

1571 Sandhurst Circle - Draft Plan of Subdivision Application – Decision Report – Approval

Date: June 22, 2026

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Ward: 23 - Scarborough North

Planning Application Number: 24 156566 ESC 23 SB

Related Planning Application Number: 24 142261 ESC 23 OZ

SUMMARY

The subject Draft Plan of Subdivision application proposes to create a total of sixteen blocks consisting of: five mixed use development blocks with buildings ranging in height from 12 to 33 storeys; two park blocks totaling approximately 7,880 square metres to be conveyed to the City for public park purposes; one block that will contain the existing mall; two private road blocks; two reserve blocks; and four public streets.

The Draft Plan of Subdivision facilitates the implementation of Official Plan Amendment 675 (SASP 236) and site-specific Zoning By-law 265-2024 and supports the redevelopment of the surface parking areas surrounding the existing Woodside Square Mall into a mixed use community complete with new public parkland and public street connections.

This report advises that the Executive Director, Development Review or their designate, the Director of Community Planning, Scarborough District, intends to approve the Draft Plan of Subdivision, after outstanding matters arising from the technical review of the application set out in this report have been addressed.

The proposed development is consistent with the Provincial Planning Statement (2024) ("PPS (2024)"). The proposed development also conforms to the City's Official Plan, the City's Zoning By-law, and has regard for the criteria in Section 51(24) of the *Planning Act*, subject to addressing outstanding matters arising from the ongoing technical review of the application.

RECOMMENDATIONS

The Director, Community Planning, Scarborough District recommends that:

1. In accordance with the delegated approval under Section 415-16 of the Toronto Municipal Code, as amended, City Council be advised that the Executive Director, Development Review intends to approve the Draft Plan of Subdivision as generally illustrated in Attachment 3 to this Report subject to:

- a. draft approval conditions which must be fulfilled prior final approval and the release of the Plan of Subdivision for registration;
- b. resolution of outstanding matters arising from the technical review of the application, as set out in this Report, to the satisfaction of the Executive Director, Development Review or their designate; and
- c. any such revisions to the proposed subdivision plan or any additional modified conditions as the Executive Director, Development Review or their designate may deem to be appropriate to address matters arising from the on-going technical review of this development.

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

DECISION HISTORY

On October 2 and 3, 2019, City Council adopted a report initiating the Woodside Square Planning Review. The Planning Review was in response to Official Plan policy applicable to the subject lands identifying the need to establish a planning framework prior to permitting additional uses beyond commercial uses and places of worship. Council directed a comprehensive public consultation and technical analysis process to evaluate the appropriateness of additional land use permissions and establish a policy framework to guide future redevelopment of the site. The decision document and staff report can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.SC8.5>

On September 15, 2020, Scarborough Community Council adopted a Preliminary Report respecting the Zoning By-law Amendment application for the subject lands, authorizing staff to conduct a community consultation meeting. The decision document respecting the Preliminary Report can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2020.SC17.4>

On May 11 and 12, 2022, City Council adopted a Proposals Report identifying draft policy directions developed through the Woodside Square Planning Review process. Council directed staff to use the draft Woodside Square policy directions contained within the report as the basis for stakeholder and public consultation and directed that rezoning applications within the Woodside Square lands be reviewed in the context of those draft policy directions. Through adoption of the report, Council requested staff

report back to Scarborough Community Council with a recommended Official Plan Amendment, including a Site and Area Specific Policy, applicable to the subject lands. The decision document and staff report can be found here:
<https://secure.toronto.ca/council/agendaitem.do?item=2022.SC31.11>

On October 11 and 12, 2023, City Council adopted the recommendations to approve the City-initiated Woodside Square Planning Review (Official Plan Amendment 675). The amendment redesignates the lands from *Special Policy Area* to *Mixed Use Areas* and *Parks*, and introduces Site and Area Specific Policy 236 ("SASP 236"). At the same meeting, Council also adopted the recommendations to approve Zoning By-law Amendment for the redevelopment of the Woodside Square Mall site (By-law 265-2024). The approvals established a planning framework for redevelopment including mixed use development blocks, public streets, two public parks, enhanced landscape areas, mobility improvements, community services and facilities, sustainability objectives, phasing requirements and a site-specific zoning framework. The decisions can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2023.SC7.1> and here: <https://secure.toronto.ca/council/agenda-item.do?item=2023.SC7.2>

THE SITE AND SURROUNDING LANDS

Description

The subject lands are located at the northwest corner of the intersection of Finch Avenue East and McCowan Road and is bounded by Sandhurst Circle to the west and north. Please see Attachment 2 for a Location Map. Woodside Square Mall has been located on the lands since 1977 and serves as the retail and community services hub of the Agincourt North community. The site is about 9.85 hectares total in size and includes surface parking lots surrounding the mall building.

