

375-385 The West Mall – Zoning By-law Amendment Application – Final Report

Date: September 22, 2021

To: Etobicoke York Community Council

From: Acting Director, Community Planning, Etobicoke York District

Ward: 2 - Etobicoke Centre

Planning Application Number: 19 252363 WET 02 OZ

SUMMARY

This application proposes to amend City-wide Zoning By-law 569-2013 and the former City of Etobicoke Zoning Code to permit a mixed-use development consisting of two buildings of 14 and 28-storeys (54.3 metres and 91.3 metres including the mechanical penthouse respectively) connected by a 6-storey base building (22.8 metres). The proposal would result in a gross floor area of 50,370.6 square metres, of which 46,340.1 square metres is for residential uses and 4,030.5 square metres is for commercial uses. A Floor Space Index of 4.97 times the area of the lot is proposed.

A total of 641 residential dwelling units are proposed. Vehicular access to the site would be provided via driveways from both Civic Centre Court and The West Mall and a total of 740 vehicular parking spaces and 5 loading spaces are proposed.

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020).

This report reviews and recommends approval of the application to amend the Zoning By-laws subject to the conditions outlined in this report.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the former City of Etobicoke Zoning Code for the lands at 375-385 The West Mall substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to this report.

2. City Council amend City-wide Zoning By-law 569-2013 for the lands at 375-385 The West Mall substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6 to this report.

3. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.

4. Before introducing the necessary Bills to City Council for enactment, the owner has, at its sole expense, submitted a noise impact study to the City, which shall be peer reviewed by a third party consultant, also at the owner's expense, to the satisfaction of the Chief Planner and Executive Director, City Planning, and to secure any recommended mitigation measures through the Site Plan Approval process, and if necessary, revise the proposed draft Zoning By-law Amendments to address any mitigation measures arising from the accepted study.

5. Before introducing the necessary Bills to City Council for enactment, the owner has, at its sole expense, submitted an air quality study to the City, which shall be peer reviewed by a third party consultant, also at the owner's expense, to the satisfaction of the Chief Planner and Executive Director, City Planning, and to secure any recommended mitigation measures through the Site Plan Approval process, and if necessary, revise the proposed draft Zoning By-law Amendments to address any mitigation measures arising from the accepted study.

6. Before introducing the necessary Bills to City Council for enactment, City Council require the owner to enter into, and register on title to 375-385 The West Mall, to the satisfaction of the Chief Planner and Executive Director, City Planning Division and the City Solicitor, an Agreement pursuant to Section 37 of the Planning Act as follows:

a. The community benefits recommended to be secured in the Section 37 Agreement are as follows:

1. Prior to the earlier of condominium registration or first residential use of the building, the owner shall design, construct, finish and convey to the City, in an acceptable environmental condition, for nominal consideration and at no cost to the City, a minimum 372 square metres (4,000 square feet) Community Agency Space located on the ground floor and/or mezzanine floor of the building and subject to the following:

A. The Community Agency Space shall be delivered to the City in accordance with the City's Community Space Tenancy Policy and finished to Base Building Condition, with the terms and specifications to be secured in the Section 37 Agreement, all satisfactory to the Executive Director, Social Development, Finance and Administration, the Executive Director, Corporate Real Estate Management, the Chief Planner and Executive Director, City Planning and the City Solicitor;

B. Prior to the issuance of the first above grade building permit, the owner shall provide a letter of credit in the amount sufficient to guarantee 120

percent of the estimated cost of the design, construction and conveyance of the Community Agency Space complying with the specifications and requirements of the Section 37 Agreement, to the satisfaction of the Executive Director, Corporate Real Estate Management, the Executive Director, Social Development, Finance and Administration, the Chief Planner and Executive Director, City Planning and the City Solicitor;

C. Prior to conveyance of the Community Agency Space to the City, the owner shall provide a one-time cash contribution in the amount of \$600,000 for future capital improvements to the Community Agency Space;

D. The cash contribution referred to in Recommendation 6 a. 1. C. shall be indexed upwardly in accordance with the Statistics Canada Residential or Non-Residential, as the case may be, Building Construction Price Index for the Toronto Census Construction Price Indexes Table 18-10-0135-01, or its successor, calculated from the date of the Agreement to the date of payment; and

E. Concurrent with or prior to, the conveyance of the Community Agency Space to the City, the owner and the City shall enter into, and register on title to the appropriate lands, an Easement and Cost Sharing Agreement for nominal consideration and at no cost to the City, that is in a form satisfactory to the City Solicitor; the Easement and Cost Sharing Agreement shall address and/or provide for the integrated support, use, operation, maintenance, repair, replacement and reconstruction of certain shared facilities, and the sharing of costs, in respect thereof, of portions of the subject lands to be owned by the City and the owner as they pertain to the Community Agency Space.

b. The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support the development:

1. That the owner is to provide a privately-owned publicly-accessible space (POPS) as generally shown on Drawing A004 by SvN dated January 25, 2021 with an area of not less than an area of 1,000 square metres to the satisfaction of the Chief Planner and Executive Director, City Planning. Prior to the issuance of final Site Plan Approval, the owner shall convey to the City, for nominal consideration, easement(s) along the surface of the lands, to the satisfaction of the City Solicitor, which shall constitute the POPS and any required public access easements to connect the POPS to adjacent POPS and/or public rights-of-ways, where necessary. The owner shall own, operate, maintain and repair the POPS and install and maintain a sign, at its own expense, stating that members of the public shall be entitled to use the POPS at all times of the day and night, 365 days of the year; and the specific location, configuration and design of the POPS shall be determined in the context of a site plan approval pursuant to Section 114 of the City of Toronto Act, 2006, and secured in a Site Plan Agreement with the City;

2. That the owner is to provide pet relief areas and pet washing stations as generally shown on Drawings A004, A107 and A112 by SvN dated January 25, 2021 and the specific location, configuration and design shall be determined in the context of a site plan approval pursuant to Section 114 of the City of Toronto Act, 2006, and secured in a Site Plan Agreement with the City to the satisfaction of the Chief Planner and Executive Director, City Planning;
3. That the owner is to provide shower and change facilities as generally shown on Drawing A004 by SvN dated January 25, 2021 and the specific location, configuration and design shall be determined in the context of a site plan approval pursuant to Section 114 of the City of Toronto Act, 2006, and secured in a Site Plan Agreement with the City to the satisfaction of the Chief Planner and Executive Director, City Planning;
4. That the owner will dedicate and construct a portion of a future east-west road with a right-of-way of 9.25 metres on the southern portion of the lot to the satisfaction of the Chief Planner, Executive Director, Planning Division, and General Manager, Transportation Services;
5. That the owner shall construct and maintain the development in accordance with Tier 1 performance measures of the Toronto Green Standard, as adopted by Toronto City Council at its meeting held on October 26 and 27, 2009 through the adoption of item PG32.3 of the Planning and Growth Committee, and as updated by Toronto City Council at its meeting held on December 5, 6 and 7, 2017 through the adoption of item PG23.9 of the Planning and Growth Committee, and as may be further amended by City Council from time to time;
6. That the owner shall implement the mitigation measures identified in the peer reviewed Noise Impact Study and secured in a Site Plan Agreement with the City to the satisfaction of the Chief Planner and Executive Director, City Planning;
7. That the owner shall implement the mitigation measures identified in the peer reviewed Air Quality Study and secured in a Site Plan Agreement with the City to the satisfaction of the Chief Planner and the Executive Director, City Planning;
8. That the owner implements the mitigation measures identified in the Pedestrian Wind Study and addendum dated November 6, 2019 and January 25, 2021 respectively by RWDI, secured in a Site Plan Agreement with the City to the satisfaction of the Chief Planner and the Executive Director, City Planning;
9. That the owner convey a 0.4 metre wide right-of-way extension along The West Mall to the satisfaction to the General Manager, Transportation Services, prior to site plan approval; and

10. The owner shall satisfy applicable signage requirements of the Toronto District School Board and the Toronto Catholic District School Board and shall insert warning clauses in purchase and sale/tenancy agreements as required in connection with student accommodation.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

On February 5, 2020, Etobicoke York Community Council adopted the Preliminary Report on the application, authorizing staff to conduct a community consultation meeting with an expanded notification area. The decision document can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.EY13.8>

PROPOSAL

Pre-application Consultation

A number of pre-application consultation meetings were held between Planning staff and the applicant to discuss complete application submission requirements and to identify issues with the proposal. At the pre-application meetings, staff discussed the need to provide new public roads through the site and the need to coordinate these roads with adjacent landowners. Staff expressed concerns with the built form, height and massing of the proposed building; the design of The West Mall frontage of the development; transition to and shadow impacts on the public park on the opposite side of The West Mall; and integration of the site into the larger block given the vision for the area.

Original Proposal

On November 22, 2019 the applicant submitted an application to permit a 14-storey building (52.8 metres including the mechanical penthouse) at the north end of the site adjacent to Civic Centre Court ("North Building") and a 30-storey tower (100.5 metres including the mechanical penthouse) at the south end of the site ("South Building") both connected by a 6-storey base building. The proposal would have resulted in a total gross floor area of 51,619 square metres, of which 48,488 square metres would have been for residential use and 3,131 square metres for commercial use. A total of 665 residential dwelling units were proposed.

Vehicular access was proposed to be provided by two private driveways, including one from The West Mall at the southern portion of the site and one from Civic Centre Court at the eastern portion of the site. The two driveways would connect through the base building, creating a ground floor concourse level that would have provided internal access to the pick-up/drop-off for the residential lobbies, bicycle parking, visitor parking spaces, loading areas and access to a 3-level below-grade garage.

A total 742 vehicular parking spaces were to be provided, consisting of 581 spaces for residents, and 161 spaces shared between visitors and retail uses. All of the proposed vehicular parking spaces were to be located on the ground floor and within a 3-level below grade garage. A total of four loading spaces consisting of: one type 'A' space, two type 'C' spaces; and one type 'G' space were proposed on the ground floor with access from the driveway off Civic Centre Court. A total of 584 bicycle parking spaces were also to be provided.

The proposal would have resulted in a total of 1,370.5 square metres of indoor residential amenity space and a total of 1,796.8 square metres of outdoor amenity space.

The proposal would have also included a large central courtyard with frontage along The West Mall. The courtyard would have a total area of approximately 2,712 square metres and would slope up from the street to the western limit of the courtyard.

Revised Proposal

Staff worked with the applicant on several options to address concerns raised by all commenting partners. A revised proposal was submitted on August 28, 2020 with a reduced base building, but with an increased South Building tower height. The August 28, 2020 revised proposal also included additional gross floor area and a higher Floor Space Index. Staff continued discussions with the applicant on a revised proposal.

The current proposal was submitted on February 21, 2021, in response to comments raised at the community consultation meeting and additional staff comments. Although the general layout of the site remains the same, the applicant revised the height of the North Building to 14-storeys and the South Building to 28 storeys connected with a 6-storey base building in an inverted 'C' shape. The overall gross floor area has decreased from the previous submissions to 50,370.6 square metres resulting in a Floor Space Index of 4.97 times the area of the lot.

The proposed overall number of residential units has been reduced from the original and revised proposals from 665 to 641 units. The mixture of residential units has increased in the number of 1-bedroom units and reduced the number of 3-bedroom units.

The private laneway along the east property line to provide for vehicular and servicing access has been revised from the original proposal to extend to the south limit of the site, to be connected to a future east-west street that is to be provided jointly through this application and the owner of the site to the south at 361 The West Mall. The proposal

includes the future dedication of the remaining portion of land necessary to realize this east-west public street.

Refer to Table 1 for a comparison of the key statistics between the iterations of the proposal submissions, and Attachment 1 for the Application Data Sheet on the current proposal.

Table 1 Application Iteration Comparison

	Original November 22, 2019 Submission	Revised August 28, 2020 Submission	Current February 4, 2021 Submission
Site Area	10,139	10,139	10,139
FSI	5.09	5.18	4.97
GFA (sq.m.)			
Residential	48,488	48,376.6	46,340.1
Retail	3,131	4,176.9	4,030.5
Total	51,619	52,553.5	50,370.6
Residential Units			
1-Bedroom	360 (54%)	371 (57%)	385 (60%)
2-Bedroom	194 (29%)	179 (27%)	185 (29%)
3-Bedroom	111 (17%)	103 (16%)	71 (11%)
Total	665 (100%)	653 (100%)	641 (100%)
Amenity Space (sq.m.)			
Indoor	1,370.5 (2.1/unit)	1,330.3 (2.0/unit)	1,507.1 (2.4/unit)
Outdoor	1,796.8 (2.7/unit)	1,796.8 (2.8/unit)	1,796.8 (2.8/unit)
Car Parking Spaces			
Resident	581	579	579
Non-resident	161	160	161
Total	742	739	740
Bicycle Parking Spaces			
Residential LT	521	588	442
Residential ST	47	67	46
Commercial LT	5	6	6
Commercial ST	11	14	14
Total	584	675	508

	Original November 22, 2019 Submission	Revised August 28, 2020 Submission	Current February 4, 2021 Submission
Building Heights (m.) North Building South Building	52.8 100.5	45.4 101.5	54.3 91.3
Number of Storeys North Building South Building	14 30	12 32	14 28
Tower Floor Plate (sq. m.) South Building	7th - 761 8th and up - 755	7th - 953 9th - 864 11th and up - 775	7th - 953 9th - 864 11th and up - 775
South Building Tower Setback (m.) North East South West	87.1 12.7 14.8 27.1	87.1 12.7 16.3 25.2	87.1 13.0 16.3 25.2

See Attachment 2 for the location map, Attachment 7 for the site plan, and Attachments 8 to 11 for the elevations.

Site and Surrounding Area

The subject site is located on the southwest corner of The West Mall and Civic Centre Court. The site is square in shape and is approximately 10,139 square metres in size. The site is bounded on the north by Civic Centre Court, on the west by The West Mall and on the east and south by existing development within the block.

Surrounding land uses include:

North: On the north side of Civic Centre Court is the Etobicoke York Civic Centre.

South: The property to the immediate south at 361 The West Mall and 24 Eva Road is currently occupied by two 18-storey rental apartment buildings connected by an above grade parking garage. In 2014, the Ontario Municipal Board (now the Ontario Land Tribunal) approved a zoning by-law amendment application to permit the addition of two 14-storey residential towers (48.0 metres) and one 19-storey residential tower (63.0 metres). To the southeast is 2-6 Eva Road which is occupied by two condominium apartment buildings recently constructed of 30-storeys (92.3 metres) and 27-storeys (84.4 metres). Two additional towers are approved that would be 28-storeys (85.6

metres) and 17-storeys (53.5 metres). A partial lifting of the H (holding) symbol for the northeast portion of the lands in to accommodate the 28-storey residential building was approved by Council on July 28, 2020, enacted as By-law 624-2020 (17 232906 WET 03 OZ).

East: To the immediate east of the site is the 4-storey Toronto District School Board office building. Further to the east is Highway 427.

West: Dennis Flynn Park is on the west side of The West Mall. To the west of the park, there is a predominantly single-detached residential neighbourhood.

Reasons for Application

Amendments to City-wide Zoning By-law 569-2013 and the former City of Etobicoke Zoning Code are required to permit residential uses on the subject site and to establish zoning standards to facilitate the development of the proposal such as building height, density, mechanical penthouse size and parking.

APPLICATION BACKGROUND

Application Submission Requirements

The following reports/studies were submitted in support of the application:

- Digital 3D Model;
- Draft Zoning By-law Amendments;
- Sun/Shadow Studies;
- Planning and Urban Design Rationale Report;
- Public Consultation Plan;
- Toronto Green Standard Checklist;
- Arborist Report;
- Stormwater Management and Functional Servicing Report;
- Pedestrian Wind Study;
- Noise Impact Study;
- Traffic Assessment;
- Energy Strategy Report;
- Geotechnical Study;
- Hydrogeological Review;
- Phase I Environmental Site Assessment; and
- Air Quality Assessment.

Copies of the submitted documents are available on the City's Application Information Centre at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre>

Agency Circulation Outcomes

The application, together with the applicable reports noted above including revisions, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

Statutory Public Meeting Comments

In making their decision with regard to this application, City Council members have been given an opportunity to view the oral submissions made at the statutory public meeting held by the Etobicoke York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

POLICY CONSIDERATIONS

Planning Act

Section 2 of the *Planning Act* sets out matters of provincial interest which City Council shall have regard to in carrying out its responsibilities, including: the adequate provision and efficient use of transportation systems; the orderly development of safe and healthy communities; the adequate provision of a full range of housing, including affordable housing; the adequate provision of employment opportunities; the appropriate location of growth and development; the adequate provision and distribution of educational, health, social, cultural and recreational facilities; the promotion of development that is sustainable, supports public transit and be oriented to pedestrians; and the promotion of a built form that is well designed, encourages a sense of place, and provides a public spaces that are of high quality, accessible, attractive and vibrant.

