

1800 - 1818 St. Clair Avenue West and 383 - 425 Old Weston Road – Official Plan and Zoning By-law Amendment Application – Request for Interim Directions Report

Date: May 16, 2018

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: Ward 17- Davenport

Planning Application Number: 18 135955 WET 17 OZ

SUMMARY

This report provides preliminary information and an early opportunity to raise issues for follow-up with regard to the subject application. It seeks City Council's direction on the community consultation process and indicates the expected timing for a Final Report to City Council. The application has been circulated to all appropriate agencies and City divisions for comment and a staff review of the application is underway.

This application proposes the remediation and redevelopment of the subject lands with six buildings, comprised of five low-rise blocks of stacked 3.5-storey (9.75 m) townhouses on the Old Weston Road lands and an 11-storey (36.6 m in height, excluding the mechanical penthouse) mixed use building with retail and live-work space at grade on the St. Clair Avenue West lands. A total of 242 residential units are proposed, of which 104 are townhouse units and 138 are units within the proposed mixed use building. The proposed development would have a total gross floor area of 23,228 m², of which 22,789 m² is proposed for residential use and 439 m² is proposed for commercial use. The proposed overall density represents a Floor Space Index of 2.2 times the area of the lands. Vehicular access is proposed from Old Weston Road and Cloverdale Road and a total of 177 below-grade parking spaces are proposed.

The applicant requested pre-application consultation meetings for assistance in defining the requirements for application submission. Staff held the meetings with the applicant on January 10, 2018 and February 6, 2018.

The application was submitted on March 28, 2018. A notice of complete application with regard to the application was issued on April 26, 2018.

A community consultation meeting is anticipated to be held following direction from City Council. A Final Report will be submitted for City Council's consideration following community consultation, the resolution of outstanding issues related to this application

and the holding of a statutory Public Meeting under the *Planning Act*. The target timeline for the Final Report is anticipated to be in the first quarter of 2019.

City Planning staff have identified concerns with the proposal described in this report with respect to conformity with the City's Official Plan, built form, the mixed use buildings' height, massing, site layout, shadow impact and proposed vehicular access. These issues and all additional matters that arise through the development review process will need to be addressed prior to submission of the Final Report to City Council. While staff will continue to work with the applicant to address the issues noted here, since it is an election year, it is recommended that City Council direct the City Solicitor and appropriate City Staff to attend and oppose the application in its current form should the application be appealed to the Local Planning Appeal Tribunal (LPAT) on the basis of City Council's failure to make a decision on the application within the statutory timeframe of the *Planning Act*.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council direct City staff to continue to negotiate with the applicant to resolve the outstanding issues detailed in this report.
2. City Council direct the City Solicitor and appropriate City staff, to attend and to oppose the application in its current form should the application be appealed to the Local Planning Appeal Tribunal (LPAT) on the basis of City Council's failure to make a decision on the application within the statutory timeframe of the *Planning Act*.
3. City Council direct City staff to schedule a community consultation meeting for the lands at 1800 - 1818 St. Clair Avenue West and 383 - 425 Old Weston Road together with the Ward Councillor.
4. City Council direct that Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
5. City Council direct that Notice for the statutory 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

There is no recent decision history that is pertinent to this application.

ISSUE BACKGROUND

Application Description

This application seeks to amend the Official Plan and relevant Zoning By-laws to permit the remediation and redevelopment of the subject site with six buildings, comprised of five low-rise blocks of stacked 3.5-storey (9.75 m) townhouses and an 11-storey (36.6 m in height) mixed use building with retail and live-work space at grade. The proposed mixed use building (Block A) would front St. Clair Avenue West, while the 5 proposed townhouse buildings (Blocks B – F) would be located north of Block A within the interior of the site, which is mostly enclosed by properties fronting Cloverdale Road to the east and Old Weston Road to the west. Vehicular access would be shared by all proposed buildings, via a proposed driveway from Old Weston Road and an existing laneway from Cloverdale Road (see Attachment 5: Figure 5: Site Plan).

A total of 242 residential units are proposed. Within the mixed use building along the St. Clair Avenue West frontage, 138 units are proposed (74 one bedroom units and 64 two bedroom units). Within the stacked townhouses in the interior of the site, 104 units are proposed (89 two bedroom units and 15 three bedroom units), including 20 affordable housing units in partnership with Habitat for Humanity. The proposed development would have a total gross floor area of 23,228 m², of which 22,789 m² is proposed for residential use and 439 m² is proposed for commercial use. The proposed overall density represents a Floor Space Index of 2.2 times the area of the lands. The six Blocks (A – F) are described in the chart below:

Building	Description	Height Storeys / (m) above grade	Gross Floor Area	Number of Units
Block A	Block A is a proposed mixed-use, building fronting St. Clair Avenue West, with retail proposed at-grade.	11-storey (36.6 m)	12,073m ² incl. 439m ² Commercial	138
Block B	Block B is the proposed Habitat for Humanity affordable housing (stacked townhouse), located 14.3 metres north of Block A with a north-south orientation.	3.5 storey (9.60 m)	2,036 m ²	20
Block C	Block C is a proposed stacked townhouse and would be located 14 metres north of Block B and oriented east - west.	3.5 storey (9.20 m)	1,838 m ²	16

Building	Description	Height Storeys / (m) above grade	Gross Floor Area	Number of Units
Block D	Block D is a proposed stacked townhouse and would be located 13 metres north of Block C and oriented east - west.	3.5 storey (9.20 m)	1,823 m ²	16
Block E	Block E is a proposed stacked townhouse and would be located 14 metres north of Block D and oriented east - west.	3.5 storey (8.25 m)	2,908 m ²	28
Block F	Block F is a proposed stacked townhouse and would front the S.A.D.R.A linear park. Block F would be approximately 23 metres north of proposed Block E and oriented east - west.	3.5 storey (8.25 m)	2,550 m ²	24

There is 276 m² of indoor amenity space proposed for use of residents of the mixed use building, in addition to 65 m² of adjacent outdoor open space, directly accessible from the indoor amenity space. It is proposed that all townhouse units would have access to private yards or roof terraces. In addition, there is 3,653 m² of outdoor amenity space proposed for use of all residents of the site.

A total of 6,625 m² of landscaped open space is proposed, of which 2,423 m² would be soft landscaping and would include 73 new trees. Soft landscaping and tree planting is proposed along the edges of the site, adjacent to existing low-rise residential properties on Old Weston Road and Cloverdale Road.

The proposed townhouse units are currently intended to be condominium in tenure and would have direct access from grade. Blocks A and C through to F would form a single condominium corporation and Block B (Habitat for Humanity) would constitute its own condominium corporation.

