

3415-3499 Weston Road (Phase 2) - Official Plan and Zoning By-law Amendment and Lifting of the (H) Holding Symbol Applications - Preliminary Report

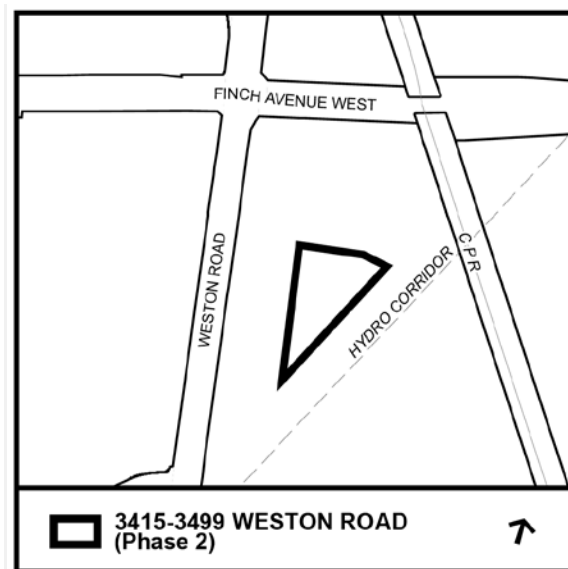
Date:	March 8, 2016
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 7 – York West
Reference Number:	15 266570 WET 07 OZ and 15 266555 WET 07 OZ

SUMMARY

The applications propose an Official Plan and Zoning By-law Amendment and to lift the (H) Holding Symbol to permit a mixed-use development having a total of 540 residential units within a 27-storey apartment building and a 22-storey apartment building at 3415-3499 Weston Road. The application proposes 185m² of non-residential space for a community centre in the ground floor of the 22-storey building. This development would have a Floor Space Index of 7.1 times the area of the lot. Vehicular access to the site is proposed from new streets connecting to Weston Road through the Phase 1 lands to the west. A total of 540 parking spaces are proposed in a two storey above grade parking garage.

This application is Phase 2 of a four phased development comprised of 10 buildings, currently planned to contain approximately 1,471 residential units and 4,459 m² of commercial floor area.

This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the applications and on the community consultation process.



A community consultation meeting scheduled by staff, in consultation with the Ward Councillor, is targeted to be held in the second quarter of 2016. A Final Report and statutory public meeting under the *Planning Act* to consider the applications is targeted for the first quarter of 2017. This target assumes the applicant will provide all required information in a timely matter.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 3415-3499 Weston Road together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

In 2002 City Council approved amendments to the Official Plan and the former City of North York Zoning By-law which permitted, among other matters, a four phased development of the southeast corner of Finch Avenue West and Weston Road (3415-3499 Weston Road and 2345 Finch Avenue West, the former Finch Weston Mall). The permitted development would comprise 10 buildings containing approximately 1,471 residential units and 4,459 m² of commercial floor area (see Attachment 1: Master Plan).

Phase 1 of the development is currently under construction and consists of two 10-storey residential towers and a 28-storey residential tower. There are 664 residential units and 1,232 m² of commercial uses in Phase 1.

A Consent Application to sever the properties at 3415-3499 Weston Road and 2345 Finch Avenue West into separate lots and create various easements/rights-of-ways was approved by the Committee of Adjustment at its meeting of August 23, 2007. As a condition of the approval of the Consent Application, the owner was required to enter into a consent agreement. The Consent Agreement as amended (Registered as AT2094299, AT3507040 and AT3784949A) secured, among other matters: the public roads; community space within Phase 1; public art; heritage/culture contribution; provision of a clock tower in Phase 3; and financial contributions towards community facilities.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on June 26, 2015 to discuss complete application submission requirements.

ISSUE BACKGROUND

Proposal

The proposal is to redevelop the Phase 2 lands with a 27-storey tower (approximately 89 m), including a 10-storey podium (approximately 31 m), fronting onto new Street B (Building J) and a 22-storey building (approximately 66 m), with an 8-storey podium (approximately 25 m), fronting onto new Street A (Building G). The two buildings would be connected by a 2-storey above-grade garage and roof top outdoor amenity area (see Attachment 2: Site Plan, Attachment 3: East Elevations, Attachment 4: North Elevations, Attachment 5: South Elevations, Attachment 6: West Elevations and Attachment 11: Application Data Sheet).

The total gross floor area of the proposed development would be approximately 46,231 m², representing a density of approximately 7.1 times the site area. There would be approximately 185 m² of non-residential gross floor area (community centre) and 46,046 m² of residential gross floor area. The proposed community centre would be located on the ground floor of Building G, at the corner of Street A and Street B.

A total of 540 residential units are proposed with a unit mix of: 332 one-bedroom units (62%); 201 two-bedroom units (37%); and 7 three-bedroom units (1%).

The podium portions of Buildings G and J would be separated by a minimum of 28 metres, and the tower portions of the buildings would be separated by a minimum of 26 metres. Along Street A and Street B the buildings would be setback approximately 3 metres from the property line. The above grade parking garage is proposed to be screened along Streets A and B by residential units, community space, amenity space and the buildings lobbies at the ground floor level.

A total of 540 parking spaces are proposed to service the development with 486 parking spaces for owner/occupants and 54 parking spaces for visitors. A portion of the parking for the proposed development (520 spaces) would be located in a parking garage, with 2-levels underground and two levels above grade. The parking garage would be accessed from Street B, between the two buildings. An interim surface parking lot is proposed on the Phase 3 and 4 lands. The interim parking area would contain a total of 112 parking spaces, of which 20 spaces are proposed to service the Phase 2 development and the remaining 92 spaces are proposed to service the Phase 1 development. It is proposed that the interim parking for Phase 1 and 2 would be incorporated into a parking garage for Phase 3, once constructed.

A total of 540 bicycle parking spaces would be provided, consisting of 494 resident spaces and 46 visitor spaces. The bicycle parking spaces would all be located within the parking garage on: Level P1 (32 resident spaces); the ground floor level (292 resident spaces and 46 visitor spaces); and the second floor level (170 resident spaces).

Two Type G loading spaces are proposed to services the development. One Type G loading space is proposed in Building G at the eastern end of the building, accessible from Street A and a second Type G loading space would be provided in Building J at the southern end of the building, accessible from Street B.

The proposed development would be setback a minimum of 85.0 metres from the nearby Canadian Pacific Railway (CPR) right-of-way.

Site and Surrounding Area

The site is located east of Weston Road, south of Finch Avenue West and west of the Canadian Pacific Railway corridor. The site is flat and is irregularly shaped, with frontages on Street A (approximately 94 metres) and Street B (approximately 124 metres). The site area is approximately 6,524 m² in size (see Attachment 2: Site Plan).

The site was previously used for commercial purposes and the commercial buildings on the site were demolished. The site is currently vacant.

Surrounding land uses include:

North: To the north are the Phase 3 and Phase 4 lands of the development which have zoning permissions for mixed use development with building heights ranging from 8 storeys to 12 storeys. On the north side of Finch Avenue West is a gas station and single storey commercial/industrial buildings.

South: To the immediate south is a Hydro One Corridor. South of the corridor is the Emery Village Collegiate Institute.