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

The Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- the efficient use and management of land and infrastructure;
- ensuring the sufficient provision of housing to meet changing needs including affordable housing;
- ensuring opportunities for job creation;
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs; and

- protecting people, property and community resources by directing development away from natural or human-made hazards.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the *Planning Act* and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as the most important document for implementing the policies within the PPS. Policy 4.6 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

Provincial Plans

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) came into effect on August 28, 2020. This was an amendment to the Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2020), establishes policies that require implementation through a Municipal Comprehensive Review ("MCR"), which is a requirement pursuant to Section 26 of the *Planning Act*.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;

- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan (2020), builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020), take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. In accordance with Section 3 of the *Planning Act* all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

Staff have reviewed the proposed development for consistency with the PPS (2020) and for conformity with the Growth Plan (2020). The outcome of staff analysis and review are summarized in the Comments section of the Report.

Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan as follows:

Chapter 2 - Shaping The City

Section 2.2 Structuring Growth in the City: Integrating Land Use and Transportation

This section indicates the integration of transportation and land use planning is critical in achieving the overall aim of increasing accessibility throughout the City.

Policy 2.2.3 states the City's transportation network will be maintained and developed to support the growth management objectives of the Official Plan by a) protecting and developing the network of rights-of-ways shown on Schedule 2. The site is west of a future north-south right-of-way connecting Eva Road to Civic Centre Court.

Chapter 3 - Building a Successful City

In September 2020, changes to the Public Realm and Built Form policies of Chapter 3 came into force via Official Plan Amendments 479 and 480 respectively ("OPA 479" and "OPA 480"). The changes add greater detail and clarity, including policies that define the three main building typologies: low-rise and townhouses; mid-rise buildings; and tall buildings. This application was submitted prior to the policies of OPA 479 and 480

coming into effect, and was reviewed against the in-force policies and informed by the new policy direction.

Section 3.1.1 The Public Realm

This section provides direction on the importance of the public realm including streets, sidewalks, internal pedestrian connections, open space areas, parks and public buildings.

Policy 3.1.1.5 states City streets are significant public open spaces and shall incorporate a Complete Streets approach and be designed to perform their diverse roles.

Section 3.1.2 Built Form

This section states the development must not only fit on its site and program, but also in terms of how the site, building and its streetwall fit within the existing and/or planned context of the neighbourhood and the City. Each new development should promote and achieve the overall objectives of the Plan.

Policy 3.1.2.1 states new development will be located and organized to fit within its existing and/or planned context by: locating buildings parallel to the street; providing additional setbacks at street intersections, prominent destinations, parks and open spaces, and transit stops; locating main building entrances to front on public streets; providing for ground floor uses that allow views to and from the public realm; preserving existing mature trees; and providing comfortable wind conditions.

Policy 3.1.2.3 states development will protect privacy within adjacent buildings by providing setbacks and separation distances.

Policy 3.1.2.4 states development will locate vehicular activities by: consolidating driveways and minimizing curb cuts; providing underground parking; and limiting above-ground parking structures.

Policy 3.1.2.5 states development will be located and massed to fit within the existing and planned context by providing streetwall heights and setbacks that fit harmoniously with the existing and/or planned context; and stepping back building mass and reducing building footprints above the streetwall height.

Policy 3.1.2.6 states development will be required to provide good transition in scale between areas of different building heights and intensities.

Policy 3.1.2.7 states development is to provide a good transition in scale to adjacent parks to provide access to direct sunlight and daylight.

Policy 3.1.2.10 states development will promote civic life and provide amenity for pedestrians to make areas adjacent to streets attractive, interesting, comfortable and functional.

Section 3.1.3 Built Form - Building Types

This section provides direction for three scales of building types - townhouse and low-rise apartments, mid-rise and tall buildings. The built form relationships and design of these building types is informed by urban design guidelines to ensure the proper form and fit with their context.

Policy 3.1.3.4 states mid-rise buildings will be designed to have heights generally no greater than the width of the right-of-way that it fronts onto.

Policy 3.1.3.7 states tall buildings are generally greater in height than the width of the adjacent right-of-way.

Section 3.2.3 - Parks and Open Spaces

This section provides direction on the need for parks and open spaces.

Policy 3.2.3.3 states the effects of development from adjacent properties, including additional shadows, noise, traffic and wind on parks and open spaces will be minimized as necessary to preserve their utility.

Chapter 4 - Land Use Designations

Section 4.5 Mixed Use Areas

The site is designated *Mixed Use Areas* on Map 14 of the Official Plan. *Mixed Use Areas* are intended to provide a broad range of commercial, residential and institutional uses in a single-use or mixed use building.

Policy 4.5.2 states development within *Mixed Use Areas* will: create a balance of high quality commercial, residential, institutional and open spaces that reduce automobile dependency and meet the needs of the local community; locate and mass new buildings to provide a transition between areas of different intensity and scale through means such as setbacks and/or stepping down of heights; and frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces.

See Attachment 3 for the subject site's Official Plan land use designation.

Chapter 5 - Implementation

Section 5.1.1 Height and/or Density Incentives

This section refers to Section 37 of the *Planning Act* and establishes the provisions under which Section 37 may be used.

Section 5.3.2 Implementation Plans and Strategies for City-building

This section indicates detailed action-oriented plans, programs and strategies will be needed to implement the Official Plan and to adapt to changing circumstances and challenges over the life of the Official Plan. Policy 5.3.2.1 states implementation plans, strategies and guidelines will be adopted to advance the vision, objectives and policies of this Plan.

Section 5.6 Interpretation

This section establishes how the policies are to be understood and interpreted.

Policy 5.6.1 states that the Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. Policy 5.6.1.1 states policies should not be read in isolation. When more than one policy is relevant, all appropriate policies are to be considered in each situation.

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

The outcome of staff analysis and review of relevant Official Plan policies are summarized in the Comments section of the Report.

West District Design Initiative

In 2007, City Council adopted the West District Design Initiative which established an urban design vision for three separate sites in Etobicoke York District, including the Etobicoke Civic Centre complex located to the north of the subject property and extending south to Eva Road. A key recommendation of the West District Design Initiative included the requirement for a new north-south public road connecting Eva Road with Burnhamthorpe Road to break up large sites for future development blocks and provide for a connected street grid.

The West District Study: Results of the West District Design Initiative report dated November 14, 2007 can be found here:

<https://www.toronto.ca/legdocs/mmis/2007/pg/bqrd/backgroundfile-8765.pdf>

Zoning

The former City of Etobicoke Zoning Code zones the site Planned Commercial Preferred ("CPP") which permits a variety of non-residential commercial and institutional uses, including retail uses, personal service uses, day nurseries, offices, hotels and commercial recreation facilities, amongst other uses. Residential uses are not permitted. The maximum permitted Floor Space Index is 0.4 times the area of the lot. There is no prescribed maximum building height.

City-wide Zoning By-law 569-2013 zones the site CR 0.4 (c0.4; r0.0) SS3 (x900). The CR ("Commercial Residential") zoning permits a wide range of commercial uses, including retail stores, offices, financial institutions, eating establishments and personal service shops, among other uses. Residential uses (dwelling units) are not permitted. The maximum building height permitted is 11 metres and the maximum permitted Floor Space Index is 0.4 times the area of the lot.

The City-wide Zoning By-law No. 569-2013 can be found here:

<https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

See Attachment 4 for the Zoning Map.

Design Guidelines

Part III of the PPS under the section titled "Guidance Material" states that guidance material and technical criteria may be issued from time to time to assist planning authorities and decision-makers with implementing the policies of the Plan. Policy 5.2.5.6 of the Growth Plan indicates supporting documents, such as design guidelines, will direct the development of a high quality public realm and compact built form in achieving minimum intensification and density targets of the Plan. Policy 5.3.2.1 of the Official Plan states 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 realm improvements in growth areas. The following design guidelines were used in the evaluation of this application.

City-Wide Tall Building Design Guidelines

City Council has adopted city-wide Tall Building Design Guidelines ("Tall Building Guidelines") and directed City Planning staff to use these Guidelines in the evaluation of 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 link to the guidelines can be found here: <https://www.toronto.ca/legdocs/mmis/2013/pg/bgrd/backgroundfile-57177.pdf>.

Avenues and Mid-rise Buildings Study and Performance Standards

City Council adopted the Avenues and Mid-rise Buildings Study and an addendum ("Mid-rise Performance Standards") containing performance standards for mid-rise buildings. They identify a list of best practices and establish a set of performance standards for new mid-rise buildings. Key issues addressed include maximum allowable building heights, setbacks and step backs, sunlight and skyview, pedestrian realm conditions, transition to Neighbourhoods and Parks and Open Space Areas and corner sites. The link to the guidelines can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/mid-rise-buildings/>.

The Mid-Rise Building Performance Standards Addendum are to be used together with the 2010 approved Mid-Rise Building Performance Standards in the preparation of area studies or during the evaluation of development applications, where mid-rise buildings are proposed and Performance Standards are applicable, until such time as City Council adopts updated Mid-Rise Building Design Guidelines. Council's decision is here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.7> and <http://www.toronto.ca/legdocs/mmis/2016/pg/bgrd/backgroundfile-92537.pdf>.

Privately Owned Publicly-Accessible Space (POPS) Urban Design Guidelines

In July 2014, Toronto City Council adopted the Draft Urban Design Guidelines for Privately Owned Publicly-Accessible Spaces ("POPS") and directed City Planning staff

to apply these guidelines in evaluating locations, programming and designs of POPS in order to effectively contribute to the City's overall open space network in a meaningful way. The purpose of the Guidelines is to not only provide direction for the provision of POPS, but also to facilitate collaborative discussions between City staff, local residents and the development community in the location and design of new publicly-accessible spaces and the revitalization of existing POPS. The guidelines can be found here:

<https://www.toronto.ca/wp-content/uploads/2017/08/8527-draft-design-guidelines-for-privately-owned-publicly-accessible-space-Di....pdf>

Growing Up: Planning for Children in New Vertical Communities

On July 28, 2020, City Council adopted the Growing Up Urban Design Guidelines ("Growing Up Guidelines") and directed City Planning staff to apply the Guidelines in the evaluation of new multi-unit residential development proposals. The objective of the Growing Up Guidelines is for developments to increase liveability for larger households, including families with children living in vertical communities, at the neighbourhood, building, and unit scale. The guidelines indicate that a building should provide a minimum 25 percent large units of which 10 percent should be three-bedroom units, and 15 percent should be two-bedroom units. The guidelines can be found here:

<https://www.toronto.ca/legdocs/mmis/2020/ph/bgrd/backgroundfile-148362.pdf>

Retail Design Manual

City Council adopted the Retail Design Manual on October 27, 2020. The Retail Design Manual is a collection of best practices and is intended to provide guidance on developing successful ground floor retail spaces. The intent is to provide aspirational retail design best practices to inform, guide, inspire and educate those involved in the design and development of retail uses. The best practices apply City-wide to all new development that includes retail uses, with a focus on retail uses that interface with the public realm. The manual can be found here: <https://www.toronto.ca/wp-content/uploads/2020/01/960d-Toronto-Retail-Design-Manual-December-2019.pdf>

Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings

The purpose of the Pet Friendly Design Guidelines is to guide new developments in a direction that is more supportive of a growing pet population, considering opportunities to reduce the current burden on the public realm, and provide needed pet amenities for high density residential communities. The guidelines can be found here:

<https://www.toronto.ca/wp-content/uploads/2019/12/94d3-CityPlanning-Pet-Friendly-Guidelines.pdf>

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has not yet been submitted.

COMMUNITY CONSULTATION

A community consultation meeting took place virtually on October 21, 2021 using the WebEx videoconferencing program. The meeting was attended by 30 residents in addition to city staff and the ward councillor. Comments raised through the virtual meeting, along with comments raised through written correspondence included:

Density

- Concern with the increase in density and the infrastructure needed to accommodate the increase in population, in particular area schools.

Residential Units

- The need for more residential units that are affordable and/or subsidized for seniors.
- Concern the large proportion of one-bedroom units will not be conducive to raising families.

Public Realm

- Concern of incremental shadows on Dennis Flynn Park and the West Mall outdoor pool in the morning hours during the spring and fall equinoxes resulting from the massing of the proposal.
- Concern with the loss of existing trees on site to accommodate the proposal.

Transportation

- The existing TTC no. 112 bus that would serve this proposal is already at capacity.
- Concern about pedestrian safety, in particular in regards to traffic along Eva Road turning to The West Mall.
- Concern on increased traffic congestion to the existing road network.

Airplane Noise

- Potential noise from aircrafts along the flight path impacting the quality of life for residents.

A representative of the Toronto Lands Corporation, the real estate services provider to the Toronto District School Board, made a deputation during the October 21st community consultation meeting indicating they are in consultation with City staff to explore options to realize the future north-south public street that would connect Eva Road and Civic Centre Court identified in Schedule 2 of the Official Plan by utilizing the subject site.

COMMENTS

Planning Act

It is staff's opinion the application has regard to relevant matters of provincial interest, including subsections 2 h) which speaks to the orderly development of safe and healthy communities, j) the adequate provision of a full range of housing, including affordable housing, and p) and r) which speak to the appropriate location for growth and development and the promotion of built form that (i) is well designed, (ii) encourages a

sense of place, and (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

These provincial interests are further articulated through the PPS and the Growth Plan.

Provincial Policy Statement

The PPS is to be read in its entirety. The language in each policy, including the Implementation and Interpretation policies assists decision-makers in understanding how the policies are to be implemented. The PPS contains minimum standards and municipalities can go beyond these standards unless doing so would conflict with other policies of the PPS.

From an intensification and land use perspective, this application is consistent with policies that promote efficient land use patterns (Policies 1.1.1, 1.1.2, 1.1.3.1 and 1.1.3.2) for a mix of residential and retail uses in an area identified in the Official Plan for intensification and a varied mix of land uses.

From a built form perspective, Policy 1.7.1 e) indicates long-term economic prosperity should be supported by encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes. Policy 1.1.3.4 states appropriate development standards be promoted to facilitate intensification and a compact form. Development standards are established in the Official Plan. Supporting documents in the form of the urban design guidelines further implements the Official Plan direction. This proposal is consistent in this regard as the proposed mass, scale, and heights fits in its immediate existing and planned context, and complements the varied building typologies that form the existing and planned context of the area.

It is City Planning staff's opinion that the application and the draft Zoning By-law Amendments are consistent with the PPS, 2020.

A Place to Grow - Growth Plan for the Greater Golden Horseshoe (2020)

The Growth Plan (2020) requires municipalities through their Official Plan to identify intensification areas, encourage intensification generally in the built-up areas as directed by Policy 2.2.1. Municipalities are also directed to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide a more compact built form.

One of the Growth Plan's Primary objectives is to achieve "complete communities" described in part by Policy 2.2.1.4 as places that (among other things):

- Provide a diverse mix of land uses, including residential employment uses, and convenient access to local stores, services and public service facilities;
- Provide a diverse range and mix of housing options, including affordable housing, to accommodate the needs of all household sizes and incomes;
- Provide for a more compact built form and a vibrant public realm, including public open spaces; and

- Expand convenient access to public service facilities and an appropriate supply of publicly-accessible open spaces and parks.

The proposal conforms to the Growth Plan (2020), which establishes that population growth will be accommodated by directing new growth to the built-up areas of the City through intensification. The application proposes compatible and appropriate intensification in a built-up area. The proposal would make efficient use of land, existing infrastructure and services. The proposed development has a compact and efficient form that has located the proposed massing, height and density on the southern portion of the site, to provide transition to the low scale built form to the west, and to ensure incremental shadows do not impact the utility of the parks and open spaces to the northwest.

It is City Planning's staff's opinion that the application, and the draft Zoning By-law Amendments conform to the Growth Plan (2020).

Land Use

This application has been reviewed against the Official Plan policies described in the Policy Consideration Section of this Report as well as the policies of the Toronto Official Plan as a whole.

The site is designated *Mixed Use Areas* in Official Plan which permits and supports the proposed mixed-use building having commercial uses at grade and residential uses above. The proposal consists of 4,030.5 square metres of commercial use on the first storey fronting on Civic Centre Court and The West Mall, and 46,340 square metres of residential uses on the storeys above. The proposed mixture of uses conforms to the policy direction for the *Mixed Use Areas* designation in the Official Plan.

Three retail units ranging in size from 347 to 1,276 square metres will front on The West Mall and Civic Centre Court. The Retail Design Manual recommends retail store heights be a minimum of 4.5 metres and that the base building be designed to be flexible to accommodate a variety of store design options. The proposed retail units will have a maximum height of 7.4 metres with certain portions divided with a mezzanine floor, and will have a functional storefront and unit depth ratio to allow for flexible store design options. Staff notes the amount of proposed retail gross floor area of 4,030.5 square metres does not fully replace the existing non-residential gross floor area of approximately 6,015 square metres. Staff are satisfied with the amount of non-residential space provided as it will animate the street frontages, and be configured for flexible store options.

