

Scarborough Community Council Meeting

Samuel Sarick Ltd. and Graduate Investments Ltd.

Official Plan Amendment & Zoning By-law Amendment

1911-1921 Eglinton Avenue East

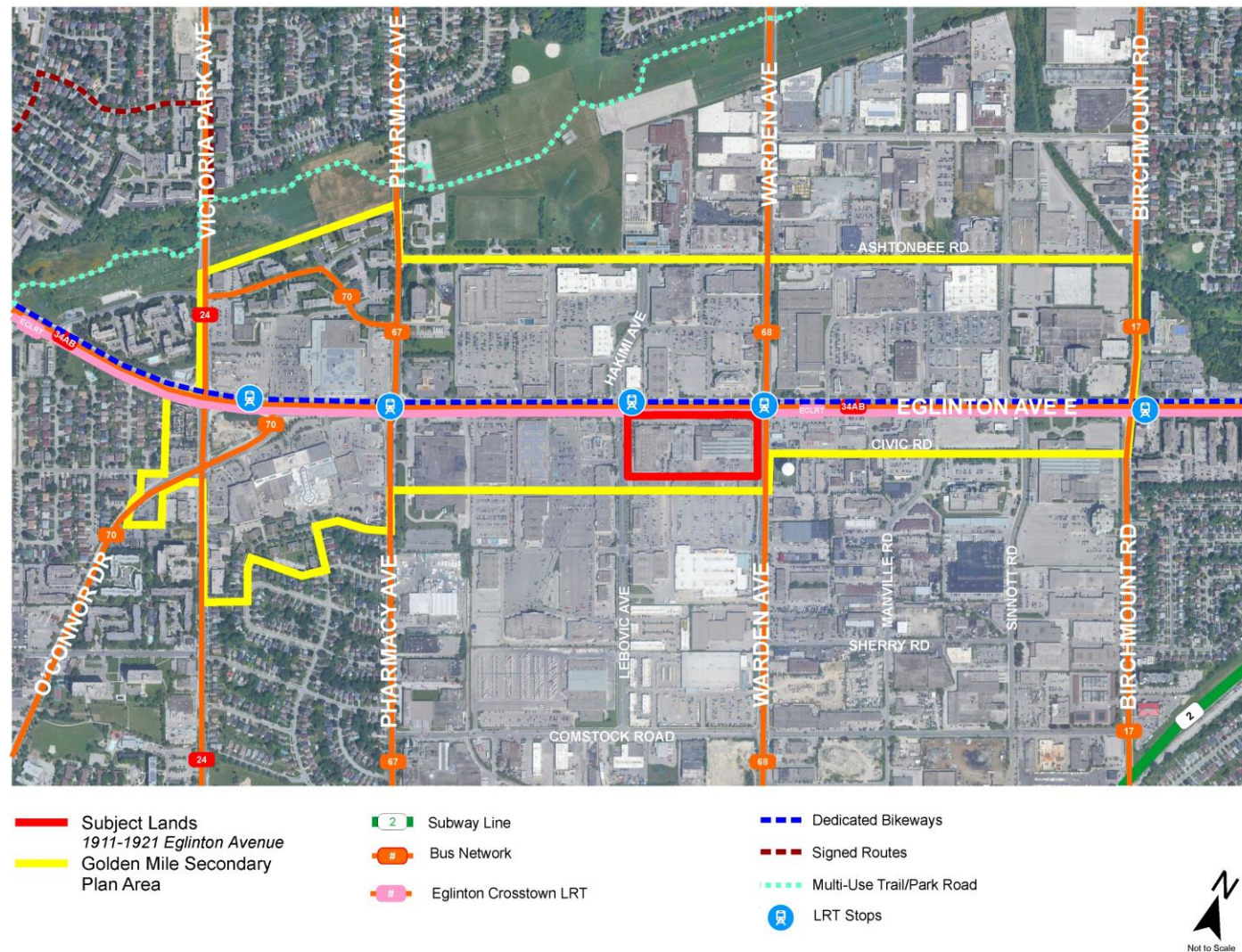
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July 9th, 2026



