



June 02, 2020

Sophie Knowles
Community Planning – Scarborough District
Scarborough Civic Centre
150 Borough Drive
Toronto, ON M1P 4N7

Dear Ms. Knowles:

**Re: Zoning Bylaw Amendment (“ZBA”) Application
1571 Sandhurst Circle, Toronto
Client: WSIM Group**

We are the planning consultants for WSIM Group, the owner of the property municipally known as 1571 Sandhurst Circle (“the subject site”) in the former City of Scarborough. The subject site is located at the northwest corner of Finch Avenue East and McCowan Road and is currently occupied by the Woodside Square Mall. The subject site is approximately 9.9 hectares in size and is largely covered with large surface parking areas around the periphery of the mall. The owner is proposing to amend the City of Scarborough Agincourt North Community Zoning By-law, as amended, and (implement new zoning provisions in accordance with) City-wide Zoning By-law 569-2013 to allow infill development to take place on the surrounding surface parking lots.

The Woodside Square Mall is a successful, neighbourhood shopping centre that is comprised of 42,989 square metres of gross floor area (GFA). Since its opening in 1977, the Mall has functioned as the neighbourhood's primary retail and community services hub and includes a number of notable anchor tenants, including Food Basics, Shoppers Drug Mart, LCBO, TD Bank and a movie theatre. The Mall also functions as an important space for community gathering space and is host to several annual events. As such, the Mall plays an important cultural and community function and is an integral part of the Agincourt North neighbourhood.

The proposed Zoning By-law Amendment application would facilitate the redevelopment of the underutilized portions of the subject site into a walkable, integrated, mixed-use neighbourhood with a diverse mix of residential uses and new grade-related retail uses, while preserving the form and function of the existing Mall. The design also includes a robust public realm component, including the

establishment of a new fine grain network of streets and attractive privately-owned publicly accessible spaces (POPS) throughout the development.

Current Planning Framework

Both the Provincial Policy Statement (2020) and “Places to Grow: Growth Plan for the Greater Golden Horseshoe (2019)” (the “Growth Plan”) include policies which would consider the subject site and surrounding area as a “strategic growth area” in which mixed-use intensification should be encouraged, particularly in areas such as this, with access to “frequent transit service”. Finch Avenue East, which abuts the subject site, is a Major Arterial Road with “frequent transit” service as defined in the Growth Plan.

The subject site is currently designated as a *Special Policy Area* on Map 19 of the City of Toronto Official Plan (“the Official Plan”) and is subject to Site and Area Specific Policy 236 (SASP 236). Pursuant to SASP 236, only Places of Worship, and commercial uses with a wide range and variety of goods and services, especially comparison shopping goods and services shall be permitted. Moreover, SASP 236 goes on to state that “No other uses are permitted until a planning review of the area has been completed to Council’s satisfaction.”

In accordance with SASP 236, the City is undertaking a planning review of the subject site, which is currently referred to by the City as the Woodside Square Planning Review (“the review”). The purpose of the review is to evaluate the appropriateness of permitting additional land uses on the subject site and develop an appropriate policy framework to provide for the future evolution of Woodside Square. It is anticipated that the review will culminate into a site-specific Official Plan Amendment.

The subject site is zoned Community Commercial Zone (CC) and Place(s) of Worship (PW) pursuant to the Former City of Scarborough Agincourt North Community By-law No. 12797. The aforementioned zoning categories permit places of worship and a wide range of commercial service and retail uses; residential uses are not permitted. The subject site is not currently zoned under the City of Toronto City-Wide By-law 569-2013. An amendment to City of Toronto City-Wide By-law 569-2013 is required in order to bring the subject site and the proposed development into compliance with the City’s new Zoning By-law.

This Zoning By-law Amendment application would be reviewed concurrently to the Woodside Square Planning Review and is intended to help inform the review.

Proposed Development

The proposal will introduce new mixed use, high-rise development along Finch Avenue East and McCowan Road transitioning down to a mid-rise form to the north at the intersection of McCowan Road and Sandhurst Circle. Specifically, the proposal consists of an infill development comprised of six (6) elegant point towers (23, 23, 26, 30, 36 and 38 storeys), and three (3) mid-rise buildings (14, 14 and 12 storeys) in addition to maintaining the existing Mall on the subject site. The proposal will add 229,916 square metres of GFA to the subject site, including:

- 219,443 sq. m of residential uses (2,589 residential units), including 15,488 sq. m of seniors housing;
- 9,617 sq. m of amenity space for all residents (indoor and outdoor)
- 4,095 sq. m of retail uses; and
- 6,378 sq. m of office uses.