Built Form

Policy 1.1.3.4 of the PPS states appropriate development standards should be promoted to facilitate intensification in a compact built form. Policy 2.2.2.3 of the Growth Plan states all municipalities will develop a strategy to achieve minimum intensification targets and intensification throughout delineated built up-areas, which will: b) identify the appropriate type and scale of development and transition of built form to adjacent areas.

The Official Plan and urban design guidelines provide the municipal strategy in identifying the appropriate height and mass of a development.

Policy 3.1.2.5 of the Official Plan states that new development will be massed to define the edges of streets, parks and open spaces at good proportion. Taller buildings will be located to ensure adequate access to sky view for the proposed and future use of these areas. Policy 3.1.3.4 states that mid-rise buildings will be designed to have heights generally no greater than the width of the adjacent right-of-way, and to maintain street proportion and open views to the sky from the public realm. Policy 3.1.3.10 states that tall buildings will be designed to reduce the physical and visual impacts of the tower on the public realm, and limit shadow impacts on the public realm.

Guideline 1.3 of the Tall Building Guidelines directs tall buildings to fit within the existing or planned context by providing a transition down to lower-scaled buildings. Guideline 3.2.1 directs the floorplate size be 750 square metres. Guidelines 3.2.2 and 3.2.3 direct a tower be sited 3 metres from the base building along a street, and a minimum 12.5 metres from side and rear property lines in order to achieve a minimum 25 metre separation distance between towers.

Mid-rise Performance Standard No. 4A states a building's mass should fit within an angular plane of 45 degrees after a building height of 80 percent of the abutting street's right-of-way. Performance Standard Nos. 12 and 13 state balconies and mechanical penthouses should not negatively impact the public realm and penetrate applicable angular planes.

Building Height

The proposed South Building tower will result in an overall height of 91.3 metres including the mechanical penthouse. The South Building will be the second tallest building within the block bordered by Civic Centre Court, Highway 427, Eva Road and The West Mall. Staff are of the opinion the overall height achieved on this site is appropriate as it adequately provides height transition towards the lower-scale building typologies to the west. The proposal provides sufficient separation to the existing approved tall buildings to the south at 341 The West Mall by providing a setback of 16.3 metres to the south lot line, and any future redevelopment to the east by providing a setback of 13 metres to the east lot line. Both setbacks exceed the minimum 12.5 metres directed by the Tall Building Guidelines.

The proposed North Building will result in an overall height of 54.3 metres including the mechanical penthouse. The North Building's overall height exceeds the typical mid-rise building height of 27 metres. However, based on the dimensions of the lot, the height of the building fits within an angular plane of 45 degrees after a height of 80 percent of the abutting The West Mall's right-of-way.

Massing

The proposed building results in a 22.8 metre base building consisting of 6-storeys massed in an inverted 'C' shape. Above the base building are two building elements: the South Building which is in a tall building typology with a tower floor plate of approximately 775 square metres above the 10th storey; and the North Building which is in a mid-rise form.

Based on the policy framework for the site, it is staff's opinion that the massing, consisting of the mid-rise North Building located at the northeast and a tall building on the southeast connected by a 6-storey base building, is appropriate. The base building height of 22.8 metres represents approximately 80 percent of The West Mall's right-of-way. The floor plate of the South Building's tower starting on the 11th storey is approximately 775 square metres and is larger than the Tall Building Guidelines standard of 750 square metres. However, staff are satisfied the mass of the tower fits within the context as it provides for sufficient tower separation to the south, east and north, and has been massed to limit incremental shadows on the recreational facilities and park space to the northwest.

The mid-rise building of 14-storeys conforms to the Mid-rise Performance Standards' direction to fit within an angular plane of 45 degrees after a height of 22.8 metres to ensure the building will provide good street proportion along The West Mall and Civic Centre Court, and to ensure shadows are limited on the opposite pedestrian sidewalks.

The overall massing of the proposal provides a base building that will create a streetwall along The West Mall and Civic Centre Court, with the massing of the upper storeys gradually stepping back along the street frontages in order to provide skyviews for pedestrians, and to reduce the visual impact of the taller building elements from the street level. The inverted 'C' mass of the base building provides a greater building setback in the middle of the site fronting on The West Mall, creating a greater civic space in the form a POPS and a courtyard. Additional comments on the open space are provided in the POPS and Streetscape sections of this report.

Building heights, setbacks and floorplate standards will be secured in the draft Zoning By-law Amendments.

Residential Units

The proposal provides for a total of 641 residential dwelling units, consisting of: 385 one-bedroom; 185 two-bedroom; and 71 three-bedroom units. The provision of 185 (29 percent) two-bedroom units and 71 (11 percent) three-bedroom units supports the unit mix objectives of the Official Plan housing policies, and the Growth Plan's growth management and housing policies to accommodate within new development a broad range of households, including families with children. The provision of 29 percent of two-bedroom and 11 percent three-bedroom units of the total unit count exceed minimum percentage as directed by Guideline 2.1 of the Growing Up Guidelines. Staff note the unit sizes of the two and three-bedroom units do not meet the unit size ranges directed by the Growing Up Guidelines. However, staff are satisfied the overall residential types proposed satisfies the overall direction of the Growing Up Guidelines. The percentage of two and three-bedroom units of the total unit count will be secured in the draft Zoning By-law Amendments.

Amenity Space

The proposal provides for 1,507 square metres and 1,798.8 square metres of indoor and outdoor amenity spaces respectively. The amount of amenity space equates to 2.3

square metres of indoor amenity space per dwelling, and 2.8 square metres of outdoor amenity space per dwelling. A community amenity space of 288.1 square metres at grade is also proposed south of the POPS fronting on The West Mall. The indoor community amenity space is to be used as a communal space for both residents and the public.

Policy 3.1.2.11 of the Official Plan indicates amenity spaces are encouraged to be high quality and well designed. Policy 3.1.2.13 states outdoor amenity spaces should have access to daylight and direct sunlight, and have comfortable wind, shadow and noise conditions, and promote use in all seasons. Guideline 4.1.1 of the Pet Friendly Guidelines indicates 10 percent of amenity space be allocated as pet friendly spaces, including pet relief areas, wash stations and off-leash areas.

The amenity spaces are proposed to be on the 1st and 2nd storeys of the base building, the 7th storey of the South Building, and the 12th storey of the North Building. Pet relief areas are proposed in the outdoor amenity spaces in the South and North Buildings, and a pet wash station on the ground floor is proposed. Most of the outdoor amenity space will experience incremental shadows during the spring and fall equinoxes, but will have direct sunlight for the majority of the day in summer months. Wind and noise considerations are provided in the respective sections in this report. The overall amount of amenity space proposed exceeds the Zoning By-law standard. Staff are satisfied with the provision, siting and proposed programming of the amenity spaces. The amount of amenity space will be secured in the amending Zoning By-laws, and the detailed design and programming of the amenities will be secured as legal convenience matters in the Section 37 agreement and through the Site Plan review process.

Shadow Impact

Policy 3.1.3.10 b) of the Official Plan states tall buildings should be designed to limit shadow impacts on the public realm. Guideline 1.4 of the Tall Building Guidelines refers to maintaining access to sunlight for surrounding streets, parks and open spaces. Mid-rise Performance Standard no. 4A states a building's mass should adhere to an angular plane of 45 degrees above a streetwall height of 80 percent of the abutting street's right-of-way width to maintain a minimum of 5 hours of sunlight on pedestrian sidewalks.

Shadow Studies were submitted in support of the original application, showing net new shadows cast on March 21st, June 21st, September 21st and December 21st. The original proposal would have cast shadows on Dennis Flynn Park, including the outdoor rink, and the The West Mall Outdoor Pool between 9:18 am and 11:18 am during the spring and fall equinoxes. The proposal's mass was revised based on staff's and community's input to remove incremental shadows away from the outdoor pool, and reduce incremental shadows on Dennis Flynn Park to a period of time between 9:18 am and 10:18 am during the spring and fall equinoxes. No net-new shadows will be cast on the outdoor rink and on December 21st. Staff finds that the revised massing of the proposal and the resulting incremental shadows will maintain the utility of the recreation spaces.

Pedestrian Wind Impact

Policy 3.1.2.1 f) of the Official Plan states development will be located and organized to fit its context by providing comfortable wind conditions at the street and adjacent open spaces to preserve their utility. Policy 3.1.2.13 d) states residential outdoor amenity spaces should provide comfortable wind conditions. Guidelines 2.4, 2.5, 3.2.1, 3.2.2, 3.2.3 and 4.3 of the Tall Building Guidelines provide direction for tall buildings and open spaces to be organized, sited, and articulated to minimize negative wind conditions.

A Pedestrian Wind Study and addendum prepared by RWDI dated November 6, 2019 and January 25, 2021 respectively were submitted in support of this application. The study indicates the surrounding public realm, the proposed POPS, and the private terraces and outdoor amenity spaces will mostly experience comfortable wind conditions suitable for their intended uses. However, the study indicated certain building corners, the pedestrian walkways on the future east-west local road on the southern portion of the site, the open space north east of the subject site, and the outdoor dog amenity space on the 12th storey may experience uncomfortable wind conditions during the winter months. The study recommended mitigation measures including canopies, vertical windscreens, and landscaping features to reduce wind velocity. Staff reviewed the study and are satisfied of the assessment. The requirement to implement the recommendations of the Pedestrian Wind Study will be secured as a legal convenience in the Section 37 agreement, with the specific wind mitigation design measures to be reviewed through the Site Plan review process.

Noise and Vibration Impact

The subject site is in proximity to Highway 427 to the east and to the flight path of the Toronto Pearson International Airport. Policy 3.4.21 of the Official Plan indicates that sensitive land uses will be designed and buffered from adverse noise and vibration impacts generated from major facilities such as airports and transportation corridors.

A noise study prepared by RWDI dated October 25, 2019 was submitted in support of the application. The study assessed transportation and stationary noise sources surrounding the proposed development using applicable Provincial guidelines and concluded the proposal is anticipated to meet the applicable criteria, provided acoustical design elements are incorporated. A peer review of the report by a third party, to be paid by the applicant will be required to confirm the report's findings prior to the enactment of bills. Specific acoustical design measures, along with noise warning clauses will be implemented through the Site Plan review process.

Air Quality and Odour Impact

Policy 3.4.21 of the Official Plan indicates sensitive land uses will be designed and buffered from the adverse odour and contaminants generated from major facilities such as transportation corridors.

An Air Quality Assessment prepared by GradientWind dated February 25, 2020 was submitted in support of the application. The study concluded the ambient air quality levels will be within acceptable levels for the proposed residential uses. The Air Quality Assessment was peer reviewed by a consultant retained by the City at the cost of the

applicant. The confirmation by the peer reviewer on the report's findings is required prior to the enactment of bills.

Traffic Impact, Vehicular and Loading Access

A Transportation Impact Study by BA Group dated November, 2019 and an addendum dated August 20, 2020 were submitted in support of the application. The Study provided an analysis on traffic impact based on projected vehicular trips generated from the proposal, along with a vehicular parking analysis and loading needs analysis. The Study concluded that the vehicular traffic generated by the proposal will result in a negligible impact on the surrounding street network.

The vehicular access nodes to the site are proposed by a north-south private driveway on the eastern portion of the site via Civic Centre Court, and an east-west private driveway on the southern portion of the site via The West Mall. A total of 5 loading spaces consisting of: 2 type 'B'; 2 type 'C' and 1 type 'G' are proposed to service the development, to be accessed to the site by the north-south private driveway.

Policy 3.1.2.4 of the Official Plan directs new development to locate and organize vehicular access, service areas and utilities to minimize their impact on the property and on surrounding properties and to improve the safety and attractiveness of adjacent streets, parks and open spaces. Guideline 2.3 of the Tall Building Guidelines provides direction for loading and servicing components of a tall building be located away from the public realm and to consolidate such components if possible. Mid-rise Performance Standard nos. 16A and 17 states loading and servicing functions should be provided from rear lanes and not detract from the pedestrian realm. The proposed north-south driveway along the east property line provides vehicular and loading access away from the two street frontages of The West Mall and Civic Centre Court. City Planning staff reviewed the ground floor layout of the building and are satisfied that the vehicular and loading spaces are located away from the pedestrian realm. Furthermore, the location and function of the spaces will not impede on future redevelopment opportunities for the future adjacent blocks. Transportation Services' staff reviewed the vehicular and loading accesses and are also supportive of the proposed configuration.

Vehicular Parking

The proposal provides a total of 729 spaces consisting of 570 spaces for residents and 159 spaces for the shared retail and residential visitor use. The proposed number of vehicular spaces is less than the current Zoning By-law standard, which would require 827 spaces based on the number of residential units and the amount of retail space. The updated Transportation Impact Study prepared by BA Group provided parking demand surveys of buildings similar in context to the proposed development to justify the reduction of parking spaces from the Zoning By-law standard. Transportation Services staff reviewed the documentation and are satisfied with the number of vehicular parking spaces. The required number of parking spaces will be secured as ratios based on residential unit type and retail gross floor area in the draft Zoning By-law Amendments, along with provisions to allow for car-share spaces that may reduce the overall supply of vehicular parking spaces.

Bicycle Parking

The proposal provides a total of 675 bicycle parking spaces consisting of 594 long term spaces and 81 short term spaces on the ground floor. Shower and change facilities are also located on the ground floor next to the bicycle parking spaces. The total number of bicycle parking spaces required for the number of residential units and retail space exceeds the Zoning By-law standard and meets the Toronto Green Standard for number of parking spaces and change facilities for cyclists. The required number of bicycle parking spaces will be secured as ratios based on the residential unit and retail gross floor area in the draft Zoning By-law Amendments. Change facilities for cyclists will be secured as a legal convenience matter in the Section 37 agreement and through the Site Plan review process.

New Public Streets

Policy 2.2.3 of the Official Plan states the City's transportation network will be maintained and developed to support the growth management objectives of the Official Plan.

North-South Public Street

Schedule 2 of the Official Plan contemplates a new north-south public street connecting Eva Road and Civic Centre Court 131 metres east of the West Mall right-of-way, or approximately 46 metres from the centreline of the unbuilt road to the eastern property line of the subject site. As part of the West District Study that contemplated redevelopment of the Etobicoke Civic Centre north of the subject site, a conceptual design for its redevelopment contemplated the extension of the north-south street north of Civic Centre Drive based on the location and alignment articulated in Schedule 2 of the Official Plan.

City staff consulted with the applicant and the owner of the site to the east - Toronto District School Board ("TDSB"), to examine opportunities to realize the north-south street based on the directions of the Official Plan. Although no conclusion was reached between the applicant and TDSB to the east on the alignment of the north-south street, it is Staff's opinion the proposal on the subject site will not impede the future realization of the north-south street as planned in the Official Plan, and the design direction of the Etobicoke Civic Centre lands.

East-West Public Street

A future east-west public street connecting The West Mall and the planned north-south street with a right-of-way of 18.5 metres is planned between the southern portion of the subject site and the northern portion of the site to the south at 361 The West Mall. The portion of the street on the 361 The West Mall lands was secured in a site specific amending Zoning By-law (448-2020). The future east-west street will connect to the proposed driveway along the east property line and will further improve vehicular access to the site. The proposal will require the future dedication of the remaining portion of land necessary to realize the east-west public street. The area for dedication

and construction will be secured as a legal convenience matter in the Section 37 agreement and implemented through the Site Plan review process.

Public Street Widening

In order to satisfy the Official Plan requirement of a 27 metre right-of-way for this segment of The West Mall, a 0.4 metre street widening dedication along The West Mall frontage of the subject site is required and is proposed to be conveyed to the City as part of the Site Plan review process, and secured as a legal convenience matter in the Section 37 agreement.

Privately-Owned Publicly Accessible Open Space

A privately-owned publicly accessible open space ("POPS") of 1,025 square metres is proposed to serve as a plaza space. The POPS is planned to front onto the pedestrian walkway along The West Mall. Section 2.2 of the POPS Guidelines state that such spaces are to enhance the planned program of the site and the building by animating building entrances and the street. Staff consider the proposed POPS to be a positive element of the proposal. It will provide opportunities for public realm enhancements and provide for a greater open space for pedestrians to enjoy along the West Mall. Staff recommend that the POPS be secured in the Section 37 Agreement and the implementing design features be secured through the Site Plan review process.

Streetscape

Policy 3.1.1.2 states the public realm will: d) provide a comfortable, attractive and vibrant, safe and accessible setting for civic life and daily social interaction; and g) be functional and fit within a larger network. Policy 3.1.1.6 states city streets are significant public open spaces and be designed to perform their diverse roles. Guidelines 4.1 and 4.2 of the Tall Building Guidelines provides direction for streetscapes be designed to support the safe movement of pedestrians. Mid-rise Performance Standard no. 7A states the sidewalk zone should be a minimum of 4.8 metres.