Surrounding Uses

North: Sandhurst Circle and an existing neighbourhood consisting primarily of townhouse dwellings and detached dwellings. Further north is the Finch Hydro Corridor and associated recreational trail system.

South: Across Finch Avenue East, two apartment buildings of 18 and 10 storeys, and low-rise townhouse, single-detached and semi-detached residential buildings.

East: Across McCowan Road and across the road, two 18-storey apartment buildings.

West: Across Sandhurst Circle, two 20-storey apartment buildings, Albert Campbell Collegiate Institute, Brimwood Junior Public School, and low-rise townhouses. Further west is Brimley Woods and a branch of East Highland Creek.

THE APPLICATION

The Draft Plan of Subdivision application proposes to create a total of sixteen blocks, consisting of: five mixed use development blocks with buildings ranging in height from 12 to 33 storeys; two park blocks to be conveyed to the City for public park purposes, totaling approximately 7,880 square metres; one existing mall block; two future/private road blocks; two reserve blocks; and four public street blocks.

The table below describes the use and area for each block. The Draft Plan of Subdivision can be found in Attachment 3 to this report:

Table 1 - Subdivision Blocks

Block Number	Use	Area (ha)
1	Mixed Use Development Block	0.568
2	Mixed Use Development Block	0.659
3	Mixed Use Development Block	0.684
4	Mixed Use Development Block	0.457
5	Mixed Use Development Block	0.559
6	Public Park Block (North Park)	0.325
7	Public Park Block (Central Park)	0.463
8	Existing Mall Block	4.831
9	Future / Private Road Block	0.369
10	Future / Private Road Block	0.089
11	0.3 metre Reserve	0.001
12	0.3 metre Reserve	0.001
13	Public Street A	0.307
14	Public Street C	0.143
15	Public Street B1	0.159
16	Public Street B2	0.271

The proposed subdivision framework supports the development of eight mixed use residential buildings ranging from 12 to 33 storeys containing approximately 2,555 residential units including seniors housing; two public parks; a childcare facility; a new

internal public street network; future/private roads; enhanced landscape areas; and associated public realm improvements.

Additional Information

See the attachments of this Report for the Application Data Sheet, Location Map, Draft Plan of Subdivision, and Draft Plan of Subdivision Conditions of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: [Application Information Centre - 1571 SANDHURST CRCL](#)

Reasons for Application

The application for a Draft Plan of Subdivision is required to create the development blocks, internal road network consisting of public and private streets, two public park blocks, and maintain the existing block that contains the mall.

This meeting at Scarborough Community Council represents the statutory public meeting required for the Draft Plan of Subdivision application.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on September 21, 2023. The Planning Application Checklist Package resulting from the PAC meeting was provided to the applicant on November 29, 2023.

The Draft Plan of Subdivision application was submitted on May 8, 2024 and deemed complete on May 31, 2024, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre: [Application Information Centre - 1571 SANDHURST CRCL](#)

Agency Circulation Outcomes

The application, together with the applicable reports noted above, has been circulated to all appropriate agencies and City divisions. Responses received have been used to assist in the evaluation of the application and the development of draft conditions of approval for the Draft Plan of Subdivision. Additional refinements to the draft conditions may be required as the final technical review of the application is completed.

POLICY AND REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions that affects a planning matter shall be consistent with the Provincial Planning Statement (2024) and shall conform with applicable provincial plans.

Official Plan

The [Official Plan](#) designates the subject site as *Mixed Use Areas* and *Public Parks*. The site is also subject to Site and Area Specific Policy 236 (SASP 236) in Chapter 7 of the Official Plan. SASP 236 provides direction for the location and form of future mixed-use development, public streets, parks, community services and facilities, public realm improvements, mobility connections and supporting infrastructure, while ensuring redevelopment occurs in an orderly manner and contributes to the creation of a complete community.

