

## 1956, 1966, 1970, 1972, 1974, 1976, 1978, 1980, 1982, 1984 and 1986 Weston Road and 1 Little Avenue – Official Plan and Zoning By-law Amendment Application – Preliminary Report

Date: December 9, 2019

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 5 - York South-Weston

**Planning Application Number:** 19 219985 WET 05 OZ

**Notice of Complete Application Issued:** October 31, 2019

**Designated Heritage Buildings(s) on Site:** The west portion of the site (1974, 1976, 1978, 1980, 1982, 1984 and 1986 Weston Road and 1 Little Avenue) is located within the Weston Phase 1 Heritage Conservation District (HCD), designated under Part V of the *Heritage Conservation Act*.

**Current Use(s) on Site:** The development site is comprised of seven lots containing six buildings with 12 municipal addresses. The following table summarizes the current uses:

Municipal Address (and associated addresses)	Current Use(s)
1956 Weston Road	<ul style="list-style-type: none"> <li>• Surface parking and driveway access for 1966 Weston Road</li> <li>• Surface parking for 1946 to 1952 Weston Road</li> </ul>
1966 Weston Road	<ul style="list-style-type: none"> <li>• 1-storey commercial building (grocery store)</li> </ul>
1970 Weston Road (1972 Weston Road)	<ul style="list-style-type: none"> <li>• 2-storey mixed use building</li> </ul>
1974 Weston Road and 1978 Weston Road (1976 Weston Road)	<ul style="list-style-type: none"> <li>• 2-storey mixed use building located within the Weston Phase 1 HCD</li> </ul>

<b>Municipal Address (and associated addresses)</b>	<b>Current Use(s)</b>
1980 Weston Road	<ul style="list-style-type: none"> <li>• 2-storey mixed use building located within the Weston Phase 1 HCD</li> </ul>
1982-1986 Weston Road (1984 Weston Road and 1 Little Avenue)	<ul style="list-style-type: none"> <li>• 2-storey mixed use building located within the Weston Phase 1 HCD</li> <li>• 1-storey commercial building located within the Weston Phase 1 HCD</li> </ul>

## **SUMMARY**

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This report provides information and identifies a preliminary set of issues regarding the application to amend the Official Plan, the former City of York Zoning By-law No. 1-83 (as amended by By-law No. 244-2005) and City-Wide Zoning By-law No. 569-2013, for the lands municipally known as 1956, 1966, 1970, 1972, 1974, 1976, 1978, 1980, 1982, 1984 and 1986 Weston Road and 1 Little Avenue. The application proposes two tall buildings with heights of 29-storeys (100 m in height, including the mechanical penthouses) connected by a 12-storey podium (41 m in height). The buildings would contain 3,991 m<sup>2</sup> of non-residential floor area on the first and second floors and 592 residential units above. The buildings would have a gross floor area of approximately 61,316 m<sup>2</sup>, yielding a Floor Space Index (FSI) of approximately 12.2 times the area of the lot. A total of 174 parking spaces would be provided at-grade and within a two level below-grade parking garage. Vehicular access to the site would be provided via a private laneway at the rear of the site.

Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff held a community consultation meeting on November 28, 2019 for the application, together with the Ward Councillor. Information on the meeting is provided in the Committee Section of this report. The Ward Councillor requested an extended notification area and a total of 5,660 notices were mailed to land owners.

## **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. The additional mailing costs resulting from the expanded notification area (beyond 120 m from the site) for the November 28, 2019 community consultation meeting be borne by the applicant.
2. Staff continue to work with the applicant to address the issues identified in this report and any additional issues that may be identified through the continuing review of the application, agency comments and the community consultation process.

## FINANCIAL IMPACT

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The recommendations in this report have no financial impact.

## DECISION HISTORY

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On March 10, 2016, City Council adopted a motion requesting that City Planning undertake a review of the current planning framework for Weston Village, generally between Parke Street and Wilby Crescent/Wright Avenue. The motion may be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.EY12.31>.

The subject site is located within this area. It should be noted that City Planning will be undertaking this planning framework study for Weston Road in this area in the future.