East: To the immediate east is the CPR corridor. To the east of the rail corridor is the Hydro One Corridor, as well as industrial buildings fronting on Arrow Road.

West: To the west is Phase 1 of the development, which is currently under construction and will contain 664 residential units with 1,232 m² of commercial space and have building heights ranging from 10-storeys to 28-storeys. On the west side of Weston Road are low rise commercial plazas with surface parking adjacent to the street. In September 2015, City Council adopted an Official Plan and Zoning By-law Amendment to permit the redevelopment of 3406-3434 Weston Road, which is located on the west side of Weston Road directly opposite the Phase 1 lands, with a 12-storey mixed-use building, with approximately 270 residential condominium units and 688 m² of at-grade retail space. Further west are apartment buildings ranging in height from 14 to 28 storeys.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key objectives include: building strong, healthy communities; wise use and management of resources; and protecting public health

and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The lands are located within the Emery Village Secondary Plan and are designated *Mixed Use Areas A* in the Official Plan (see Attachment 7: Official Plan). *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities.

The Secondary Plan provides for buildings generally ranging in height from 8 storeys up to 12 storeys at the intersection of Finch Avenue West and Weston Road and adjacent to the Ontario Hydro Utility corridor and a maximum density of 2.5 times the lot area, exclusive of any incentives outlined in Policy 3.5 of the Secondary Plan. Policy 3.5 of the Secondary Plan provides for density incentives in exchange for the provision of community benefits in the form of specific uses and facilities within the *Mixed Use Areas*.

This application will be reviewed against the policies in the Official Plan including those in the "Public Realm", "Built Form", "Housing", "Building New Neighbourhoods" and "Emery Village Secondary Plan" sections of the Plan.

The Toronto Official Plan is available on the City's website at:

www.toronto.ca/planning/official_plan/introduction.htm

City-Wide Tall Buildings Design Guidelines

In May 2013, Toronto City Council adopted the updated City-wide Tall Buildings Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The City-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

Zoning

In accordance with the established protocol, the lands were excluded from the new City of Toronto Zoning By-law No. 569-2013 as the lands were covered by the site specific zoning for Emery Village. As such, the former City of North York Zoning By-law No. 7625 continues to apply to the lands.

The site is zoned Mixed Use Commercial Zone C5 (H3). This zone permits residential and commercial uses. The maximum Floor Space Index permitted is 2.5. The subject site falls within two height limit areas. The southeast portion of the site (and the majority of the site) permits a maximum building height of 12 storeys and 35 m and requires a minimum building height of 8 storeys and 23.6 m. The northwest portion of the site has a maximum building height of 8 storeys and 23.6 m and requires a minimum building height of 3 storeys and 9.6 m (see Attachment 8: Zoning and Attachment 9: Height Map).

The property is also subject to a Holding 'H' symbol. Section 27(11)(a)(iii) of Zoning By-law No. 7625 requires the owner to fulfill a series of conditions prior to the use of the lot or the erection or use of any building or structure for any purpose except as permitted in the by-law. Upon fulfillment of the conditions, the 'H' symbol can be lifted, in whole or in part as set out in the existing Zoning By-law. See Attachment 10: C5 (H3) Zoning Provisions for the holding provisions.

Site Plan Control

The proposal is subject to Site Plan Control. A Site Plan Control application has yet to be submitted.

Tree Preservation

This application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law). The applicant has submitted an Arborist Report, which is currently under review by staff. The Tree Inventory Plan and Arborist Report indicate that there are no City-owned trees adjacent to the site or protected private trees on the site.

Archaeological Assessment

The site is within the Interim Screening Areas for Archaeological Potential identified in the Archaeological Master Plan of the City. The applicant has submitted a Stage 1 Archaeological Assessment which is currently under review by Heritage Preservation Services staff.

Tenure

The applicant has advised that the proposed 540 residential units would be rental units.

Higher Order Transit

The subject site is located adjacent to the planned Finch West Light Rail Transit (LRT) line. Phase One of the Finch West LRT is fully funded and currently being delivered by Metrolinx, extending from Keele Street (connecting to the Toronto-York Spadina Subway Extension) to Humber College. The LRT is planned to open for service in 2021.

In addition, the City's Official Plan identifies the potential for a future GO Station on the Bolton corridor within proximity to the subject site. Metrolinx currently does not operate GO service within the Bolton corridor and this is viewed as a long term initiative that is being

protected for through the development review process. Metrolinx has made no commitments with respect to the timing for GO Rail service to Bolton.

Reasons for the Applications

The proposal will require an amendment to the Official Plan to permit the height and density of the proposed development.

A Zoning By-law Amendment is required to permit the form, type, height and density of residential development proposed. Other areas of non-compliance may be identified through the zoning review currently being undertaken by Toronto Building staff.

A lifting of the (H) Holding Symbol Application is also required to permit a development which exceeds 5,000 m² in gross floor area.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning and Urban Design Rationale;
- Transportation Impact Study;
- Functional Servicing Study and Stormwater Management Report;
- Stage 1 Archaeological Assessment;
- Environmental Noise Impact Study;
- Vibration Terms of Reference;
- Toronto Green Standard Checklist;
- Preliminary Pedestrian Level Wind Study;
- Incremental Shadow Study;
- Arborist Report; and
- Master Plan/Development Plan.

A Notification of Incomplete Application issued on November 13, 2015 identified that a Vibration Impact Study was required for a complete application submission.

The outstanding material was submitted on January 14, 2016 and a Notification of Complete Application was subsequently issued on January 14, 2016.

Issues to be Resolved

Based on a preliminary review of the proposal, the following issues/concerns have been identified:

- consistency with the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe;
- conformity with all Official Plan policies;
- conformity to the City-wide Tall Buildings Guidelines;
- compliance with the provisions of the Consent Agreement, as amended, for the property;

- parkland requirements;
- scale, massing, height, siting and density of the proposal;
- light penetration, shadowing, setbacks and wind mitigation;
- revision to the residential unit breakdown to increase the number of larger residential dwelling units suitable for a broader range of households, including families with children;
- community services strategies;
- provision and location of both indoor and outdoor amenity space;
- provision of appropriate mitigation measures to protect the proposed residential uses from any potential noise and vibration sources in compliance with applicable MOECC Guidelines;
- assessment of traffic and transportation impacts;
- parking and loading requirements for the development;
- the appropriateness of above grade parking;
- the appropriateness of the provision of required parking for Phase 1 and Phase 2 through an interim surface parking lot on the Phase 3 and Phase 4 lands;
- appropriate servicing infrastructure to support the proposed development;
- provision of public art;
- provision of the appropriate Emery Village BIA streetscape improvements;
- coordination of the proposed development with any future multi-use trail within the Hydro One Corridor ;
- review of the Toronto Green Standard Checklist and Template for compliance with the Tier 1 performance measures; and
- identification and securing of public benefits pursuant to Section 37 of the *Planning Act* should the proposal be recommended for approval.

Additional issues may be identified through the review of the applications, agency comments and the community consultation process.

