

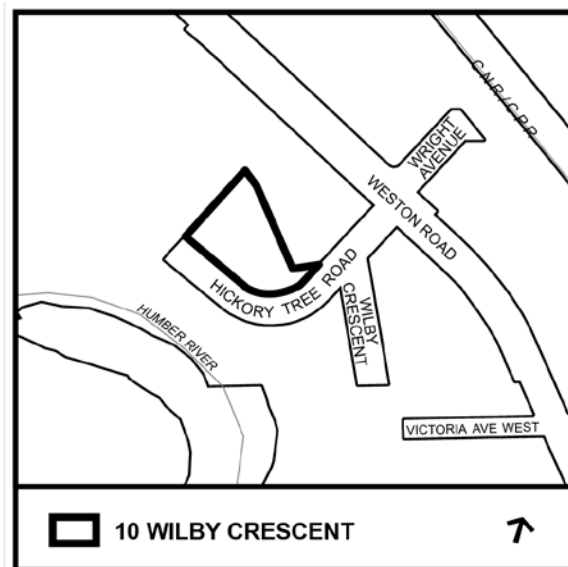
**10 Wilby Crescent – Zoning By-law Amendment
Application - Preliminary Report**

Date:	December 13, 2016
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 11 – York South-Weston
Reference Number:	16 241014 WET 11 OZ

SUMMARY

This application proposes to amend the former City of York Zoning By-law No. 1-83 to permit the redevelopment of the site at 10 Wilby Crescent with a 16-storey (55 metres, including mechanical equipment), 234 unit residential apartment building. The proposed building would have a gross floor area of approximately 17,710 m², which would represent a floor space index of 4.95 times the area of the lot. The proposal includes a 2-storey base building with a floor plate of 2,700 m² and a 14-storey tower with a floor plate ranging from 1,366 m² at floor 3 to 861 m² at floor 16. Indoor amenity space is proposed at a rate of 1.43 m² per unit and outdoor amenity space is proposed at a rate of 2.76 m² per unit. A total of 167 vehicular parking spaces would be provided in a three-level underground garage, which would be accessed from Hickory Tree Road. A total of 235 bicycle parking spaces are proposed on the P1 parking level with 211 spaces for residents and 24 for visitors. One loading space is proposed adjacent to the lobby at the east end of the site.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application 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 first quarter of 2017. A Final Report and statutory public meeting under the *Planning Act* to consider the application is targeted for the fourth quarter of 2017. This target assumes the applicant will provide all required information in a timely manner.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 10 Wilby Crescent 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

The site has been subject to three previous Planning applications.

In 2003, applications for Consent (B26/03HY) and Minor Variance (A43/03HY) were approved by the Committee of Adjustment to permit a lot addition and the construction of a 10-storey (114 unit) residential apartment building and two townhouse blocks (22 units total). The approval was subject to the condition that Site Plan Approval be obtained, however a Site Plan Control application for this proposal was not submitted.

In 2013, a Site Plan Control application (13 114758 WET 11 SA) was submitted to the City. This application also proposed a 10-storey residential apartment building, containing 131 units. In 2013, the Committee of Adjustment approved applications for Consent (B24/13EYK) and Minor Variance (A204/13EYK) to facilitate the new 10-storey, 131 unit proposal. The Site Plan Control application was closed by the City in 2016 due to inactivity.

Pre-Application Consultation

A pre-application consultation meeting was held with the applicant on February 22, 2016 to review the proposal, provide preliminary feedback and discuss complete application submission requirements.

Matters of interest at this meeting included significant concerns with respect to height, massing, configuration of the building at grade, the lack of landscaping, the relationship

between the base of the building and the public realm, shadow impacts, the size of the floor plate for floors 11-16 and the lack of differentiation in the materials between the podium and tower components of the proposed building.