Six pedestrian connections to the site are proposed: two proposed sidewalks adjacent to the private driveway off Old Weston Road; one from the S.A.D.R.A. linear park on the Hydro corridor at the northeast corner of the site; one from a sidewalk located at 383-385 Old Weston Road; and one from St. Clair Avenue West through a 4 metre wide covered walkway in the mixed use building; and the existing public lane to Cloverdale Road to the east. Pedestrian and bicycle entrances to the underground garage would be provided via elevators or stairs in the mixed use building (Block A) in addition to two proposed stairwells from the courtyards adjacent to Blocks C and D.

Vehicular access to the site would be shared by all the proposed buildings and residents, as would the proposed underground parking garage. Vehicular access is proposed via a 6 metre private internal driveway accessed from Old Weston Road at the northwest of the site and the existing 3.6 metre inbound public lane from Cloverdale Road to the southeast. The proposed driveway would connect to a Type G loading space and the entrance ramp to the proposed underground parking garage, both incorporated into the mixed use building. A proposed one storey underground garage would accommodate 177 vehicular parking spaces and extend underneath the entire development.

See Attachment 1: Figure 1: Application Data Sheet; Attachment 5: Figure 5: Site Plan; and Attachments / Figures 6-12 Elevations.

Site and Surrounding Area

The site comprises a roughly rectangular parcel of land with an area of approximately 10,596 m² (1.06 hectares). A City-owned lane connects the site to Cloverdale Road to the east (see Attachment 2: Figure 2: Location Map).

The northern portion of the site, being 383-425 Old Weston Road, is owned by the City of Toronto. City Council declared the site surplus and authorized its transfer to Build Toronto (now CreateTO) at its meeting of May 25-27, 2009. This portion of the site, and the two single-storey buildings within it, is now vacant, but was formerly occupied by various City divisions including Toronto Water and Purchasing, Materials and Management.

The southern portion of the site, being 1800-1818 St. Clair Avenue west, comprises two properties. 1800 St. Clair Avenue West is owned by 172965 Canada Limited and McColl Frontenac Oil Company Limited (both controlled by Imperial Oil) and is currently vacant, but operated as a gasoline station for approximately 55 years and subsequently requires remediation. 1818 St. Clair Avenue West is owned by Salvatore Vellone and has operated as a vehicle sales outlet for approximately 68 years.

The entire site is considered a brownfield site and will require remediation prior to redevelopment in accordance with provincial regulations (O. Reg. 153/04, as amended).

Land uses surrounding the subject site are as follows:

North: Directly adjacent to the north is a hydro corridor occupied by S.A.D.R.A. Park, beyond which low-rise residential development extends northwards.

South: The site is bounded by St. Clair Avenue West to the south, beyond which, on the southern side of the road are two sites currently under Site Plan Control applications for 72 unit and 261 unit residential apartment buildings at 1771 (16 133568 WET 17 SA) and 1779 – 1791 St. Clair Avenue West (17 122730 WET 17 SA), respectively.

East: Directly east of the northern portion of the site are the rear yards of properties fronting Cloverdale Road, beyond which further low-rise residential development extends eastwards. Directly east of the St. Clair Avenue West frontage, is the College Street Church of God place of worship, beyond which are a range of commercial and cultural uses fronting St. Clair Avenue West.

West: Directly to the west of the site, Old Weston Road and properties fronting Old Weston Road including Toronto West Flea Market and the proposed site of the St. Clair – Old Weston Road SmartTrack station. The northwest corner of Old Weston Road and St. Clair Avenue West is occupied by Heydon House, a three storey red brick heritage building originally built as a hotel but now in use as apartments with retail at grade.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (2014) and geographically specific Provincial Plans (2017), along with municipal Official Plans, provide a policy framework for planning and development in the Province. This planning application will be tested for consistency with the PPS and conformity with the Growth Plan.

In the submission forms for development approval, the applicant has indicated that the application is consistent with the PPS and conforms to the applicable Provincial Plans. Staff will be evaluating this planning application against the PPS (2014) and the applicable Provincial Plans (2017) noted above as part of the City's development review process.

Toronto Official Plan, Official Plan Policies and Planning Studies

The southern portion of the site which fronts St. Clair Avenue West is designated *Mixed Use Areas* and is on an *Avenue* on Map 2 of the Official Plan and is subject to Site and Area Specific Policy 326 (OPA 84). The rest of the site, to the north, is designated *Neighbourhoods*. Both designations can be found on Map 17 – Land Use Plan (see Attachment 3: Figure 3: Official Plan Land Use Map).

Avenues are important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities, while improving the pedestrian environment, the appearance of the street, shopping opportunities and transit service for community residents.

Site and Area Specific Policy 326 in Chapter 7 of the Official Plan reflects the conclusions of the Avenue Study for this portion of St. Clair Avenue West, which was completed by the City in 2009 and adopted by Council as OPA 84. It promotes a vision for change on St. Clair Avenue West that encourages “an intensified, transit-oriented urban environment which promotes a vibrant pedestrian realm and experience”. This goal will be achieved through the implementation of the area specific zoning by-law and Urban Design Guidelines. Site and Area Specific Policy 326 also seeks to prevent the destabilization of lands designated *Neighbourhoods* and their character from encroachment by mixed use developments on the St. Clair Avenue West frontage by:

- i) Securing a minimum standard of open space, distance and sky view from nearby lands designated *Neighbourhoods* and the 7 to 9 storey (24 to 30 metres) developments on the lands fronting St. Clair Avenue West;
- ii) Significantly minimizing shadow impacts of development on nearby lands designated *Neighbourhoods*;
- iii) Providing a visible, soft-landscaped delineation between mixed use developments with frontage on St. Clair Avenue West and nearby lands designated *Neighbourhoods*;
- iv) Creating rear lanes where servicing, loading, and vehicle access will be located for all new developments with frontage on St. Clair Avenue West; and
- v) Where sufficient lands exist, providing additional temporary commercial parking to service the lands fronting St. Clair Avenue West.

The *Mixed Use Areas* designation provides for a range of residential, commercial and institutional uses, in single use or mixed-use buildings, as well as utilities, parks and open spaces. The Official Plan states that "*Mixed Use Areas* will absorb most of the anticipated increase in retail, office and service employment in Toronto in the coming decades, as well as much of the new housing". However, not all *Mixed Use Areas* will experience the same scale or intensity of development. The policies of *Mixed Use Areas* require new development to provide a transition between areas of different development intensity and scale.