### Pre-Application Consultation

Two 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. The first was held on August 29, 2017 to discuss a proposal for a 28-storey mixed-use building at 1956 and 1966 Weston Road. The second was held on September 6, 2018 to discuss a proposal for two 29-storey buildings connected by an 8-storey podium at 1956, 1966, 1970, 1972, 1974, 1976, 1978, 1980, 1982, 1984 and 1986 Weston Road and 1 Little Avenue. At the September 6, 2018 pre-application consultation meeting, staff expressed concern regarding the proposal's conformity to the Official Plan and the Site and Area Specific Policies for this area, the building heights, the lack of built form transitions to the heritage conservation district, as well as the 8-storey maximum height limit along Weston Road (established by the Official Plan and Weston Design Guidelines).

On September 12, 2019, the applicant submitted the subject application for two tall buildings with heights of 29-storeys connected by a 12-storey podium.

## ISSUE BACKGROUND

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### Application Description

This application proposes to amend the Official Plan, the former City of York Zoning By-law No. 1-83 and City-Wide Zoning By-law No. 569-2013 to permit a mixed-use development including two tall buildings each with a height of 29-storeys (100 m in height, including the mechanical penthouses) connected by a 12-storey podium (41 m in height). The proposal would have a gross floor area of 61,316 m<sup>2</sup>, of which 3,991 m<sup>2</sup> would be used for non-residential retail space. This retail space would be located within approximately half of the first floor and the entirety of the second floor and would front Weston Road and Little Avenue. The residential lobby would be accessible from Weston Road.

The applicant is proposing 592 residential units, of which: 288 (48.7%) would be 1-bedroom units, 221 (37.3%) would be 2-bedroom units, and 83 (14%) would be 3-bedroom units.

The proposed 12-storey podium would incorporate two of the identified heritage structures (1974 and 1978 Weston Road and 1982-1986 Weston Road) on the site by retaining their facades within the base of the podium. The portion of the podium fronting Weston Road would be articulated through varied setbacks and stepbacks above the third, fifth and eighth storeys. The portion of the podium fronting Little Avenue would have one stepback above the fifth storey. The two 29-storey towers would emerge above the twelfth storey of the podium.

The podium would be setback between 0 m to 3 m from the north property line (fronting Weston Road), and setback between 0 m to 0.5 m from the west property line (fronting Little Avenue). The east side of the building would be setback 0 m from the adjacent property to the east fronting Weston Road (1946-1952 Weston Road). The first floor of the podium would be setback 7.8 m from the south property line perpendicular to Little Avenue, reducing to a 0 m setback above the 2<sup>nd</sup> floor, resulting in a cantilever over the vehicular access from Little Avenue. The rest of the podium would be setback between 5.5 m to over 12.5 m to accommodate a new private laneway along the rear property line.

The private laneway would provide two-way vehicular access from both Little Avenue and Lawrence Avenue West. The laneway would run parallel to Weston Road behind the existing properties east of the site (1906 – 1952 Weston Road and 2070 – 2080 Lawrence Avenue West). Laneway access would be provided via Lawrence Avenue West approximately 120 m south of the intersection of Weston Road and Lawrence Avenue West. Vehicular access to the loading/servicing area (containing one Type 'G' and one Type 'C' loading space), surface visitor parking, underground resident parking and the existing surface parking for the adjacent property to the east (1946-1952 Weston Road) would be provided via the private laneway.

The application proposes 167 resident parking spaces, 7 visitor parking spaces and no parking for the retail uses. The visitor parking would be provided at-grade and the resident parking would be provided within a 2 level below-grade parking garage. There would be 463 bicycle parking spaces provided within the underground garage.

The proposed buildings would contain 592 m<sup>2</sup> (1 m<sup>2</sup> per unit) of indoor amenity space on the ground floor and 345 m<sup>2</sup> (0.58 m<sup>2</sup> per unit) of outdoor rooftop amenity space on the roof of the podium with access to the thirteenth floors of the two 29-storey towers.

