

Community Consultation Meeting


Woodside Square Planning Review

1571 Sandhurst Circle

Yishan Liu, City Planner
Community Planning, Scarborough District

Wednesday, May 12, 2021





Please be aware that this meeting is being recorded and personal information, such as your opinions, statements and voice will become part of a public record. Under section 27 of the Municipal Freedom of Information and Protection of Privacy Act, records created for the general public do not restrict access and may be made available on the City Planning website. Your registration information will not be disclosed as part of the public record.

Meeting Rules

- One voice at a time. Be direct and frame questions to specific speakers.
- Be brief and limit yourself to one question or comment at the time, there will be other opportunities to engage.
- Be a good listener and keep an open mind.
- Raise hand to ask questions.
- Be respectful. City of Toronto is an inclusive public organization. Racist or other forms of discriminatory, prejudicial, or hateful comments and questions will not be tolerated.
- Engage with high energy, be personable as you would in person!

Land Acknowledgment

"The land I am standing on today is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. I also acknowledge that Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit, and the Williams Treaties signed with multiple Mississaugas and Chippewa bands."



Agenda



Presentation

- Introductions & Opening remarks by City staff
- Councillor Welcome
- Overview of Planning Review Process
- Applicant Presentation



Facilitated Discussion (Questions & Answers)

Introduction

- Site Area

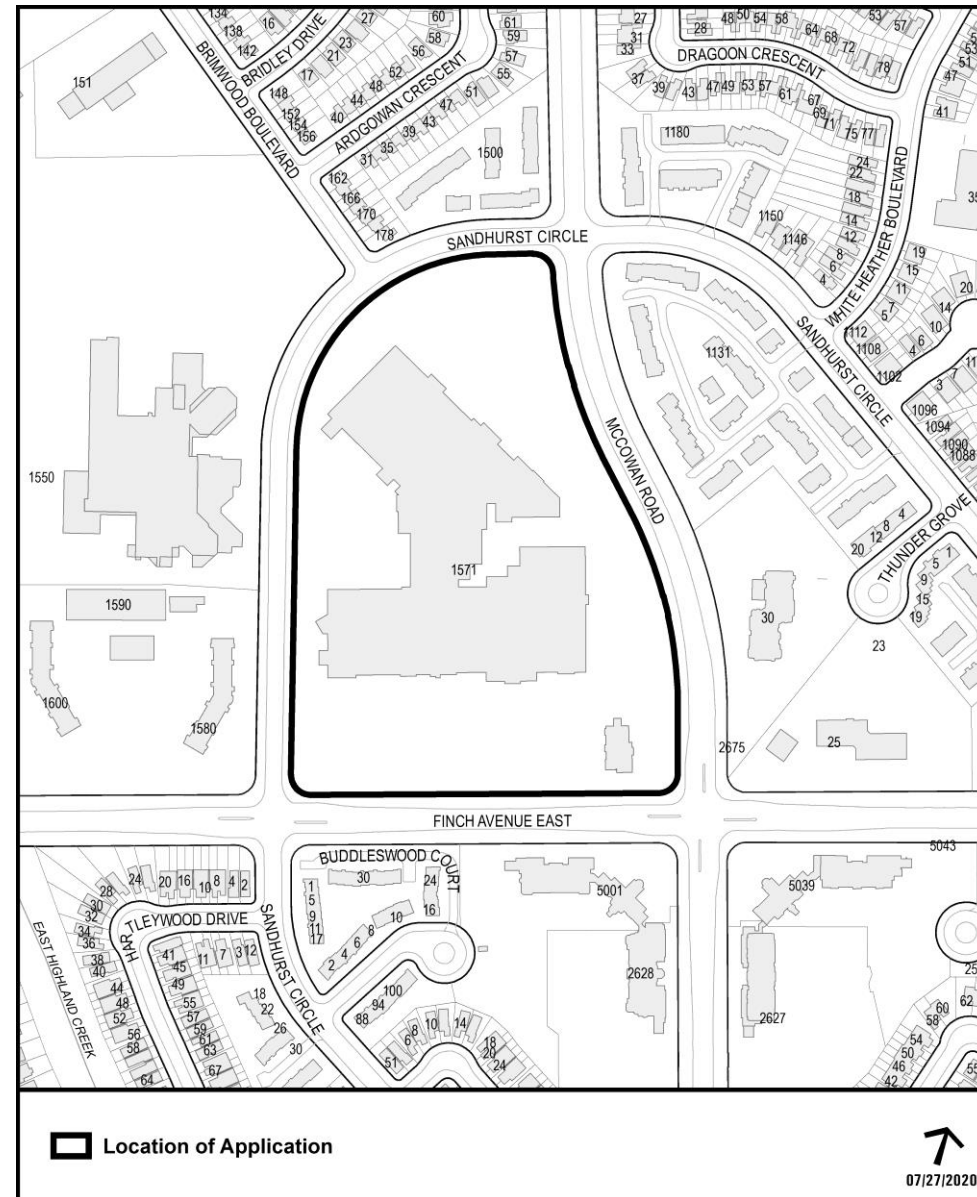
22.65 acres (9.15 hectares)