Development in *Mixed Use Areas* is subject to a number of development criteria. In *Mixed Use Areas*, developments will: locate and mass new buildings to provide a transition between areas of different development intensity and scale; provide appropriate setbacks and/or stepping down of heights, particularly towards lower scale *Neighbourhoods*; locate and mass new buildings to adequately limit shadow impacts on adjacent *Neighbourhoods* particularly during the spring and fall equinoxes; provide good site access and circulation and an adequate supply of parking for residents and visitors; provide an attractive, comfortable and safe pedestrian environment; locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

Policy 2.3.1.2 states that developments within *Mixed Use Areas* that are adjacent to *Neighbourhoods* will:

- a) Be compatible with those *Neighbourhoods*;
- b) Provide a gradual transition of scale and density, as necessary to achieve the objectives of the Plan through the stepping down of buildings towards and setbacks from those *Neighbourhoods*; and
- c) Attenuate resulting traffic and parking impacts on adjacent neighbourhood streets so as not to significantly diminish the residential amenity of those *Neighbourhoods*.

Neighbourhoods are considered physically stable areas comprised of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no

higher than four storeys. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*. Development in *Neighbourhoods* must be sensitive, gradual and generally "fit" the existing physical character by respecting and reinforcing the general physical patterns in the neighbourhood.

Policy 4.1.5 sets out development criteria in established *Neighbourhoods*, providing that development will respect and reinforce the existing physical character of the neighbourhood, in particular:

- a) Patterns of streets, blocks and lanes, parks and public building sites;
- b) Size and configuration of lots;
- c) Heights, massing, scale and dwelling type of nearby residential properties;
- d) Prevailing building type(s);
- e) Setbacks of buildings from the street or streets;
- f) Prevailing patterns of rear and side yard setbacks and landscaped open space;
- g) Continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
- h) Conservation of heritage buildings, structures and landscapes.

The Official Plan recognizes that most of the City's future development will be infill and as such will need to fit in, respect and improve the character of the surrounding area. As a result, the Built Form policies of Section 3.1.2.2 seek to ensure that new development is located, organized and massed to fit harmoniously with the existing and/or planned context and will limit its impacts on neighbouring streets, parks, open spaces and properties. Among other things, this harmony is achieved by: massing new buildings to frame adjacent streets in a way that respects the existing and/or planned street proportion; creating appropriate transitions in scale to neighbouring or existing planned buildings; providing for adequate light and privacy; and adequately limiting any resulting shadowing of, and uncomfortable wind conditions, on neighbouring streets, properties and parks and open spaces.

Chapter Three – Building a Successful City, Policy 3.1.1 – Public Realm, promotes quality architecture, landscape and urban design and construction that ensure that new development enhances the quality of the public realm. The public realm policies recognize the essential role of our streets, open spaces, parks and other key shared public assets in creating a great City. These policies aim to ensure that a high level of quality is achieved in architecture, landscape architecture and urban design in public works and private developments to ensure that the public realm is functional, beautiful, comfortable, safe and accessible.

Policy 3.1.2.5 states that new development will provide amenity for adjacent streets and open spaces to make these areas attractive, interesting, comfortable and functional for pedestrians by providing:

- a) Improvements to adjacent boulevards and sidewalks respecting sustainable design elements, which may include one or more of the following: trees,

- shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers, lighting and bicycle parking facilities;
- b) Co-ordinated landscape improvements in setbacks to create attractive transitions from the private to public realms;
 - c) Weather protection such as canopies and awnings;
 - d) Landscaped open space within the development site;
 - e) Landscaped edges of surface parking lots along streets, parks and open spaces to define the street edge and visually screen the parked auto; and
 - f) Public art, where the developer agrees to provide this, to make the building and its open spaces more attractive and interesting.

This application will be reviewed against the Official Plan policies and/or planning studies described above as well as the policies of the Toronto Official Plan as a whole.

Zoning By-laws

The proposed mixed use building would be located on the St. Clair Avenue West frontage of the site which is zoned MCR T5.0 C2.0 R4.0 with a height limit of 24 metres, or seven storeys. The properties within this area were removed from Zoning By-law No. 569-2013 by By-law No. 1050-2017 and brought into the Avenue Zoning By-law. These properties are subject to Zoning By-law No. 438-86 as amended by Zoning By-law No. 815-2017. Within the Mixed Commercial Residential (MCR) zone residential uses are permitted at a maximum density of 2.5 times the area of the lot, while commercial uses are permitted at a maximum density of 1.0 times the area of the lot.

The proposed townhouse component of the site is subject to both Zoning By-law No. 438-86 and Zoning By-law No. 569-2013. For most of the site, both By-laws permit a wide range of residential uses, including townhouses and low-rise apartments, at a density of 0.6 times the area of the lot and a maximum height of 10 metres. A portion of the site, adjacent to the Hydro lands, is zoned 'OR' or Open Space - Recreation Zone. (see Attachment 4: Figure 4: Existing Zoning By-law Map).

Design Guidelines

Tall Building Design Guidelines

On May 8, 2013, City Council adopted the updated City-wide Tall Building Design Guidelines. The Guidelines integrate and build upon previous Council-adopted tall building guidelines and establish a unified set of performance measures for the evaluation of all tall building development applications City-wide. The Guidelines assist with the implementation of Official Plan policy to help ensure that tall buildings, where they are permitted, fit within their context and minimize their local impacts. Tall Building Design Guidelines will be considered in the review of the proposal.

Mid – Rise Building Design Guidelines

City Council adopted Mid-Rise Building Performance Standards in 2010 and an Addendum to these Standards in 2016, which are to be used together during the evaluation of mid-rise development applications in locations where the Performance

Standards are applicable. Section 3 of the Mid-Rise Building Design Guidelines provides a series of Performance Standards that are intended to guide the design of mid-rise buildings along Avenues. Where appropriate, the Mid-Rise Building Performance Standards will be considered in the review of the proposal.

Growing Up: Planning for Children in New Vertical Communities

In July 2017, Toronto City Council adopted the Growing Up Draft Urban Design Guidelines, and directed City Planning staff to apply the "Growing Up Guidelines" in the evaluation of new and under review multi-unit residential development proposals. The objective of the Growing Up Draft Urban Design Guidelines is that developments deliver tangible outcomes to increase liveability for larger households, including families with children at the neighbourhood, building and unit scale. The Growing Up Draft Urban Design Guidelines will be considered in the review of this proposal.