## **Site and Surrounding Area**

The subject site is located on the south side of Weston Road with frontage also on Little Avenue (see Attachment 3: Location Map). The site is irregularly shaped and is comprised of the consolidation of seven properties. The site is approximately 5,022 m<sup>2</sup> in area, and is bounded by Weston Road to the north, Little Avenue to the west, and existing development to the east (1952 Weston Road) and south (3 & 3A Little Avenue,

5 Little Avenue and 2086-2088 Lawrence Avenue West). The site is currently occupied by a 1-storey grocery store and a parking lot with a driveway access onto Lawrence Avenue West, as well as four 2-storey mixed-use buildings containing ground floor retail and second storey dwelling units, and a 1-storey building containing a barber shop.

Surrounding land uses include:

- North: Directly across Weston Road there are three 1-storey retail buildings and 2-storey mixed-use buildings fronting Weston Road. Further north is the Weston Hub with two 30-storey rental apartment buildings (municipally known as 33 King Street and 22 John Street).
- East: Adjacent to the lands is 2-storey mixed-use buildings fronting Weston Road with parking to the rear. Further east is a 14-storey mixed-use building (municipally known as 1906-1930 Weston Road) with ground floor retail, office space on the second floor and residential above.
- South: Adjacent to the lands is an 11-storey mixed-use building (municipally known as 2086 and 2088 Lawrence Avenue West) as well as a 2-storey multi-unit building fronting Little Avenue. Further south is a low rise residential area with 1 to 2-storey detached dwellings fronting Little Avenue.
- West: Directly across Little Avenue is a private parking lot. To the southwest is the Little Avenue Memorial Park and a low rise residential area with 1 to 2-storey detached dwellings fronting King Street Crescent.

### **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: the 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.

The subject site is located on an *Avenues* as identified on Map 2 – Urban Structure. *Avenues* are identified as areas of growth and reurbanization. Map 14 – Land Use Plan identifies the site as *Mixed Use Areas* (see Attachment 5: Official Plan Land Use Map) which are made up of a broad range of residential, commercial and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. Development in *Mixed Use Areas* will locate and mass new buildings to provide appropriate transition towards areas of different intensity and scale, and particularly towards lower scale *Neighbourhoods*.

Other Official Plan policies that will provide guidance in the review of this application include Site and Area Specific Policies No. 45 and No. 51 which apply to lands located in Weston Village and the Weston Area (as identified on SASP Maps 45 and 51 in the Official Plan).

SASP 45 states that new buildings within Weston Village will have a maximum height of 8-storeys (24 m in height). The buildings should be sited at the front lot line and oriented to the adjacent street, similar to existing low-rise buildings along Weston Road. On Weston Road, building heights will be limited to 3-storeys (9 m in height) at the street frontage but may step back to a maximum of 8-storeys (24 m in height). Part (b) of this Policy provides further provisions for the reinforcement of Weston Village as a focal point of the Weston Community (see Attachment 7: Site and Area Specific Policy 45)

SASP 51 states that view corridors to the Humber Valley from street intersections of Weston Road in the Weston community should be maintained. Links between the Weston community and the Humber Valley will be improved by adding and improving existing pedestrian connections including: an expansion of the pedestrian/bicycle trail system north of Cruickshank Park and establishing additional amenities for park users such as a café, retail pavilion and washrooms. Part (b) of this Policy states that a significant open space feature should be provided in the Lawrence employment area (see Attachment 8: Site and Area Specific Policy 51).

Toronto Official Plan policies may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

## **Zoning By-laws**

The site is zoned MCR (Mixed Commercial Residential Zone) by the former City of York Zoning By-law No. 1-83, as amended by By-law No. 244-2005. This zoning permits a range of uses including residential uses such as townhouses and apartments, and non-residential uses such as retail stores, restaurants, recreational uses, theatres, hotels, institutional uses and offices, among others.

The site is also zoned CR (Commercial Residential) with a density provision of 2.5 times the area of the lot and is subject to Development Standard Set SS2 by City-Wide Zoning By-law No. 569-2013. This zoning permits a mix of commercial and residential uses. In addition, portions of the site are subject to Exception 969 and 1169 (see Attachment 6: Zoning Map).

Both Exception 969 and 1169 provide site specific development provisions limiting the height of any portion of a building or structure constructed within 6 m of the front lot line to 9 m in height. Exception 969 provides further provisions for setbacks for lots abutting residential properties.

