

63 and 73 Widdicombe Hill Boulevard – Zoning By-law Amendment Application – Preliminary Report

Date: October 10, 2019

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 2

Planning Application Number: 19 210963 WET 02 WET

Notice of Complete Application Issued: September 16, 2019

Anticipated City Council Meeting Date: Third quarter of 2020

Current Use(s) on Site: The site is currently occupied by two, 17-storey rental apartment buildings containing a total of 461 rental units. The site also contains a surface parking area, an underground parking garage and two small paved outdoor patios.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the Zoning By-law Amendment application submitted for 63 and 73 Widdicombe Hill Boulevard. This application seeks to amend the zoning for the site to permit the development of two additional apartment buildings, having heights of 9 and 18 storeys, that would contain a total of 405 rental units. Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 63 and 73 Widdicombe Hill Boulevard together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Application Description

This application proposes to amend the former City of Etobicoke Zoning Code and City of Toronto Zoning By-law No. 569-2013 for the properties at 63 and 73 Widdicombe Hill Boulevard to permit the development of two infill residential apartment buildings. The subject site currently contains two 17-storey rental apartment buildings containing a total of 461 rental units which would be retained.

The area of the site is approximately 33,066 m² and is located north of Eglinton Avenue West, on the south side of Widdicombe Hill Boulevard. To the north of the site is Central Etobicoke High School with a running track and sports fields, to the east are two 18-storey apartment buildings (53 and 57 Widdicombe Hill Boulevard), to the south are newly constructed 3.5 storey townhouse units (2-99 Pony Farm Drive) and to the west across Widdicombe Hill Boulevard is a 17-storey apartment building (120 Widdicombe Hill Boulevard).

The two new buildings would consist of a 9-storey building (Building A) containing 133 rental units and an 18-storey building (Building B) containing 272 rental units. Building A would contain 9 bachelor units, 44 one-bedroom units, 58 two-bedroom units and 22 three-bedroom units. Building B would contain 12 bachelor units, 74 one-bedroom units, 146 two-bedroom units and 40 three-bedroom units. Building A would be located west of 73 Widdicombe Hill Boulevard and Building B would be located in the area between 73 and 63 Widdicombe Hill Boulevard currently used for surface parking (see Attachment 3: Site Plan). The proposed development would result in a total of 866 units on the site.

The two new buildings would add approximately 33,760 m² of residential gross floor area to the site. The existing residential gross floor area on the site is 92,940 m². With the two new buildings, the total proposed gross floor area for the site would be approximately 126,700 m². This would result in an overall Floor Space Index of 3.83 times the area of the lot.

The two existing buildings contain approximately 1,119 m² of indoor amenity space including a library room, indoor pools, saunas and change rooms. There are two outdoor patios adjoining the indoor pool areas. The existing amenity areas would be maintained. The proposed buildings would provide approximately 818 m² of new indoor amenity space and approximately 1,020 m² of outdoor amenity space. All existing and proposed amenity areas would be accessible to existing and new tenants of the buildings.

The site currently contains 325 parking spaces located in both surface (124 parking spaces) and underground parking areas (201 parking spaces). The application proposes an additional 671 underground parking spaces resulting in a total of 996 parking spaces on site. The proposal would remove the existing surface parking spaces. Also proposed are 317 bicycle parking spaces located both underground and on the surface. The two existing ramps to the underground parking garages would be retained and would provide access to the new combined underground parking structure.

Detailed project information is found on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachment 1 of this report, for a three dimensional representation of the proposal in context.

Provincial Policy Statement and Provincial Plans

Land use planning in the Province of Ontario is a policy led system. Any decision of City Council related to this application is required to be consistent with the Provincial Policy Statement (2014) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: A Place to Grow, Growth Plan for the Greater Golden Horseshoe (2019) and, where applicable, the Greenbelt Plan (2017). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from the *Planning Act* of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The subject lands are designated *Apartment Neighbourhoods* on Land Use Map 13 of the Official Plan (see Attachment 4: Official Plan Map). *Apartment Neighbourhoods* are made up of apartment buildings and parks, local institutions, cultural and recreational facilities and small-scale retail, service and offices uses that serve the needs of area residents.