The Official Plan, including SASP 236 should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Zoning

The subject lands are zoned CR 0.83 (c0.83; r0.0) SS3 (x992), (H) CR 3.0 (c1.0; r2.0) SS3 (x993) and OR. Exceptions 992 and 993 permits the development of the 2,555 dwelling units within tall and midrise buildings, among other provisions secured in the site specific Zoning By-law 265-2024.

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. In place since 2010, the TGS has contributed to building resilient communities and advanced matters related to public health, safety, sustainability and energy efficiency. Development proposals address the updated Toronto Green Standard Tier 1 as part of application materials. Development achieving higher levels of performance (Tier 2 and above) are eligible for a partial refund of development charges. Information on the Toronto Green Standard may be found at: [Toronto Green Standard](#)

Draft Plan of Subdivision

Section 51(24) of the *Planning Act* outlines the criteria for determining whether a proposed subdivision is appropriate. These criteria include conformity to provincial plans, whether the plan conforms to the Official Plan and adjacent plans of subdivision, the appropriateness of the proposed land use, the dimensions and shapes of the proposed blocks, and the adequacy of utilities and municipal services.

The Executive Director, Development Review has delegated authority for Plans of Subdivision under Section 415-16 of the Toronto Municipal Code, as amended.

PUBLIC ENGAGEMENT

Community Consultation

A virtual community consultation meeting was held on May 12, 2021, for the associated Zoning By-law amendment application and was attended by approximately 200 members of the public, City staff, the Ward Councillor, and the applicant's team. As this

application was reviewed by staff concurrently with the City-led Woodside Square Planning Review, a complete summary of community and stakeholder consultation and engagement can be found in the report on the Woodside Square Planning Review. Feedback received informed the review of this Draft Plan of Subdivision application.

Statutory Public Meeting Comments

The approval authority will be given an opportunity to view oral submission at Scarborough Community Council, which constitutes the Statutory Public Meeting for the subdivision application pursuant to 51(20)(b) and O. Reg 544/06 s. 5 of the *Planning Act*.

COMMENTS

Provincial Planning Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the *Planning Act*. Staff has reviewed the current proposal for consistency with the PPS (2024).

In accordance with the *Planning Act*, all decisions affecting planning matters shall be consistent with the Provincial Planning Statement (2024) (PPS) and shall conform to applicable provincial plans.

Staff find the proposal consistent with the PPS (2024).

Draft Plan of Subdivision

The Plan of Subdivision application is reviewed against the relevant matters under Section 51(24) of the *Planning Act*, including, but not limited to:

- a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;
- b) whether the proposed subdivision is premature or in the public interest;
- c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;
- d) the suitability of the land for the purposes for which it is to be subdivided;
 - d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;
- e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;
- f) the dimensions and shapes of the proposed lots;
- g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;
- h) conservation of natural resources and flood control;

- i) the adequacy of utilities and municipal services;
- j) the adequacy of school sites;
- k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;
- l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and
- m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of the Act or subsection 114 (2) of the *City of Toronto Act*, 2006.

The Draft Plan of Subdivision and the Draft Plan of Subdivision conditions are both subject to further refinement as City staff complete their final review (see Attachments 3 and 4 respectively). Matters that are still outstanding relate to: revisions to the cross sections to include 2.1 metre sidewalks, planting details and cycling infrastructure. While the above noted issues are generally not related to the division of land pursuant to the above noted *Planning Act* tests, minor amendments to the Draft Plan of Subdivision (see Attachment 3) may be required prior to Draft Plan approval.

Following Draft Plan approval, additional planning approvals will be required, including the lifting of Holding ("H") provisions and Site Plan Control approval, before development can proceed. A related application to lift the Holding ("H") provision is currently under review.

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies and SASP 236 as described in the Policy and Regulation Considerations Section of this Report. The subject Draft Plan of Subdivision implements the framework established by SASP 236 through the creation of development blocks, public streets, park blocks and associated public infrastructure. The proposed development conforms to the City's Official Plan, including SASP 236.

Public and Private Streets

The Draft Plan of Subdivision implements the public street network identified through SASP 236 and By-law 265-2024 and establishes the transportation framework necessary to support the phased redevelopment of the subject site. The proposal includes four new public street blocks (Blocks 13, 14, 15 and 16) and two private road blocks (Blocks 9 and 10).