The proposal will provide for an approximate 5 metre wide boulevard along The West Mall, opening up to a 14 metre wide space when combined with the POPS, and an approximately 9 metre wide boulevard along Civic Centre Court, with a 2.1 metre wide pedestrian clearway on both The West Mall and Civic Centre Court. The future boulevard on the north side of the east-west public street will require detailed design, but a minimum 2.1 metre wide pedestrian clearway will be accommodated. The existing curb cut on Civic Centre Court will be reduced to increase pedestrian safety along Civic Centre Court. The proposed boulevards conform to the Official Plan and urban design guidelines' direction for a comfortable, attractive and accessible public realm. Streetscape details will be finalized and secured through the Site Plan review process.

Servicing and Stormwater Management

A Functional Servicing and Stormwater Management Report prepared by Fabian Papa & Partners dated November 14, 2019 was submitted in support of the application. The development will connect to the existing 300 mm watermain on The West Mall for water

and fire flows, and to the existing 525 mm sanitary sewer on The West Mall and 250 mm sanitary sewer on Civic Centre Court. Local stormwater will continue to drain to the existing 750 mm storm sewer on Civic Centre Court and the 375 mm storm sewer on The West Mall. Various measures to collect, control and discharge stormwater are proposed on-site to meet the Wet Weather Flow Management Guidelines. Engineering and Construction Services staff reviewed the documentation and are satisfied there is sufficient capacity to service the proposed development and that it will meet the City's stormwater management criteria.

Hydrogeological Impacts

A Hydrogeological Investigation Report prepared by Terrapex dated October 30, 2019 was submitted in support of the application. The proposal will result in a building foundation that is below the groundwater table. The report indicated temporary discharge of groundwater during construction and permanent discharge of groundwater post construction will be required. Engineering and Construction Services and Toronto Water staff have reviewed the documentation and have no objections to the approval of the application.

Parkland

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. Map 8B of the City of Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 1.57 to 2.99 hectares of local parkland per 1,000 people. The site is in the second highest quintile of current provision of parkland. The site is in a parkland priority area, as per Chapter 415, Article III, of the Toronto Municipal Code.

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the owner is required to satisfy the parkland dedication requirement through cash-in-lieu. The non-residential component of this proposal is subject to a 2 percent parkland dedication while the residential component is subject to a cap of 15 percent parkland dedication.

The value of the cash-in-lieu of parkland dedication will be appraised through the Corporate Real Estate Management Division. The appraisal will be conducted upon the submission of an application for the first above ground building permit and will be valid for six months. Payment will be required prior to the issuance of said building permit.

Tree Preservation

An Arborist Report and a Tree Protection Plan prepared by Shady Lane Expert Tree Care Inc. dated November 19, 2019 was submitted in support of the application. The documentation submitted recommends the preservation of 11 trees, while 3 trees would require a tree injury permit during construction, and 15 trees (7 City owned, 8 privately owned) require removal. A total of 38 new trees are proposed in addition to the existing trees being preserved. Staff have reviewed the documentation and have no concerns with the proposed tree plantings, with the details and financial security for the plantings to be addressed through the Site Plan review process.

The owner is to submit a tree planting deposit to ensure the planting and survival of 9 new City trees. In addition, staff requires the planting of 29 new trees to replace the 8 privately owned trees proposed for removal.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement.

The owner is required to meet Tier 1 of the TGS. Performance measures for the Tier 1 development features will be secured in the draft Zoning By-law Amendments and include automobile infrastructure, cycling infrastructure and storage and collection of recycling and organic waste.

School Boards

The Toronto District School Board ("TDSB") and The Toronto Catholic District School Board ("TCDSB") advised the projected accommodation levels at its local schools as a result of this development will require both warning clauses in the future offers of purchase agreements of the residential units, and the posting of signs on the site to advise residents that students may be accommodated in schools outside of the immediate area.

The obligations to erect signs and inclusion of warning clauses in future purchase agreements will be secured as a legal convenience matter in the Section 37 Agreement.

Community Services

Community Services and Facilities (CS&F) are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures for the provision of programs and services provided or subsidized by the City or other public agencies, boards and commissions, such as recreation, libraries, childcare, schools, public health, human services, cultural services and employment services.

The timely provision of community services and facilities is as important to the livability of the City's neighbourhoods as "hard" services like sewer, water, roads and transit. The City's Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible. Providing for a full range of community services and facilities in areas experiencing major or incremental growth, is a responsibility shared by the City, public agencies and the development community.

As part of the recommendations to approve this proposal, the applicant has agreed to provide an on-site community agency space of 372 square metres (4,000 square feet)

located on the first floor and the mezzanine level fronting on Civic Centre Court as a Section 37 community benefit for the increased height and density on the site. The parameters of the community agency space will be secured in the Section 37 agreement and conveyed to the City as part of the Site Plan review process.

Section 37

The Official Plan contains policies pertaining to the provision of community benefits in exchange for increases in height and/or density pursuant to Section 37 of the *Planning Act*. While the proposed development exceeds the height and density limits of the existing Zoning By-law, the application is consistent with the objectives and policies of the Official Plan, and thus constitutes good planning.

The community benefits recommended to be secured in the Section 37 Agreement is a 372 square metres community agency space on the first floor and the mezzanine level of the building fronting on Civic Centre Court and a one-time cash contribution of \$600,000 for future capital improvements to the community agency space.

The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:

1. The owner is to construct a POPS with a minimum area of 1,000 square metres.
2. The owner is to dedicate and construct a portion of the east-west public street on the southern portion of the site.
3. The provision of pet relief areas and washing stations as part of the total amenity space area.
4. The owner shall provide shower and change facilities on the 1st floor of the building.
5. The owner shall construct and maintain the development of the site in accordance with Tier 1, Toronto Green Standard, and be encouraged to achieve Tier 2, Toronto Green Standard, or higher, where appropriate.
6. The owner shall implement recommended mitigation measures from the peer reviewed noise impact study.
7. The owner shall implement the recommended mitigation measures from the peer reviewed air quality study.
8. The owner shall implement the mitigation measures from the pedestrian wind study.
9. The owner shall convey a 0.4 metre road widening to the City prior to Site Plan Approval.
10. The owner shall satisfy applicable signage and warning clause requirements of the Toronto District School Board and the Toronto Catholic District School Board in connection with student accommodation.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), and the Toronto Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020) and conforms and does not conflict with the Growth Plan (2020). Furthermore, the proposal is in keeping with the intent of the Toronto Official Plan, particularly as it relates to the policy direction for the public realm, built form, and the *Mixed Use Areas* land use designation. Staff worked with the applicant and the community to address and resolve the following key concerns: appropriate built form that contextually fits with the neighbourhood, reduction of incremental shadows on the surrounding public realm, the provision of a range of residential unit types, and the assessment of adverse impacts from major facilities to the residential use. Staff recommend that City Council approve the draft Zoning By-law Amendments.

CONTACT

Henry Tang, Senior Planner, Community Planning
Tel. No. (416) 392-7572
E-mail: Henry.Tang@toronto.ca

SIGNATURE

Luisa Galli, MCIP, RPP,
Acting Director, Community Planning,
Etobicoke York District

ATTACHMENTS

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map
Attachment 4: Zoning Map
Attachment 5: Draft Zoning By-law Amendment to Etobicoke Zoning Code
Attachment 6: Draft Zoning By-law Amendment to 569-2013
Attachment 7: Site Plan
Attachment 8: North Elevation
Attachment 9: East Elevation
Attachment 10: South Elevation
Attachment 11: West Elevation

Attachment 1: Application Data Sheet

Municipal Address: 375-385 The West Mall Date Received: November 22, 2019

Application Number: 19 252363 WET 02 OZ

Application Type: Rezoning

Project Description: This application seeks to amend the zoning to permit a mixed-use development consisting of a 6-storey base (22.8 metres), a 28-storey tower (91.3 metres) and a 14-storey building (54.3 metres in height). The proposed development would have a total gross floor area of approximately 50,370.6 m², including approximately 4,030.5 m² of retail uses and 46,340.1 m² of residential gross floor area.

Applicant	Agent	Architect	Owner
Mavi Developments Inc.	N/A	SvN	385TWM TAS LP

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision: No

Zoning: CR 0.40 (c0.40; r0.0) SS3 (x900) Heritage Designation: No

Height Limit (m): Site Plan Control Area: Yes

PROJECT INFORMATION

Site Area (sq m): 10,139 Frontage (m): 121 Depth (m): 85

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,919		6,243	6,243
Residential GFA (sq m):			46,340.1	46,340.1
Non-Residential GFA (sq m):	6,015		4,030.5	4,030.5
Total GFA (sq m):	6,015		50,370.6	50,370.6
Height - Storeys:	5		28	28
Height - Metres:			91.3	91.3

Lot Coverage Ratio (%): 61.57 Floor Space Index: 4.97

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	46,340.1	
Retail GFA:	4,030.5	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			641	641
Other:				
Total Units:			641	641

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			385	185	71
Total Units:			385	185	71

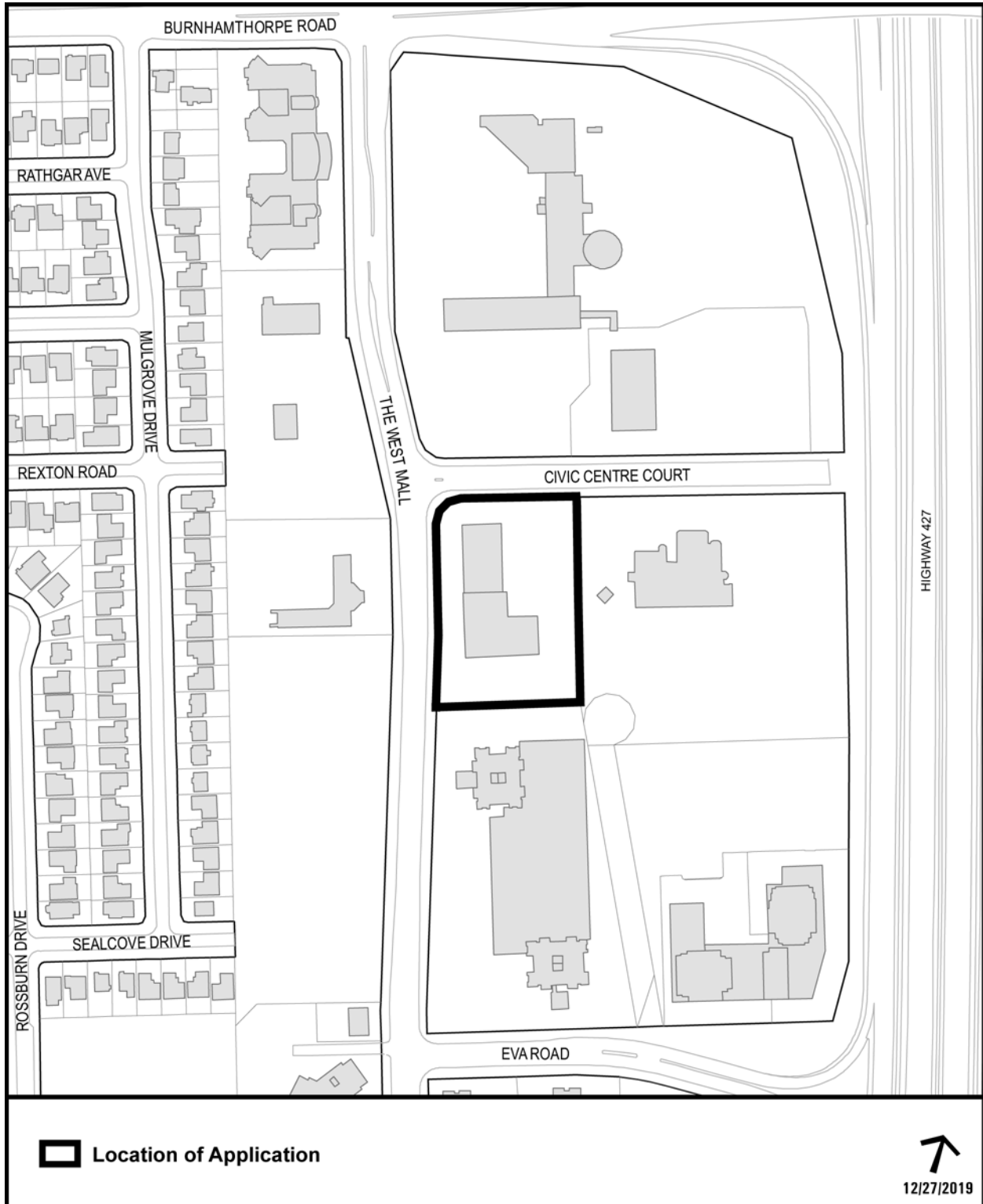
Parking and Loading

Parking Spaces:	740	Bicycle Parking Spaces:	508	Loading Docks:	4
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CONTACT:

Henry Tang, Senior Planner, Community Planning
(416) 392-7572
Henry.Tang@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #14

375-385 The West Mall

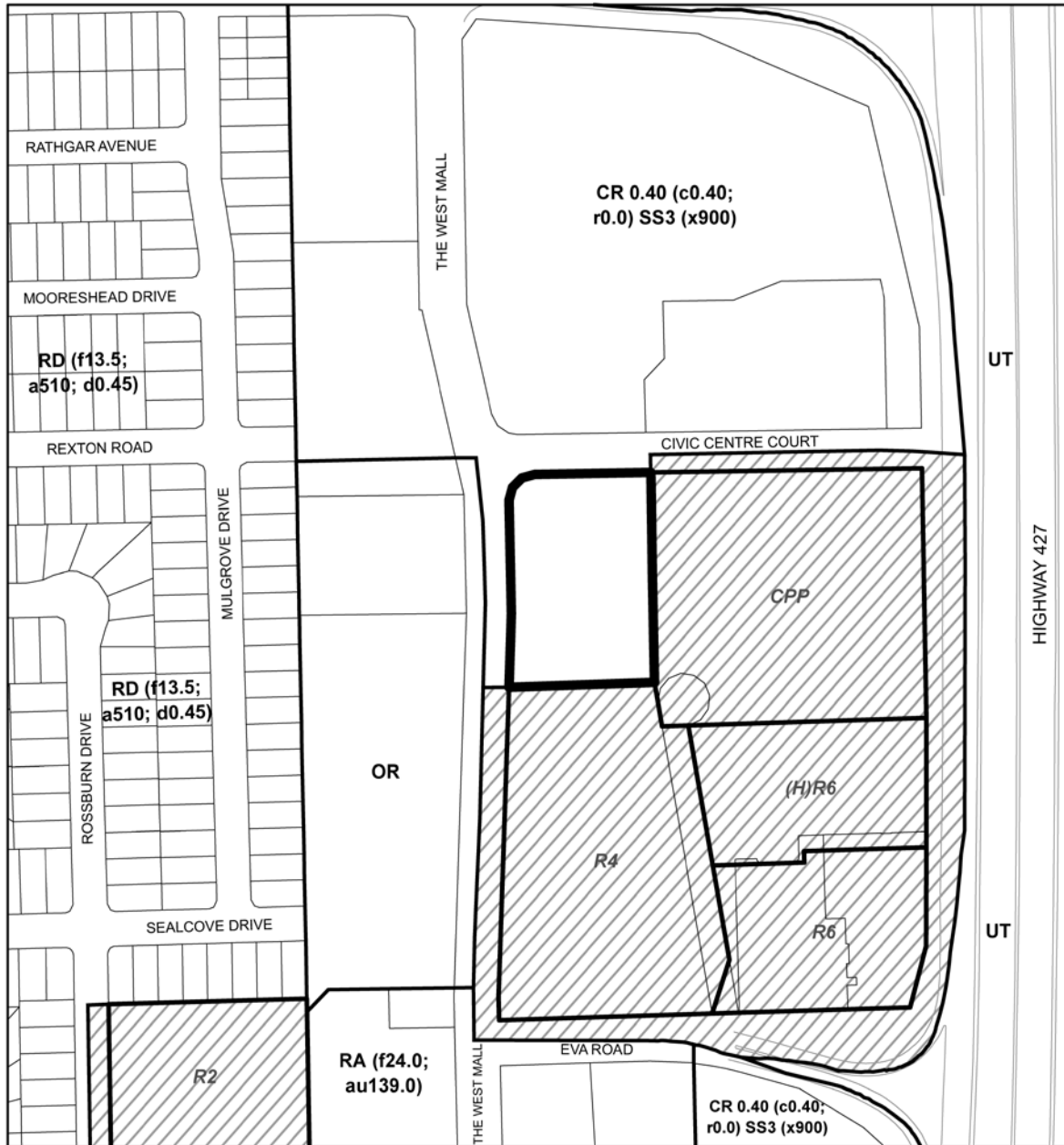
File # 19 252363 WET 02 0Z

-  Location of Application
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Parks & Open Space Areas
-  Parks



Not to Scale
12/20/2019

Attachment 4: Zoning Map



Zoning By-law No. 569-2013

375-385 The West Mall

File # 19 252363 WET 02 0Z



Location of Application

RD	Residential Detached	CR	Commercial Residential
RA	Residential Apartment	OR	Open Space Recreation
		UT	Utility and Transportation