CONTACT

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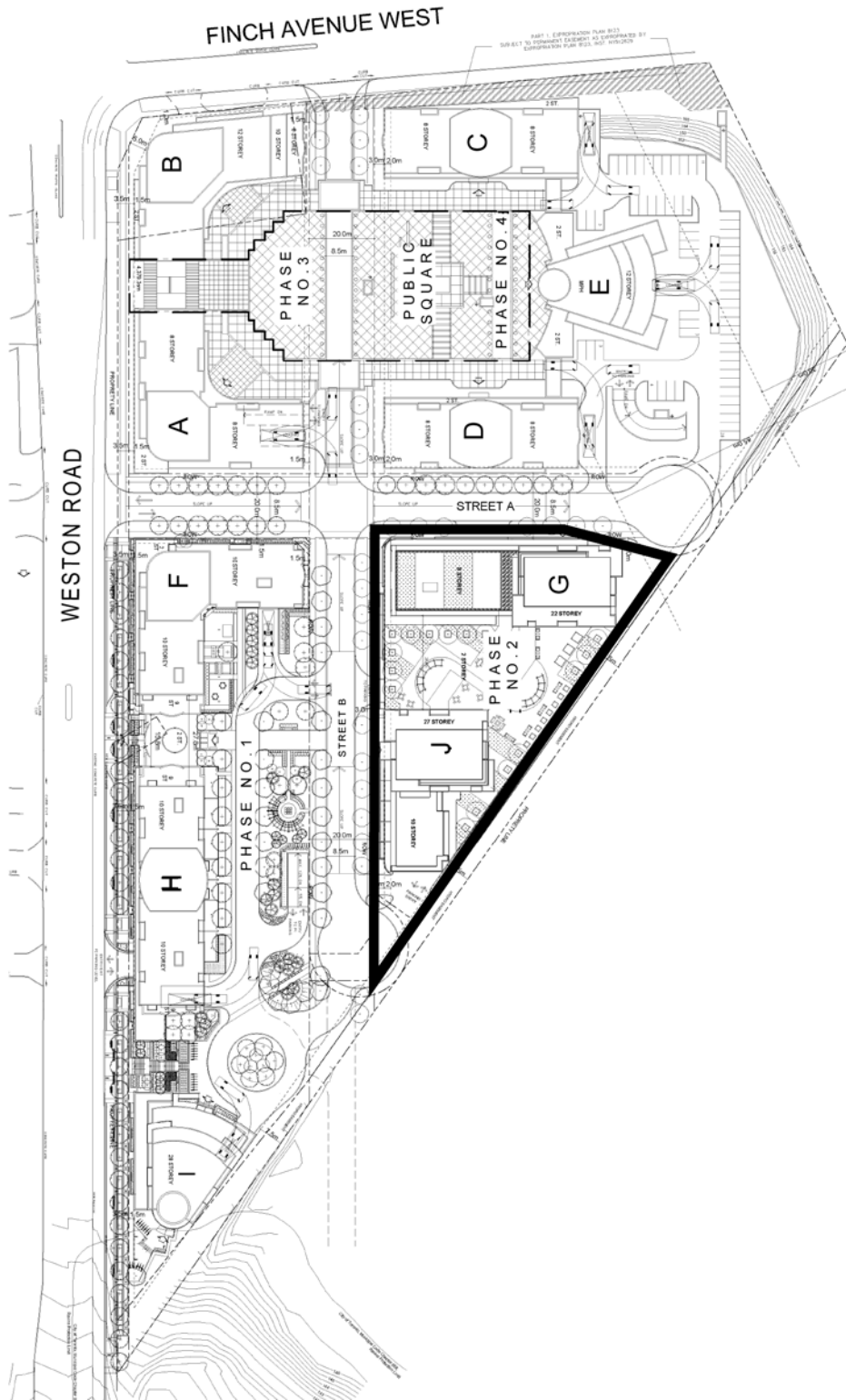
SIGNATURE

Neil Cresswell, MCIP, RPP
 Director of Community Planning
 Etobicoke York District

ATTACHMENTS

- Attachment 1: Master Plan
- Attachment 2: Site Plan
- Attachment 3: East Elevations
- Attachment 4: North Elevations
- Attachment 5: South Elevations
- Attachment 6: West Elevations
- Attachment 7: Official Plan
- Attachment 8: Zoning
- Attachment 9: Height Map
- Attachment 10: C5 (H3) Zoning Provisions
- Attachment 11: Application Data Sheet

Attachment 1: Master Plan



Master Plan
Applicant's Submitted Drawing
 Not to Scale
 01/11/16

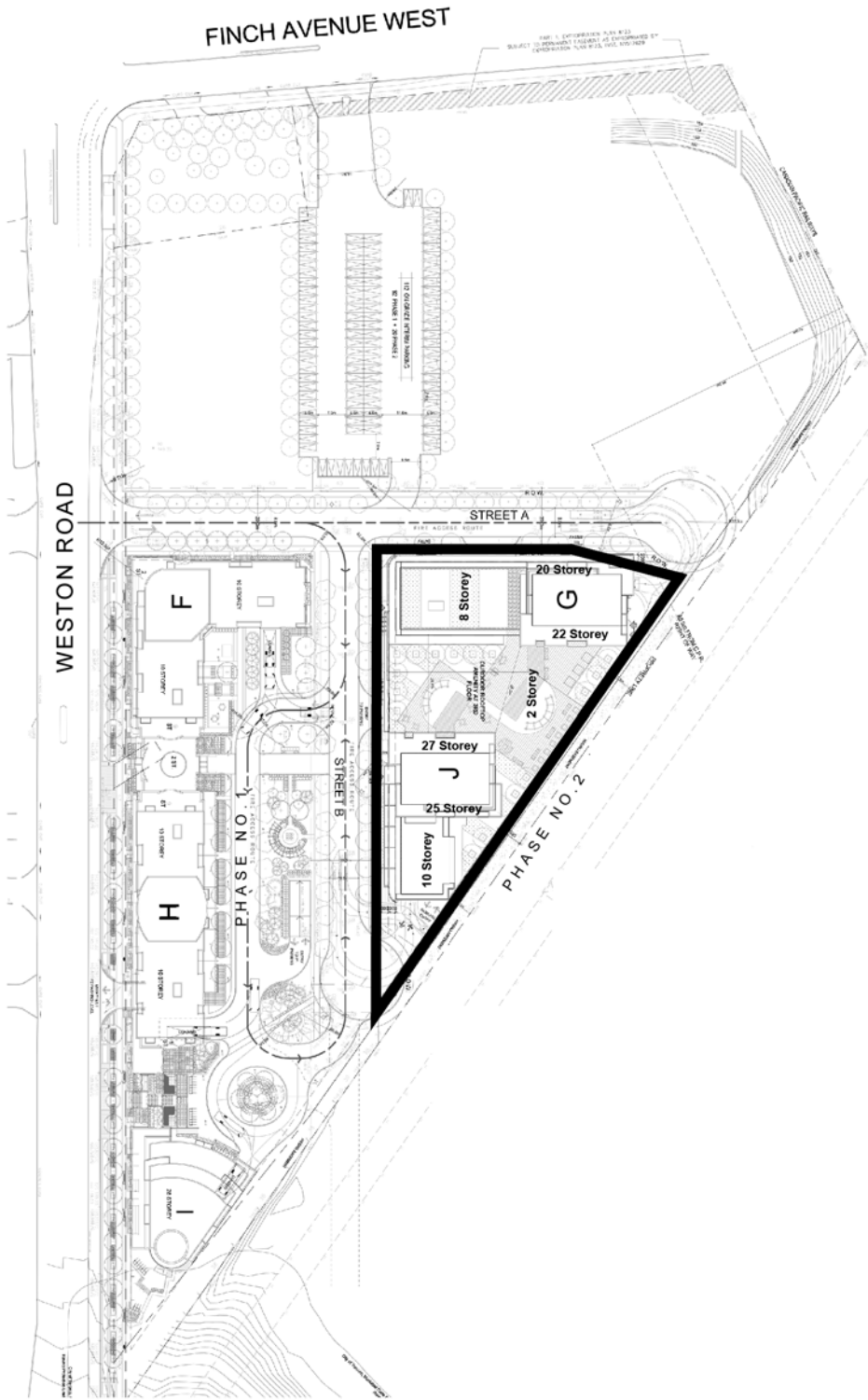
3415-3499 Weston Road
(Phase 2)