ISSUE BACKGROUND

Proposal

The proposal submitted is substantially the same as discussed with Planning staff at the pre-application consultation meeting. The proposal is to amend former City of York Zoning By-law No. 1-83 to permit the redevelopment of the subject site with a 16-storey (55 metres, including mechanical equipment), 234 unit residential apartment building. The proposed building would have a gross floor area of approximately 17,710 m², which would represent a floor space index of 4.95 times the area of the lot. The proposed building would consist of two components: a 2-storey base building and a 14 storey tower. The 2-storey base building would have a floor plate of 2,700 m². The floor plate of the tower would vary as the tower rises: floors 3 through 10 would have a floor plate of 1,366 m²; floors 11 through 15 would have a floor plate of 906 m²; and floor 16 would have a floor plate of 861 m². The setback of the tower component from the base building would not be uniform as part of the tower from floors 3 to 10 is proposed to angle diagonally across the base. The setbacks would vary from 0.25 metres at the closest point to 12 metres. The lobby would be located toward the eastern boundary of the site adjacent to the neighbouring property at 4 Wilby Crescent.

The proposed building would cover the majority of the site with the exception of a triangular-shaped landscape area at the northwest corner of the site and a 3-metre wide landscaped strip along the Hickory Tree Road frontage.

Of the 234 residential units proposed, there would be: 14 bachelor units; 33 one-bedroom units; 69 one-bedroom plus den units; 56 two-bedroom units; and 62 two-bedroom plus den units. The existing one to two-storey industrial/warehouse building on the site would be demolished. Indoor amenity space is proposed at a rate of 1.43 m² per unit, while outdoor amenity space is proposed at a rate of 2.76 m² per unit. The indoor amenity space would comprise a library and a multi-purpose room located on the second floor. A terrace, located at the second floor and adjacent to the multi-purpose room is proposed as outdoor amenity space.

A total of 167 vehicular parking spaces would be provided in a three-level underground garage, which would be accessed from Hickory Tree Road, toward the western boundary of the site. Of the 167 vehicular parking spaces, 131 would be for residents, 35 would be for visitors and 1 would be a dedicated 'auto share' space.

A total of 235 bicycle parking spaces are proposed, of which 211 would be for residents and 24 would be for visitors. All of the proposed bicycle parking spaces would be located at the P1 level.

One Type G loading space is proposed to serve the development and would be located toward the eastern boundary of the site, adjacent to the proposed lobby.

Attachments 1-2 (Site Plan and Elevations) illustrate the development concept for the subject site.

Site and Surrounding Area

The site is municipally known as 10 Wilby Crescent and is located west of the intersection of Wilby Crescent and Hickory Tree Road, west of Weston Road and south of Lawrence Avenue West. The majority of the site has frontage on Hickory Tree Road. The site is irregularly shaped, is approximately 3,580 m² in size and is currently occupied by a vacant one to two-storey industrial/warehouse building. The site has a considerable change in elevation, sloping from east to west toward the Humber Valley.

North: To the north are low-rise commercial buildings fronting the west side of Weston Road.

South: To the south is the Humber Valley and Raymore Park. To the southeast are single-detached dwellings, which are accessed from Victoria Avenue West, Sykes Avenue and Denison Road West.

East: To the east are low-rise industrial/commercial buildings fronting Wilby Crescent and low-rise commercial buildings fronting the west side of Weston Road.

West: To the west are high-rise residential apartment buildings, the Humber Valley and Weston Lions Park.

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 property is designated *Apartment Neighbourhoods* on Map 14 – Land Use Map in the Official Plan (see Attachment 3: Official Plan). *Apartment Neighbourhoods* are made up of apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents.

This application will be reviewed against the policies in the Official Plan including those in the "Public Realm", "Built Form" and "Tall Buildings" sections of the Plan.

Compliance with other relevant policies of the Official Plan including the environment and transportation will also be addressed. The Official Plan is available at:

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

The subject site is located within the Weston Area as defined by Site and Area Specific Policy 51 of the Official Plan which speaks to protecting view corridors of the Humber Valley as well as increasing connectivity to the Humber Valley for pedestrians and cyclists.

Zoning

The site is zoned Main Street Commercial/Residential (MCR) under former City of York Zoning By-law No. 1-83 (see Attachment 4: Zoning). The MCR zone permits a wide variety of uses including: apartment buildings, townhouses, retail stores, offices, restaurants, recreational uses and limited institutional uses. The proposed apartment building is a permitted use. The maximum permitted height in the MCR zone is 8 storeys or 24 metres, whichever is the lower, and the maximum floor space index is 2.5 times the area of the lot.

The site is not subject to City-wide Zoning By-law No. 569-2013 because the zoning does not conform to the Official Plan *Apartment Neighbourhoods* designation.