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/>.

## **Weston Phase 1 Heritage Conservation District**

The west portion of the site (1974 to 1986 Weston Road and 1 Little Avenue) is located within the Weston Phase 1 Heritage Conservation District (HCD). In 2004, Toronto West Community Council authorized the Weston Area as an area to be examined for future designation as a heritage conservation district. Subsequently, a heritage study of the area was conducted and in 2006 City Council designated the lands under Part V of the *Heritage Conservation Act* and adopted the Heritage District Conservation Plan for the Weston Heritage Conservation District.

## **Design Guidelines**

The following Design Guideline(s) will be used in the evaluation of this application:

- Weston Urban Design Guidelines;
- Weston Village Heritage Conservation District Plan;
- City-Wide Tall Buildings Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities;
- Bird Friendly Development Guidelines; and
- Toronto Green Standard.

The application may be subject to further design guidelines as the review of the application progresses.

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**

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### **Reasons for the Application**

An Official Plan Amendment is required to permit the proposed building heights of the development, as they do not conform to Site and Area Specific Policy No. 45 of the Official Plan. An application to amend the former City of York Zoning By-law No. 1-83 (as amended by Zoning By-law No. 244-2005) and City-Wide Zoning By-law No. 569-

2013 is required to establish zoning standards to facilitate the development of the proposal.

### **Community Consultation**

Planning staff, together with the Ward Councillor, hosted a community consultation meeting on November 28, 2019 at the Weston Collegiate Institute to discuss the proposal. The meeting was attended by approximately 100 members of the public.

Planning staff presented the policy framework and an overview of the application. The applicant presented the details of the proposal.

Comments and issues raised by the residents in attendance at the meeting are summarized as follows:

- Height and massing concerns;
- Traffic impacts on Weston Road, Little Avenue and Lawrence Avenue West;
- Potential shadow impacts;
- The need to provide a mix of retail and service uses beneficial to the community (e.g. grocery store and day care);
- The need for additional housing in the area;
- Architectural design concerns;
- The height and massing of the proposed podium;
- The need to preserve the existing heritage buildings;
- The density of the proposal;
- The minimal building setback from the east property line;
- Pedestrian access through the site; and
- Revitalization of the neighbourhood.

### **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 Policies and Plans Consistency/Conformity**

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), especially with regard to ensuring that the development recognizes the local context in terms of appropriate intensification, the promotion of well-designed built form, housing options and whether the proposal complies with the municipal direction for growth.

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.

The Provincial Policy Statement contains policies related to managing and directing development. It requires that sufficient lands be made available for intensification and redevelopment, and that planning authorities identify and promote opportunities for intensification and redevelopment, where this can be accommodated taking into account, among other things, the existing building stock and surrounding area.

While the PPS encourages intensification and efficient development, it recognizes that local context is important and that well-designed built form contributes to overall long-term economic prosperity. The PPS indicates that the Official Plan is the most important vehicle for implementing the PPS and planning authorities shall identify appropriate locations for intensification and redevelopment. Policy 4.8 states that zoning and development permit by-laws are important for implementation of the PPS and that planning authorities shall keep their zoning and development permit by-laws up-to-date with their Official Plan and the PPS.

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.

Through its Official Plan, the City has identified appropriate locations and opportunities for intensification. Although growth is intended to occur on this particular site given its land use designation, the level of intensification of this site must reflect the existing and planned context as established by the implementing zoning by-laws and Official Plan policies.

### **Official Plan Conformity**

The Official Plan states that *Mixed Use Areas* will absorb most of the anticipated increase in retail, office and service employment in Toronto in the coming decades, as well as much of the new housing. However, not all *Mixed Use Areas* will experience the same scale or intensity of development. Development along the *Avenues* will generally be at a much lower scale than in the Downtown and most often at a lower scale than in the *Centres*.

*Avenues* are identified as areas of growth and reurbanization in the Official Plan. However, each Avenue is different in terms of the level of anticipated growth with respect to lot sizes and configuration, street width, existing uses, neighbouring uses, transit service and streetscape potential. As such, the Official Plan requires a vision and implementation plan for *Avenues* to be established through an Avenue Study. Staff note that Weston Road in this location has not yet been subject to an Avenue Study.