- Site includes:

- Existing shopping centre
- Surface and underground parking
- Standalone drive-through restaurant

- Rezoning Application

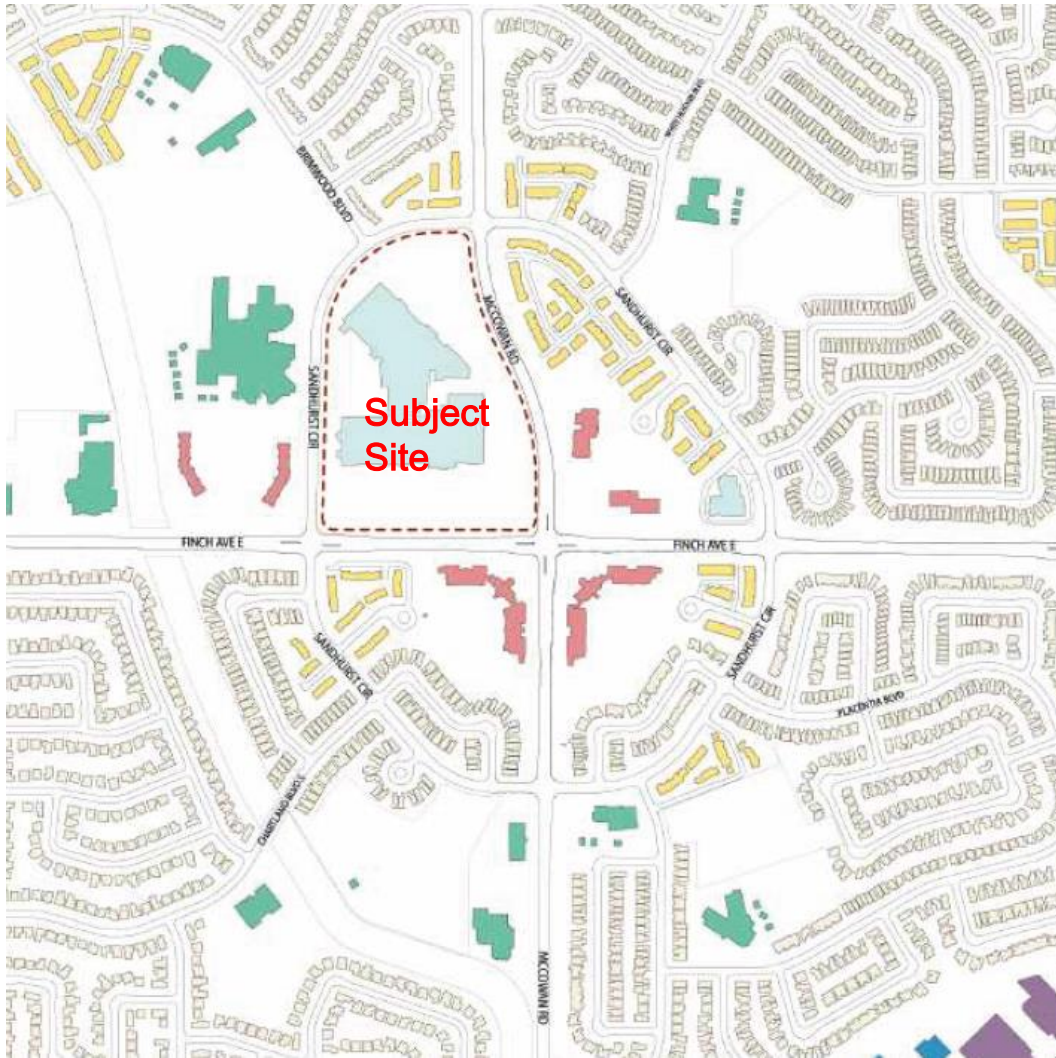
No. 20 151730 ESC 23 OZ



Why are we here?