Site Plan Control

The proposed development is subject to Site Plan Control, however an application in this regard has yet to be submitted.

City-Wide Tall Building Design Guidelines

In May 2013, Toronto City Council adopted the updated City-wide Tall Building 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>.

In Policy 1 in Section 5.3.2 Implementation Plans and Strategies for City-Building, the Official Plan states that Guidelines will be adopted to advance the vision, objectives, and policies of the Plan. Urban Design Guidelines specifically are intended "to provide a more detailed framework for built form and public improvements in growth areas." The

City-wide Tall Building Design Guidelines address this policy, helping to implement Chapter 3.1 The Built Environment and other policies within the Plan related to the design and development of tall buildings in Toronto.

Weston Urban Design Guidelines

The Weston Urban Design Guidelines were adopted by City Council in 2004. These guidelines will help manage any future change within Weston to achieve the following goals:

- the revitalization of retail and community activity along Weston Road as the strong and attractive heart of Weston;
- the maintenance of the quality of life in the neighbourhoods;
- the introduction of new residential development along the Weston Road corridor;
- the generation of new employment opportunities on former industrial lands; and
- the enhancement of the Humber Valley as an environmental and recreational asset for the city.

The Weston Urban Design Guidelines can be viewed at the following link:

https://www1.toronto.ca/city_of_toronto/city_planning/urban_design/files/pdf/41weston.pdf.

TRCA and Ravine Control

The majority of the site is subject to the Toronto and Region Conservation Authority (TRCA) regulation limit and the City's Ravine and Natural Feature Protection By-law. City staff will coordinate the application review with staff from the TRCA.

Tree Preservation

An Arborist Report has been submitted and is currently under review.

Archaeological Assessment

The site is located within an area of Archeological Significance. The applicant submitted a Stage 1 Archeological Assessment Report which is currently under review by Heritage Preservation Services staff.

Section 37 and Affordable Housing

Official Plan Section 5.1.1, Policy 4 states that Section 37 may be used for development, excepting non-profit developments, with more than 10,000 m² of gross floor area where the Zoning By-law Amendment increases the permitted density by at least 1,500 m² and/or significantly increases the permitted height. The proposal, as submitted, seeks a gross floor area of 17,710 m² and a significant increase in height. According to the materials submitted as part of the application, the development is proposed to be marketed as Affordable Ownership Housing. Should the development be approved, and if the proposed units meet the Official Plan definition of Affordable Ownership housing, these units would be secured in the Zoning By-law and Section 37 agreement, among other potential community benefits.

Reasons for the Application

The proposed development does not comply with the as-of-right zoning permissions regulating the lands as it exceeds the allowable maximum height and floor space index. Additional areas of non-compliance may be identified through the application circulation and review process.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning and Urban Design Rationale;
- Community Services and Facilities Study;
- Stage 1 Archaeological Assessment;
- Hydrogeological Study;
- Pedestrian Wind Assessment;
- Scoped Natural Heritage Impact Study and Arborist Report/Tree Preservation Plan;
- Functional Servicing and Stormwater Management Report;
- Urban Transportation Considerations;
- Toronto Green Standard Checklist; and
- Shadow Study.

A Notification of Complete Application was issued on November 4, 2016.

Issues to be Resolved

Based on a preliminary review of the proposal, and as noted in the pre-application consultation meeting, Planning staff have identified significant concerns with the proposal including: site layout; organization; scale; massing; height and density. As noted above, the proposal submitted is substantially the same as discussed with Planning staff at the pre-application consultation meeting. Planning staff will attempt to work with the applicant, but unless significant revisions are undertaken, staff will not be able to support the application as proposed. The following issues/concerns have also been identified:

- consistency with the Provincial Policy Statement and conformity with the Growth Plan for the Greater Golden Horseshoe;
- determining conformity with the Official Plan;
- compliance with the City-wide Tall Building Design Guidelines;
- compliance with the Weston Urban Design Guidelines;
- angular planes in relation to the residentially-zoned properties to the north, east and south;
- shadow impacts from the proposed tower;
- lack of provision of grade-related units on the Hickory Tree Road frontage;
- lack of sufficient landscaping;
- lack of 3-bedroom and family sized units;