See Former City of Etobicoke By-law No. 11,737

R2	Second Density Residential Zone
R4	Fourth Density Residential Zone
R6	Sixth Density Residential Zone
CPP	Planned Commercial Preferred Zone



Not to Scale
Extracted: 12/20/2019

CITY OF TORONTO

BY-LAW No. XXXX-2021

To amend Chapters 320 and 324 of the former Etobicoke Zoning Code respecting the lands municipally known as 375-385 The West Mall

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*; and

WHEREAS the Official Plan for the City of Toronto contains provisions relating to the authorization of increases in height and/or density of development; and

WHEREAS pursuant to Section 37 of the *Planning Act*, a by-law under Section 34 of the *Planning Act*, may authorize increases in the height and/or density of development beyond those otherwise permitted by the by-law and that will be permitted in return for the provision of such facilities, services or matters as are set out in the by-law; and

WHEREAS subsection 37(3) of the *Planning Act* provides that where an owner of land elects to provide facilities, services and matters in return for an increase in the height and/or density of development, the municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services and matters; and

WHEREAS the owner of the aforesaid lands has elected to provide the facilities, services and matters hereinafter set out; and

WHEREAS the increase in height and/or density permitted beyond that otherwise permitted on the aforesaid lands by the Etobicoke Zoning Code as amended, is permitted in return for the provision of the facilities, services and matters set out in this By-law which is secured by one or more agreements between the owner of the land and the city of Toronto; and

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The lands subject to this By-law are outlined by heavy black lines on Schedule A attached to this By-law.
2. Despite Sections 320-23(A) through (G), 320-18.B, 320-80, 320-82, 320-105(A) and 320-106 of the Etobicoke Zoning Code, the following provisions shall apply to the lands described in Schedule "A" attached hereto. Where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this By-law shall apply;

3. The provisions of the Zoning Map referred to in Section 320-5 of the Etobicoke Zoning Code shall apply to the lands in Schedule B designated as Planned Commercial Preferred (CPP), unless inconsistent with the provisions of this By-law in which case this By-law prevails.
4. The provisions of Section 304-3 Definitions of the Zoning Code shall apply unless inconsistent with the provisions of this By-law. For the purposes of this By-law the following definitions shall apply:

“Amenity Space” means indoor or outdoor space on a lot that is communal and available for the use by the occupants of a building for recreational or social activities;

“Bicycle Parking Space” – means an area use for parking or storing a bicycle with the following dimensions:

- (i) The minimum dimension of a Bicycle Parking Space is:
 - a. length of 1.8 metres.
 - b. width of 0.6 metres.
 - c. vertical clearance from the ground of 1.9 metres.
- (ii) The minimum dimension of a Bicycle Parking Space if placed on a wall, Structure or mechanical device is:
 - a. length or vertical clearance of 1.9 metres.
 - b. width of 0.6 metres.
 - c. horizontal clearance from the wall of 1.2 metres.
- (iii) If a Bicycle Parking Space is located in a stacked position, the minimum vertical clearance for each Bicycle Parking Space is 1.2 metres.

“Car-share” - means the practice whereby a number of people share the use of one or more motor vehicles that are owner by a profit or non-profit car-sharing organization and such car-share motor vehicles are made available to at least the occupants of the building for short term rental, including hourly rental;

“Car-share parking space” means a parking space exclusively reserved and signed for a car used only for car-share purposes;

“Community Amenity Space” means indoor Amenity Space that is available for the use of the general public, which must have access from a public right of way or a privately owned publicly accessible space;

“Community Centre” means premises operated by or on behalf of a government or non-profit organization providing community activities, such as arts, crafts, recreational, social, charitable and educational activities. A club is not a community centre.

“Established Grade” – means 138.8 metres Canadian Geodetic Datum.

“Grocery Store” – means a Retail Store that is primarily engaged in retailing a general range of food products, which may be fresh or packaged.

“Gross Floor Area” – shall have the same meaning as the Zoning Code definition in Section 304-3, except that the following areas shall also be excluded: mechanical floor area; indoor amenity space; unenclosed or partially enclosed balconies; and areas above or below grade devoted to parking, storage, loading and bicycle parking.

“Height” – means the vertical distance between Established Grade and the highest point of the roof surface of the Building or Structure;

“Lands” – shall mean the lands outlined by heavy black lines on Schedule “A” attached hereto.

“Mechanical Floor Area” – means a room or enclosed area, including its enclosing walls, within a Building or Structure above or below Grade, that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical (other than escalators), elevator shafts, or telecommunications equipment that serves only such Building.

“Indoor Amenity Area” means a common area or areas which are provided for the exclusive use of residents of the building and their guests for recreation or social purposes;

“Interior Floor Area” means the floor area of any part of a building, measured to the interior side of a main wall; the centreline of an interior wall; or a line delineating the part being measured.

“Outdoor Amenity Area” – means an outdoor common area which are provided for the exclusive use of residents of the building and their guests for recreational or social purposes; and

“Temporary Sales Office” – means a temporary building, structure, facility or trailer used for the purpose of the sale of dwelling units.

5. Permitted Uses

(i) In addition to the uses in the CPP zone, the following uses are permitted:

- Apartment Houses
- Community Centre
- Private home day care
- Retail Store
- Temporary Sales Office

6. Gross Floor Area

- (i) The permitted maximum Gross Floor Area on the Lands is 50,500 square metres.
- (ii) The Gross Floor Area for Buildings or Structures occupied by residential uses shall not exceed 46,400 square metres.
- (iii) The Gross Floor Area of buildings or structures occupied by non-residential uses must have a minimum of 4,100 square metres, of which a minimum of 371 square metres for a Community Centre must be provided with frontage on a street.

7. Dwelling Units

- (i) A minimum of 10 percent of the total number of Dwelling Units on the lot must contain three or more bedrooms and a minimum of 35 percent of the total number of Dwelling Units on the lot must contain two bedrooms or more.

8. Maximum Height

- (i) The permitted maximum Building and Structure Heights and the number of storeys on the Lands is shown on Schedule "B", attached hereto.
- (ii) Notwithstanding the foregoing clause, a mezzanine within the first floor does not constitute a storey.
- (iii) Notwithstanding the foregoing clause, the following may project beyond the heights shown on Schedule "B" of this By-law:
 - (a) Screens, window washing equipment, lightning rods, parapets, guardrails, railings, stairs, stair enclosure, vents and ventilating equipment, landscape and green roof elements, planters, chimney stacks, exhaust flues, garbage chute overruns, trees, rooftop landscaping elements, rooftop furniture elements, wind mitigation structures, rooftop seating elements which may project up to a maximum of 2.5 metres;
 - (b) Within the area delineated by the symbol "MPH", mechanical penthouses, perimeter walls, storage rooms and elevator overruns up to a maximum of 6.0 metres; and
 - (c) Within the area delineated by the symbol "MPH", cooling towers up to a maximum of 7.0 metres.

9. Setbacks/Floor Plate Restrictions/Building Envelope

- (i) No portion of a Building or Structure within the Lands shall be located other than within the heavy lines shown on Schedule “B”;
- (ii) Notwithstanding the foregoing clause, the following may project beyond the heavy lines shown on Schedule “B” of this By-law:
 - (a) Awnings, bleachers, canopies, balustrades, underground garage ramps, landscape and public art features, lighting fixtures, trellises, eaves, windowsills, wheelchair ramps, outdoor recreation and amenity area elements, partitions dividing outdoor recreation amenity areas, outdoor furniture, wind mitigation, noise mitigation structures and planters by a maximum of 2.5 metres; and
 - (b) Balconies, which may include retractable glass screens, may project up to a maximum of 2.75 metres beyond the building's main wall, which may cover a maximum of 60 percent of the building's main wall;

10. Amenity Space

- (i) Amenity Space must be provided at a minimum rate of 4.0 square metres for each Dwelling Unit, of which:
 - (a) At least 2.0 square metres for each dwelling unit is indoor Amenity Space;
 - (b) At least 40.0 square metres is outdoor Amenity Space in a location adjoining or directly accessible to the indoor Amenity Space; and
 - (c) No more than 25% of the outdoor component may be a green roof.

11. Parking and Bicycle Parking Requirements

The provisions in 320-18 shall continue apply, with the exception of the following minimum parking requirements:

Parking:

- (i) A minimum of 0.8 Parking Spaces for each one-bedroom Dwelling Unit.
- (ii) A minimum of 0.9 Parking Spaces for each two-bedroom Dwelling Unit.
- (iii) A minimum of 1.1 Parking Spaces for each three-bedroom Dwelling Unit.
- (iv) A minimum of 0.15 visitor Parking Spaces for each Dwelling Unit.
- (v) A minimum of 1.5 Parking Spaces for each 100 square metres of Gross Floor Area for a Retail Store or a Community Centre.

- (vi) A minimum of 2.5 Parking Spaces for each 100 square metres of Gross Floor Area for a Grocery Store.
- (vii) For each Car-Share Parking Space provided, the minimum number of Parking Spaces for residents required pursuant to the foregoing clause may be reduced by four Parking Spaces, up to a maximum reduction as calculated by the following formula: $4 \times (\text{total number of Dwelling Units divided by } 60)$, rounded to the nearest whole number.

12. Bicycle Parking

Bicycle parking shall be provided as follows:

- (i) A minimum of 0.68 “long-term” Bicycle Parking Spaces for each Dwelling Unit.
 - (ii) A minimum of 0.07 “short-term” Bicycle Parking Spaces for each Dwelling Unit.
 - (iii) A minimum of 0.13 “long-term” Bicycle Parking Spaces for each 100 square metres of Interior Floor Area used for a Retail Store or a Community Centre.
 - (iv) A minimum 3 plus 0.25 “short-term” Bicycle Parking Spaces for each 100 square metres of Interior Floor Area uses for a Retail Store or a Community Centre.
13. Nothing in this By-law shall apply to prevent the phased construction of the development, provided that the requirements of the By-law are complied with upon the completion of the entire development.
14. Notwithstanding any severance, partition or division of the Lands, the provisions of this By-law shall continue to apply to the whole of the Lands as if no severance, partition or division occurred.
15. Pursuant to Section 37 of the *Planning Act*, and subject to compliance with this By-law, the increase in height and/or density of the development is permitted beyond that otherwise permitted on the lands shown on Schedule A in return for the provision by the owner, at the owner's expense of the facilities, services and matters set out in Schedule A hereof and which are secured by one or more agreements pursuant to Section 37(3) of the *Planning Act* that are in a form and registered on title to the lands, to the satisfaction of the City Solicitor.
16. Where Schedule 1 of this By-law requires the owner to provide certain facilities, services or matters prior to the issuance of a building permit, the issuance of such permit shall be dependent on satisfaction of the same.
17. The owner shall not use, or permit the use of, a building or structure erected with an increase in height and/or density pursuant to this By-law unless all provisions

of Schedule "A" are satisfied.

BY-LAW NUMBER AND ENACTMENT DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
~-2021 ~, 2021	Lands known municipally as 375-385 The West Mall	To rezone the lands zoned CPP to permit a new mixed use building subject to site-specific development standards.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

JOHN TORY,
Mayor

(Corporate Seal)

JOHN D. ELVIDGE,
Interim City Clerk

SCHEDULE 1 Section 37 Provisions

The facilities, services and matters set out below are required to be provided to the City at the owner's expense in return for the increase in height and/or density of the proposed development on the lands as shown in Schedule "A" in this By-law and secured in an agreement or agreements under Section 37(3) of the *Planning Act* whereby the owner agrees as follows:

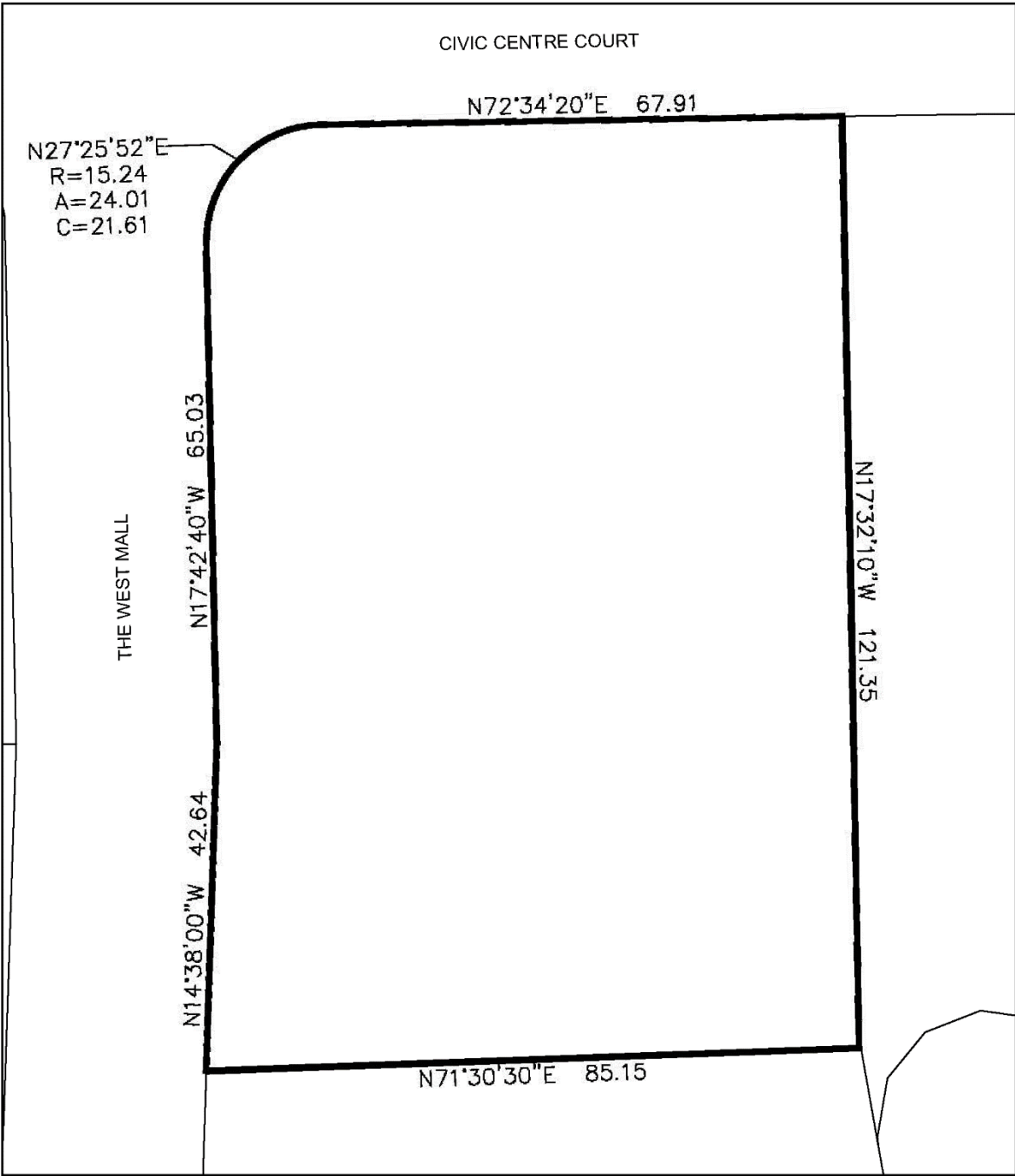
- (1) Prior to the earlier of condominium registration or first residential use of the building, the owner shall design, construct, finish and convey to the City, in an acceptable environmental condition, for nominal consideration and at no cost to the City, a minimum 372 square metres Community Agency Space located on the ground floor and/or mezzanine floor of the building and subject to the following:
 - a. The Community Agency Space shall be delivered to the City in accordance with the City's Community Space Tenancy Policy and finished to Base Building Condition, with the terms and specifications to be secured in the Section 37 Agreement, all satisfactory to the Executive Director, Social Development, Finance and Administration, the Executive Director, Corporate Real Estate Management, the Chief Planner and Executive Director, City Planning and the City Solicitor;
 - b. Prior to the issuance of the first above grade building permit, the owner shall provide a letter of credit in the amount sufficient to guarantee 120 percent of the estimated cost of the design, construction and conveyance of the Community Agency Space complying with the specifications and requirements of the Section 37 Agreement, to the satisfaction of the Executive Director, Corporate Real Estate Management, the Executive Director, Social Development, Finance and Administration, the Chief Planner and Executive Director, City Planning and the City Solicitor;
 - c. Prior to conveyance of the Community Agency Space to the City, the owner shall provide a one-time cash contribution in the amount of \$600,000 for future capital improvements to the Community Agency Space;
 - d. The cash contribution referred to in Subsection (1) b. shall be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for the Toronto Census Metropolitan area, reported quarterly by Statistics Canada in Building Construction Price Indexes Table: 18-10-0135-01, or its successor, calculated from the date of the Section 37 Agreement to the date the payment is made; and
 - e. Concurrent with or prior to, the conveyance of the Community Agency Space to the City, the owner and the City shall enter into, and register on title to the appropriate lands, and Easement and Cost Sharing Agreement for nominal consideration and at no cost to the City, that is in a form satisfactory to the City Solicitor, the Easement and Cost Sharing Agreement shall address

and/or provide for the integrated support, use, operation, maintenance, repair, replacement and reconstruction of certain shared facilities, and the sharing of costs, in respect thereof, of portions of the subject lands to be owned by the City and the owner as they pertain to the Community Agency Space.