- The addition of potential residential uses requires a planning review consistent with current policy for the site;
- To introduce you to the applicant and their proposal for the site;
- Outline the City's review and decision-making process;
- Clarify your role in this process;
- Provide you with an opportunity to both:
 - Express your views on the proposals; and
 - Direct any questions to City staff or the applicant.

Site Context

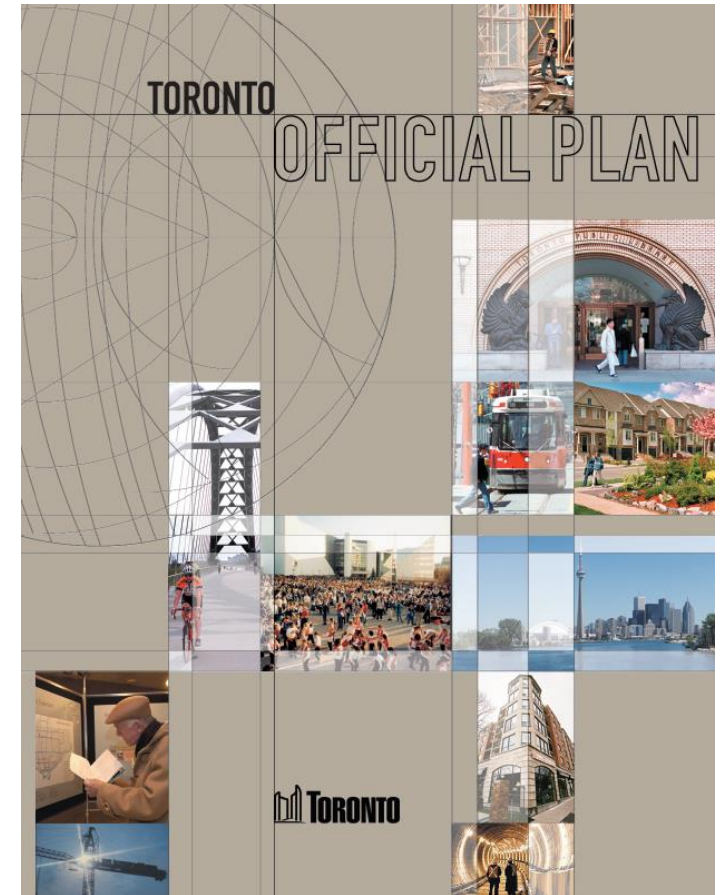
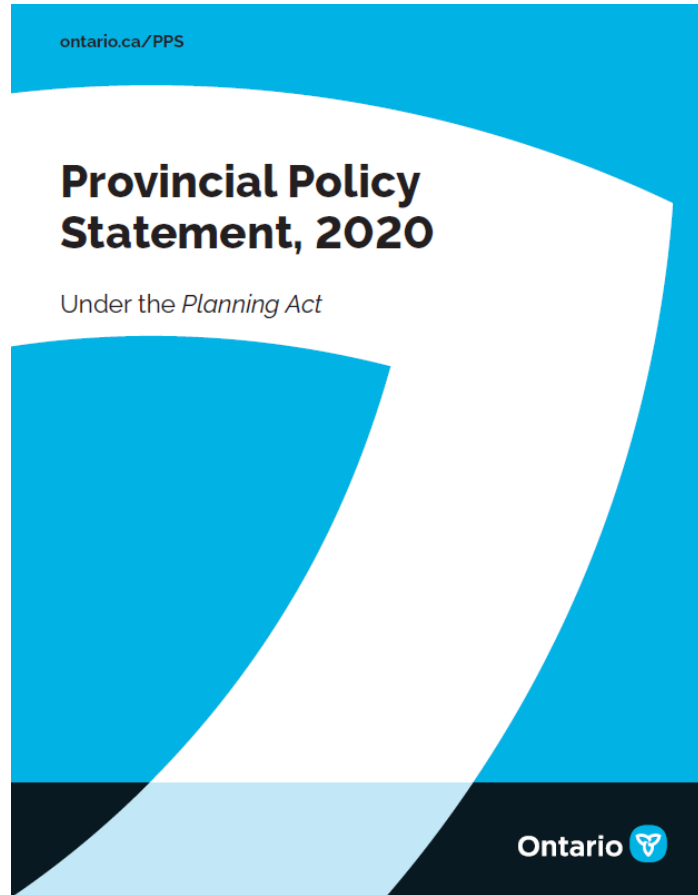


- Residential - Lowrise Buildings
- Residential - Row House/ Townhouses
- Residential - Tall Buildings
- Institutional
- Commercial
- Office
- Warehouse/ Distribution
- Manufacturing