- provision of appropriate amenity space for future residents;
- provision of appropriate setbacks, separation distance and transition to surrounding properties;
- site circulation, location of the proposed loading space and garbage storage;
- assessment of traffic and transportation impacts;
- appropriate servicing infrastructure to support the proposed development; and
- identification of appropriate community benefits under Section 37 of the *Planning Act*, should the increase in height and density of the proposal be recommended for approval.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

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

CONTACT

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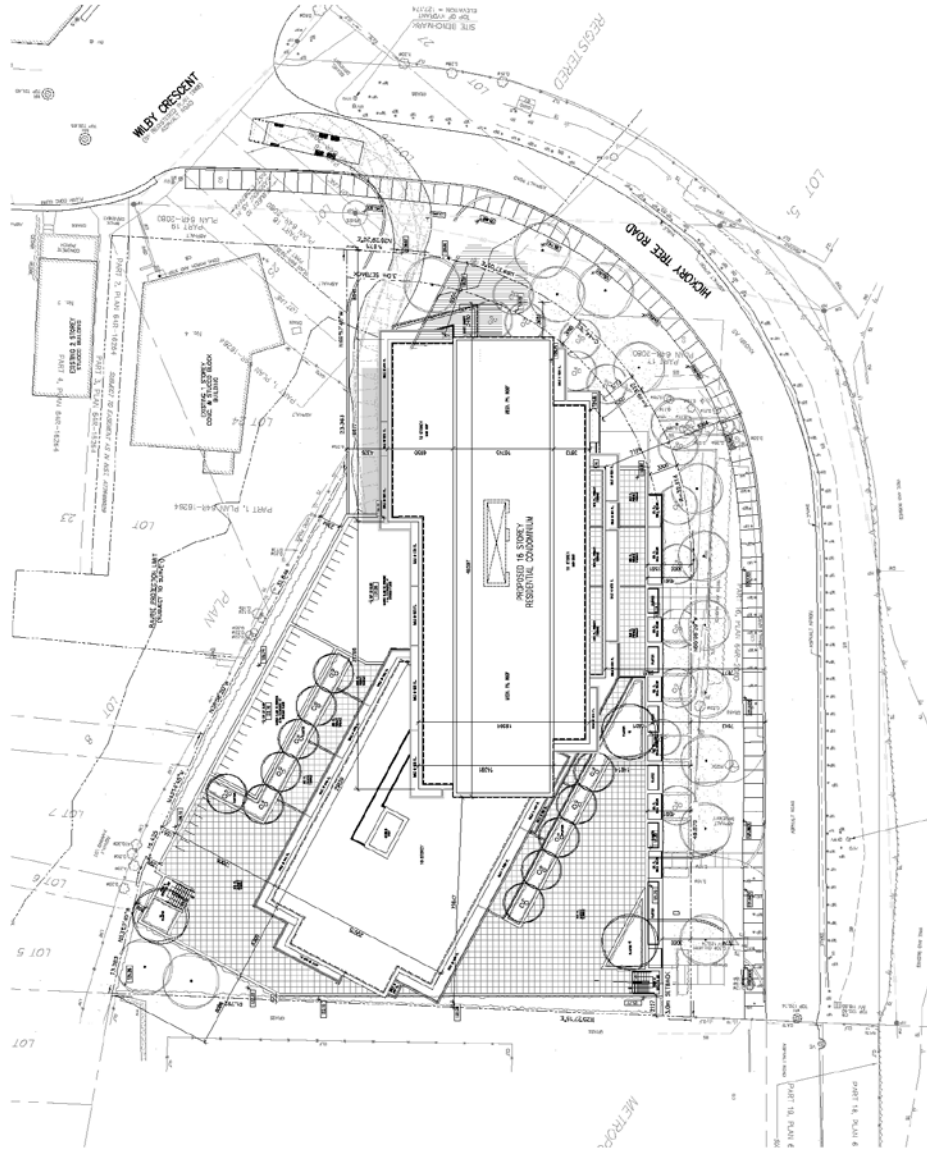
SIGNATURE

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

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Official Plan
Attachment 4: Former City of York Zoning By-law No. 1-83
Attachment 5: Application Data Sheet