Infill Townhouse Design Guidelines

The Infill Townhouse Design Guidelines articulate and clarify the City's interest in addressing townhouse development impacts, with a focus on protecting streetscapes and seamlessly integrating new development with existing housing patterns. The Infill Townhouse Design Guidelines have City-wide applicability and will apply through rezoning and site plan processes wherever townhouses are considered to be an appropriate housing form. The Infill Townhouse Design Guidelines will be considered in the review of this proposal.

St. Clair Avenue West Area Transportation Master Plan

The City of Toronto is examining potential solutions to improve transportation options in the area around St. Clair Avenue West between Keele Street and Old Weston Road. The TMP Project Team is working closely with City Planning and Metrolinx to coordinate SmartTrack station planning and the Regional Express Rail (RER) initiative proposing connections and access for the potential new St. Clair SmartTrack station in addition to potential improvements to the St. Clair Avenue West bridge, new rail crossings and potential road extensions. The potential widening of St. Clair Avenue West may result in land conveyances impacting some of the sites fronting the Avenue.

Site Plan Control

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

COMMENTS

Reasons for the Application

An Official Plan Amendment is required to clarify the policy framework governing the proposed underground parking garage which would run below both the *Mixed Use Areas* and *Neighbourhoods* designations.

The proposed development requires amendments to Zoning By-law No. 438-86, as amended by By-law No. 815-2017, and Zoning By-law No. 569-2013, as amended. The amendments are required to permit residential uses on the entire north portion of the site, to increase the permitted height along the south portion of the site, and to revise other development standards as necessary to accommodate the proposal.

Complete Application Submission

A complete application was submitted on March 28, 2018. A Notification of Complete Application was issued on April 26, 2018.

The following reports/studies have been submitted with the application:

- Planning Rationale;
- Community Services and Facilities Study;
- Green Development Standards Checklist;
- Environmental Noise Feasibility Study;
- Public Consultation Strategy Report;
- Energy Strategy Report;
- Qualitative Pedestrian Level Wind Assessment;
- Noise Impact Study;
- Vibration Impact Study;
- Urban Transportation Considerations Report;
- Geotechnical Report;
- Functional Servicing and Stormwater Management Report;
- Summary of Phase One and Two Environmental Conditions;
- Hydrogeological Assessment;
- Arborist Report;
- Sun / Shadow Study; and
- Stage 1 Archaeological Assessment.

The above reports/studies can all be found at the following link:

<http://app.toronto.ca/DevelopmentApplications/associatedApplicationsList.do?action=init&folderRsn=4345095&isCofASearch=false&isTlabSearch=false>

Community Consultation

The applicant has submitted a Public Consultation Strategy Report as part of the complete application submission requirements. The strategy outlines the applicant's intent to engage with the community, City staff, relevant agencies, the Ward Councillor and all interested stakeholders throughout the planning process.

Community consultation helps to inform City Council in respect of the exercise of its authority to make a decision with regard to the planning application. This report seeks City Council's direction on the community consultation process.

ISSUES TO BE RESOLVED

City Planning staff have identified, on a preliminary basis, the following issues to be resolved. In addition to the issues summarized below, additional matters may be identified through the review of the application, agency comments and the community consultation process.

Provincial Policies and Plans Consistency/Conformity Exercise Issue:

- Evaluating this planning application against the PPS (2014) and the applicable Provincial Plans (2017) to establish the application's consistency with the PPS (2014) and conformity with the Growth Plan (2017).

Official Plan Conformity Exercise Issue:

- Determining conformity with the Official Plan, including Site and Area Specific Policy 326 (OPA 84).
- Assessing the appropriateness of the Official Plan Amendment to permit the proposed shared underground garage within the *Neighbourhoods* designation.

Tree Preservation Issue:

- The 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 proposes to preserve the majority of trees on site; however 18 new trees are required to compensate for the removal of six trees due to construction. A total of 73 native trees are proposed to be planted.
- The applicant has submitted an Arborist Report/Tree Preservation Plan, which is currently under review by City staff.

Housing Issue:

- The proposal could contribute to the City's supply of affordable rental housing.
- Evaluating the need to provide larger residential dwelling units suitable for a broad range of households, including families with children.

Archaeological Assessment Issue:

- A Stage 1 Archaeological Assessment was submitted as part of the application and is under review by Heritage Preservation Services staff.

Community Services Assessment Issue:

- Evaluating the impact of the proposed development and local development activity on community services and facilities, including an assessment of existing capacity to support the proposed future population.
- Reviewing the Community Services and Facilities Study that was submitted with the application and determine whether any capital improvements or expansion of

facilities opportunities were identified by the applicant or by staff and follow up any study deficiencies to be addressed.

Section 37 Community Benefits Issue:

- Reviewing the proposal to determine if the provision of Section 37 community benefits may be required in relation to the development.

Infrastructure/Servicing Capacity to Support Application Issue:

- Reviewing the application to determine if there is sufficient infrastructure (roads, transit, water, sewage, hydro, community services and facilities, etc.) capacity to accommodate the proposed development.
- Determining if the potential cumulative impact of all proposed applications in the area of this application should also be reviewed/or is being reviewed comprehensively by staff, in particular the applications at 1771 and 1779 – 1791 St. Clair Avenue West.
- Reviewing the Servicing Report provided by the applicant, the purpose of which is intended to evaluate the effects of the proposed development on the City's municipal servicing infrastructure and watercourses and identify and provide the rationale for any new infrastructure and upgrades to existing infrastructure necessary to provide for adequate servicing to the proposed development.
- Reviewing the Transportation Impact Study submitted by the applicant, the purpose of which is to evaluate the effects of the proposed development the transportation system, but also to suggest any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the proposed development.
- Reviewing possible impacts of the proposed development on the infrastructure required to deliver the St. Clair Avenue West Transportation Master Plan.

Toronto Green Standard Issue:

- Reviewing the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures.

Built Form Impacts Issue:

- Assessing and confirming the suitability of the proposed height, density and massing of the application based on Provincial policies and plans, and the City's Official Plan policies and urban design guidelines.
- Reviewing the background studies submitted with the application such as the Sun/Shadow and Pedestrian Level Wind Studies, etc.
- Assessing transition impacts to adjacent areas, location of proposed indoor and outdoor amenity space, impacts on the public realm, etc.
- Assessing the built form, height and massing of the proposed buildings and their relationship to the existing and proposed planned context and public realm.

- Reviewing separation distances between the internal townhouse blocks and the mixed use building and setbacks to property lines.
- Appropriateness of the proximity of the proposed buildings to the properties on Old Weston Road and Cloverdale Road.