Location & Context

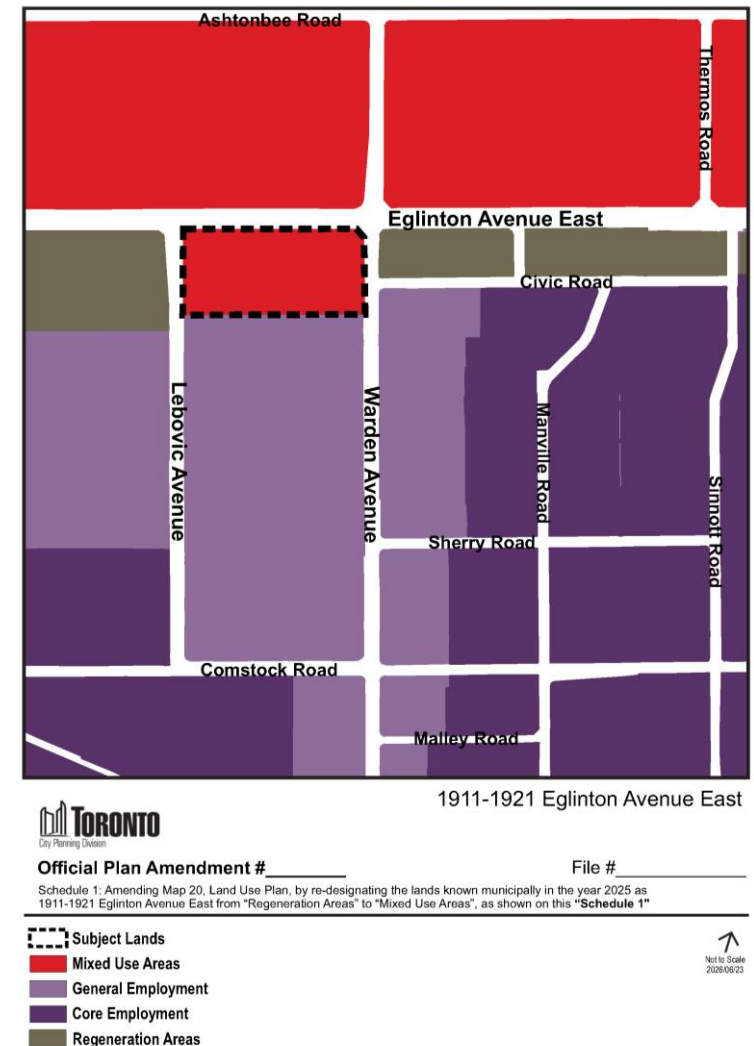
- Near the approximate centre of the Golden Mile Secondary Plan Area;
- South side of Eglinton Avenue East between Lebovic Avenue and Warden Avenue;
- Property is +/- 3.96 hectares (9.78 acres) in size, with a frontage of +/- 289 metres along Eglinton Avenue;
- Within two (2) Major Transit Station Areas associated with the Eglinton Crosstown Light Rail Transit line (Hakimi Lebovic Station and Golden Mile Station).



- SASP 777, approved by Toronto City Council on September 15, 2023;
- Construction of a new North-South Public Street that connects Eglinton Avenue and O'Connor Drive;
- Pedestrian & Cycling facilities bound the Subject Lands on Eglinton Avenue, Warden Avenue, Lebovic Avenue and O'Connor Drive, and proposed internally to the site;
- Centrally-located Public Park.