Attachment 1: Site Plan



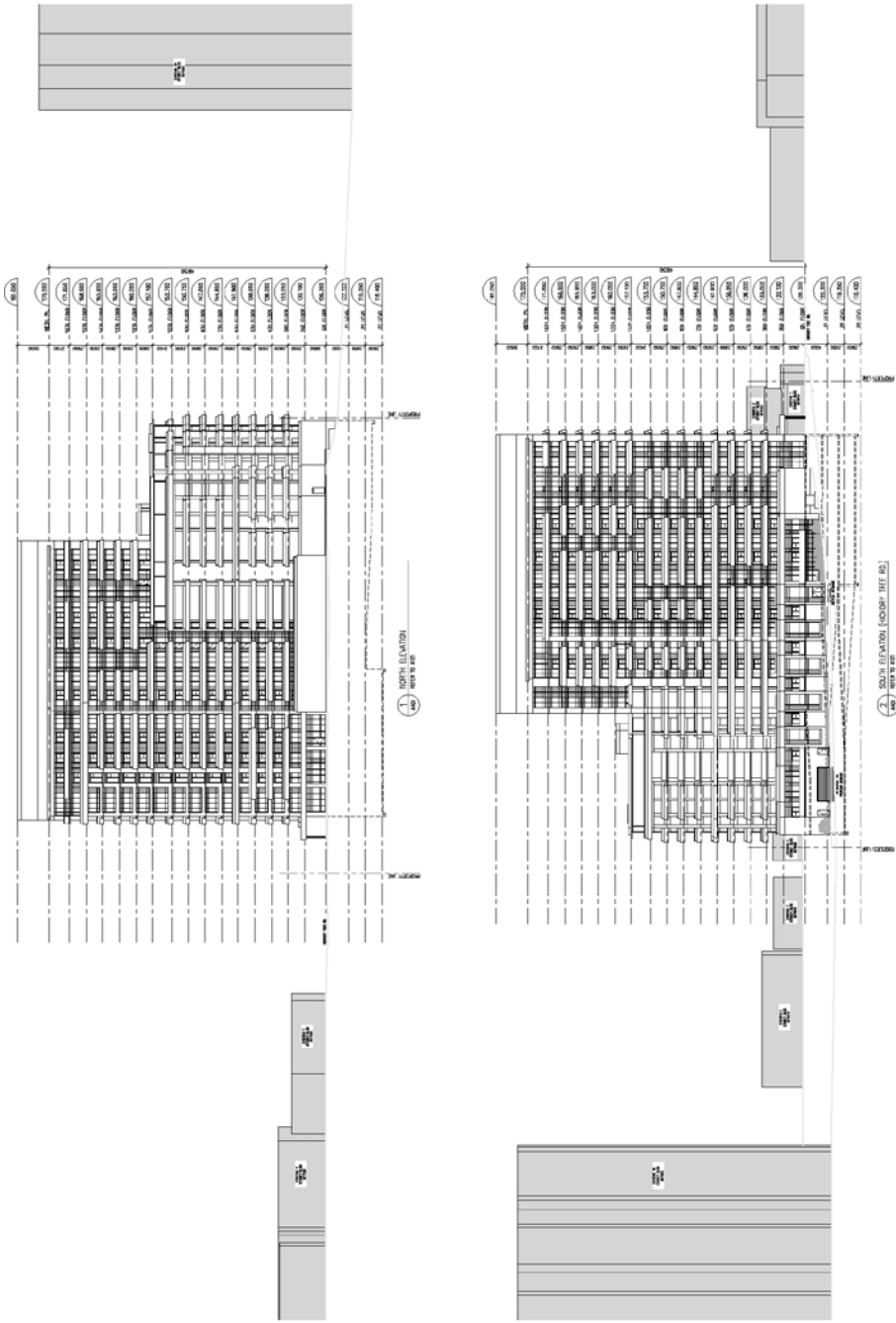
10 Wilby Crescent

File # 16 241014 WET 11 0Z

Site Plan
Applicant's Submitted Drawing

Not to Scale
11/01/16

Attachment 2: Elevations



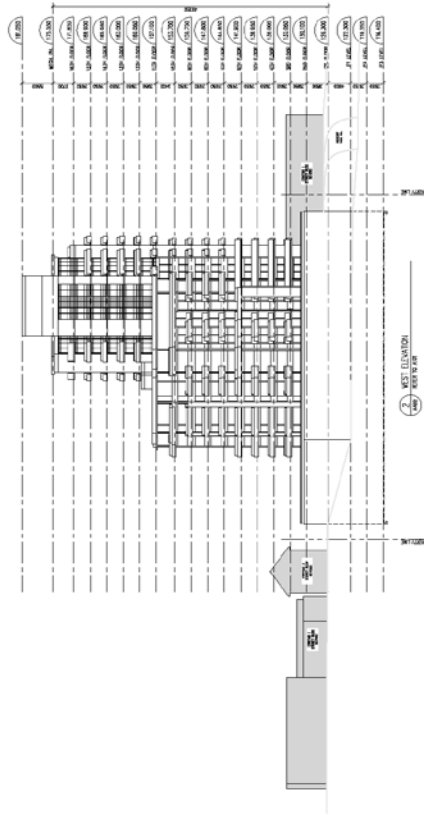
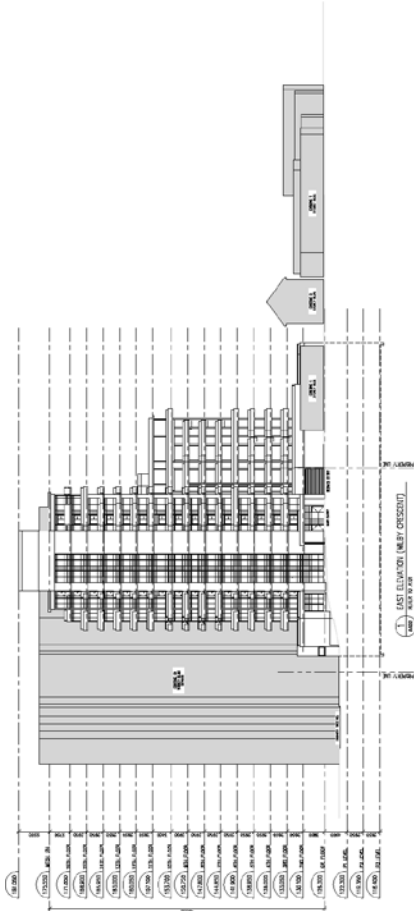
North and South Elevation