Planning Framework & Policies

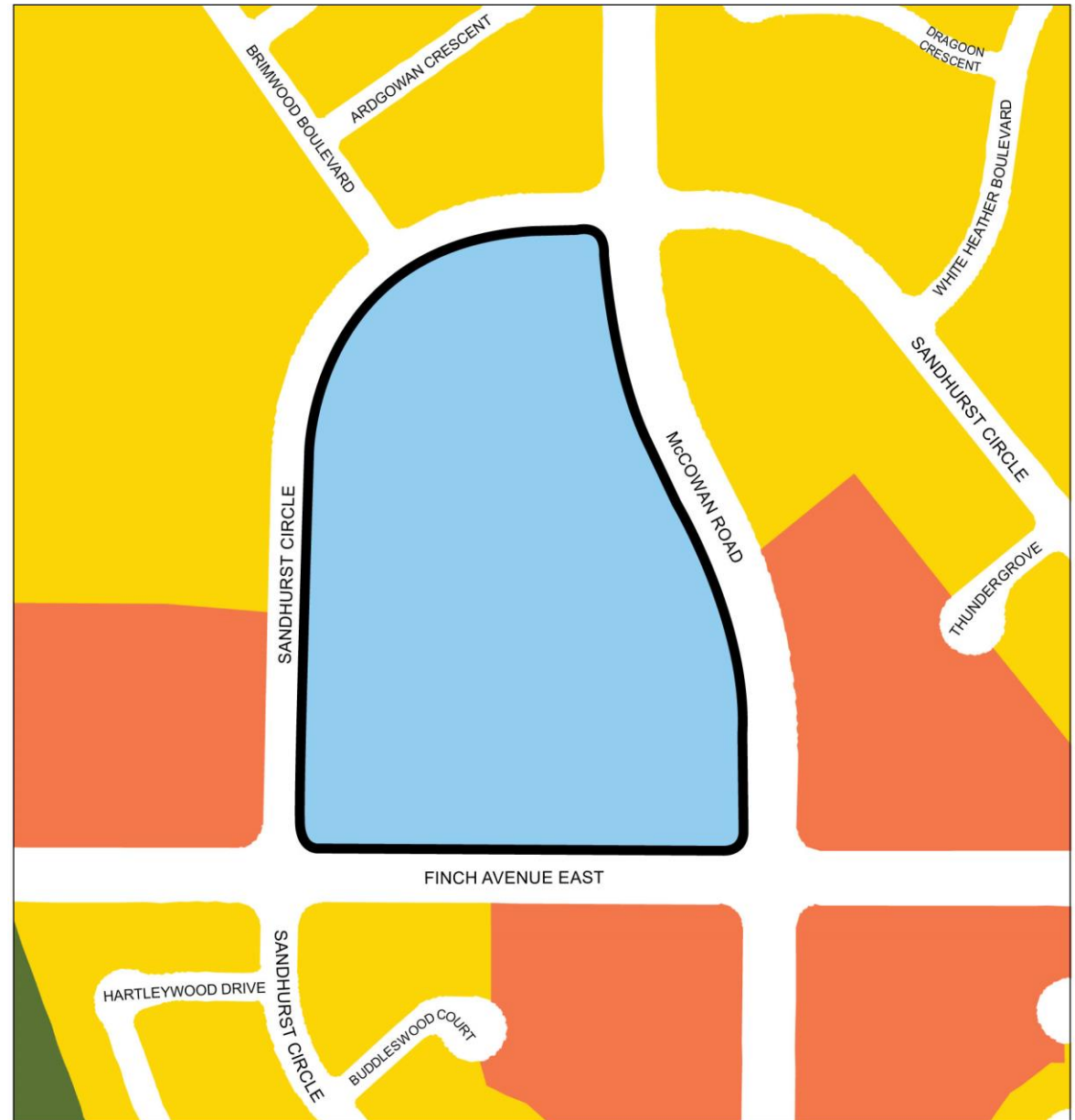


Provincial and Municipal Policy



Official Plan

- SASP 236
- Currently permits only places of worship, and commercial uses
- No other uses permitted until a planning review of the area has been completed