Zoning By-laws

The site is zoned Residential Apartment (RA (x96)) by City of Toronto Zoning By-law No. 569-2013 allowing apartment buildings with specific development standards. The site is zoned Fourth Density Residential (R4) by the former City of Etobicoke Zoning

Code and is also subject to Site Specific By-law 811. Site Specific By-law 811 permits apartment buildings and limits the number of units, building height and retail uses on the site.

The City's Zoning By-law No. 569-2013 may be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

Design Guidelines

The following design guidelines will be used in the evaluation of this application:

- Mid-Rise Building Performance Standards;
- Tall Buildings Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities;
- Bird-Friendly Development Guidelines; and
- Percent for Public Art

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Site Plan Control

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

COMMENTS

Reasons for the Application

A application to amend City of Toronto Zoning By-law No. 569-2013 and the former City of Etobicoke Zoning Code is required to permit the two new buildings by establishing appropriate performance standards related to increased density, increased building height, setbacks, loading spaces and parking requirements. Other areas of non-compliance may be identified through the application review process.

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified.

Provincial Policy Statement and Provincial Plans

The application will be evaluated against the *Planning Act* and applicable Provincial Plans to establish the application's consistency with the PPS and conformity with the Growth Plan (2019). Section 2 of the *Planning Act* sets out matters of provincial interest that City Council shall have regard to in making any decision under the *Planning Act*. Relevant matters of provincial interest are: (j) the adequate provision of a full range of housing, including affordable housing; (p) the appropriate location of growth and

development; (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and (r) the promotion of built form that is well designed, encourages a sense of place and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) emphasizes the importance of complete communities where a range of housing options are to be provided, and that new development should provide high quality compact built form and an attractive and vibrant public realm. The Growth Plan (2019) provides municipalities the authority to define the location and nature of growth that will occur in intensification areas in a flexible manner suitable to the local context, while still meeting the overriding objectives of the Growth Plan.

The Growth Plan (2019) contains policies pertaining to population and employment densities that should be planned for in Major Transit Station Areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10 minute walk. The Growth Plan (2019) requires that, at the time of the next municipal comprehensive review (MCR), the City update its Official Plan to delineate MTSA boundaries and demonstrate how MTSAs achieve appropriate densities. At the present time, the site is not on a priority transit corridor as identified on Schedule 5 of the Growth Plan (2019).

Toronto Official Plan Policies and Planning Studies

The Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location and built form compatibility of different land uses, and the provision of municipal services and facilities. Authority for the Official Plan derives from the *Planning Act* of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The property is designated *Apartment Neighbourhoods* in the City of Toronto Official Plan. *Apartment Neighbourhoods* are residential areas with taller buildings and higher density than *Neighbourhoods*, and are considered to be physically stable. While *Apartment Neighbourhoods* are not areas of significant growth on a city-wide basis, there are sites containing one or more existing apartment building(s) where compatible infill development may take place. This compatible infill development may take place where there is sufficient space on a site to accommodate additional buildings or building additions while:

- Providing a good quality of life for both new and existing residents and improving site conditions by maintaining or substantially replacing and improving indoor and outdoor amenity space;

- Improving landscaped open space;
- Maintaining adequate sunlight and privacy for residential units; and
- Adequately limiting shadowing on outdoor amenity space and landscaped open space.

The Official Plan recognizes the requirement of adequate and affordable housing for everyone. Current and future residents must be able to access and maintain adequate, affordable and appropriate housing. The policies in Section 3.2.1 of the Official Plan provide guidance as to how and where this housing should be supplied and developed. The policies of the Official Plan also recognize that development could occur on sites where existing rental units are existing and will be maintained (Section 3.2.1.5). These policies outline specific requirements which are needed to secure and maintain the existing units without hardship on the existing tenants.

The application will be evaluated for its conformity with the Official Plan.