10 Wilby Crescent

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

File # 16/241014 WET 11 0Z

Attachment 2: Elevations



East and West Elevation

Elevations

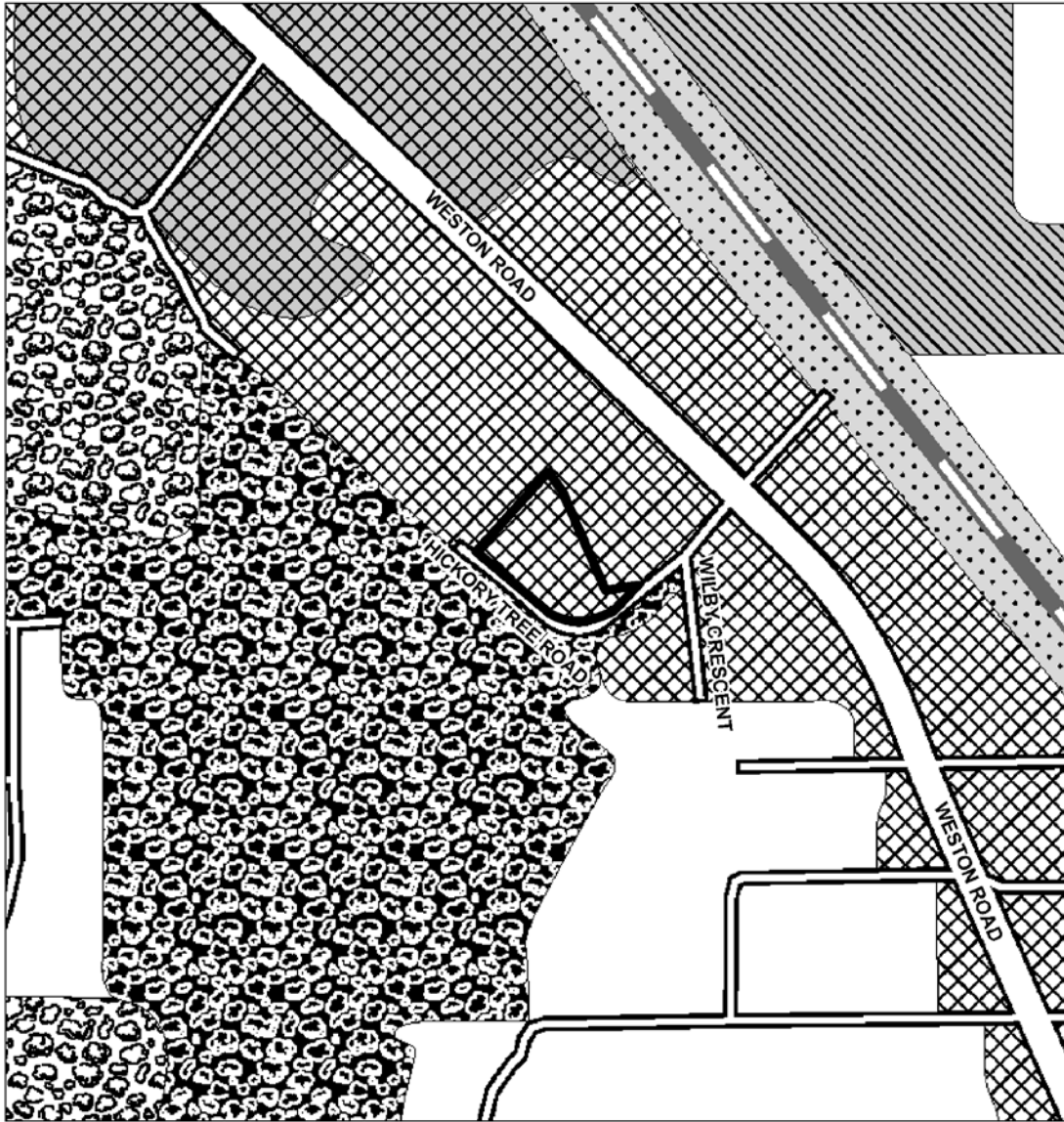
Applicant's Submitted Drawing

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11/01/16