- (2) The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:
- a. That the owner is to provide a privately-owned publicly-accessible space (POPS) as generally shown on Drawing A004 by SvN dated January 25, 2021 with an area of not less than an area of 1,000 square metres to the satisfaction of the Chief Planner and Executive Director, City Planning. Prior to the issuance of final Site Plan Approval, the owner shall convey to the City, for nominal consideration, easement(s) along the surface of the lands, to the satisfaction of the City Solicitor, which shall constitute the POPS and any required public access easements to connect the POPS to adjacent POPS and/or public rights-of-ways, where necessary. The owner shall own, operate, maintain and repair the POPS and install and maintain a sign, at its own expense, stating that members of the public shall be entitled to use the POPS at all times of the day and night, 365 days of the year; and the specific location, configuration and design of the POPS shall be determined in the context of a site plan approval pursuant to Section 114 of the City of Toronto Act, 2006, and secured in a Site Plan Agreement with the City;
 - b. That the owner is to provide pet relief areas and pet washing stations as generally shown on Drawings A004, A107 and A112 by SvN dated January 25, 2021 and the specific location, configuration and design shall be determined in the context of a site plan approval pursuant to Section 114 of the City of Toronto Act, 2006, and secured in a Site Plan Agreement with the City to the satisfaction of the Chief Planner and Executive Director, City Planning;
 - c. That the owner is to provide shower and change facilities as generally shown on Drawing A004 by SvN dated January 25, 2021 and the specific location, configuration and design shall be determined in the context of a site plan approval pursuant to Section 114 of the City of Toronto Act, 2006, and secured in a Site Plan Agreement with the City to the satisfaction of the Chief Planner and Executive Director, City Planning;
 - d. That the owner will dedicate and construct a portion of a future east-west road with a right-of-way of 9.25 metres on the southern portion of the lot to the satisfaction of the Chief Planner, Executive Director, Planning Division, and General Manager, Transportation Services;
 - e. That the owner shall construct and maintain the development in accordance with Tier 1 performance measures of the Toronto Green Standard, as adopted by Toronto City Council at its meeting held on October 26 and 27, 2009 through the adoption of item PG32.3 of the Planning and Growth Committee, and as updated by Toronto City Council at its meeting held on

December 5, 6 and 7, 2017 through the adoption of item PG23.9 of the Planning and Growth Committee, and as may be further amended by City Council from time to time;

- f. That the owner shall implement the mitigation measures identified in the peer reviewed Noise Impact Study and secured in a Site Plan Agreement with the City to the satisfaction of the Chief Planner and Executive Director, City Planning;
- g. That the owner shall implement the mitigation measures identified in the peer reviewed Air Quality Study and secured in a Site Plan Agreement with the City to the satisfaction of the Chief Planner and the Executive Director, City Planning;
- h. That the owner implements the mitigation measures identified in the Pedestrian Wind Study and addendum dated November 6, 2019 and January 25, 2021 respectively by RWDI, secured in a Site Plan Agreement with the City to the satisfaction of the Chief Planner and the Executive Director, City Planning;
- i. That the owner convey a 0.4 metre wide right-of-way extension along The West Mall to the satisfaction to the General Manager, Transportation Services, prior to site plan approval; and
- j. The owner shall satisfy applicable signage requirements of the Toronto District School Board and the Toronto Catholic District School Board and shall insert warning clauses in purchase and sale/tenancy agreements as required in connection with student accommodation.

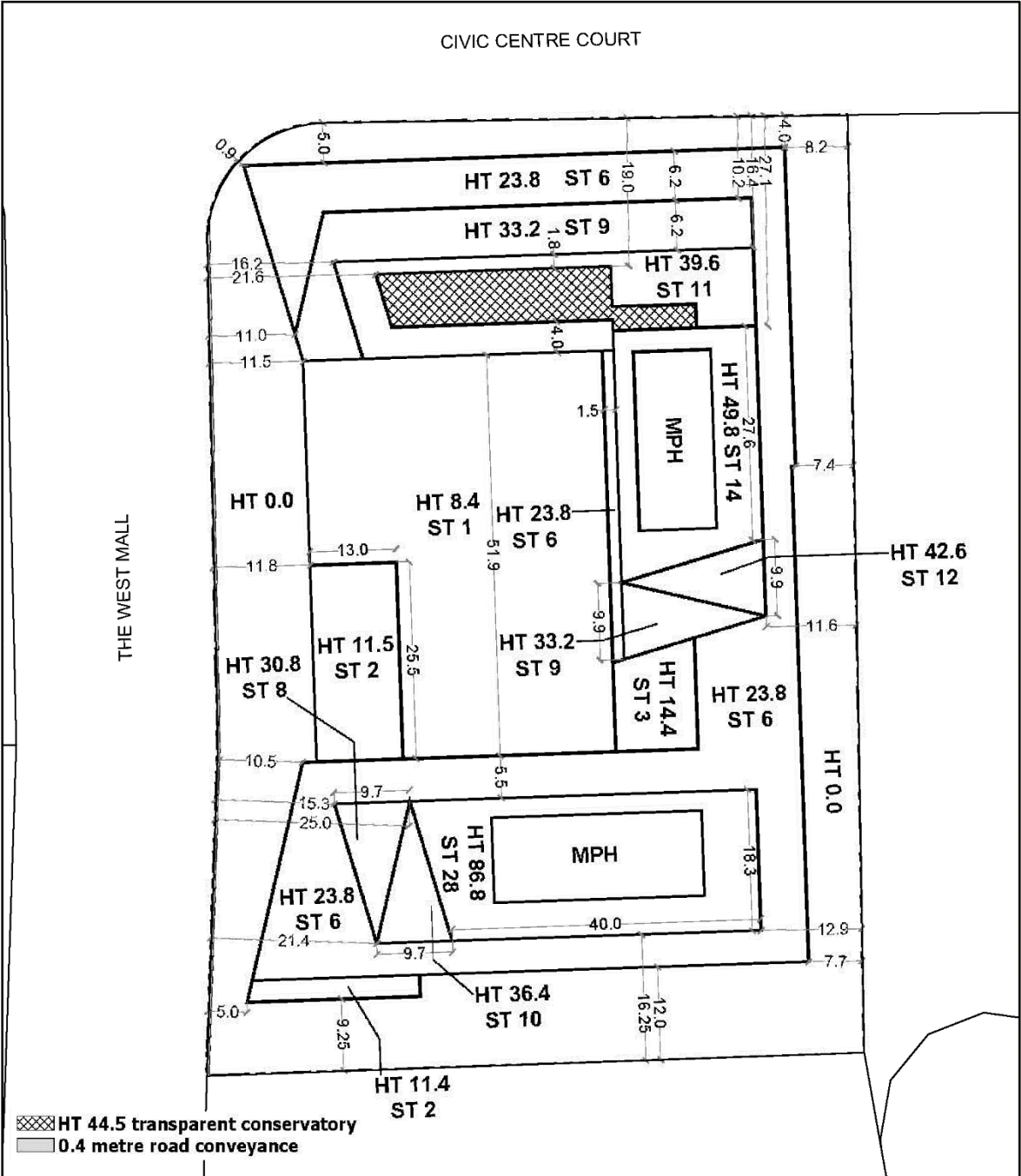


 **TORONTO**
Schedule A

375-385 The West Mall

File # 19 252363 STE 02 OZ


 Former City of Etobicoke By-law 11,737
 Not to Scale
 09/21/2021



CITY OF TORONTO

BY-LAW No. XXXX-2021

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2020 as 375-385 The West Mall

Whereas Council of the City of Toronto has the authority to pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the authorization of increases in height and density of development; and

Whereas pursuant to Section 37 of the *Planning Act*, a by-law under Section 34 of the *Planning Act*, may authorize increases in the height and density of development beyond those otherwise permitted by the by-law and that will be permitted in return for the provision of such facilities, services or matters as are set out in the by-law; and

Whereas subsection 37(3) of the *Planning Act* provides that where an owner of land elects to provide facilities, services and matters in return for an increase in the height or density of development, the municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services and matters; and

Whereas the owner of the aforesaid lands has elected to provide the facilities, services and matters hereinafter set out; and

Whereas the increase in height and/or density permitted beyond that otherwise permitted on the aforesaid lands by By-law No. 569-2013 as amended, is permitted in return for the provision of the facilities, services and matters set out in this By-law which is secured by one or more agreements between the owner of the land and the City of Toronto;

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands

outlined by heavy lines to: CR 5.0 (c1.0; r4.6) SS3 (x408) as shown on Diagram 2 attached to this By-law.

4. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number (x408), so that it reads:

Exception CR (x408)

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions.

Site Specific Provisions:

- (A) On 375-385 The West Mall, if the requirements in Section 6 and Schedule A of by-law [Clerks to supply by-law ##] are complied with, a **building** or **structure** may be constructed in compliance with regulations (B) to (N) below;
- (B) Despite Regulations 40.5.40.10(1) and (2), the **height** of any **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 138.8 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulations 40.5.40.10 (4) and (8) (A), the following elements of a **building** or **structure** may project beyond the permitted maximum **building height** limits within the area delineated by the symbol "MPH" as shown on Diagram 3 of By-law [Clerks to supply by-law ##] as follows;
 - i. Mechanical penthouses, perimeter walls, equipment storage rooms, and elevator overruns up to a maximum of 6.0 metres; and
 - ii. Cooling towers up to a maximum of 7.0 metres.
- (D) Despite Regulation 40.5.40.10(5)(A), the area of equipment and structures on the roof of a building must not exceed 45% of the total roof area measured horizontally.
- (E) Despite Regulations 40.10.40.10(3) and (7), the **height** of any **building** or **structure** must not exceed the **height** limit of the numbers following the symbol "HT" and the number of **storeys** following the symbol "ST" on Diagram 3 of By-law [Clerks to supply by-law ##];
- (F) Despite Regulations 40.10.40.10(7), a mezzanine within the **first floor** does not constitute a **storey**.
- (G) Despite Regulation 40.10.40.40(1), the maximum **gross floor area**

for all **buildings** and **structures** is 50,500 square metres, of which;

- i. The **gross floor area** of **buildings** or **structures** occupied by residential uses must not exceed 46,400 square metres; and
 - ii. The **gross floor area** of **buildings** or **structures** occupied by non-residential uses must be a minimum of 4,100 square metres, of which a minimum 465 square metres for a **community centre** must be provided with frontage on a **street**;
- (H) A minimum of 10 percent of the total number of **dwelling units** on the **lot** must contain three or more bedrooms and a minimum of 35 percent of the total number of **dwelling units** on the **lot** must contain two bedrooms or more;
- (I) Despite Regulation 40.10.40.60(1)(B), the following horizontal elements of a **building** or **structure** may project beyond the minimum building setbacks:
- i. Balconies, which may include retractable glass screens, may encroach up to a maximum 2.75 metres beyond the **building's main wall**;
- (J) Balconies may cover a maximum of 60 percent of the **building's main wall**.
- (K) Despite Regulation 40.10.40.70(3), the portions of a **building** or **structure** must be located within the setbacks as delineated by the heavy lines on Diagram 3 of By-law **[Clerks to supply by-law ##]**;
- (L) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, parking spaces must be provided in accordance with the following:
- i. A minimum 0.8 **parking spaces** for each one-bedroom **dwelling unit**;
 - ii. A minimum of 0.9 **parking spaces** for each two-bedroom **dwelling unit**;
 - iii. A minimum of 1.1 **parking spaces** for each three-bedroom **dwelling unit**;
 - iv. A minimum of 0.15 visitor **parking spaces** for each **dwelling unit**; and
 - v. A minimum of 1.5 **parking spaces** for each 100 square metres of **gross floor area** for a **retail store** or a

community centre; and

vi. A minimum of 2.5 **parking spaces** for each 100 square metres of **gross floor area** for a grocery store;

(M) Of the **parking spaces** required in (L) above, the total minimum number of **parking spaces** required by subsections i., ii. and iii. may be reduced by four **parking spaces** per car share **parking space**, up to a maximum reduction as calculated by the following formula: $4 \times (\text{total number of dwelling units divided by } 60)$, rounded to the nearest whole number. And for the purpose of this Exception:

"car-share" means the practice whereby a number of people share the use of one or more motor vehicles that are owned by a profit or non-profit car-sharing organization and such car-share motor vehicles are made available to at least the occupants of the **building** or short term rental, including hourly rental;

"car-share **parking space**" means a **parking space** exclusively reserved and signed for a car used only for car-share purposes;

(N) Despite Regulation 230.5.10.1(1), **bicycle parking spaces** must be provided on the lands in accordance with the following:

i. A minimum of 0.68 "long-term" **bicycle parking spaces** for each **dwelling unit**;

ii. A minimum of 0.07 "short-term" **bicycle parking spaces** for each **dwelling unit**;

iii. A minimum 0.13 "long-term" **bicycle parking spaces** for each 100 square metres of **interior floor area** used for a **retail store** or a **community centre**; and

iv. A minimum of 3 plus 0.25 "short-term" **bicycle parking spaces** for each 100 square metres of **interior floor area** used for a **retail store** or a **community centre**.

Prevailing By-laws and Prevailing Sections: (None Apply)

5. Despite any future severance, partition or division of the lands shown on Diagram 1, the provisions of this By-law will apply as if no severance, partition or division has occurred.

6. Section 37 Provisions

(A) Pursuant to Section 37 of the *Planning Act*, and subject to compliance with this By-law, the increase in height and/or density of the development is

permitted beyond that otherwise permitted on the lands shown on Diagram 1 in return for the provision by the owner, at the owner's expense of the facilities, services and matters set out in Schedule A hereof and which are secured by one or more agreements pursuant to Section 37(3) of the *Planning Act* that are in a form and registered on title to the lands, to the satisfaction of the City Solicitor.

- (B) Where Schedule A of this By-law requires the owner to provide certain facilities, services or matters prior to the issuance of a building permit, the issuance of such permit shall be dependent on satisfaction of the same.
- (C) The owner shall not use, or permit the use of, a building or structure erected with an increase in height and/or density pursuant to this By-law unless all provisions of Schedule A are satisfied.

Enacted and passed on month ##, 20##.