Development in *Mixed Use Areas* prior to an Avenue Study has the potential to set a precedent for the form and scale of reurbanization along the *Avenues*. Where development is proposed in these areas, applicants are required to examine the implications for the segment in which the proposed development is located. This review would:

- a) Include an assessment of the impacts of the incremental development of the entire *Avenues* segment at a similar form, scale and intensity, appropriately allowing for distinguishing circumstances;
- b) Consider whether incremental development of the entire *Avenues* segment as identified in the above assessment would adversely impact any adjacent *Neighbourhoods* or *Apartment Neighbourhoods*;
- c) Consider whether the proposed development is supportable by available infrastructure; and
- d) Be considered together with any amendment to the Official Plan or Zoning By-law at the statutory public meeting for the proposed development.

The applicant submitted a Planning and Urban Design Rationale Report and a Weston Road Avenue Segment Study both prepared by Acronym Urban Design & Planning and dated September 9, 2019. Staff are reviewing the submitted reports.

One of the key objectives of the Official Plan is for new development to provide built form transition and minimize shadow impacts from areas designated *Mixed Use Areas* to areas with different development intensity and scale. New buildings should be located and massed with appropriate setbacks and/or stepping down of heights, particularly to lower scale *Neighbourhoods*. Other *Mixed Use Areas* development criteria establish that new development should provide good site access, circulation and parking as well as provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

Site and Area Specific Policies No. 45 and No. 51 are applicable to the subject property and adjacent lands. SASP 45 provides policy direction and establishes the planned context for new development within Weston Village, including that new buildings within Weston Village would have a maximum height of 8-storeys (24 m in height) and should be sited at the front lot line and oriented to the adjacent street, similar to existing low-rise buildings along Weston Road. SASP 51 provides policy direction to protect view corridors to the Humber Valley from street intersections of Weston Road.

Additionally, new construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it. Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of facades alone is discouraged.

Affordable Housing and Smart Urban Growth are key Strategic Actions for the City of Toronto. Section 3.2.1 of the City's Official Plan states that a full range of housing will be provided and maintained to meet the needs of current and future residents.

## **Heritage Impact and Conservation**

The Weston Heritage Conservation District Plan identifies the building at 1974 and 1978 Weston Road as having been constructed prior to 1902, and the buildings at 1982 – 1986 Weston Road as being constructed between 1902 to 1918.

Section 5.8 of the Weston Heritage Conservation District Plan contains provisions to guide development for properties fronting on Weston Road within the HCD area, including the following:

- Building height will be governed by the Zoning By-law and will not exceed the heights permitted;
- The shadow impact of new buildings should not have an undue adverse impact on the surrounding area;
- New and renovated buildings must be designed to be sympathetic to the attributes of the buildings which make up the historic Weston Village through massing, rhythm of solids and voids, significant design features and quality materials;
- New and renovated buildings that contain a street-related commercial component must be characterized by one storey commercial facades with non-commercial facades above; and
- New and renovated buildings should respect the significant design features and horizontal rhythm of buildings in Weston Village.

In general, staff note that the Weston Heritage Conservation District Plan does not envision the scale of development proposed in this application. Additionally, the Weston Phase 1 HCD includes the adjacent properties to the south of the site fronting Little Avenue, and the properties across Little Avenue to the west and southwest. The proposed development is required to be sensitive to the adjacent Weston Phase 1 HCD properties.

The applicant has submitted a Heritage Impact Assessment prepared by GBCA Architects and dated August 15, 2019. The report notes that although the building at 1984-1986 Weston Road is identified as having been constructed between 1902 to 1918 in the Weston Heritage Conservation District Plan, the consultant found that the building may have been constructed as early as c.1851. Staff have reviewed the report and provide the following recommendations:

- Stepping the podium base to the rear of the heritage properties fronting on Weston Road in order to conserve the sense of discrete three dimensional form, scale and depth of the heritage properties which would provide a sense of village form as perceived from the street frontage.

- The conservation of entire buildings is strongly encouraged for all properties, but especially should be the goal for the highly visible Pre-Confederation corner property at 1984-1986 Weston Road (c. 1851).
- Eliminate cantilevered massing above the heritage properties as it visually competes and subsumes the heritage value of the site.