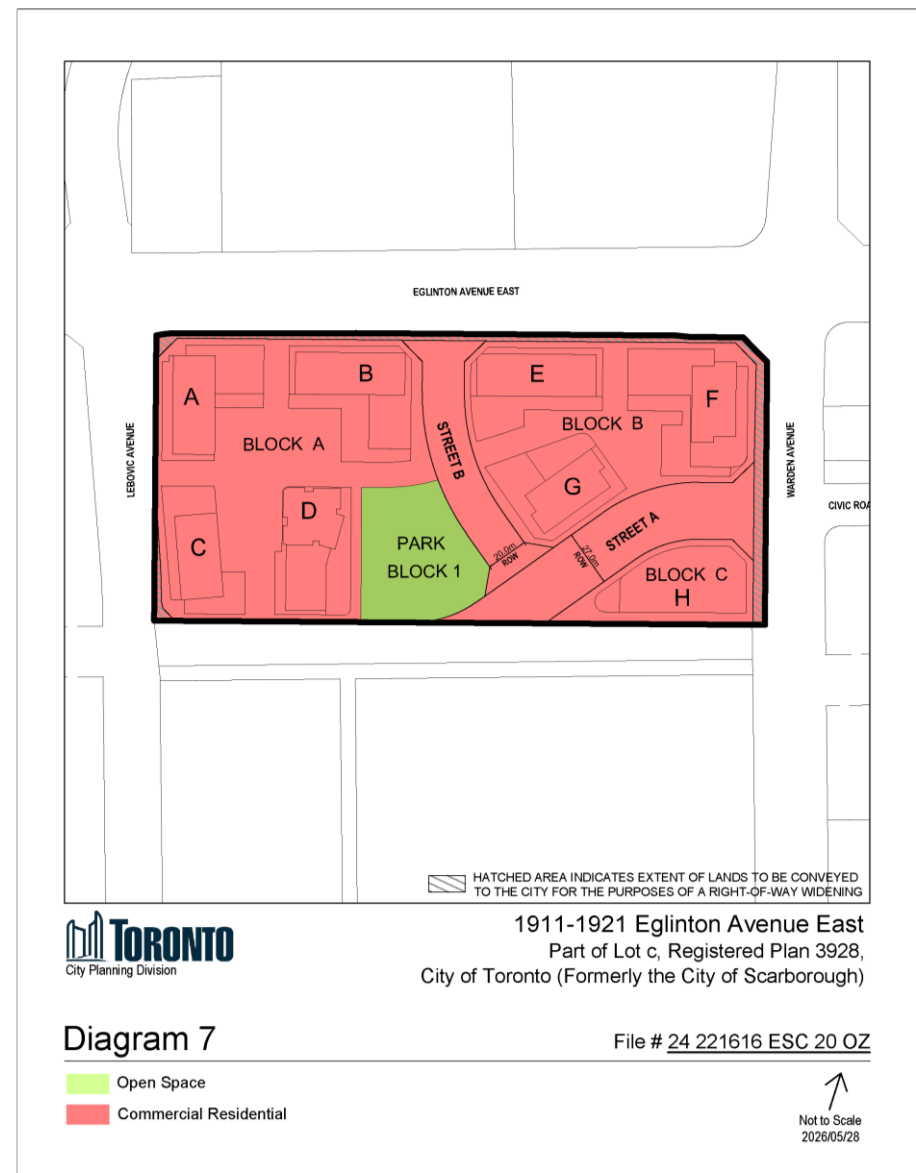
Existing & Proposed Official Plan Designations

- Redesignation from “Regeneration Areas” to “Mixed-Use Areas” (Schedule 20 of the Official Plan);
- Site-specific development standards in the Golden Mile Secondary Plan:
 - Permitted Uses: Mixed-Use, Commercial, Residential, Retail, Service Employment, Office, Parks & Open Space
 - Maximum Gross Floor Area: 190,000 m²
 - Heights ranging between 12 and 48 storeys