10 Wilby Crescent

File # 16 241014 WET 11 0Z

Attachment 3: Official Plan



TORONTO City Planning
 Extract from Official Plan

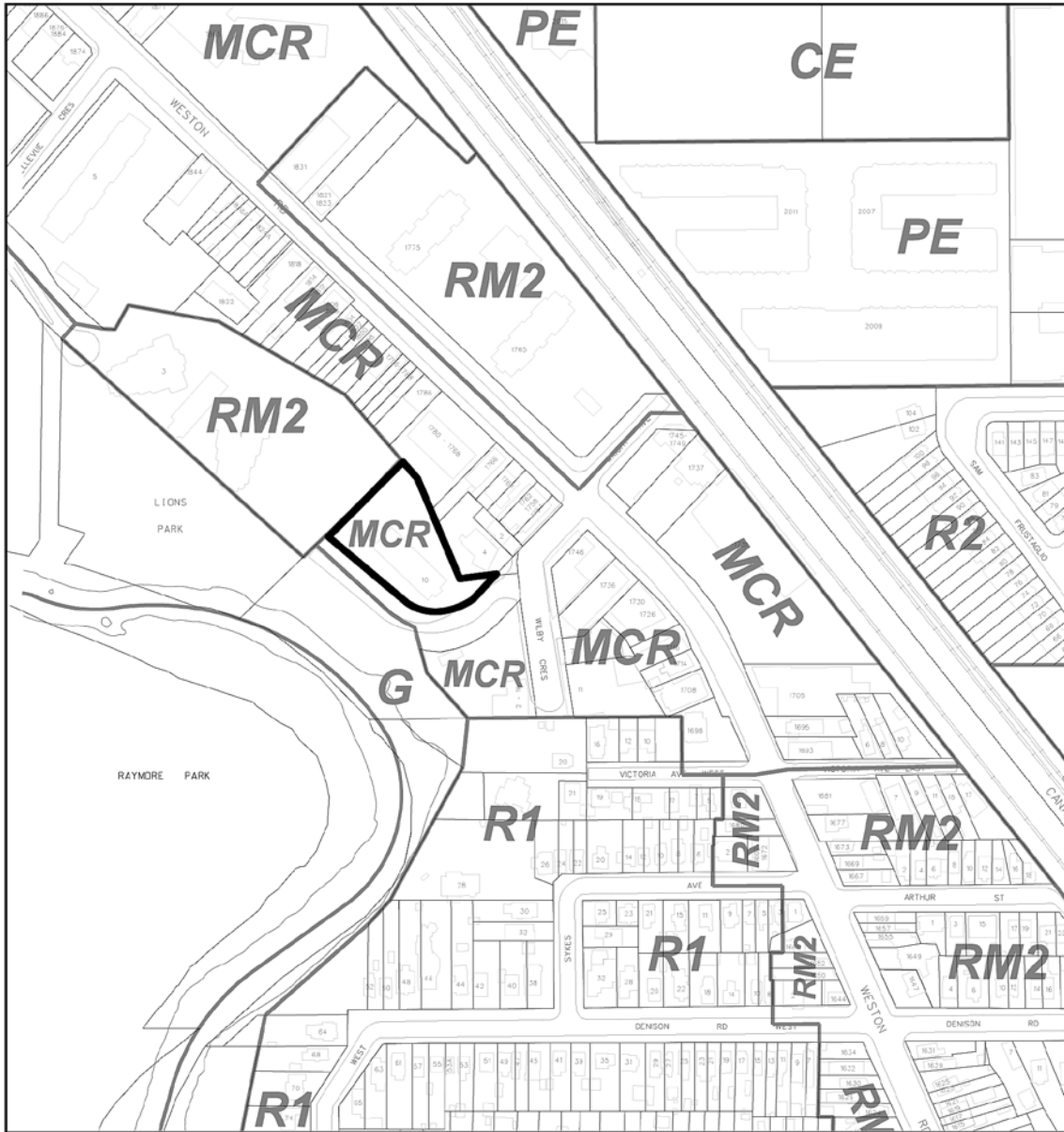
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Attachment 4: Former City of York Zoning By-law No. 1-83