The towers have been designed to have regard to the tower separation standards outlined in the Tall Building Guidelines with separation distances of over 26 metres. The proposed towers also have regard to the Tall Building Guidelines standard for tower floorplates of 750 square metres. The towers are organized and oriented on the subject site so as to complement the existing apartment neighbourhood character that exists at this intersection and to provide a gradual “stepping down” in height to the existing low-rise *neighbourhoods*.

The proposed midrise buildings are positioned and designed to provide transition to the *Neighbourhoods* and their heights have been determined with regard to their adjacent right-of-way widths.

The existing Mall and new development will be served by a total of 3,834 parking spaces to be provided at grade, in underground parking garages and above grade within the base of the high-rise buildings.

Our client is also proposing a significant public realm component to their application. The design aims to emphasize the public realm through the provision of new streets that are multi-modal and connected to a series of POPS of varying shapes and sizes. The proposal includes four (4) POPS strategically placed throughout the development, including a large central POPS (4,000 square metres) in front of the Mall and fronting Finch Avenue East. The proposed central POPS has been designed to be a central gathering space for residents, employees of the Mall and for the use and enjoyment of the broader community.

In support of the proposed Zoning By-law Amendment application, and in accordance with the Planning Application Checklist, dated August 28, 2019, enclosed herewith are the following materials:

- One (1) copy of the completed and signed Development Approval Application Form, including application checklist, fee schedule and project data sheet;
- One (1) cheque payable to the Treasurer of the City of Toronto in the amount of \$2,077,140.35, being the requisite application filing fee for the application for a Zoning By-law Amendment;
- One (1) hard copy of the Planning and Urban Design Rationale prepared by Bousfields Inc.;
- Two (2) hard copies of the architectural drawings (including context plan, concept site and landscape plan, proposed ground floor plan, and preliminary statistics), prepared by Graziani + Corazza Architects Inc. (April 1, 2020);
- Shadow Study prepared by Graziani + Corazza Architects Inc. (dated April 1, 2020);
- Two (2) hard copies of the Civil Drawings, prepared by WPE Engineering Inc. (dated April 1, 2020);
- Two (2) hard copies of the Topographic Survey, prepared by P&C Surveying Inc (dated October 11, 2018);
- Two (2) hard copies of the Boundary Survey, prepared by Guido Papa Surveying (dated August 1, 2018);
- Two (2) hard copies of the Landscape Plans, prepared by MSLA Landscape Architects (dated April 1, 2020);
- Preliminary Functional Servicing Report, prepared by WPE Engineering Ltd (dated April 1, 2020);
- Preliminary Stormwater Management Report, prepared by WPE Engineering Ltd (dated April 1, 2020);
- Serving Report Groundwater Summary Form prepared by WPE Engineering Ltd. (dated April 1, 2020);
- Draft Zoning By-law Amendment for City Wide By-law 569-2013, prepared by Bousfields Inc. (dated May 2020);
- Draft Zoning By-law Amendment for Agincourt North Community By-law, prepared by Bousfields Inc. (dated May 2020);
- Community Services and Facilities Study prepared by Bousfields Inc. (dated April, 2020);
- Housing Issues Report prepared by Bousfields Inc. (dated May, 2020);
- Public Consultation Plan, prepared by Bousfields Inc. (dated June, 2020);
- Pedestrian Level Wind Study, prepared by RWDI (dated April 1, 2020);

- Urban Design Brief and Guidelines, prepared by Bousfields (dated April, 2020);
- Energy Strategy Report, prepared by RWDI (dated April 1, 2020);
- Transportation Impact Study, prepared by LEA Consulting Ltd. (dated April 1, 2020);
- Phase One Environmental Site Assessment prepared by King EPCM (dated December 13, 2019);
- Preliminary Hydrogeological Investigation prepared by Harden Environmental Services Limited. (dated November, 2019);
- Geotechnical Investigation, prepared by SOLA Engineering Inc. (dated October 18, 2019);
- Arborist and Tree Preservation Report prepared by DA White Tree Care dated (April 3, 2020);
- Tree Preservation Plan A & B prepared by MSLA Landscape Architects, dated (April 1, 2020);
- Toronto Green Standards Checklist (Version 3.0) prepared by Graziani + Corazza Architects Inc; and
- Computer-Generated Building Mass Model, prepared by Graziani + Corazza Architects Inc.

Should you have any questions, or wish to discuss further, please do not hesitate to contact the undersigned or Courtney Heron-Monk, a Senior Planner in our office.

Yours very truly,

Bousfields Inc.



Louis Tinker MCIP, RPP

cc. *Councillor Cynthia Lai*
Mr. Christian Ventresca, Community Planning Manager
Mr. Galen Lam, WSIM Group