File # 15 266570 WET 07 0Z, 15 266555 WET 07 0Z



Location of Application

Attachment 2: Site Plan



**3415-3499 Weston Road
(Phase 2)**

File # 15 266570 WET 07 OZ, 15 266555 WET 07 OZ

Location of Application



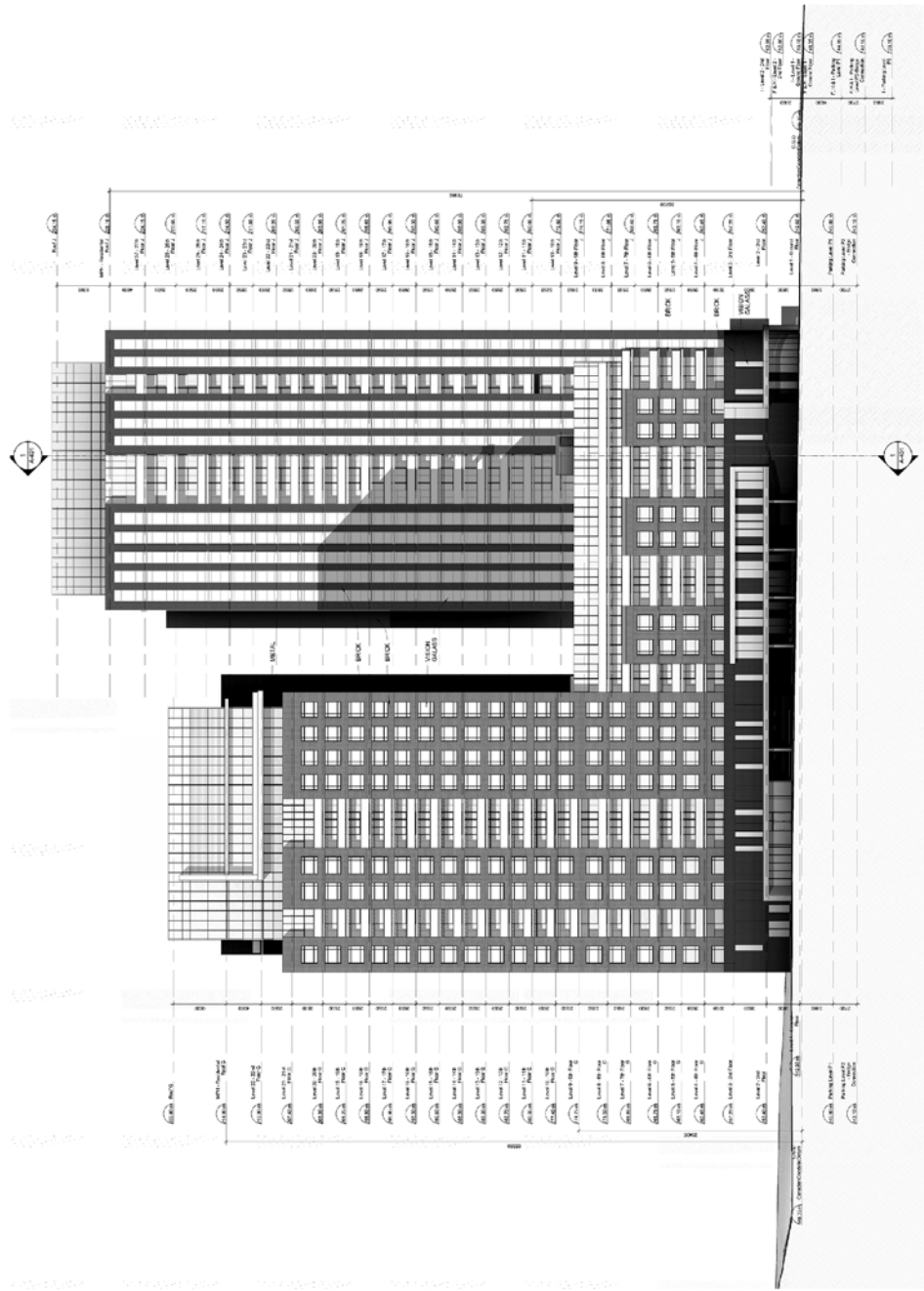
Site Plan

Applicant's Submitted Drawing

Not to Scale
01/11/16



Attachment 3: East Elevations



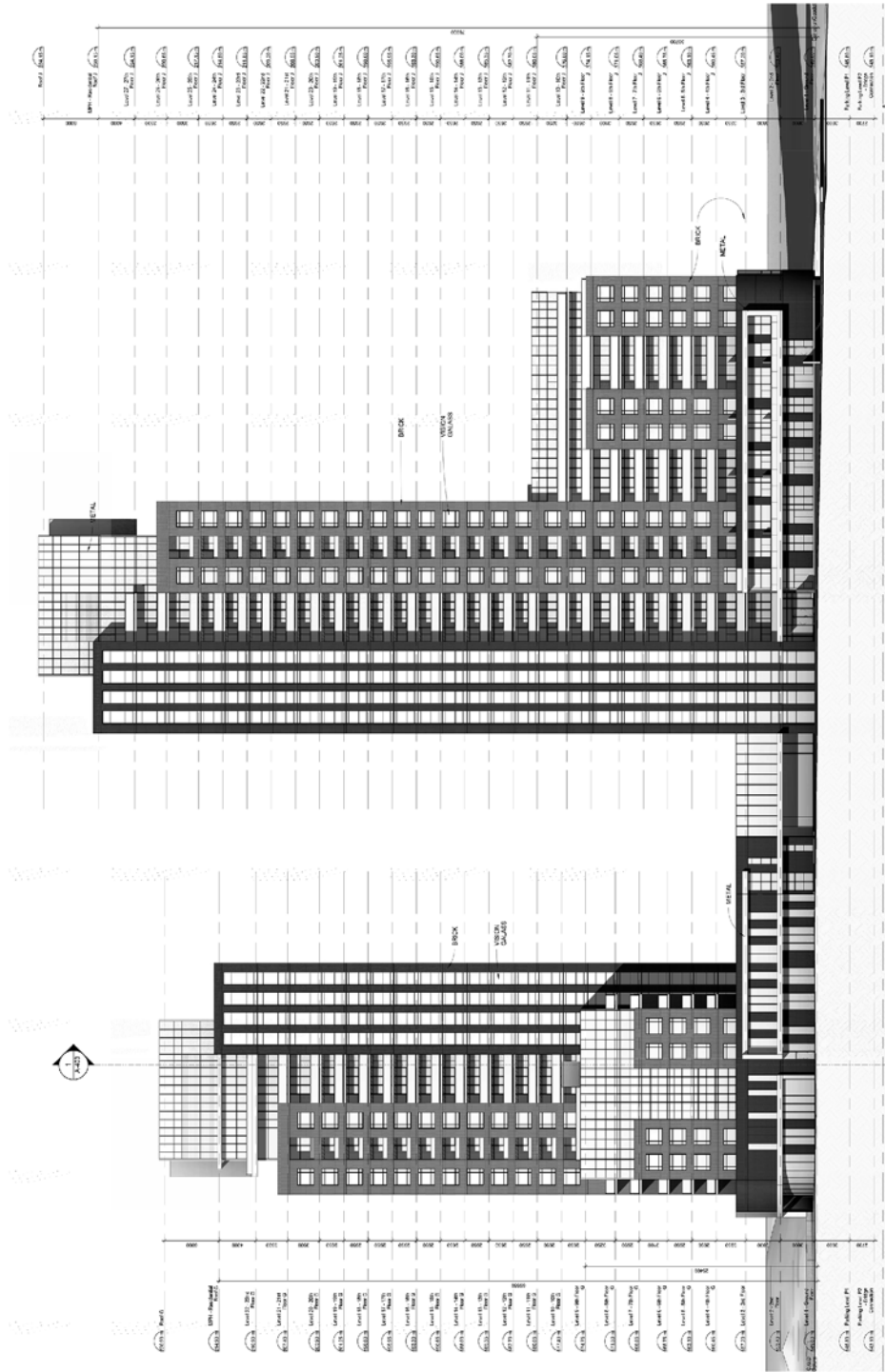
East Elevation

Elevations
Applicant's Submitted Drawing
Not to Scale
01/11/16

3415-3499 Weston Road
(Phase 2)