Name,

Speaker

John D. Elvidge,
Interim City Clerk

(Seal of the City)

SCHEDULE A Section 37 Provisions

The facilities, services and matters set out below are required to be provided to the City at the owner's expense in return for the increase in height and/or density of the proposed development on the lands as shown in Diagram 1 in this By-law and secured in an agreement or agreements under Section 37(3) of the *Planning Act* whereby the owner agrees as follows:

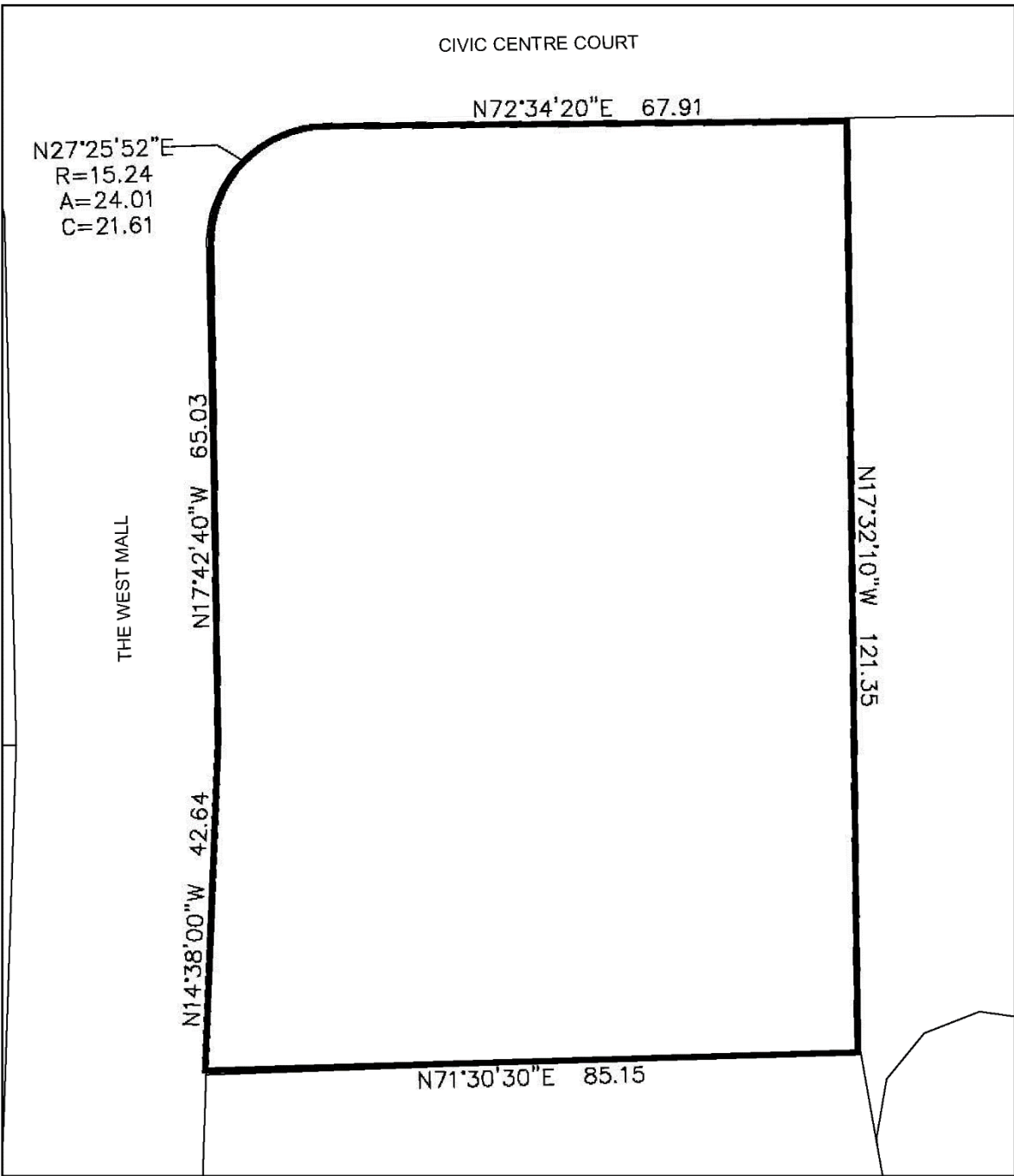
- (1) Prior to the earlier of condominium registration or first residential use of the building, the owner shall design, construct, finish and convey to the City, in an acceptable environmental condition, for nominal consideration and at no cost to the City, a minimum 372 square metres Community Agency Space located on the ground floor and/or mezzanine floor of the building and subject to the following:
 - a. The Community Agency Space shall be delivered to the City in accordance with the City's Community Space Tenancy Policy and finished to Base Building Condition, with the terms and specifications to be secured in the Section 37 Agreement, all satisfactory to the Executive Director, Social Development, Finance and Administration, the Executive Director, Corporate Real Estate Management, the Chief Planner and Executive Director, City Planning and the City Solicitor;
 - b. Prior to the issuance of the first above grade building permit, the owner shall provide a letter of credit in the amount sufficient to guarantee 120 percent of the estimated cost of the design, construction and conveyance of the Community Agency Space complying with the specifications and requirements of the Section 37 Agreement, to the satisfaction of the Executive Director, Corporate Real Estate Management, the Executive Director, Social Development, Finance and Administration, the Chief Planner and Executive Director, City Planning and the City Solicitor;
 - c. Prior to conveyance of the Community Agency Space to the City, the owner shall provide a one-time cash contribution in the amount of \$600,000 for future capital improvements to the Community Agency Space;
 - d. The cash contribution referred to in Subsection (1) b. shall be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for the Toronto Census Metropolitan area, reported quarterly by Statistics Canada in Building Construction Price Indexes Table: 18-10-0135-01, or its successor, calculated from the date of the Section 37 Agreement to the date the payment is made; and
 - e. Concurrent with or prior to, the conveyance of the Community Agency Space to the City, the owner and the City shall enter into, and register on title to the appropriate lands, and Easement and Cost Sharing Agreement for nominal consideration and at no cost to the City, that is in a form satisfactory to the City Solicitor, the Easement and Cost Sharing Agreement shall address

and/or provide for the integrated support, use, operation, maintenance, repair, replacement and reconstruction of certain shared facilities, and the sharing of costs, in respect thereof, of portions of the subject lands to be owned by the City and the owner as they pertain to the Community Agency Space.

- (2) The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:
- a. That the owner is to provide a privately-owned publicly-accessible space (POPS) as generally shown on Drawing A004 by SvN dated January 25, 2021 with an area of not less than an area of 1,000 square metres to the satisfaction of the Chief Planner and Executive Director, City Planning. Prior to the issuance of final Site Plan Approval, the owner shall convey to the City, for nominal consideration, easement(s) along the surface of the lands, to the satisfaction of the City Solicitor, which shall constitute the POPS and any required public access easements to connect the POPS to adjacent POPS and/or public rights-of-ways, where necessary. The owner shall own, operate, maintain and repair the POPS and install and maintain a sign, at its own expense, stating that members of the public shall be entitled to use the POPS at all times of the day and night, 365 days of the year; and the specific location, configuration and design of the POPS shall be determined in the context of a site plan approval pursuant to Section 114 of the City of Toronto Act, 2006, and secured in a Site Plan Agreement with the City;
 - b. That the owner is to provide pet relief areas and pet washing stations as generally shown on Drawings A004, A107 and A112 by SvN dated January 25, 2021 and the specific location, configuration and design shall be determined in the context of a site plan approval pursuant to Section 114 of the City of Toronto Act, 2006, and secured in a Site Plan Agreement with the City to the satisfaction of the Chief Planner and Executive Director, City Planning;
 - c. That the owner is to provide shower and change facilities as generally shown on Drawing A004 by SvN dated January 25, 2021 and the specific location, configuration and design shall be determined in the context of a site plan approval pursuant to Section 114 of the City of Toronto Act, 2006, and secured in a Site Plan Agreement with the City to the satisfaction of the Chief Planner and Executive Director, City Planning;
 - d. That the owner will dedicate and construct a portion of a future east-west road with a right-of-way of 9.25 metres on the southern portion of the lot to the satisfaction of the Chief Planner, Executive Director, Planning Division, and General Manager, Transportation Services;
 - e. That the owner shall construct and maintain the development in accordance with Tier 1 performance measures of the Toronto Green Standard, as adopted by Toronto City Council at its meeting held on October 26 and 27, 2009 through the adoption of item PG32.3 of the Planning and Growth Committee, and as updated by Toronto City Council at its meeting held on

December 5, 6 and 7, 2017 through the adoption of item PG23.9 of the Planning and Growth Committee, and as may be further amended by City Council from time to time;


- f. That the owner shall implement the mitigation measures identified in the peer reviewed Noise Impact Study and secured in a Site Plan Agreement with the City to the satisfaction of the Chief Planner and Executive Director, City Planning;
- g. That the owner shall implement the mitigation measures identified in the peer reviewed Air Quality Study and secured in a Site Plan Agreement with the City to the satisfaction of the Chief Planner and the Executive Director, City Planning;
- h. That the owner implements the mitigation measures identified in the Pedestrian Wind Study and addendum dated November 6, 2019 and January 25, 2021 respectively by RWDI, secured in a Site Plan Agreement with the City to the satisfaction of the Chief Planner and the Executive Director, City Planning;
- i. That the owner convey a 0.4 metre wide right-of-way extension along The West Mall to the satisfaction to the General Manager, Transportation Services, prior to site plan approval; and
- j. The owner shall satisfy applicable signage requirements of the Toronto District School Board and the Toronto Catholic District School Board and shall insert warning clauses in purchase and sale/tenancy agreements as required in connection with student accommodation.