Other Matters:

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

CONTACT

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SIGNATURE

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ATTACHMENTS

City of Toronto Data/Drawings

- Attachment 1: Figure 1: Application Data Sheet
- Attachment 2: Figure 2: Location Map
- Attachment 3: Figure 3: Official Plan Land Use Map
- Attachment 4: Figure 4: Existing Zoning By-law Map

Applicant Submitted Drawings

- Attachment 5: Figure 5: Site Plan
- Attachment 6: Figure 6: Elevations Block A
- Attachment 7: Figure 7: Elevations Block A
- Attachment 8: Figure 8: Elevations Block B
- Attachment 9: Figure 9: Elevations Block C
- Attachment 10: Figure 10: Elevations Block D
- Attachment 11: Figure 11: Elevations Block E
- Attachment 12: Figure 12: Elevations Block F

Attachment 1: Figure 1: Application Data Sheet

Municipal Address: 1800-1818 St. Clair Ave West and 383-425 Old Weston Road
Date Received: March 28, 2018

Application Number: 18 135955 WET 17 OZ

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: Application to develop six new buildings, including five low-rise blocks of stacked 3.5-storey townhouses, and a proposed 11-storey mixed use building with retail and live-work space at grade fronting St. Clair Avenue West. A total of 242 residential units are proposed, of which 104 would be townhouse units and 138 would be apartment units. 20 of the 104 townhouse units would be developed as affordable ownership units in partnership with Habitat for Humanity Greater Toronto Area.

Applicant	Agent	Architect	Owner
Diamond Corp. 24 St. Clair Ave. E. Suite 1010		Giannone Petricone Associates	Multiple

EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	No
Zoning:	MCR T5.0 C2.0 R4.0 / R (d0.6) / OR	Heritage Designation:	No
Height Limit (m):	24 / 10	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq m): 10,596 Frontage (m): 135 Depth (m):

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	0	0	3,971	3,971
Residential GFA (sq m):	0	0	22,789	22,789
Non-Residential GFA (sq m):	0	0	439	439
Total GFA (sq m):	0	0	23,228	23,228
Height - Storeys:			11	11
Height - Metres:			36.6	36.6

Lot Coverage Ratio (%): 37.48 Floor Space Index: 2.19

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	22,789	
Retail GFA:	439	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			242	242
Other:				
Total Units:			242	242

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:			74	153	15
Proposed:					
Total Units:			74	153	15