File # 15 266570 WET 07 0Z, 15 266555 WET 07 0Z

Attachment 4: North Elevations



North Elevation

Elevations

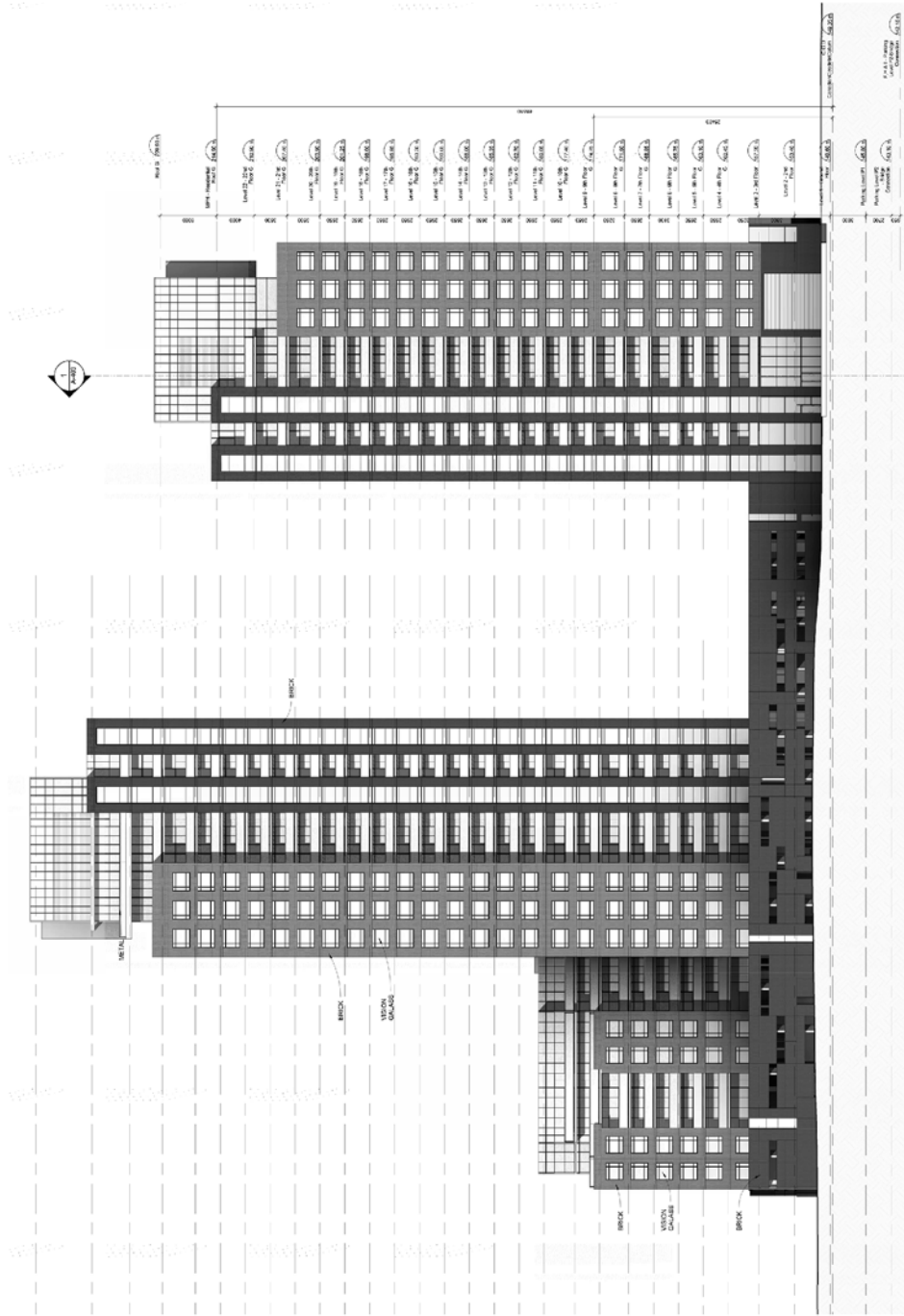
Applicant's Submitted Drawing

Not to Scale
01/11/16

**3415-3499 Weston Road
(Phase 2)**

File # 15 266570 WET 07 0Z, 15 266555 WET 07 0Z

Attachment 5: South Elevations



South Elevation

Elevations

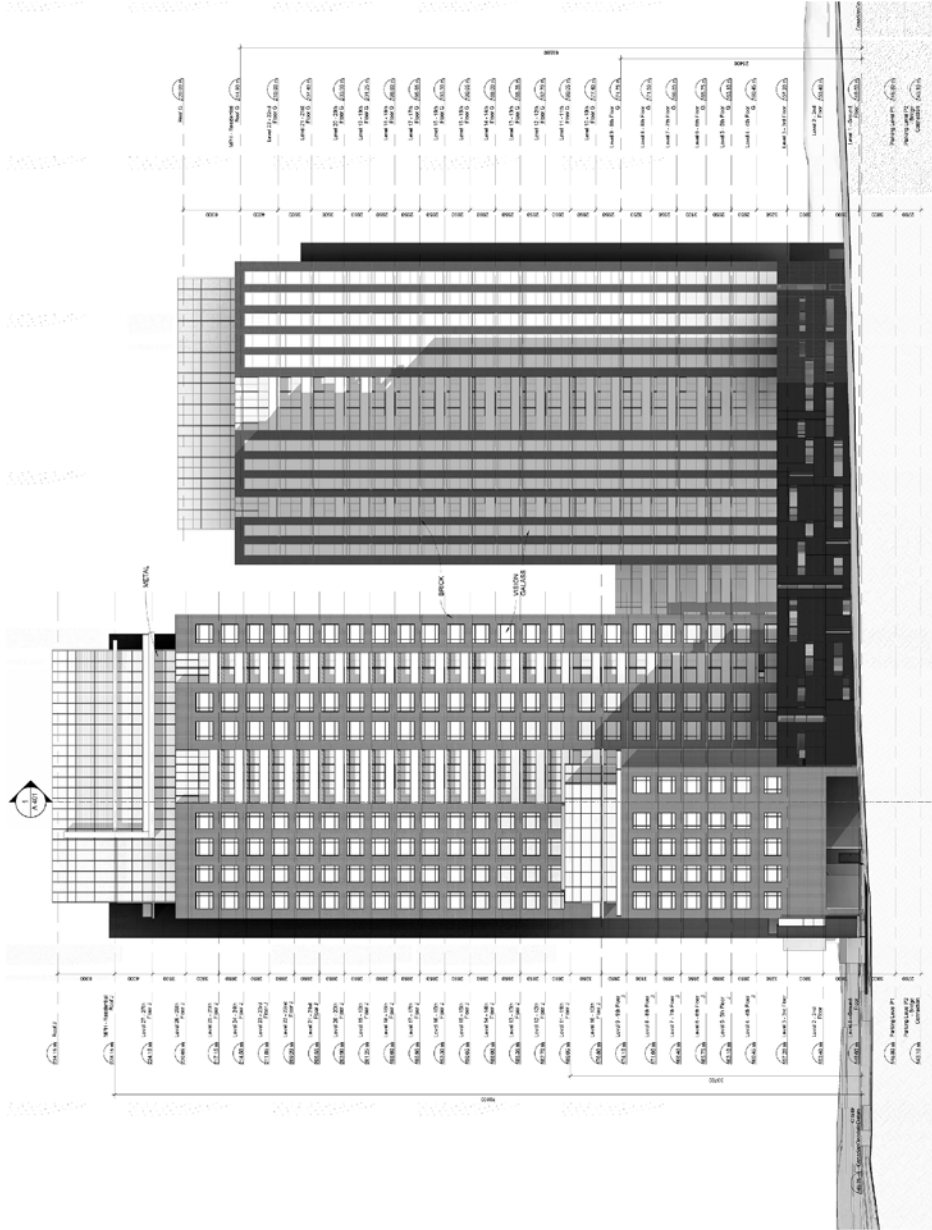