Built Form, Planned and Built Context

The suitability of the proposed height, density, massing and other built form matters will be assessed based on Section 2 of the *Planning Act* particularly Section 2(p),(q) and (r), A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), the City's Official Plan and City Council adopted Urban Design Guidelines. An evaluation will be made to determine whether the proposal fits within its planned and built context and whether sufficient building setbacks are provided from both adjacent buildings and property lines. Staff will also be evaluating:

- Whether the location and organization of the proposed buildings relative to the streets and open space are appropriate, including angular planes and transition to lower scale developments, parks and open spaces;
- The interface and separation between the existing residential buildings and the proposed buildings;
- Appropriateness of the proposed buildings' height, massing, setbacks and stepbacks;
- The provision of an appropriate mix of dwelling units and adequate location and size of amenity space;
- The potential wind and shadow impacts of the development and any appropriate mitigation measures;
- Other on-site matters such as garbage storage, loading and vehicle and pedestrian circulation;

- The provision of pedestrian and cycling infrastructure and connectivity; and
- Improvements to landscaped open space, existing indoor and outdoor amenity areas and the public realm.

In addition, staff will be reviewing the application against the Growing Up Guidelines which provide direction on how development can better function for larger households.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law). Currently the site contains 86 private trees. The applicant proposes to remove 53 of these trees and retain 33. The applicant proposes to preserve all 33 City-owned trees.

The applicant has submitted an Arborist Report and a Tree Preservation Plan, which are currently under review by City staff.

Housing

A Housing Issues Report has been submitted in support of the application. Staff are currently reviewing the proposal and the Housing Issues Report.

The current proposal includes a range of unit types, including two and three bedroom units which supports the objectives of the Growing Up Guidelines which require larger units to support families with children.

Archaeological Assessment

An archaeological resource assessment identifies and evaluates the presence of archaeological resources also known as archaeological sites. Whether a property has archaeological resource potential can be confirmed at the searchable database TO maps. An archaeological assessment may also be required if a property is identified on the City of Toronto's Inventory of Heritage Properties as part of the Heritage Impact Assessment process.

This property has been identified as having archaeological potential. An Archaeological Report has yet to be submitted in support of the application.

Community Services and Facilities

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

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 communities. 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.

The applicant has submitted a CS&F Study. Staff are currently reviewing the CS&F Study and are evaluating the expected impact of the proposed development on community services and facilities.

Section 37 Community Benefits

The Official Plan provides for the use of Section 37 of the *Planning Act* to pass by-laws for increases in height and/or density not otherwise permitted by the Zoning By-law in return for the provision by the applicant of community benefits in the form of capital facilities. It is standard to secure community benefits in a Section 37 Agreement which is then registered on title. This proposal meets the minimum size threshold of 10,000 m² of new development for consideration of Section 37 benefits. Should the application be recommended for approval, Section 37 contributions could be secured for specific community benefits with the vicinity of the proposal.

Infrastructure/Servicing Capacity

The application will be reviewed to determine if there is sufficient infrastructure capacity (road, transit, water, sewage, hydro, etc.) to accommodate the proposed development.

The applicant has submitted a Functional Servicing Report and Stormwater Management Report, both by Centrepont Engineering dated August 14, 2019. Engineering and Construction Services staff are currently reviewing these reports to evaluate the effects of the proposed development on the City's municipal servicing infrastructure and watercourses and to identify and provide the rationale for any new infrastructure and upgrades to existing infrastructure, necessary to adequately service the proposed development.

The applicant has also submitted a Transportation Impact Study, prepared by WSP Canada Group Limited dated August 14, 2019, the purpose of which is to evaluate the effects of the proposed development on the transportation system and to propose any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development. This study is also under review by staff.

Toronto Green Standard

City 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 or Registered Plan of Subdivision.

The application and submitted TGS Checklist is being reviewed for compliance with the Tier 1 performance measures.

