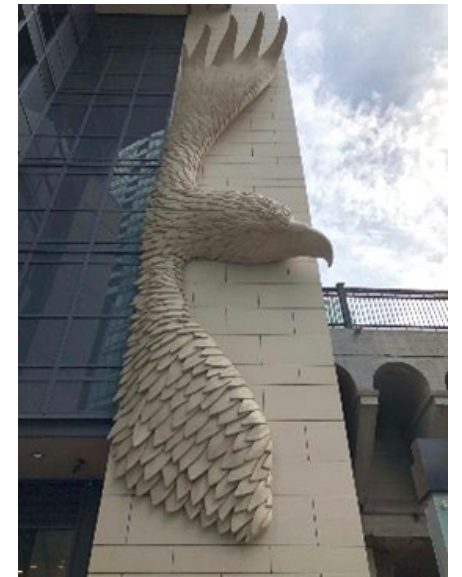
- New Public Street
- Laneway System
- Improved Streetscape
- Parks
- **Midblock Connections**
- **Urban Plazas**
- **Public Art**



Urban Plaza, Forecourt



Midblock Connection



Public Art



# Retail / Non-residential Uses



- Retail, Commercial, Community Uses at Grade
- Retention/Return of Existing Tenants Encouraged
- Fine-grain Retail Storefronts
- Integration of Large Format Retail



# Built Form



- Appropriate Setbacks and Separation Distances
- Mix of Building Types
  - Tallest building on GO Station site
  - 12 - 40 storey tall buildings depending on location, context, transition and impact
  - Mid-rise buildings up to 11 storeys next to parks
  - Low-rise buildings in existing *Apartment Neighbourhood* areas
- Angular Planes to Limit Impact and Ensure Transition in Scale
- Other Built Form Elements



# Demonstration Plan – 2D





# Demonstration Plan – 3D



## Next Steps

- The Eglinton GO Area Urban Design Guidelines would be utilized in the review of current and future development applications within the Study Area.
- City Staff would continue to monitor the area and the effectiveness of the guidelines to determine if any future work is necessary.

# Thank you