Applicant's Submitted Drawing

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**3415-3499 Weston Road
(Phase 2)**

File # 15 266570 WET 07 0Z, 15 266555 WET 07 0Z

Attachment 6: West Elevations



West Elevation

Elevations

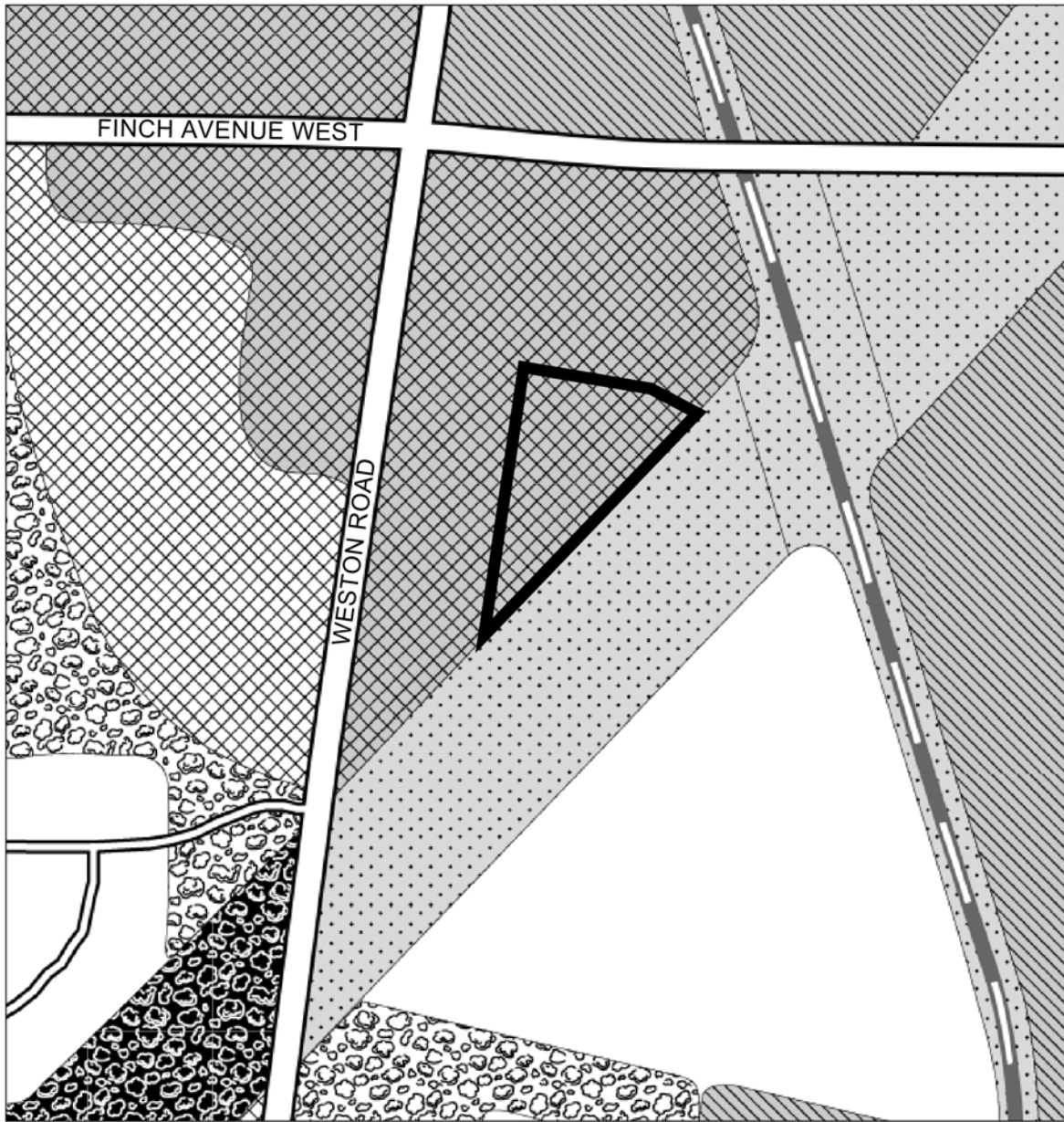
Applicant's Submitted Drawing

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**3415-3499 Weston Road
(Phase 2)**