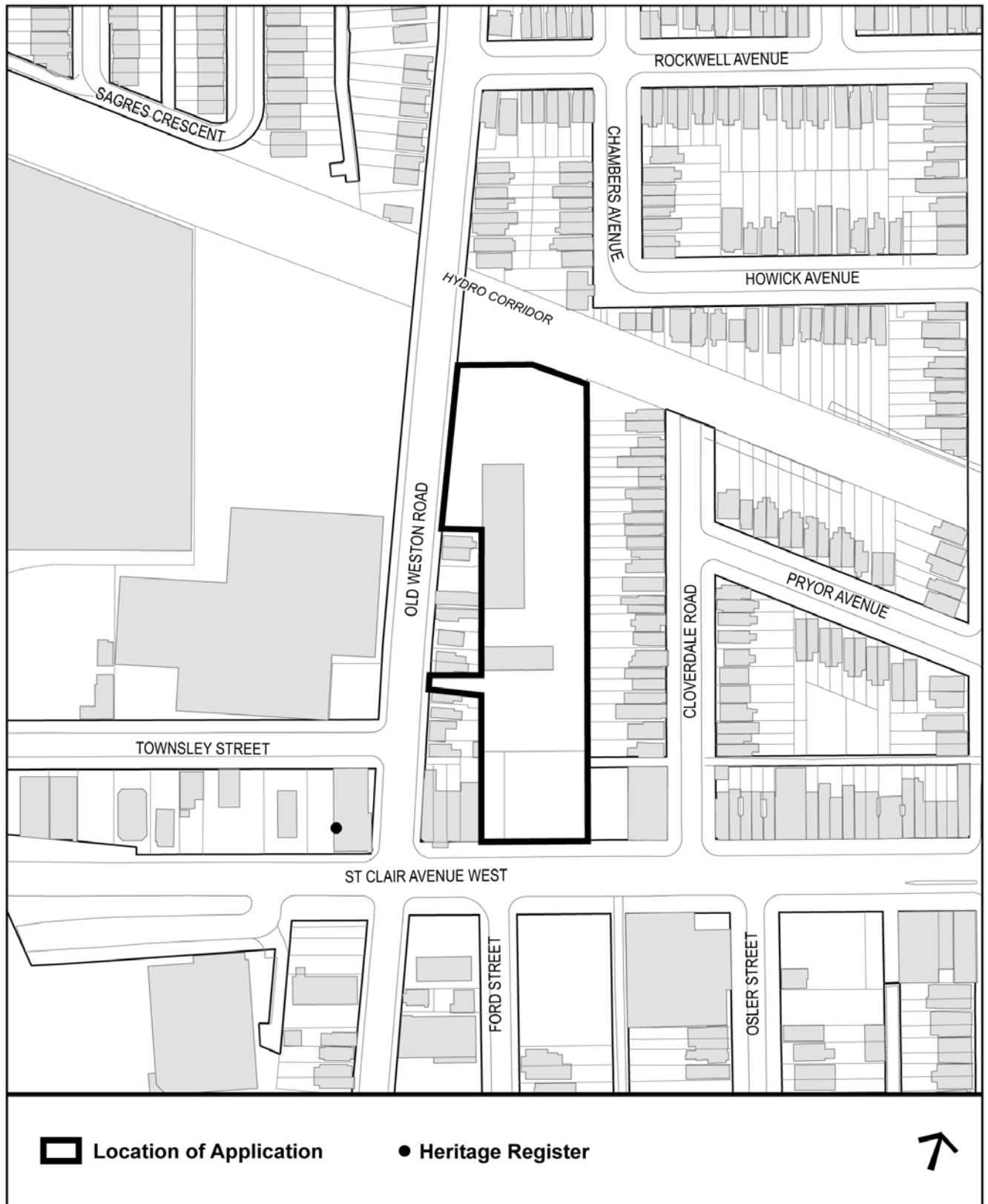
Parking and Loading

Parking Spaces: 177 Bicycle Parking Spaces: 243 Loading Docks: 1

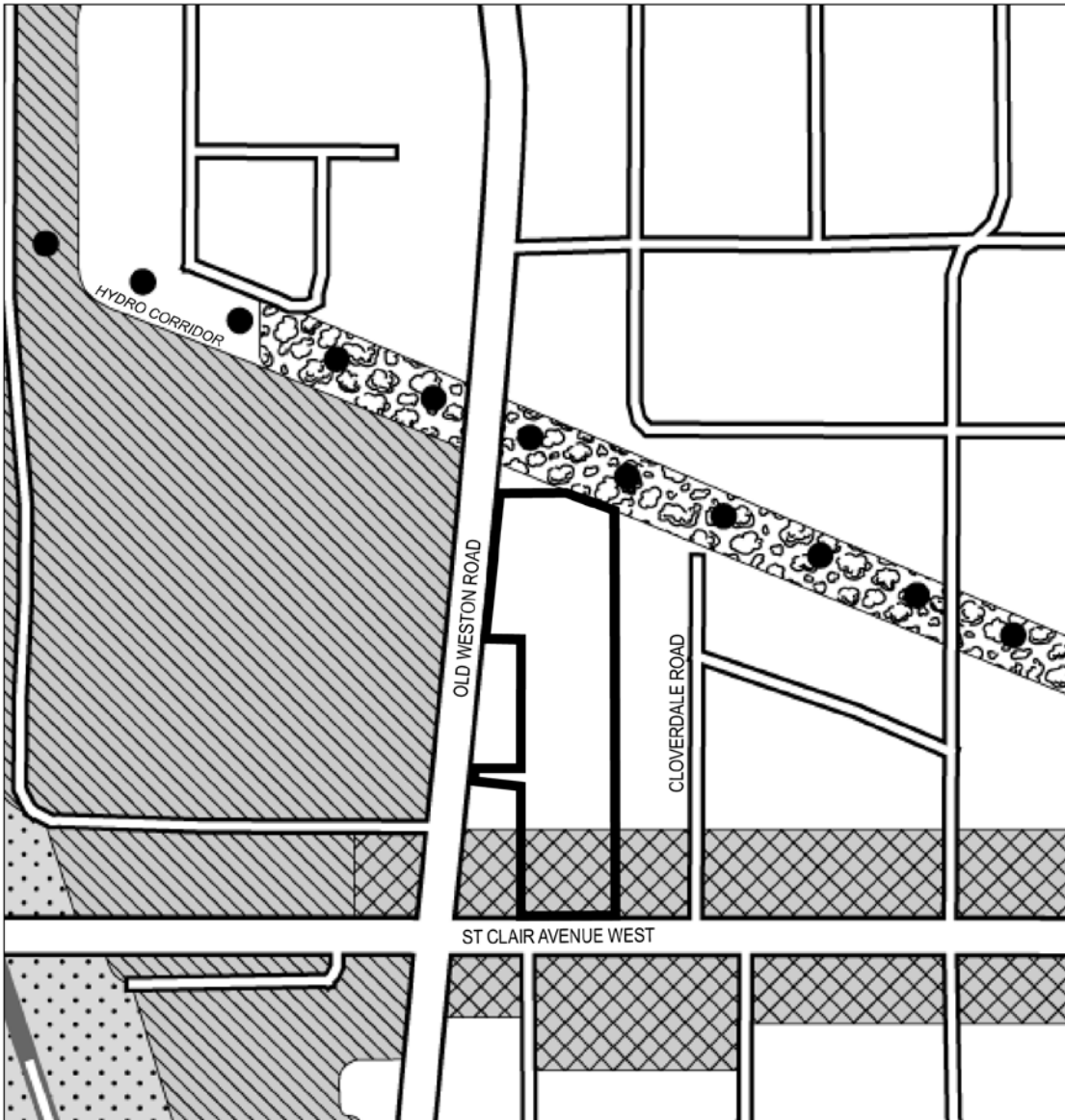
CONTACT:

Sean Rooney, Planner
(416) 394-8245
Sean.Rooney@toronto.ca

Attachment 2: Figure 2: Location Map



Attachment 3: Figure 3: Official Plan Land Use Map



TORONTO
Official Plan Land Use Map #17

**383, 423 & 425 Old Weston Road and
 1800-1818 St. Clair Avenue West**

File # 18 135955 WET 17 0Z

- | | | |
|-------------------------|--------------------------|-------------------|
| Location of Application | Parks & Open Space Areas | Employment Areas |
| Neighbourhoods | Parks | Utility Corridors |
| Mixed Use Areas | | |