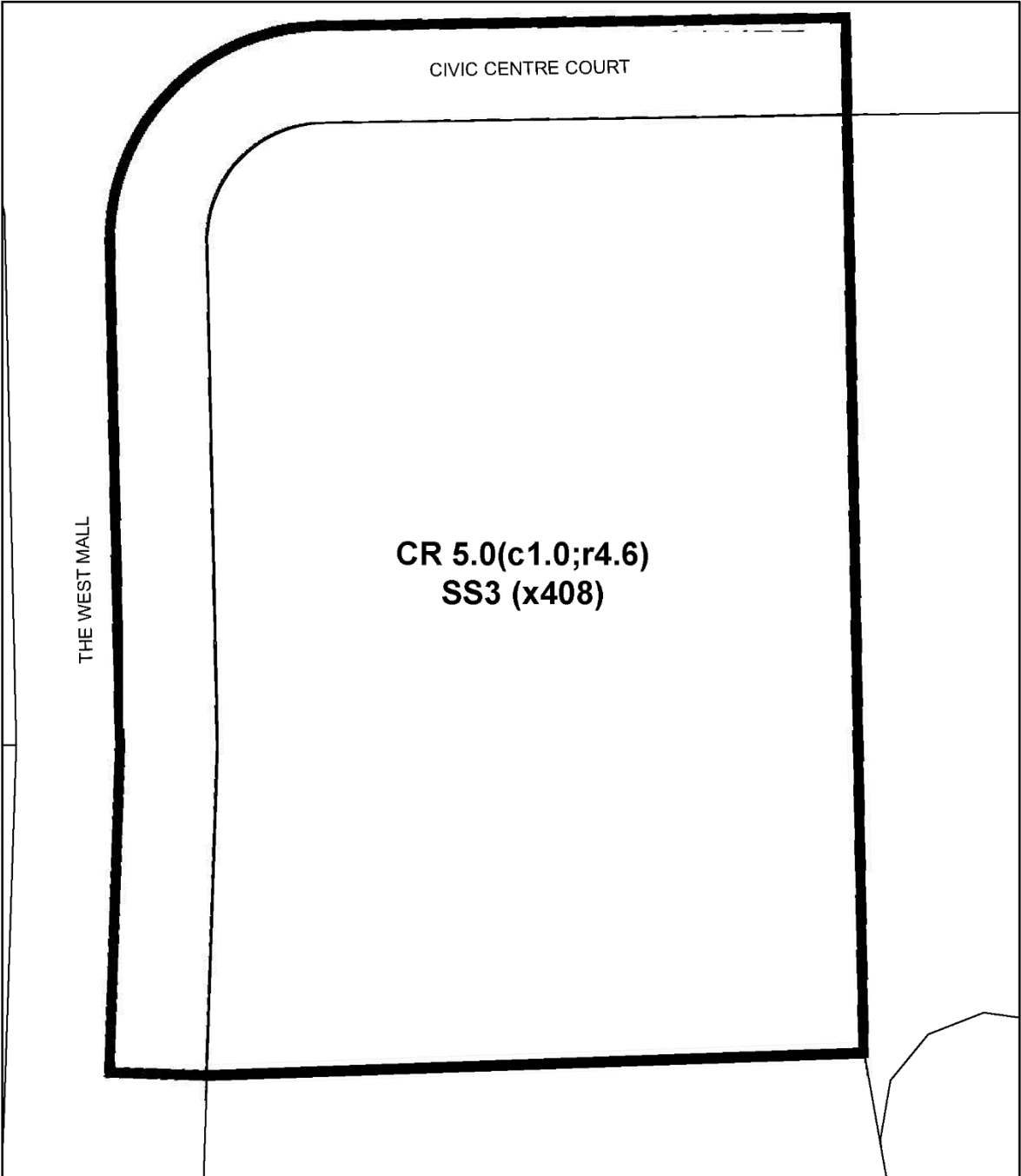


 **TORONTO**
Diagram 1

375-385 The West Mall

File # 19 252363 STE 02 0Z



City of Toronto By-law 569-2013
Not to Scale
09/21/2021

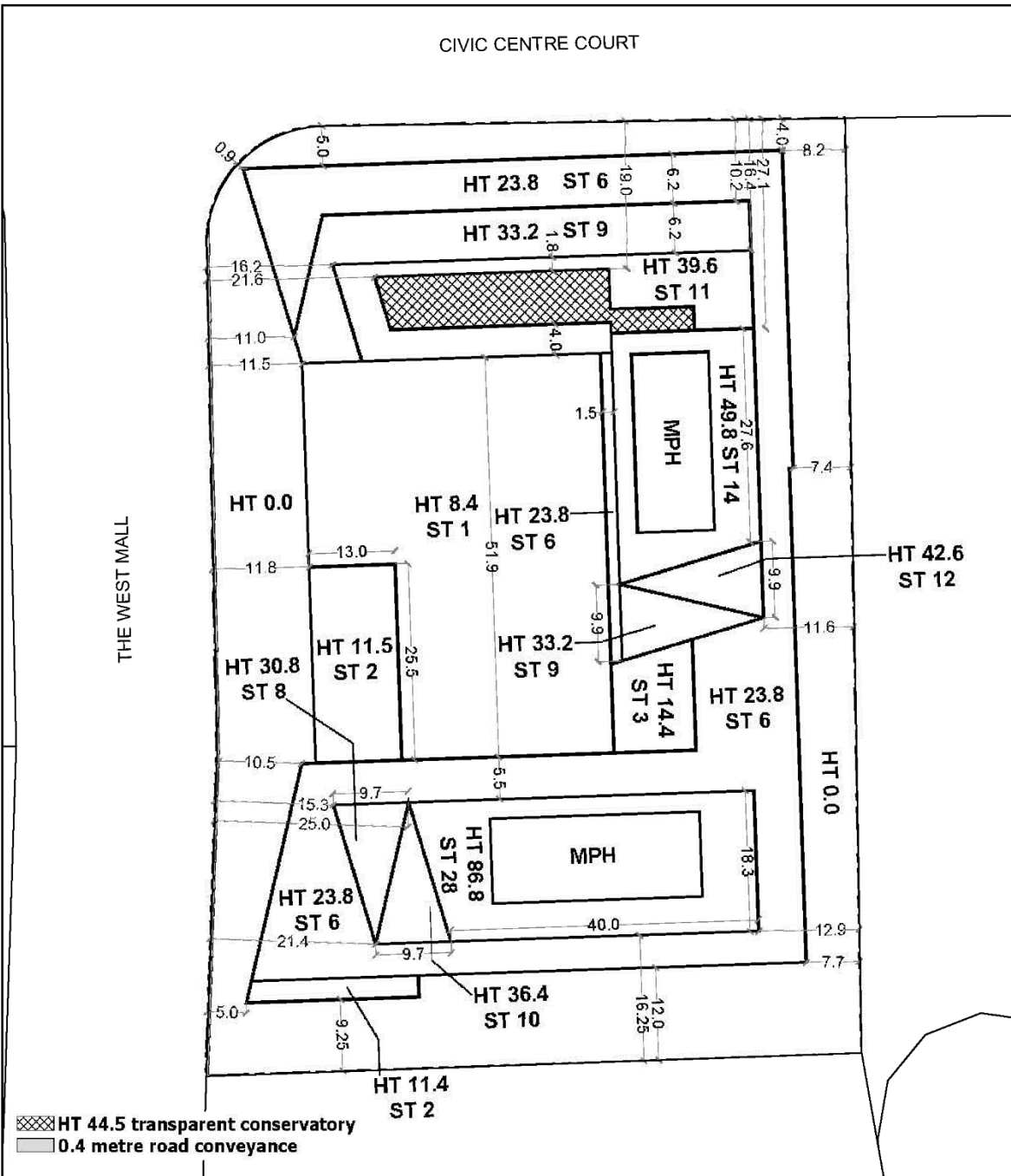


 **TORONTO**
Diagram 2

375-385 The West Mall

File # 19 252363 STE 02 0Z


City of Toronto By-law 569-2013
Not to Scale
09/21/2021



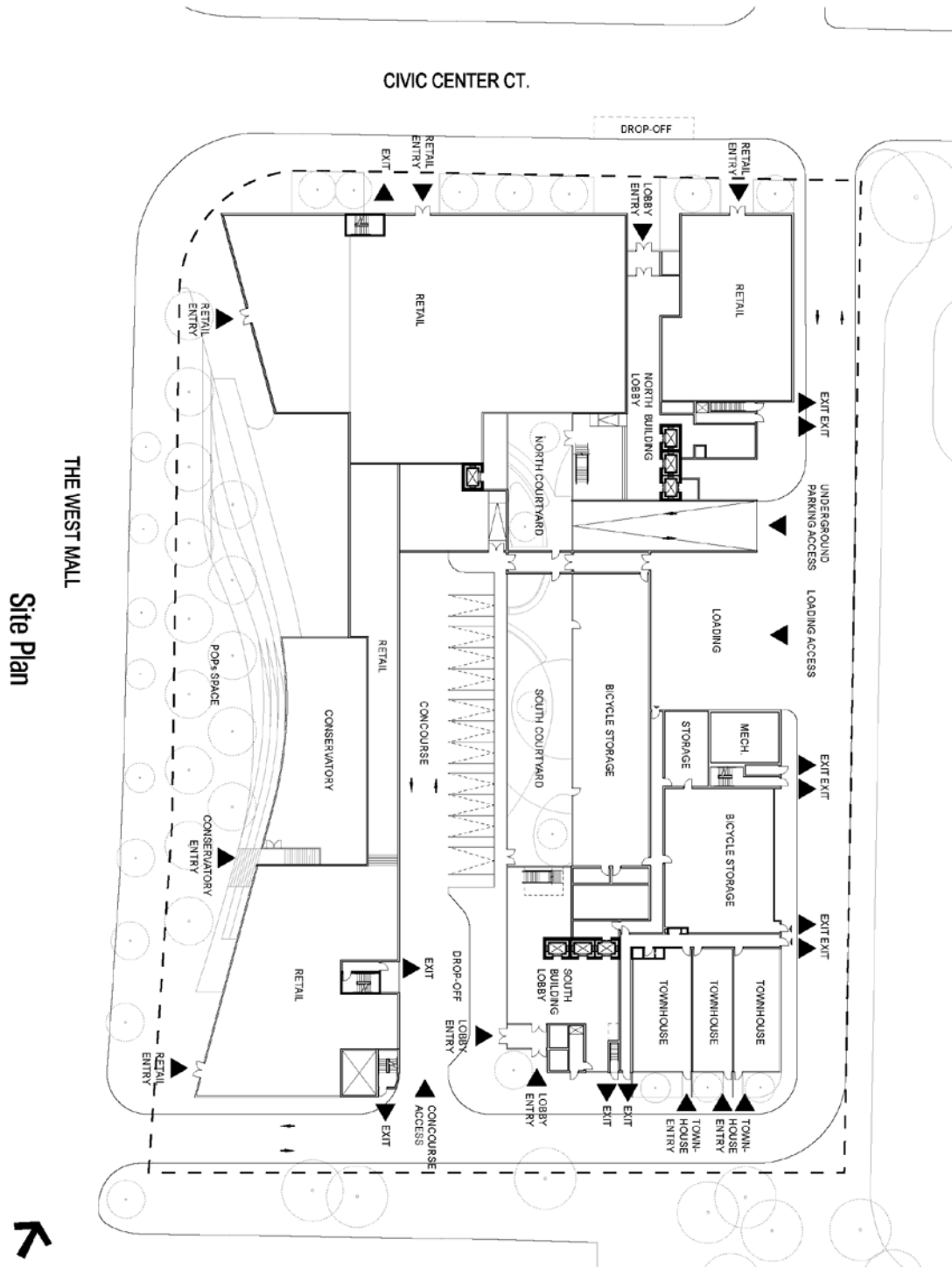
Toronto
Diagram 3

375-385 The West Mall

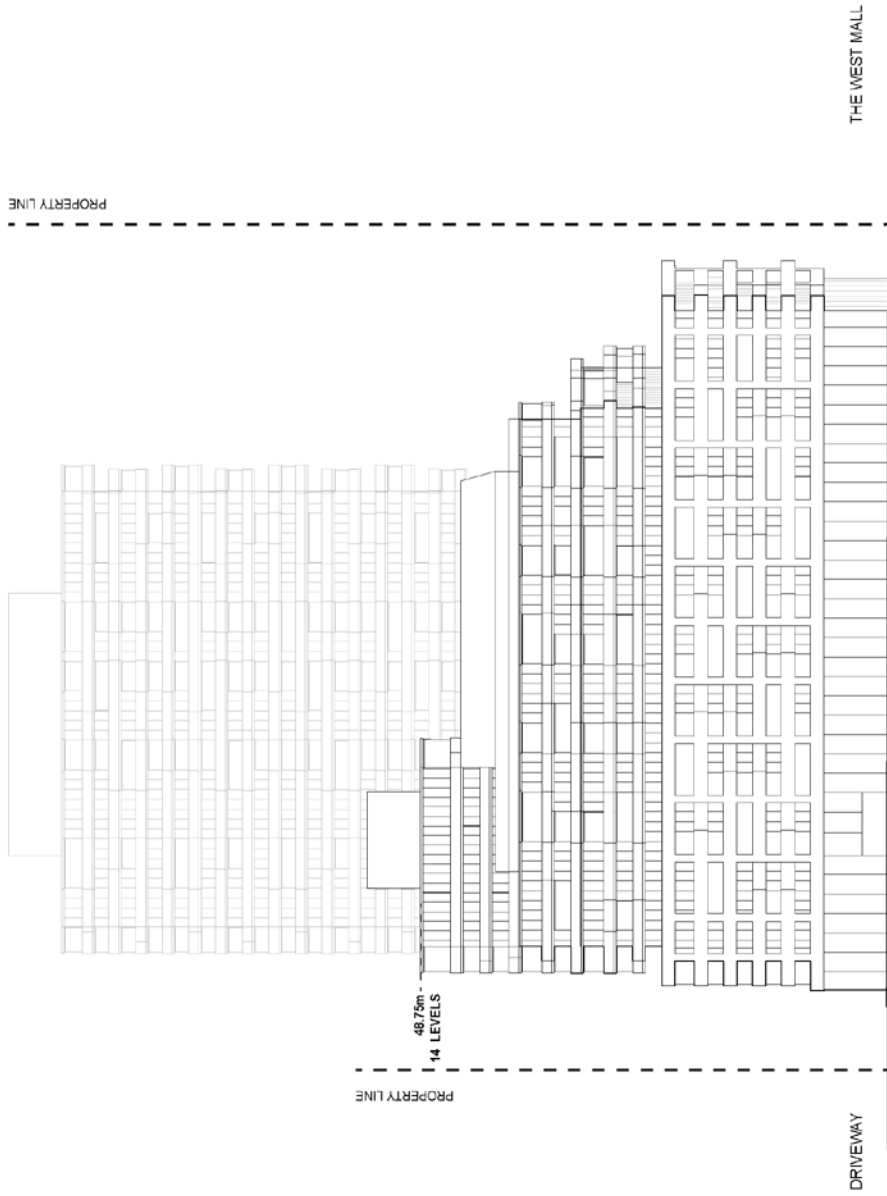
File # 19 252363 STE 02 0Z

↑
 City of Toronto By-law 569-2013
 Not to Scale
 05/27/2021

Attachment 7: Site Plan

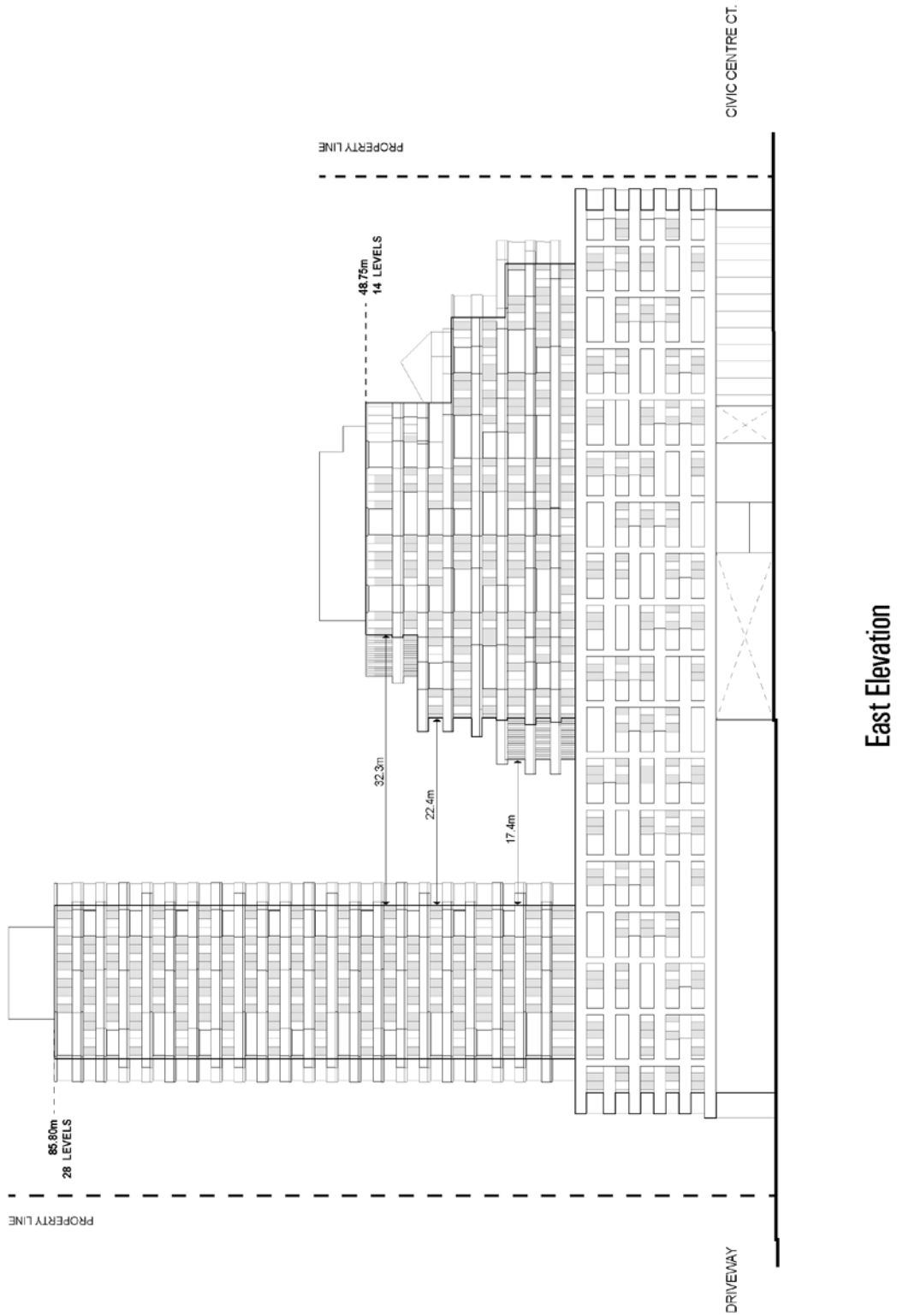


Attachment 8: North Elevation



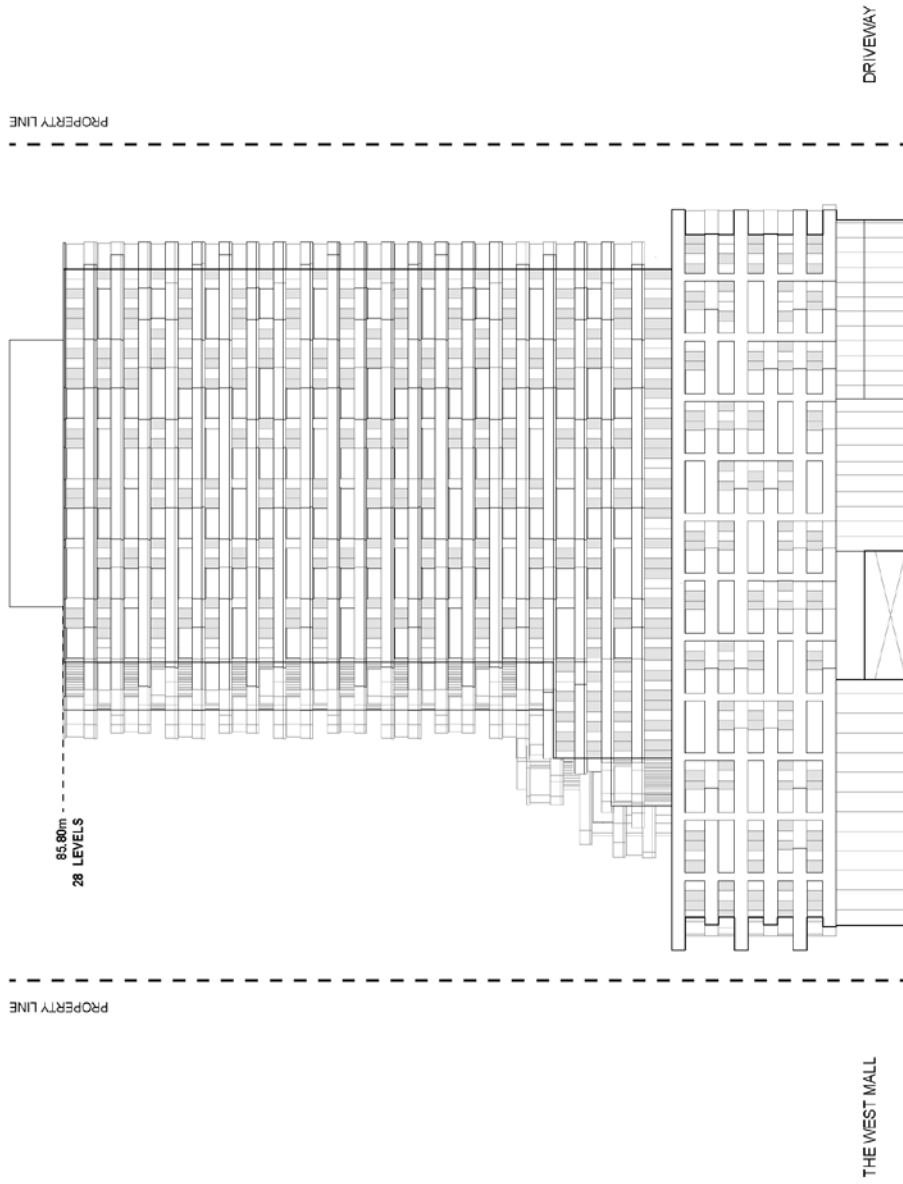
North Elevation

Attachment 9: East Elevation



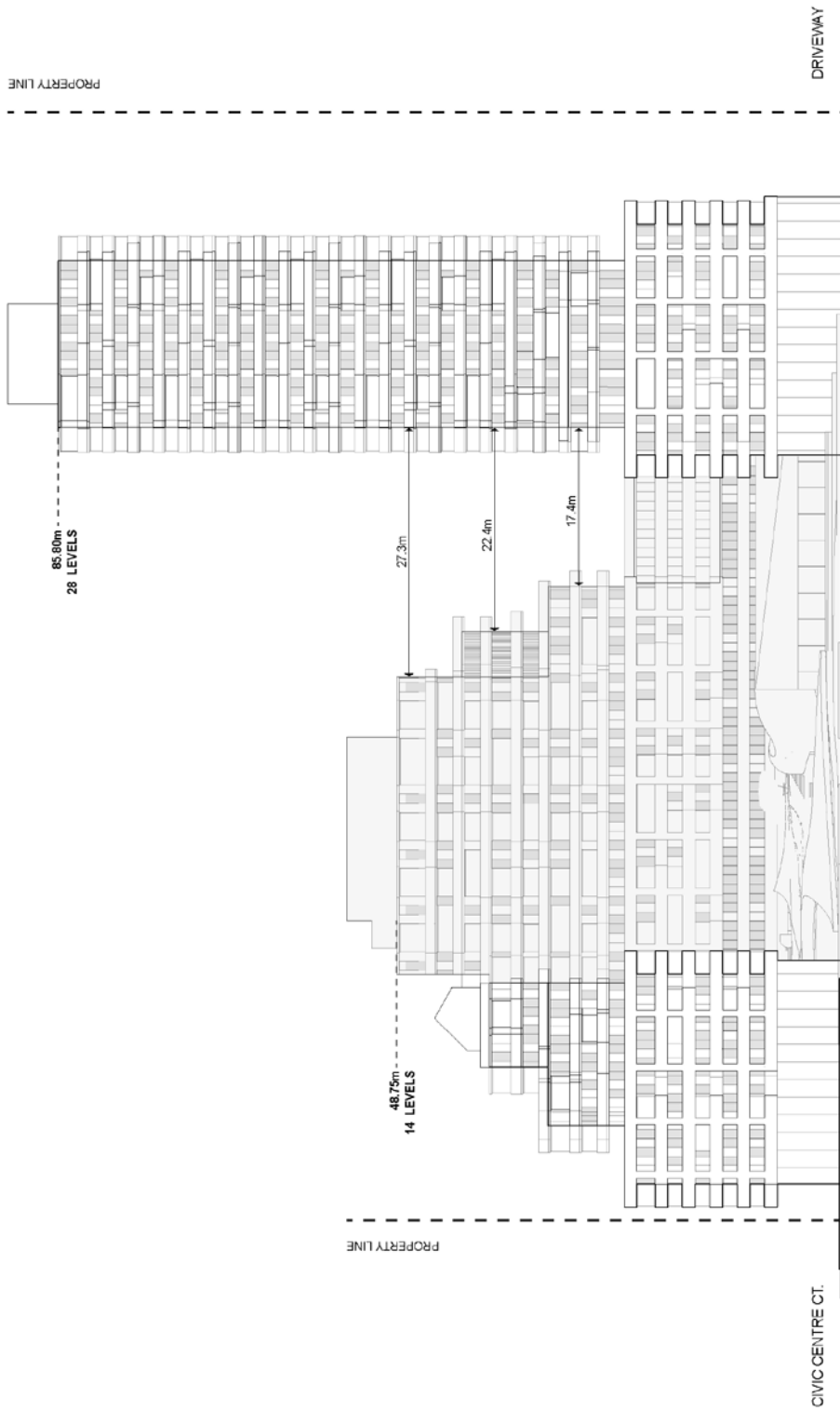
East Elevation

Attachment 10: South Elevation



South Elevation

Attachment 11: West Elevation



West Elevation