The proposed public streets will provide connectivity between Finch Avenue East, McCowan Road and Sandhurst Circle, while creating a finer-grained block pattern that improves pedestrian, cycling and vehicular circulation throughout the site. The public streets will also facilitate access to the proposed development blocks, public parks, existing mall and future redevelopment areas. The proposed right-of-way widths are consistent with the transportation framework established through SASP 236 and the implementing zoning by-law.

Blocks 13, 14, 15 and 16 will be conveyed to the City as public rights-of-way and will accommodate public streets, municipal services, sidewalks, street trees, cycling infrastructure, utilities and associated public realm improvements. Conditions of Draft Plan approval will secure the conveyance of the lands and the detailed design requirements necessary to support future municipal acceptance.

Blocks 9 and 10 will be secured as private road blocks that provides interim access to the development blocks and the existing mall during phased redevelopment of the site. The private roads have been designed to support the long-term transportation framework established through SASP 236 and may be conveyed to the City in the future, subject to the satisfaction of municipal requirements and the ultimate build-out of the redevelopment.

Transportation Services, the Toronto Transit Commission and other commenting partners have reviewed the proposed street network and continue to provide comments respecting detailed design, public realm improvements, transit operations, road geometry, servicing infrastructure and implementation matters. Conditions of Draft Plan approval will secure the required conveyances, easements, road design requirements and any additional transportation-related matters arising from the final technical review of the application.

The proposed public and private street network satisfies the objectives of SASP 236, supports the orderly development of the lands, and has appropriate regard for the criteria contained in Section 51(24) of the *Planning Act* respecting the location, width and adequacy of highways and access connections.

Development Blocks

The Draft Plan of Subdivision proposes five mixed use development blocks, two park blocks, one existing mall block, two private road blocks and four public street blocks.

Block 1 (Mixed Use Development Block) has an area of approximately 0.568 hectares and is located at the southwest corner of the site fronting Finch Avenue East, Sandhurst Circle and Public Street A. The development block is intended to accommodate two mixed use residential towers of 22 and 24 storeys connected by a base building, resulting in 570 residential units.

Block 2 (Mixed Use Development Block) has an area of approximately 0.659 hectares and is located at the southeast corner of the site fronting Finch Avenue East and Public Street B1. The development block is intended to accommodate two mixed use residential towers of 26 and 33 storeys connected by a base building, resulting in 736 residential units.

Block 3 (Mixed Use Development Block) has an area of approximately 0.684 hectares and is located along the east side of the site fronting McCowan Road. The development block is intended to accommodate two mixed use residential towers of 25 and 29 storeys connected by a base building, resulting in 690 residential units.

Block 4 (Mixed Use Development Block) has an area of approximately 0.457 hectares and is located along the east side of the site fronting McCowan Road and Public Street C. The development block is intended to accommodate a mixed use building 7 to 12 storeys containing approximately 216 seniors' residential units and a childcare facility.

Block 5 (Mixed Use Development Block) has an area of approximately 0.559 hectares and is located at the northeast corner of the site fronting McCowan Road, Sandhurst Circle, Public Street B2 and Public Street C. The development block is intended to accommodate a mixed use building of 7 to 12 storeys containing 343 residential units.

Block 8 (Existing Mall Block) has an area of approximately 4.831 hectares and contains the existing Woodside Square Mall. The block is being retained to accommodate the existing commercial and community uses, along with future redevelopment opportunities contemplated through SASP 236.

The proposed development blocks implement the development framework established through SASP 236 and By-law 265-2024 and are appropriately sized and configured to accommodate the approved mix of residential, non-residential and community uses. The development blocks support the creation of a complete community through the introduction of new housing, community services and facilities, public streets, parkland and public realm improvements while maintaining the existing Woodside Square Mall as an important community and commercial destination.

Servicing

Development Engineering staff have advised that adequate municipal water, sanitary sewer and stormwater servicing capacity exists to support the proposed development. The servicing review undertaken through the Draft Plan of Subdivision and related application to remove the Holding ("H") provisions has demonstrated that the necessary municipal infrastructure is available to accommodate the proposed development.