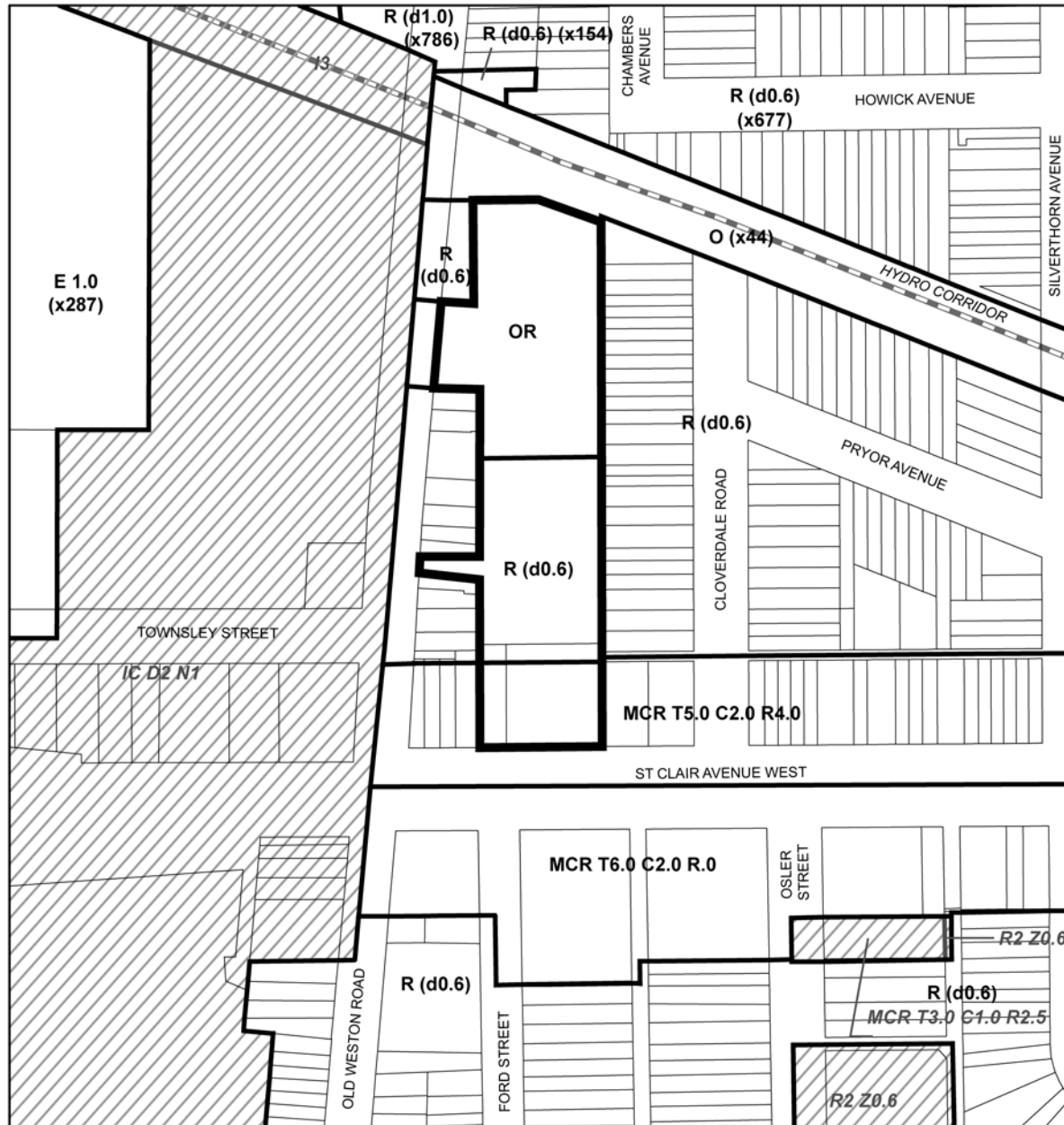
Not to Scale
 04/26/2018

Only show Land Use Designations that are on the map

--- Roads not currently shown on Land Use Map

Add this to the legend and draw any streets not shown on the map with dashed line.

Attachment 4: Figure 4: Existing Zoning By-law Map



Zoning By-law 569-2013

**383, 423 & 425 Old Weston Road and
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File # 18 135955 WET 17 02**

Location of Application

See Former City of Toronto By-Law No. 438-86

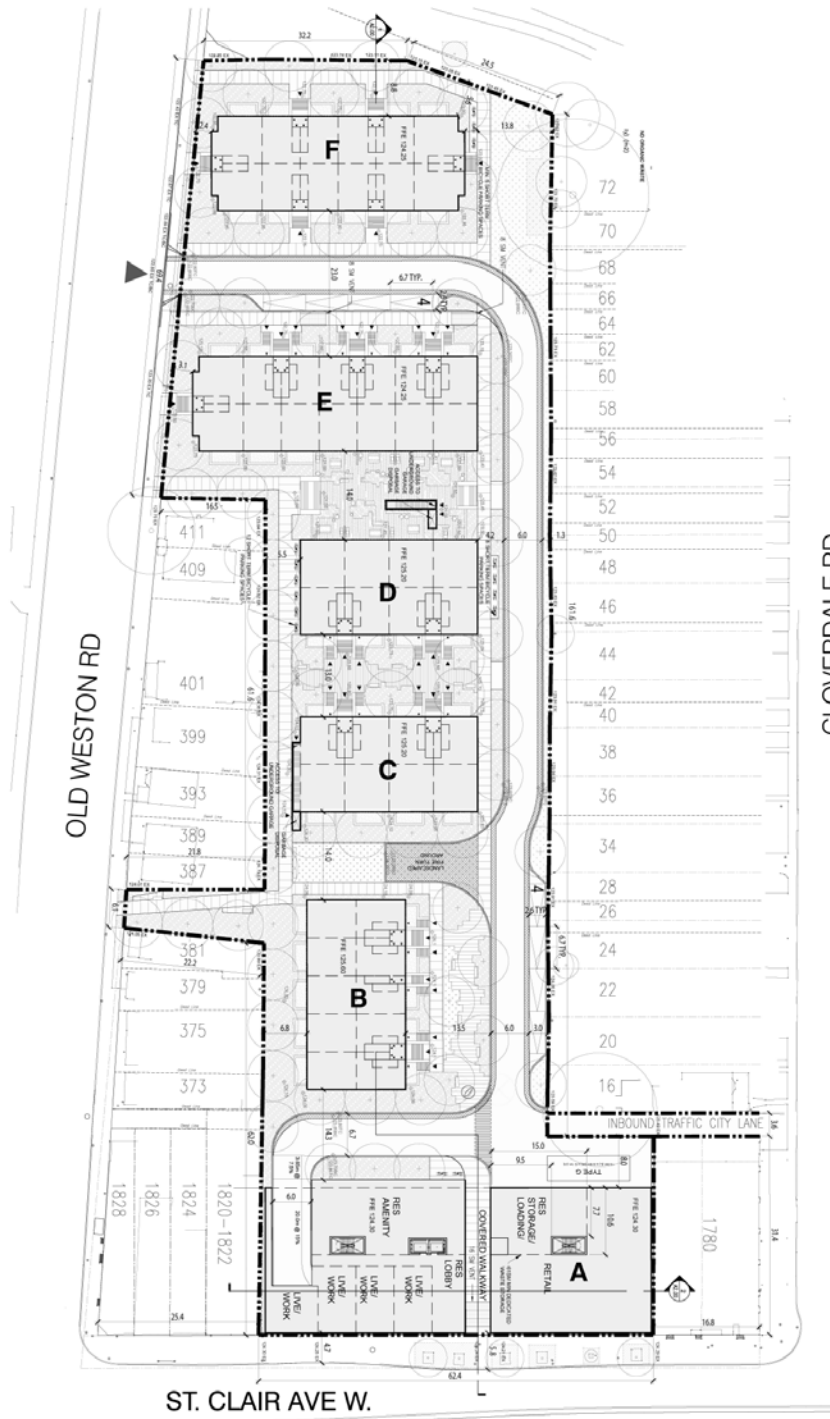
R Residential
CR Commercial Residential
E Employment Industrial
O Open Space
OR Open Space Recreation

R2 Residential District
MCR Mixed-Use District
I3 Industrial District
IC Industrial District