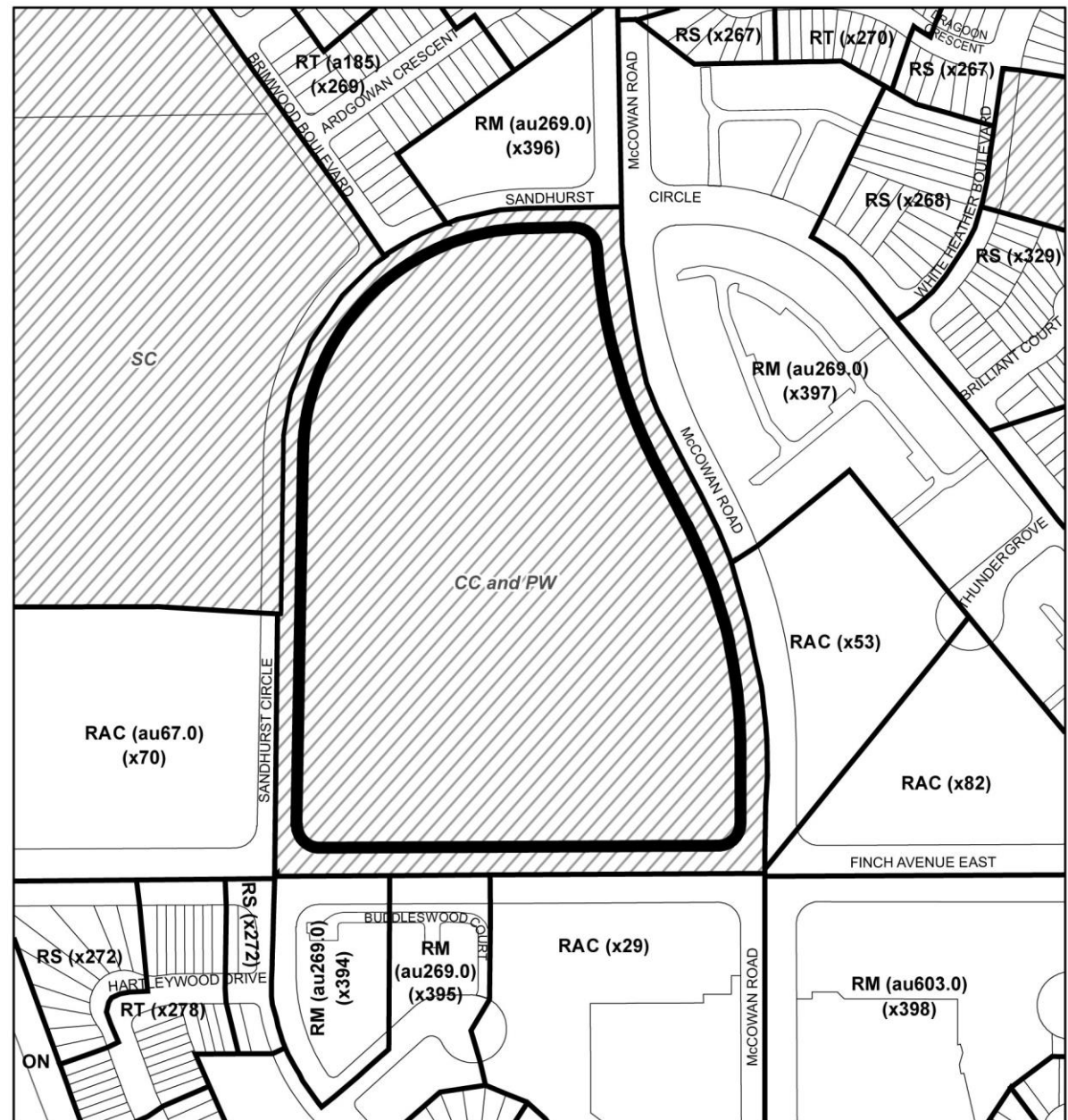


Zoning

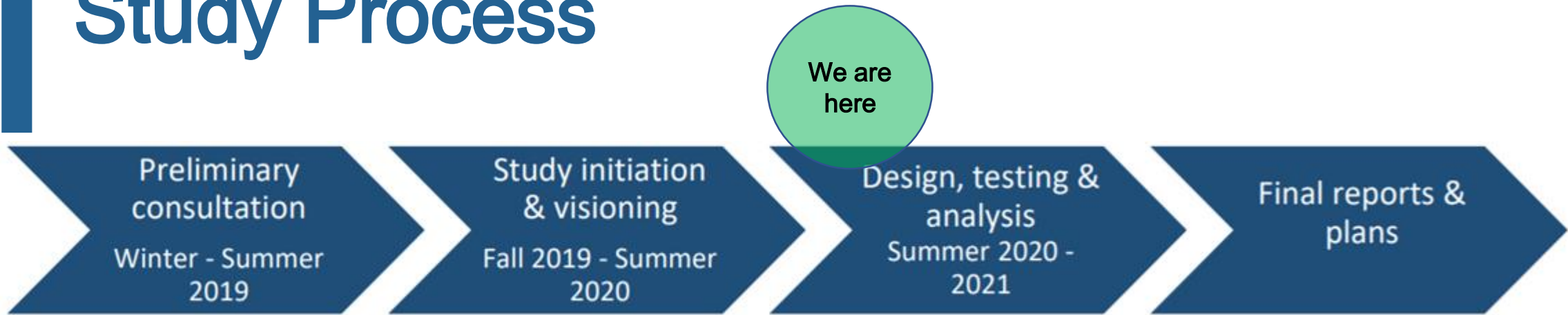
Community Commercial (CC) & Place of Worship (PW)