File # 15 266570 WET 07 0Z, 15 266555 WET 07 0Z

Attachment 7: Official Plan



TORONTO City Planning
Official Plan

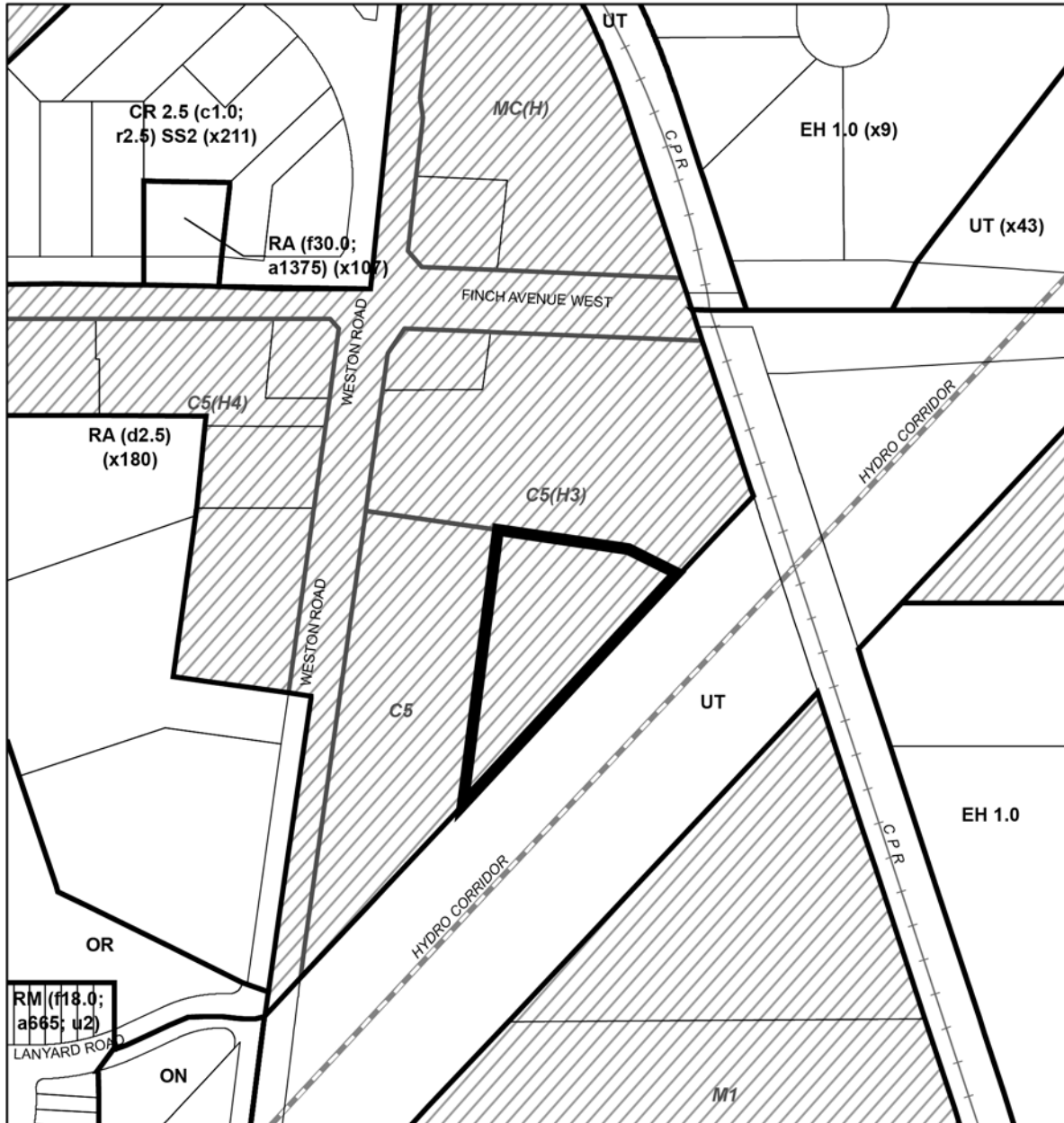
3415-3499 Weston Road

File # 15 266570 WET 07 OZ. 15 266555 WET 07 OZ

- | | | |
|--|--|---|
|  Site Location |  Parks & Open Space Areas |  Utility Corridors |
|  Neighbourhoods |  Natural Areas |  Employment Areas |
|  Apartment Neighbourhoods |  Parks | |
|  Mixed Use Areas | | |


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Attachment 8: Zoning



3415-3499 WESTON ROAD (Phase 2)

Zoning By-Law No. 569-2013

File # 15266570 WET 07 0Z, 15 266555 WET 07 0Z

Location of Application

RM Residential Multiple
RA Residential Apartment
CR Commercial Residential

EH Employment Heavy Industrial
ON Open Space Natural
OR Open Space Recreation
UT Utility and Transportation

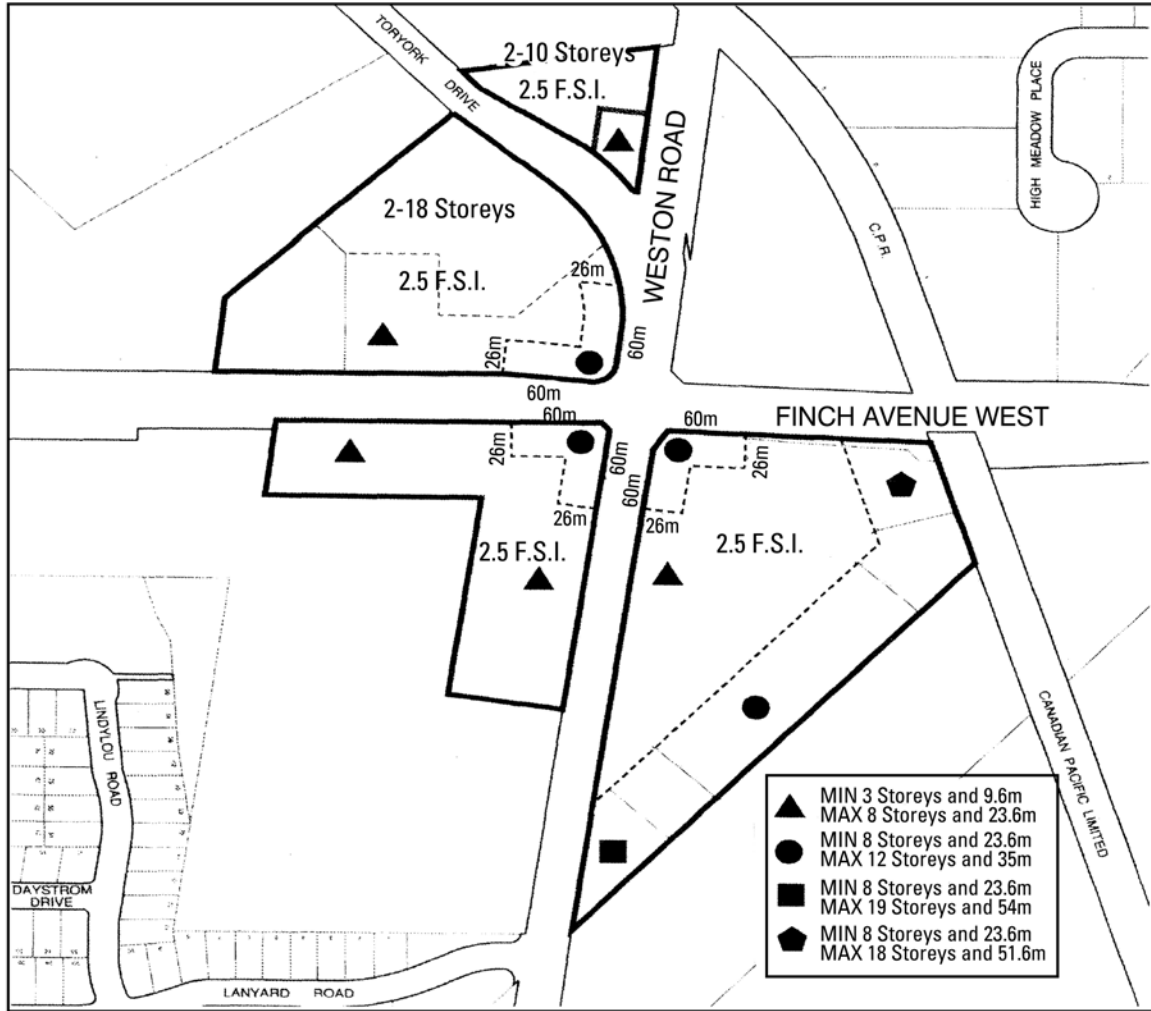
See Former City of North York By-Law No. 7625