The proposed buildings should be designed to be sympathetic to the attributes of the Weston HCD properties to the south and west, and should ensure that the heritage buildings on the subject site are not overwhelmed by the rest of the development.

It should also be noted that a Heritage Permit Application would be required to facilitate development on the site.

### **Built Form, Planned and Built Context**

The suitability of the proposed height and massing and other built form issues would be assessed based on Section 2 of the *Planning Act*, particularly Sections 2 (p), (q) and (r) and Section 2 of A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019). The built form would also be assessed based on the City's Official Plan policies, the Weston Urban Design Guidelines, the Weston Village Heritage Conservation District Plan and other City Urban Design Guidelines. An evaluation would be made to confirm whether the proposal fits within its planned and built context. In particular, staff would be evaluating:

- Appropriateness of the proposed building heights;
- Appropriateness of the proposed building density;
- Appropriateness of the proposed building massing including transition to lower scale adjacent lots, angular planes, setbacks and stepbacks;
- Potential shadow impacts of the development (particularly on the north side of the Weston Road public realm, the *Neighbourhoods* designated lands to the south, the Little Avenue Memorial Park, and on the proposed outdoor amenity area on the subject site); and
- Potential wind impacts of the development and any required mitigation measures.

Staff have reviewed the submitted Shadow Study prepared by Graziani + Corazza Architects and dated August 14, 2019, and have concerns regarding the shadow impacts on Little Avenue Memorial Park as well as on the proposed outdoor amenity space on the subject lands.

The Weston Urban Design Guidelines identify the site as being located within the Weston Village Sub-Area and in close proximity to the King/Little Neighbourhood Sub-Area. A key objective for Weston Village established by the Guidelines is to ensure that any new built form is designed sensitively within the existing urban context. Provisions to guide development in Weston Village include the following:

- All new buildings in Weston Village will be oriented towards the adjacent street or streets;

- A front or side yard setback of no more than 3.0 m may be permitted and/or required, where appropriate; and
- All buildings will be limited to a maximum height of 24 m with the exception of buildings fronting onto Weston Road and/or John Street which will be limited to a maximum height of 3-storeys (9.0 m in height) for all portions of the buildings located within 6.0 m of the street line. Additional height above the third storey will be setback a minimum of 3.0 m from the face of the base building to a maximum height of 8-storeys (24 m in height).

The site is located in proximity to buildings with varying heights which include: a 14-storey mixed-use building (municipally known as 1906-1930 Weston Road); two 30-storey rental apartment buildings (the Weston Hub, municipally known as 33 King Street and 22 John Street); and an 11-storey mixed-use building (municipally known as 2086 and 2088 Lawrence Avenue West). Staff note that the Weston Hub 30-storey buildings to the north are surrounded on three sides by *Mixed Use Areas* and are adjacent to the rail corridor. Further, the building at 22 John Street transitions down to 5-storeys at the John Street frontage in context with the lower scale built form across the street to the east. The 30-storey component is massed to be adjacent to the existing 30-storey building at 33 King Street and has minimal impact on the surrounding area.

The subject site must address the existing and planned built form along Weston Road as established by SASP 45, the Weston Urban Design Guidelines, the Weston Phase 1 Heritage Conservation District (HCD) and the nearby *Neighbourhoods* designated lands.

The proposed Floor Space Index of 12.2 times the area of the lot is more than quadruple the maximum permitted density of 2.5 times the area of the lot. The proposed scale of development would result in a bulky, overwhelming presence which would not fit in with the surrounding area nor provide adequate transition in height to the surrounding properties, including: the existing 1 to 2-storey mixed use buildings fronting Weston Road, the existing taller buildings along Weston Road to the east, the 2-storey building directly adjacent to the south, and the rest of the Weston Phase 1 HCD and *Neighbourhoods* designated lands to the south and west. In its current form, the proposal fails to address the local and planned context in which it is situated.