Permits a wide variety of commercial uses, including: auto sales & service; banks; offices; tailor & bake shops; places of entertainment; restaurants, tea rooms and taverns; retail stores & storage; service shops and agencies; studios; and day nurseries

	Location of Application		See Former City of Scarborough Agincourt North Community By-law No. 12797
RD	Residential Detached	SC	School
RS	Residential Semi-Detached	CC	Community Commercial
RT	Residential Townhouse	PW	Place(s) of Worship
RM	Residential Multiple		
RAC	Residential Apartment Commercial		
ON	Open Space Natural		



Study Process



	Planning Review	Rezoning Application
Outlook	Long term	Short/medium term
Area	Entire site	Entire site, but focused on areas around mall
Implementation	Policies (vision)	Zoning (regulation)
Led by	City staff	Applicant
Conclusion (anticipated)	OPA (Site and Area Specific Policy)	Zoning By-law Amendment

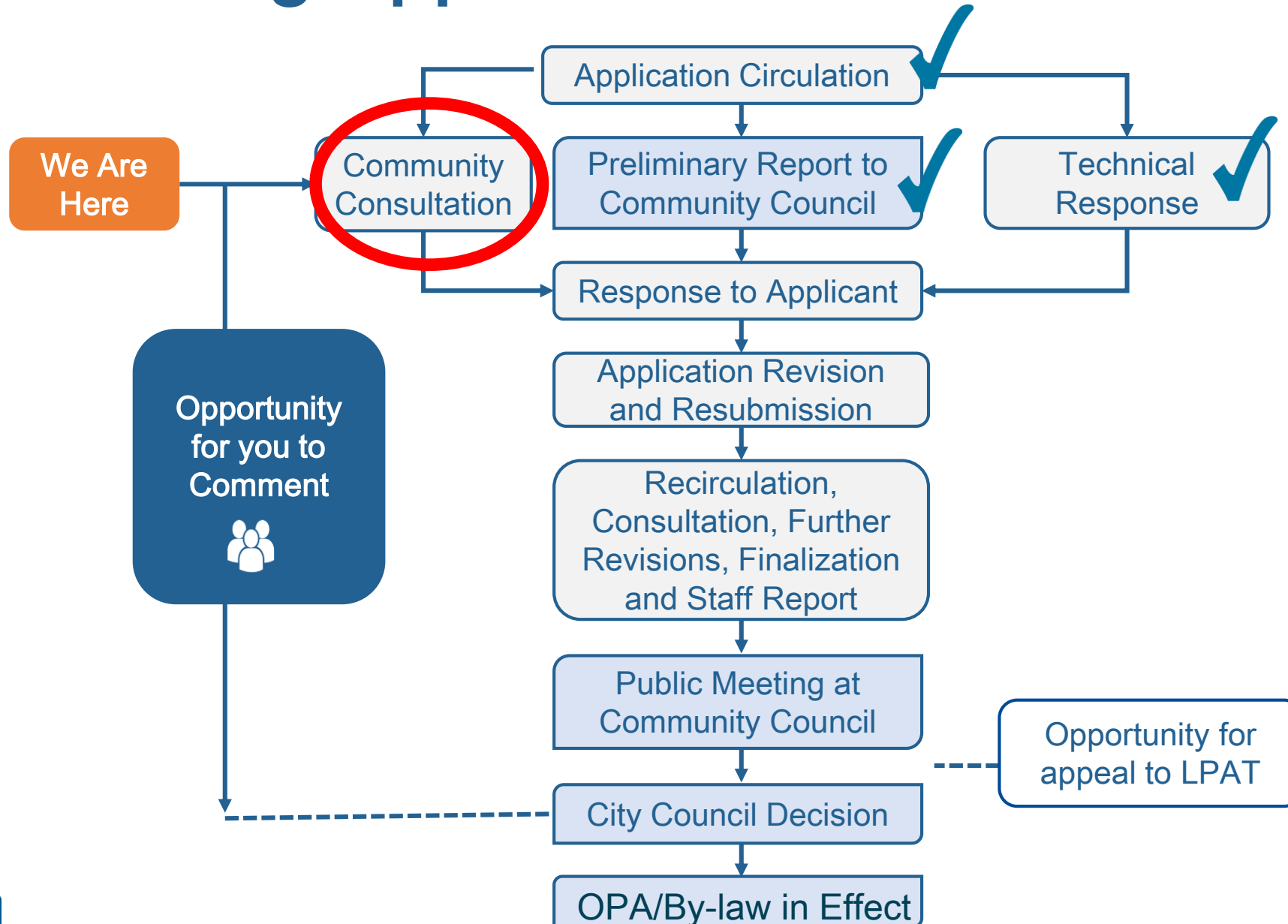
Site & Area Specific Policy

- Vision and Objectives
- Mobility
- Built Form, Land Use & Housing
- Parks & Open Spaces
- Community Services & Facilities
- Phasing & Implementation

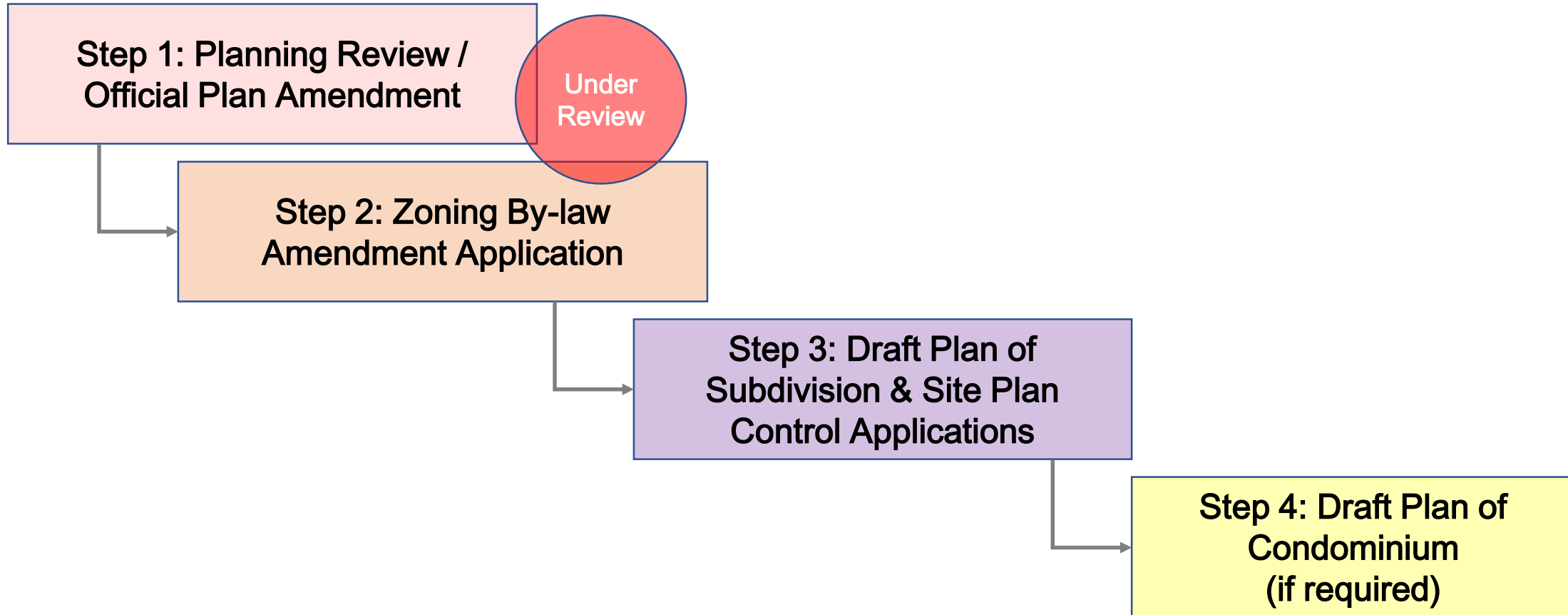
Zoning By-law

- Permitted Uses
- Densities (i.e. gross floor area)
- Maximum building heights
- Building setbacks and stepbacks
- Parking