Other Matters

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

CONTACT

Ellen Standret, Planner
Tel. No. 416-394-8223, Fax No 416-394-6063
E-mail: Ellen.Standret@toronto.ca

SIGNATURE

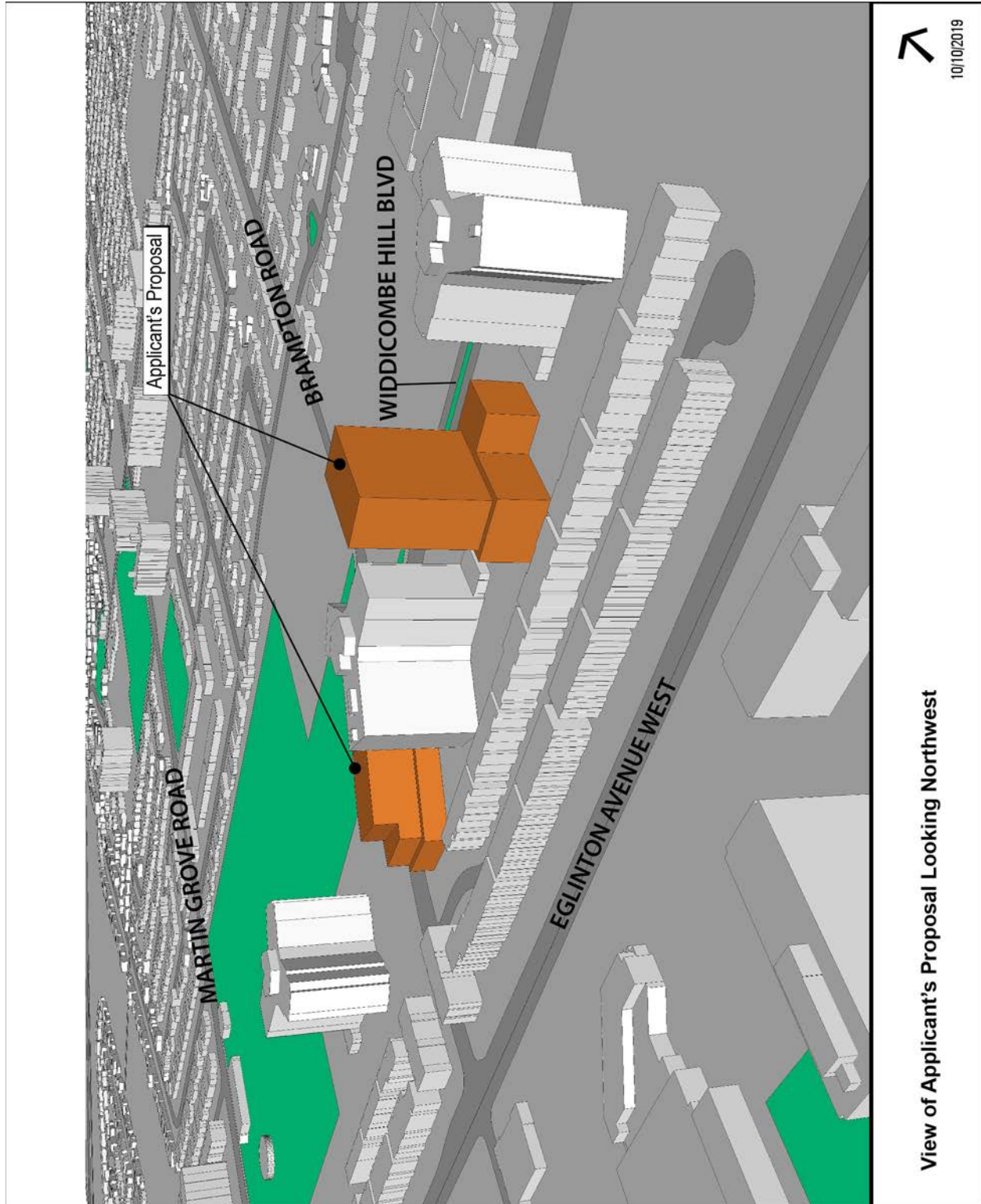
Neil Cresswell, MCIP, RPP
Director of Community Planning
Etobicoke York District