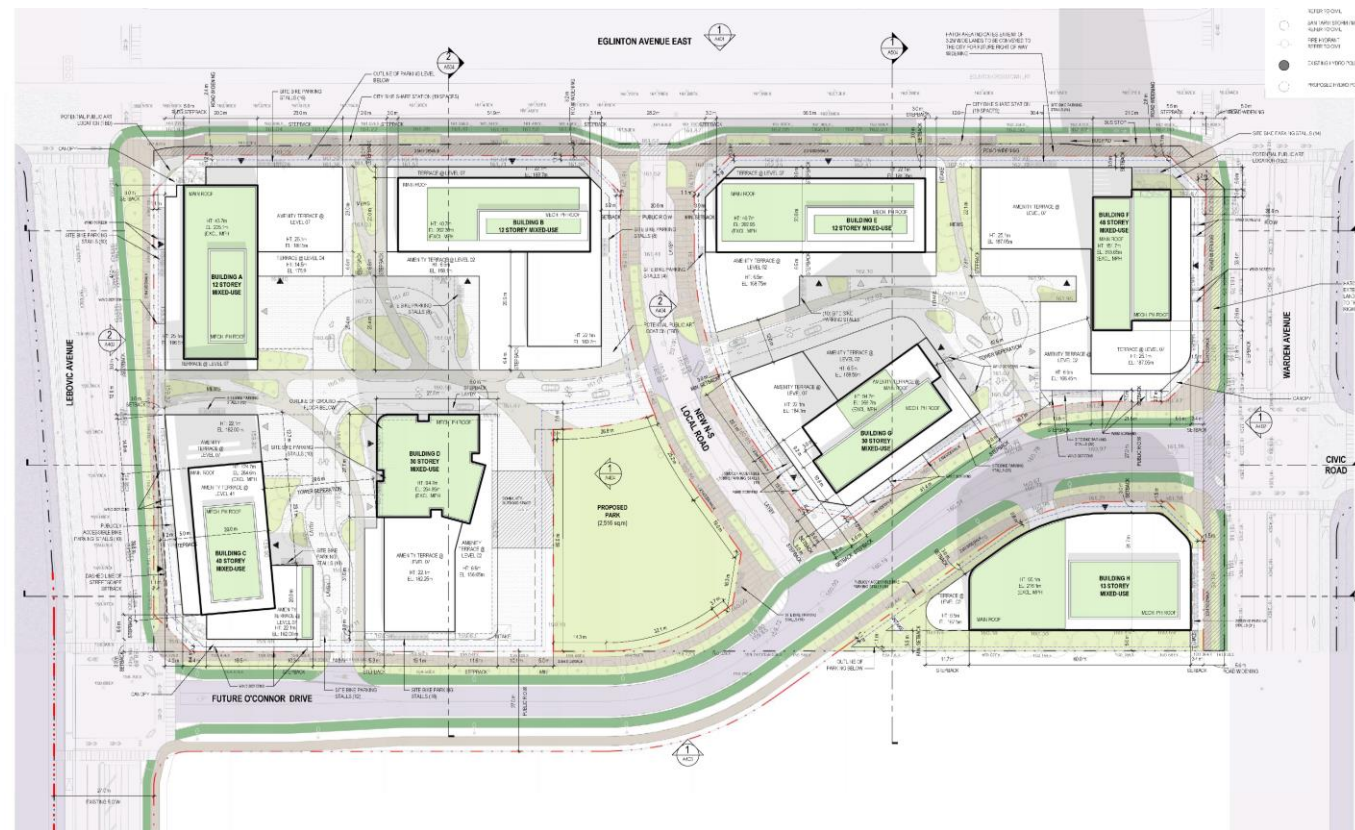
Existing & Proposed Zoning

- Removing the lands from the former City of Scarborough Employment District By-law No. 24982 (Golden Mile);
- Bringing the lands into the City of Toronto Comprehensive Zoning By-law 569-2013, and zoning “Commercial Residential (“CR”)” Zone with site-specific development standards:
 - Maximum Height: 48 storeys, 155 metres
 - Provisions requiring minimum Community, Employment and Non-Residential space, as well as Parkland and Affordable Housing standards.



Conceptual Site Plan to inform the OPA and ZBA

- The Applications would facilitate the following conceptual development:
 - 8 Buildings – 5 High-Rise, 3 Mid-Rise;
 - 7 Mixed-Use Buildings, 1 Office Building;
 - ~ 146,000 m² residential GFA;
 - ~ 38,000 m² non-residential GFA;
 - 2,243 units;
 - 1,266 parking spaces;
 - Minimum 10% of total GFA as Employment GFA, and an additional 10% of the total GFA as other non-residential GFA (i.e. office, retail);
 - 4.68 FSI overall density.





Materials Submitted in Support of a Complete Application

- Planning Justification Report;
- Draft Official Plan Amendment;
- Draft Zoning By-law Amendment;
- Topographical Plan of Survey & Boundary Plan of Survey;
- Urban Design Brief;
- Architectural Set (floor plans, roof plans, underground parking plans, elevations, sections, renderings, phasing, etc.);
- Mass Modelling Study;
- Perspective Drawings;
- Sun-Shadow Study & Analysis;
- Accessibility Report & Standards Checklist;
- Master Landscape Plan & Drawings (Soil Volume Plan, Tree Planting Plan, Landscape Sections, Details, Soil Cells Stamped, etc.);
- Public Utility Plan;
- Tree Inventory & Preservation Plan;
- Community Services & Facilities Study;
- Housing Issues Report;
- Structure Plan;
- Toronto Green Standards Checklist;
- Civil Engineering Drawings (Grading, Servicing, Erosion & Sediment Control);
- Infrastructure Master Plan;
- Green Infrastructure Strategy;
- Functional Servicing Report & Drainage Plan;
- Stormwater Management Report;
- Land Use Compatibility/Mitigation Study;
- Noise and Vibration Report;
- Pedestrian-Level Wind Study;
- Air Quality Assessment;
- Hydrogeological Assessment & Review Summary;
- Geotechnical Investigation;
- Phase 1 & 2 Environmental Site Assessment;
- Record of Site Condition;
- Urban Transportation Considerations Report & Addendum;
- Energy Strategy Report;
- Watermain Hydraulic Analysis;
- Subsurface Utility Plan;
- Q-LA Investigation Report;
- Mechanical Consultant Sprinkler System Letter

Thank You Questions and Comments

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