G Greenbelt Zone
C5 Mixed Use Commercial Zone
M1 Industrial Zone One
MC Industrial-Commercial Zone



Not to Scale
 Extracted: 01/11/2016

Attachment 9: Height Map



Height Map - Schedule C5 of former
North York By-Law 7625

3415 - 3499 Weston Road

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02/19/2016



File # 15 266570 WET 07 0Z
File # 15 266555 WET 07 0Z

Attachment 10: C5 (H3) Zoning Provisions

Section 27(11) of the Former City of North York Zoning By-law No. 7625

"On those lands subject to an "H" as illustrated on Schedule "1", no person shall use any lot or erect or use any building or structure for the purposes except as permitted in this by-law. Upon fulfilment of the following conditions on terms satisfactory to the City of Toronto, the "H" prefix shall be lifted, in whole or in part, and the uses as set out in this by-law shall be the only uses permitted on such lands:

(iii) For those lands shown on Schedule "1" as C5(H3)

- (A) Submission of a Traffic Impact Study and Traffic Certification Report to the satisfaction of the Commissioner, Works and Emergency Services, identifying public roads and addressing the planning and design process for establishing public roads, and for development that exceeds 5,000 m² in gross floor area, demonstrating that the following criteria have been met:
- (i) the site layout provides adequately for the movement needs of pedestrians, automobiles and commercial vehicles without disrupting bordering streets and properties;
 - (ii) the development will not increase local residential road traffic so significantly as to produce appreciable new hazards, noise, dust and fumes for nearby residential communities;
 - (iii) the development provides sufficient parking while still encouraging the use of public transit, walking and cycling as alternatives to automobile use; and
 - (iv) the traffic resulting from occupancy of the proposed development does not significantly contribute to reducing the level of service of nearby arterial roads and their intersections with local roads to below a generally acceptable level.
- (B) For public roads, submission of a Soil Investigation Report to the satisfaction of the Commissioner, Works and Emergency Services addressing the construction of public roads and any below grade infrastructure.
- (C) Submission of a Phase I Environmental Assessment Report to determine the likelihood of on-site and off-site contamination and, if required, a Phase II Environmental Assessment Report and Peer Review to the satisfaction of the Commissioner, Works and Emergency Services and in accordance with the applicable Ministry of Environment Guidelines to remediate on-site and off-site contamination.
- (D) Submission of a Preliminary Engineering Report to the satisfaction of the Commissioner, Works and Emergency Services, which demonstrates the feasibility of proposed engineering works.

- (E) Submission of a Noise and Vibration Study to the satisfaction of the City which addresses any noise and vibration concerns with the adjacent and industrial uses.
- (F) Developments which exceed 5,000 m² in gross floor area shall submit a Development Plan to the satisfaction of the Commissioner, Urban Development Services which addresses:
 - (i) the proposed massing of buildings, building heights, setbacks and distribution of density;
 - (ii) the location, dimensions and character of publicly accessible private open spaces and pedestrian routes, showing their continuity and complementary relationship to adjacent public spaces, pedestrian routes and streets;
 - (iii) protection and enhancement of significant views and landscape focal points;
 - (iv) the general location, size and treatment of surface parking facilities and vehicular access points in sufficient detail to identify locations where parking amongst different building sites or uses may be shared and to assess the effect of these facilities on public sidewalks and pedestrian routes;
 - (v) the location of street-related uses and principle pedestrian entrances to buildings and the relationship of such uses and entrances to street frontages to ensure that the role of the public street and pedestrian movement along the street is supported and reinforced; and
 - (vi) possible phasing of development and new infrastructure including roads, parks and open spaces.”

Attachment 11: Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	15 266570 WET 07 OZ
Details	OPA & Rezoning, Standard	Application Date:	15266555 WET 07 OZ December 17, 2015

Municipal Address: 3415-3499 WESTON ROAD
 Location Description: CON 5 WY PT LOT 20 **GRID W0705
 Project Description: The applications propose an Official Plan and Zoning By-law Amendment and to lift the (H) Holding Symbol to permit a mixed-use development with a total of 540 residential units within a 27-storey apartment building and a 22-storey apartment building, and 185m² of community centre space. A total of 540 parking spaces are proposed.

Applicant:	Agent:	Architect:	Owner:
Medallion Developments Inc. 970 Lawrence Avenue West, Suite 304 Toronto, Ontario M6A 3B6			Weston Road Limited, 970 Lawrence Avenue West Suite 304, Toronto Ontario M6A 3B6

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N/A
Zoning:	C5	Historical Status:	N/A
Height Limit (m):	35 m (12 storeys)	Site Plan Control Area:	YES

PROJECT INFORMATION

Site Area (sq. m):	6,524	Height:	Storeys:	27	
Frontage (m):	94		Metres:	84.8	
Depth (m):	124				
Total Ground Floor Area (sq. m):	5,172				Total
Total Residential GFA (sq. m):	46,046		Parking Spaces:	540	
Total Non-Residential GFA (sq. m):	185		Loading Docks	2	
Total GFA (sq. m):	46,231				
Lot Coverage Ratio (%):	0				
Floor Space Index:	7.1				

DWELLING UNITS

Tenure Type:	Rental
Rooms:	
Bachelor:	0
1 Bedroom:	332 (62%)
2 Bedroom:	201 (37%)
3 + Bedroom:	7 (1%)
Total Units:	540

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	46,046	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	185	0

CONTACT:	PLANNER NAME:	Gregory Byrne, Senior Planner
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