Given the subject site location within the HCD and its proximity to nearby *Neighbourhoods* lands and the Little Street Memorial Park, staff are of the opinion the proposed 29-storey towers connected by the 12-storey podium is inappropriate for the site. Staff suggest that the northwest portion of the site be re-designed to be a mid-rise building with a 45 degree angular plane provided from the *Neighbourhoods*, open space and low-rise areas and that particular attention be paid to heritage features on and off the site.

Planning staff are of the opinion that the proposal in its current form does not conform to the Official Plan policies as the height, density, massing and built form are not consistent with the local context of the area and present an inappropriate level of intensification. Staff will continue working with the applicant to redesign the site to achieve a redevelopment proposal that meets the intent of City policies and is more in

keeping with the vision of Weston Village provided by the SASPs, the Weston Urban Design Guidelines and the Weston Village Heritage Conservation District Plan.

## **Wind Assessment**

The applicant submitted a Preliminary Pedestrian Level Wind Study prepared by Theakston Environmental and dated September 5, 2019. The study indicates that some uncomfortable wind conditions would occur as a result of the proposed development. Additionally, wind and weather impacts on the proposed twelfth storey rooftop amenity space would result in inhospitable and unsafe conditions. The wind study identifies that wind mitigation measures for the rooftop amenity space would be required to ensure comfortable conditions are provided. Building massing should respond to minimize the negative impact of wind on the public realm and outdoor amenity space should be provided closer to grade.

## **City-Wide Tall Buildings Design Guidelines**

In May 2013, Toronto City Council adopted the updated City-wide Tall Buildings Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts.

The City-wide Guidelines are available at:

<http://www.toronto.ca/planning/tallbuildingdesign.htm>.

Tall buildings are defined as buildings having a height that is greater than the width of the adjacent street right-of-way. Weston Road has a planned right-of-way width of 27 m at this location and the proposed tower heights are to 100 m, including the mechanical penthouses.

## **Growing Up: Planning for Children in New Vertical Communities**

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

## **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).

The applicant has submitted an Arborist Report + Tree Inventory + Preservation Plan prepared by The Planning Partnership and dated August 16, 2019 which is under review by City staff. The Arborist Report indicates that the development proposes to

remove 3 protected private trees. Urban Forestry staff require an *Application to Injure or Destroy Trees* and the required application fees for permission to remove the 3 trees in question.

The applicant has submitted a Planting and Soils Plan that proposes 12 new trees on the City road allowance and 12 new trees on private property. Staff would work with the applicant to address the provision of trees and the requirement to add to the City's tree canopy.

### **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.

The site is identified as having archaeological resource potential. The applicant has submitted a Stage 1 Archaeological Assessment prepared by Stantec Consulting Ltd. and dated September 9, 2019. Staff are reviewing the submitted report.

### **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 Community Services & Facility Study prepared by Acronym Urban Design & Planning and dated September 9, 2019. Staff have reviewed the study in conjunction with City data and have found that there would likely be a need for a new elementary school, public community centre and child care centre in the area to accommodate this proposal and potential future growth in the community.

Staff identified the following priorities in the review of the application:

- Funding contributions towards Falstaff Community Centre, and/or the new large multi-purpose Central Etobicoke Community Recreation Centre as identified by the Parks and Recreation Facilities Master Plan and Implementation Strategy 2019-2038;

- Funding contributions towards the revitalization of the Weston Library Branch and/or Richview Library Branch;
- Funding contributions for new child care facilities and/or capital improvements to existing child care facilities; and/or
- Secure a minimum of 465 m<sup>2</sup> of flexible multi-purpose community agency space in an accessible and visible location at the ground floor of the proposed development in accordance with the City's Community Space Tenancy policy.

## **Noise and Vibration**

The applicant submitted a Noise Impact Feasibility Study prepared by J.E. Coulter Associates Limited and dated September 9, 2019 to determine the existing stationary sources of noise. City staff would undertake a peer review of this study, at the cost of the applicant, upon receiving a revised resubmission that addresses staff's concerns related to built form.

## **Housing**

Staff note that the subject site may currently contain up to six existing rental housing units. Clarification from the applicant is required to determine if a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of the existing rental housing units is required. A site visit by City staff is required to assess the number of rental housing units on the site.