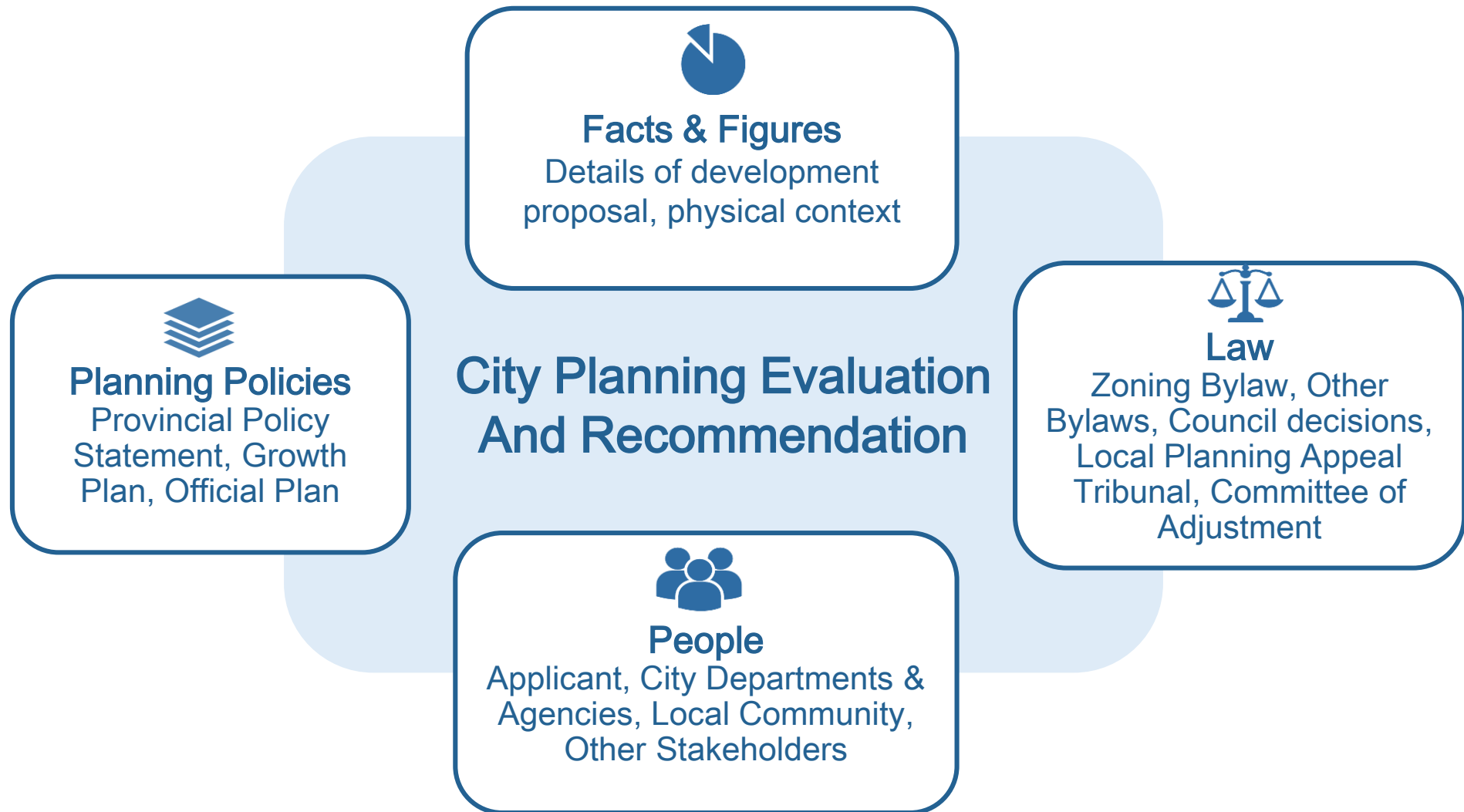
The Zoning Application Process



Required Planning & Development Applications



The Review Process



Feedback received to date:

- Ensure provision of sufficiently sized outdoor amenity
- Need opportunity to identify necessary community services & facilities
- Concerns re: inadequate parking, and extra traffic
- More detailed phasing
- Ensure pedestrian safety
- Consider more gradual approach to additional density
- Mitigate environmental impacts

Matters to be Resolved

- Appropriateness of proposed land uses
- Configuration of streets and blocks
- Appropriateness of built form, massing and heights
- Transportation movement in and around the site
- Providing for parks and open spaces
- Identifying Community services and facilities
- Site servicing and stormwater management improvements; and
- Phasing & Implementation

Facilitated Discussion



- Before opening things up for general questions, we'll start questions already received prior to this meeting.

Thank You

Contact Yishan Liu at woodsidesquarereview@toronto.ca if you have further questions