Not to Scale
Extracted: 04/23/2018

Attachment 5: Figure 5: Site Plan



Site Plan

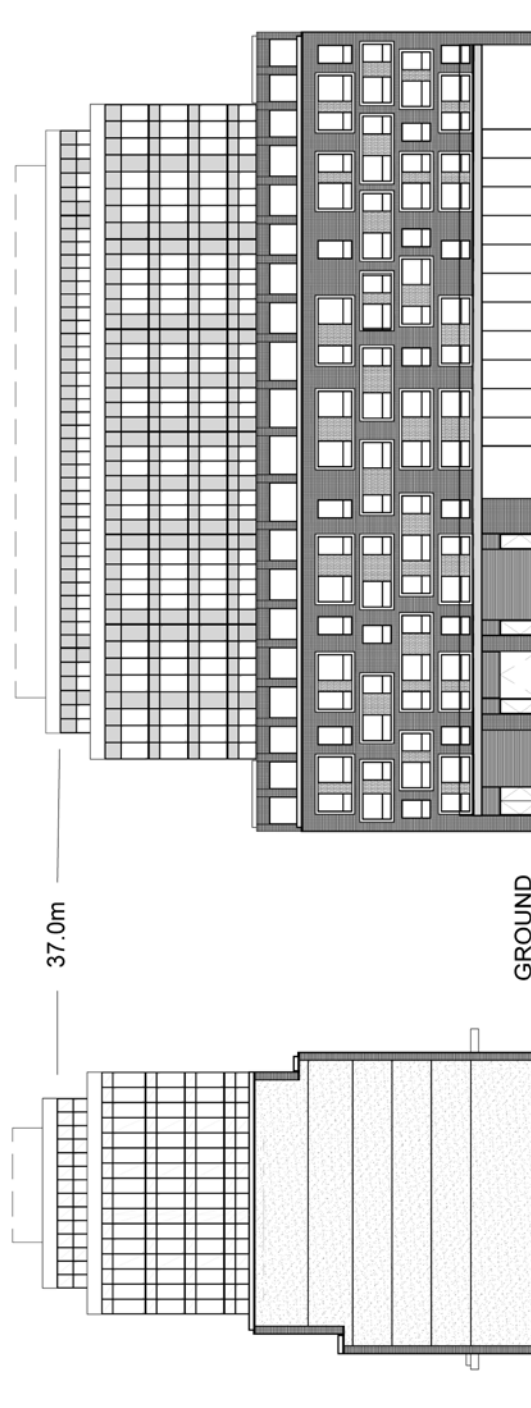
Applicant's Submitted Drawing

Not to Scale 

**383, 423 & 425 Old Weston Road and
1800-1818 St. Clair Avenue West**

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Attachment 6: Figure 6: Elevations Block A



North Elevation

East Elevation

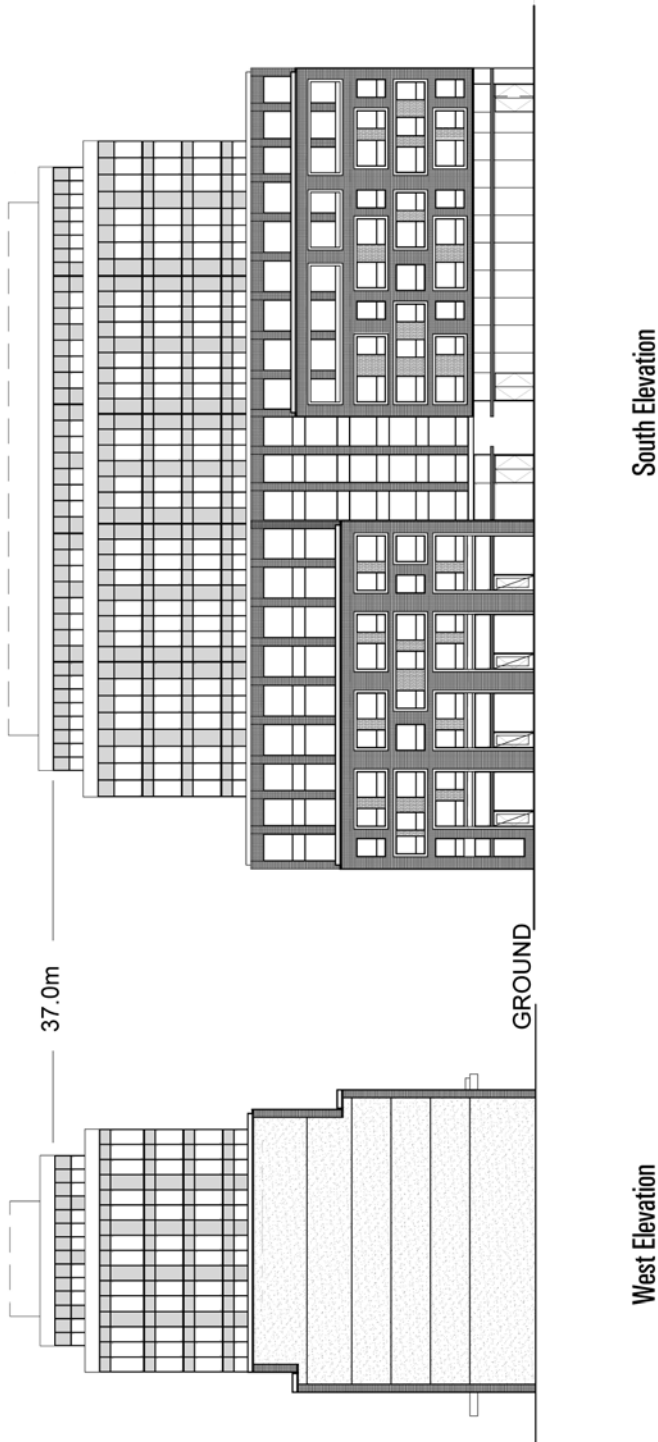
Block A, East and North Elevation
383, 423 & 425 Old Weston Road and
1800-1818 St. Clair Avenue West

Applicant's Submitted Drawing

Not to Scale
04/26/2018

File # 18 135955 WET 17 0Z

Attachment 7: Figure 7: Elevations Block A



Block A, West and South Elevation

Applicant's Submitted Drawing

Not to Scale
04/26/2018

**383, 423 & 425 Old Weston Road and
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Attachment 8: Figure 8: Elevations Block B



Block B Elevations
Applicant's Submitted Drawing
Not to Scale
04/26/2018

**383, 423 & 425 Old Weston Road and
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Attachment 9: Figure 9: Elevations Block C



Block C Elevations

Applicant's Submitted Drawing

Not to Scale
04/26/2018

**383, 423 & 425 Old Weston Road and
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Attachment 10: Figure 10: Elevations Block D



Block D Elevations
Applicant's Submitted Drawing
Not to Scale
04/26/2018

**383, 423 & 425 Old Weston Road and
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Attachment 11: Figure 11: Elevations Block E



Block E Elevations
Applicant's Submitted Drawing
Not to Scale
04/26/2018

**383, 423 & 425 Old Weston Road and
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Attachment 12: Figure 12: Elevations Block F



Block F Elevations
Applicant's Submitted Drawing
Not to Scale
04/26/2018

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