ATTACHMENTS

City of Toronto Drawings

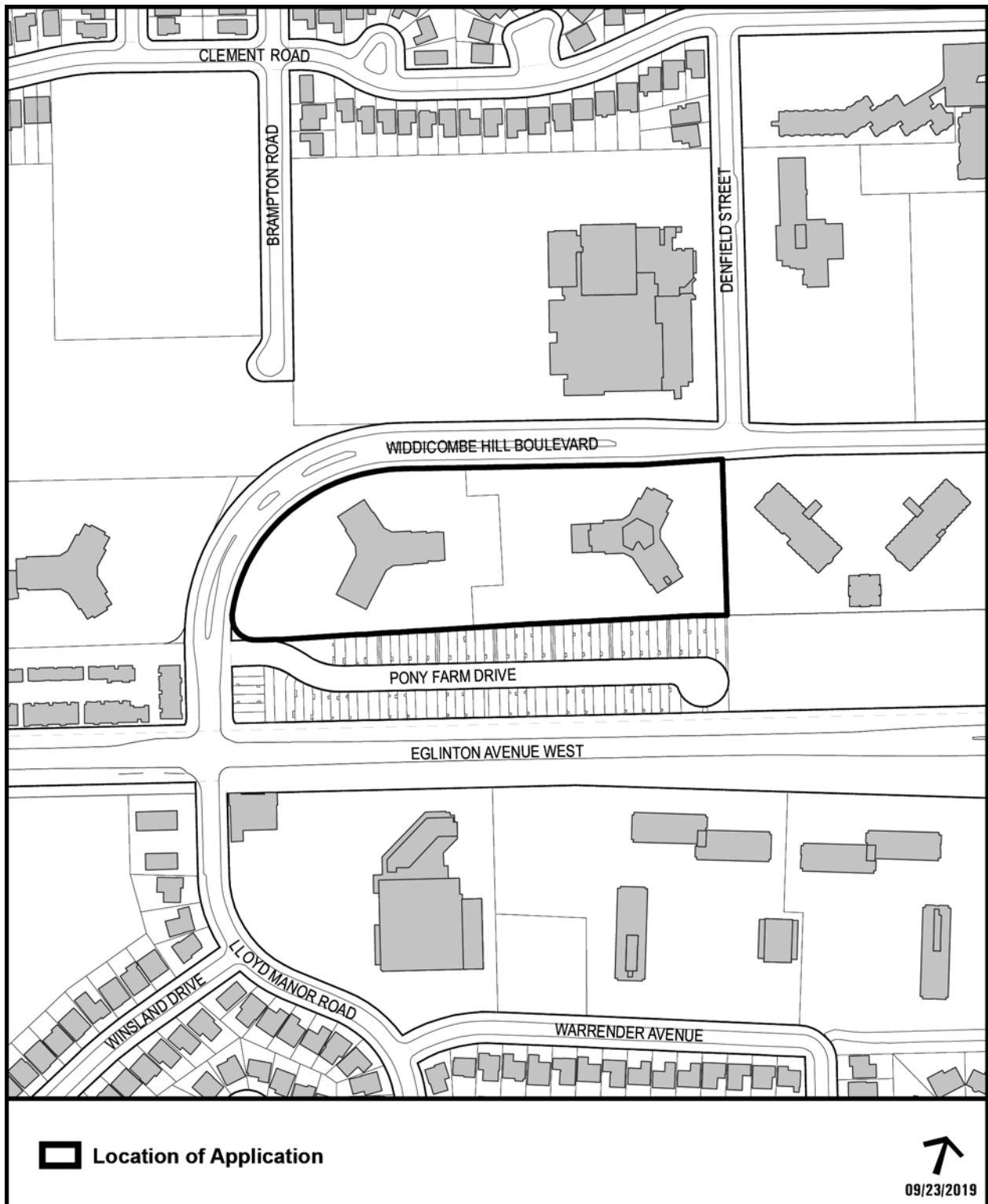
Attachment 1: 3D Model of Proposal in Context
Attachment 2: Location Map
Attachment 3: Site Plan
Attachment 4: Official Plan Map