Additional coordination and detailed design matters related to municipal servicing infrastructure will be addressed through the clearance of the Draft Plan approval conditions, and future Site Plan Control applications.

Accordingly, the proposed Draft Plan of Subdivision satisfies the criteria of Section 51(24)(i) of the *Planning Act* with respect to the adequacy of municipal services and utilities.

Parkland

The Draft Plan of Subdivision proposes two Park Blocks which implement the parkland framework established through SASP 236 and By-law 265-2024. The proposed Park Blocks will provide approximately 0.788 hectares (7,880 square metres) of publicly accessible parkland and contribute to the creation of a complete community through the provision of new recreational opportunities, open space and public realm amenities.

Block 6 (Park Block) has an area of approximately 0.325 hectares (3,247 square metres) and is located adjacent to Sandhurst Circle and Public Street B2. Block 7 (Park

Block) has an area of approximately 0.463 hectares (4,633 square metres) and is centrally located to the south fronting Finch Avenue East. Together, the Park Blocks will form the primary public open space network serving existing and future residents, employees and visitors to the Woodside Square community.

Parks Development staff have reviewed the proposal and support the dedication of the two Park Blocks. Conditions of Draft Plan approval will secure the conveyance of the Park Blocks to the City, environmental clearance requirements, grading and servicing requirements, and the delivery of base park improvements in accordance with the approved phasing framework.

The proposed Park Blocks satisfy the objectives of SASP 236 and have appropriate regard for the criteria contained in Section 51(24)(k) of the *Planning Act* respecting lands to be conveyed for public purposes.

Conclusion

The proposed Draft Plan of Subdivision has been reviewed against the policies of the PPS (2024) and the criteria set out in Section 51(24) of the *Planning Act*. The Draft Plan will create development blocks to support residential and mixed use development, park blocks, and new interior road network consisting of public and private streets.

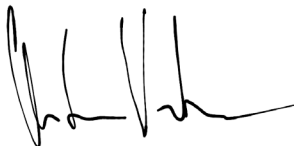
The proposed Draft Plan of Subdivision is consistent with the PPS (2024), conforms to the Toronto Official Plan and applicable Zoning By-law, has regard for the criteria of Section 51(24) of the *Planning Act*, and is in the public interest. The proposal implements the rezoning and official plan amendments approved by City Council.

The Executive Director, Development Review, intends to approve the Draft Plan of Subdivision, as generally illustrated in Attachment 3 to this report, subject to the conditions as set out in principle in Attachment 4.

CONTACT

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SIGNATURE



Christian Ventresca, M.Sc.PI, MCIP, RRP
Director, Community Planning
Scarborough District

ATTACHMENTS

City of Toronto Information/Drawings

Attachment 1: Application Data Sheet

Attachment 2: Location Map

Attachment 3: Draft Plan of Subdivision

Attachment 4: Draft Plan of Subdivision Conditions

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 1571 SANDHURST CRCL **Date Received:** May 30, 2024

Application Number: 24 156566 ESC 23 SB

Application Type: Subdivision Approval

Project Description: Draft Plan of Subdivision to create an internal road network of private and public roads, two parks blocks, and several development blocks.

Applicant	Agent	Architect	Owner
YUE ZENG GUO			2624237 ONTARIO CORP

EXISTING PLANNING CONTROLS

Official Plan Designation:	Special Study Areas	Site Specific Provision:
	Community Commercial and	
Zoning:	Place(s) of Worship (former City of Scarborough Ag	Heritage Designation:
Height Limit (m):		Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq m): 99,034 Frontage (m): 296 Depth (m): 412

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	38,715	38,715	12,914	51,629
Residential GFA (sq m):			189,715	189,715
Non-Residential GFA (sq m):	42,989	42,989	13,188	56,177
Total GFA (sq m):	42,989	42,989	202,903	245,892
Height - Storeys:	2	2	33	33
Height - Metres:			106	106

Lot Coverage Ratio (%): 52.13 Floor Space Index: 2.48

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	189,715	
Retail GFA:	46,789	
Office GFA:	6,015	
Industrial GFA:		
Institutional/Other GFA:	3,373	

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			2,555	2,555
Other:				
Total Units:			2,555	2,555

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			1,811	512	232
Total Units:			1,811	512	232