TORONTO City Planning

Former York Zoning By-Law No.1-83

10 Wilby Crescent

File # 16 241014 WET 11 0Z

- Location of Application
- R1** Residential Zone
- R2** Residential Zone
- RM2** Residential Multiple Zone
- MCR** Main Street Commercial/Residential Zone

- CE** Commercial Employment Zone
- PE** Prestige Employment Zone

Not to Scale

 Extracted 11/07/2016

Attachment 5: Application Data Sheet

Application Type:	Rezoning	Application Number:	16 241014 WET 11 OZ
Details:	Rezoning, Standard	Application Date:	October 21, 2016
Municipal Address:	10 WILBY CRESCENT		
Location Description:	CON 5 WYS PT LOT 5 PLAN 1988 PT LOTS 25 26 RP 64R2036 PARTS 2 TO 4 **GRID W1104		
Project Description:	Proposed amendments to former City of York Zoning By-law No. 1-83 to permit the development of a 16-storey, 234 unit residential apartment building.		

Applicant:	Agent:	Architect:	Owner:
Bousfields Inc. 3 Church St., Suite 200 Toronto ON M5E 1M2	Bousfields Inc. 3 Church St., Suite 200 Toronto ON M5E 1M2	Architecture Unfolded 219 Dufferin St., Suite 201b Toronto ON M6K 1Y9	Homebuyers Development Co-Op Corp. 468 Queen St. E., Suite 102 Toronto ON M5A 1T7

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods	Site Specific Provision:	N/A
Zoning:	MCR (1-83)	Historical Status:	N/A
Height Limit (m):	24	Site Plan Control Area:	YES

PROJECT INFORMATION

Site Area (sq. m):	3,581	Height:	Storeys:	16
Frontage (m):	20 (approx.)		Metres:	55.2
Depth (m):	80 (approx.)			
Total Ground Floor Area (sq. m):	2,703			Total
Total Residential GFA (sq. m):	17,710		Parking Spaces:	167
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	17,710			
Lot Coverage Ratio (%):	75			
Floor Space Index:	4.95			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	
Bachelor:	14 (6%)
1 Bedroom:	102 (44%)
2 Bedroom:	118 (50%)
3 + Bedroom:	0
Total Units:	234 (100%)

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	17,709		0
Retail GFA (sq. m):	0		0
Office GFA (sq. m):	0		0
Industrial GFA (sq. m):	0		0
Institutional/Other GFA (sq. m):	0		0

CONTACT: PLANNER NAME: Anthony Hommik, Planner
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