Attachment 1: 3D Model of Proposal in Context

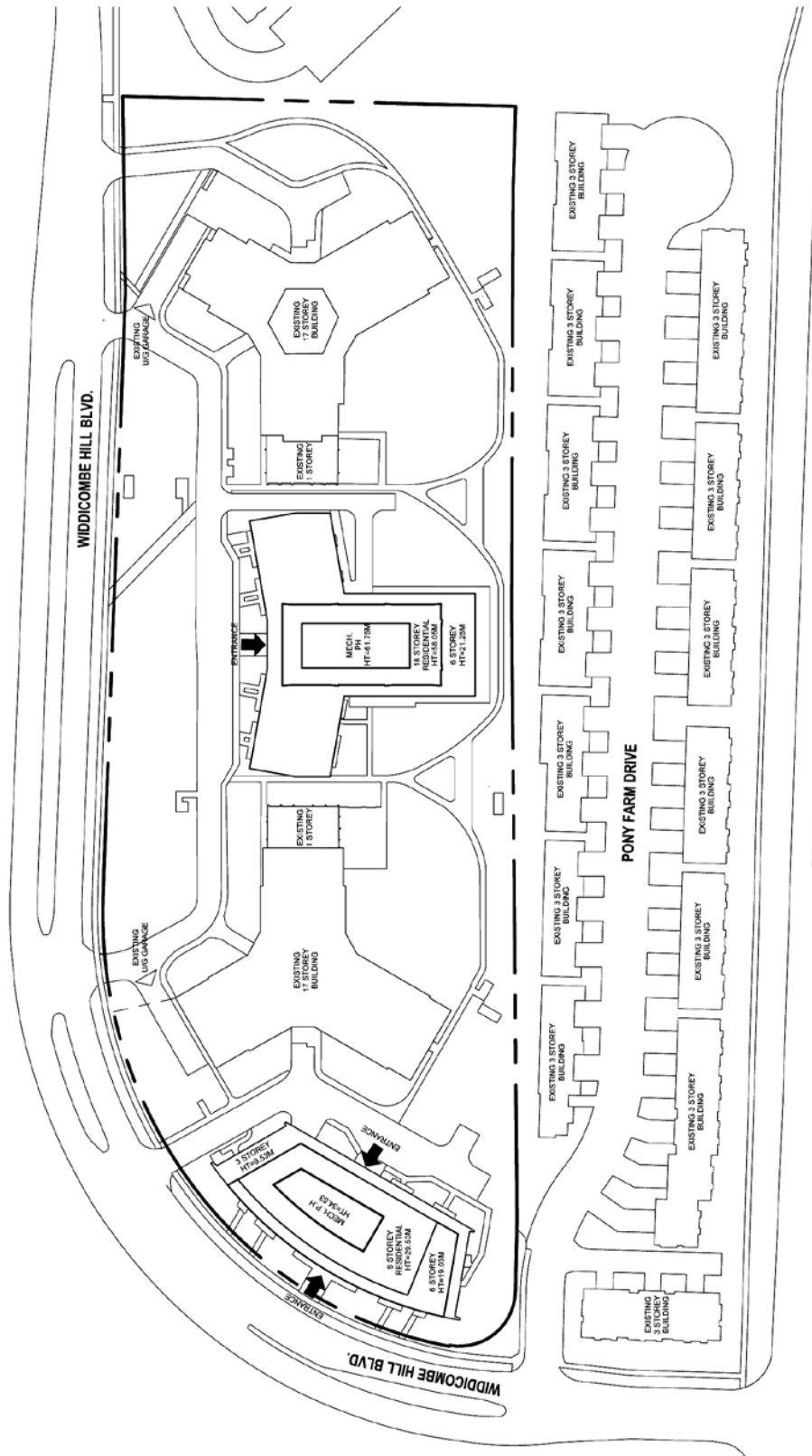




Attachment 2: Location Map

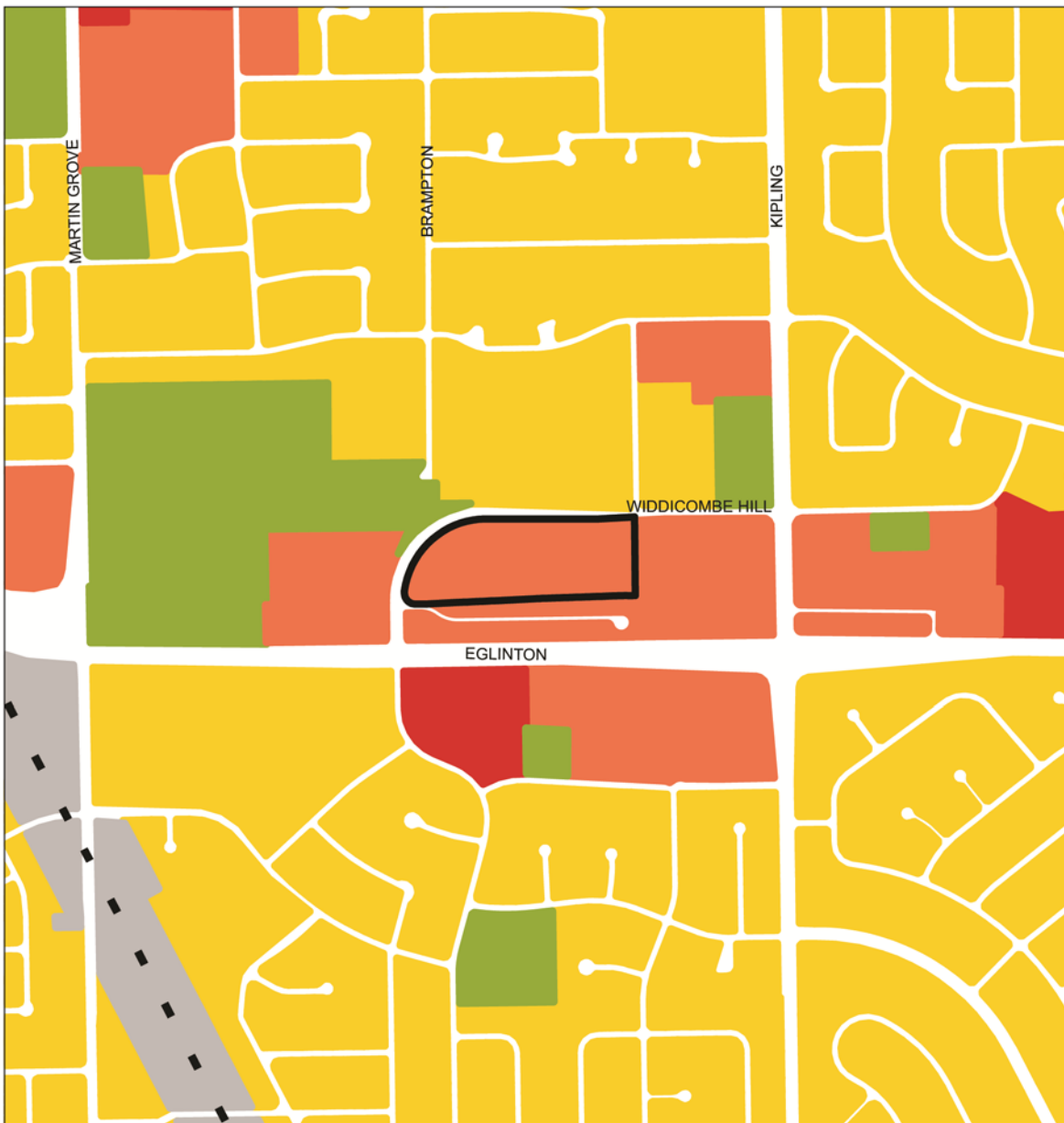


Attachment 3: Site Plan



Site Plan

Attachment 4: Official Plan Map



Official Plan Land Use Map #14

63 - 73 Widdicombe Hill Blvd.

File # 19 210963 WET 02 02




 Not to Scale
 09/24/2019