Parking and Loading

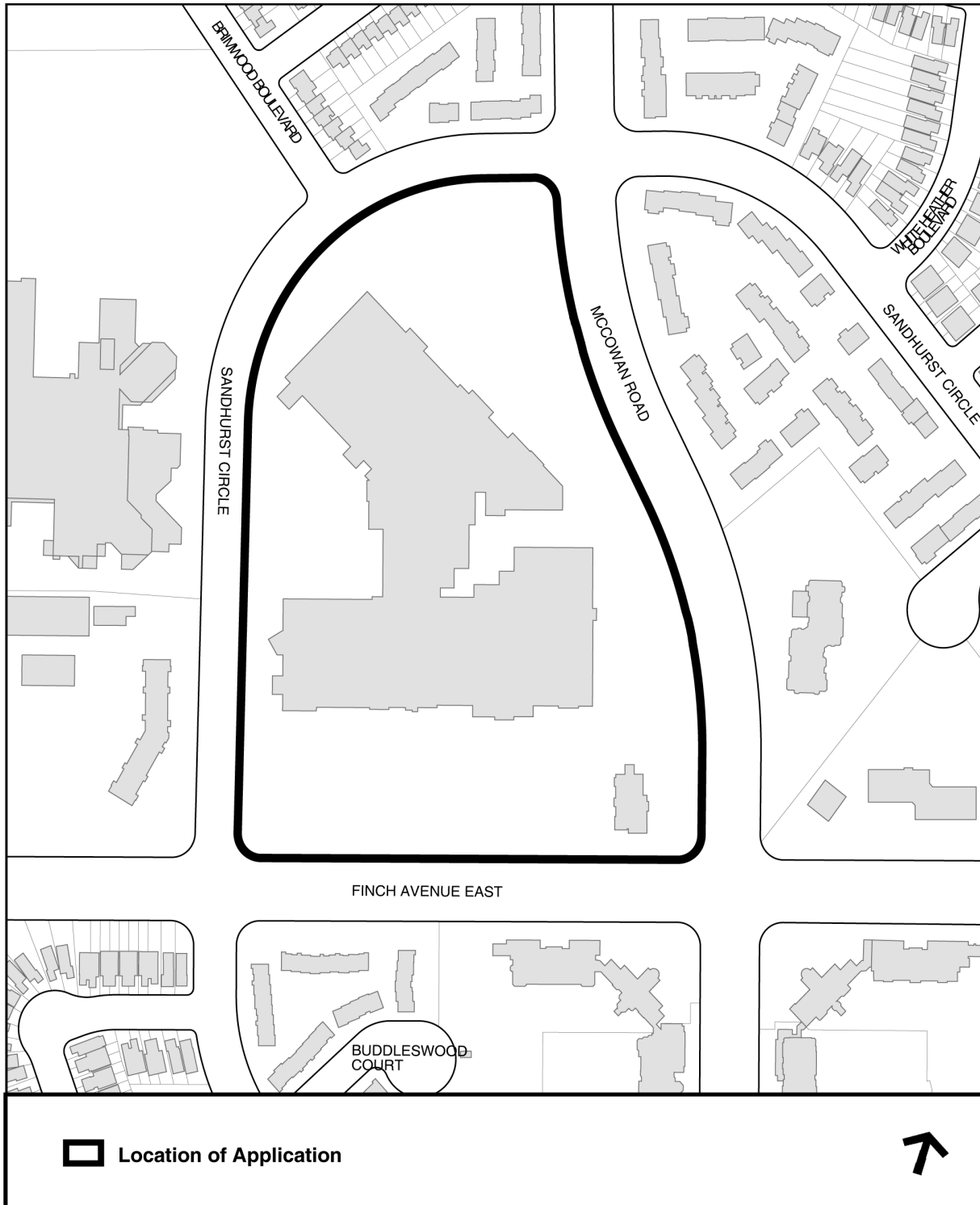
Parking Spaces: 2,698 Bicycle Parking Spaces: $\frac{2,88}{5}$ Loading Docks: 9

CONTACT:

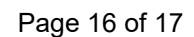
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Attachment 2: Location Map



Decision Report - Approval - 1571 Sandhurst Circle



Attachment 4: Draft Plan of Subdivision Conditions

This attachment will be provided prior to the July 9, 2026, Scarborough Community Council Meeting.