## **Infrastructure/Servicing Capacity**

The applicant submitted a Geohydrology Assessment and a Geotechnical Report both prepared by McClymont & Rak Engineers Inc. dated September, 2019. In addition, the applicant submitted a Functional Servicing and Stormwater Management Implementation Report prepared by R.J. Burnside & Associates Limited and dated September, 2019.

The purpose of these reports is to evaluate existing subsurface conditions and the effects of the development on the City's municipal servicing infrastructure and watercourses, and to identify and provide the rationale for any new infrastructure or upgrades to existing infrastructure necessary to adequately service the proposed development. Staff are reviewing the submitted reports and plans.

The applicant submitted a Phase I Environmental Site Assessment (Phase I ESA) prepared by McClymont & Rak Engineers Inc. and dated August, 2019 in order to identify and assess areas of potential site contamination. Staff are reviewing the submitted report.

The applicant submitted an Urban Transportation Considerations report prepared by BA Group and dated September, 2019 in order to evaluate the effects of the proposal on the transportation system and suggest any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the proposed development. The study determined that the proposed development would generate a total of 118 net new two-way trips in the morning hours and a total of 160 net new two-



way trips in the afternoon. Transportation Services staff have reviewed the submitted study and advise that additional information is required.

In addition, the proposed supply of 174 parking spaces is deficient with respect to the minimum parking space requirements of City-Wide Zoning By-law No. 569-2013. The applicant provided a vehicle parking justification as part of the Urban Transportation Considerations report which Transportation Services staff are reviewing.

### **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 or Registered Plan of Subdivision.

The applicant submitted a TGS Checklist with this application and it is currently being reviewed by staff.

### **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.

The proposal meets the Official Plan minimum size threshold of 10,000 m<sup>2</sup> for consideration of Section 37 benefits. Should the application be considered for approval, Section 37 contributions could be secured towards specific benefits for the surrounding local community, including: funding for new and existing child care facilities; improvements to the Falstaff Community Centre; improvements to the Weston Library Branch and/or Richview Library Branch; improvements to local parks; as well as affordable housing or by securing purpose-built rental housing at mid-range or affordable rent level categories. Other facilities and/or service needs may arise during the review of the application and in consultation with the Ward Councillor.

### **Other Matters**

Staff have identified the additional following issues:

- The tenure proposed in the current application is condominium. Staff would discuss the provision of purpose-built rental units at mid-range or affordable rent levels within this proposed development to support the City's and Growth Plan's housing policy objectives to provide for a full range of housing by tenure and affordability within new developments.

- The proposed amenity space is undersized and should be increased. The required amount of combined indoor and outdoor amenity space should be 2,368 m<sup>2</sup> which represents 2 m<sup>2</sup> each of indoor and outdoor space per unit. The proposal includes only 592 m<sup>2</sup> of indoor amenity space and 345 m<sup>2</sup> of outdoor amenity space for a total of 937 m<sup>2</sup> of proposed amenity space.
- A road widening (measuring 3.8 m on the north limit and tapering down to 3.5 m on the south limit of the site) along Weston Road is required to satisfy the requirement of a 27 m right-of-way and should be clearly delineated on the Site Plan and all Engineering Drawings.
- Transportation Services staff require a signage and pavement marking plan to identify appropriate signage and pavement markings for the passenger driveway loop, the surface parking area, the loading bays and access ramp.
- Given the current increase in dog-owning populations, the applicant is strongly encouraged to provide dog amenities on-site with proper disposal facilities such as dog relief stations. This would alleviate pressure on neighbourhood parks.
- Parks, Forestry and Recreation staff advise that the applicant would be required to satisfy the parkland dedication requirement through cash-in-lieu.

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

## **CONTACT**

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Sabrina Salatino, Senior Planner, Tel. No. (416) 394-8025, E-mail: [Sabrina.Salatino@toronto.ca](mailto:Sabrina.Salatino@toronto.ca)

## **SIGNATURE**

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

## **ATTACHMENTS**

### **City of Toronto Drawings**

Attachment 1: 3D Model of Proposal in Context, Looking Southeast

Attachment 2: 3D Model of Proposal in Context, Looking Northwest

Attachment 3: Location Map

Attachment 4: Site Plan

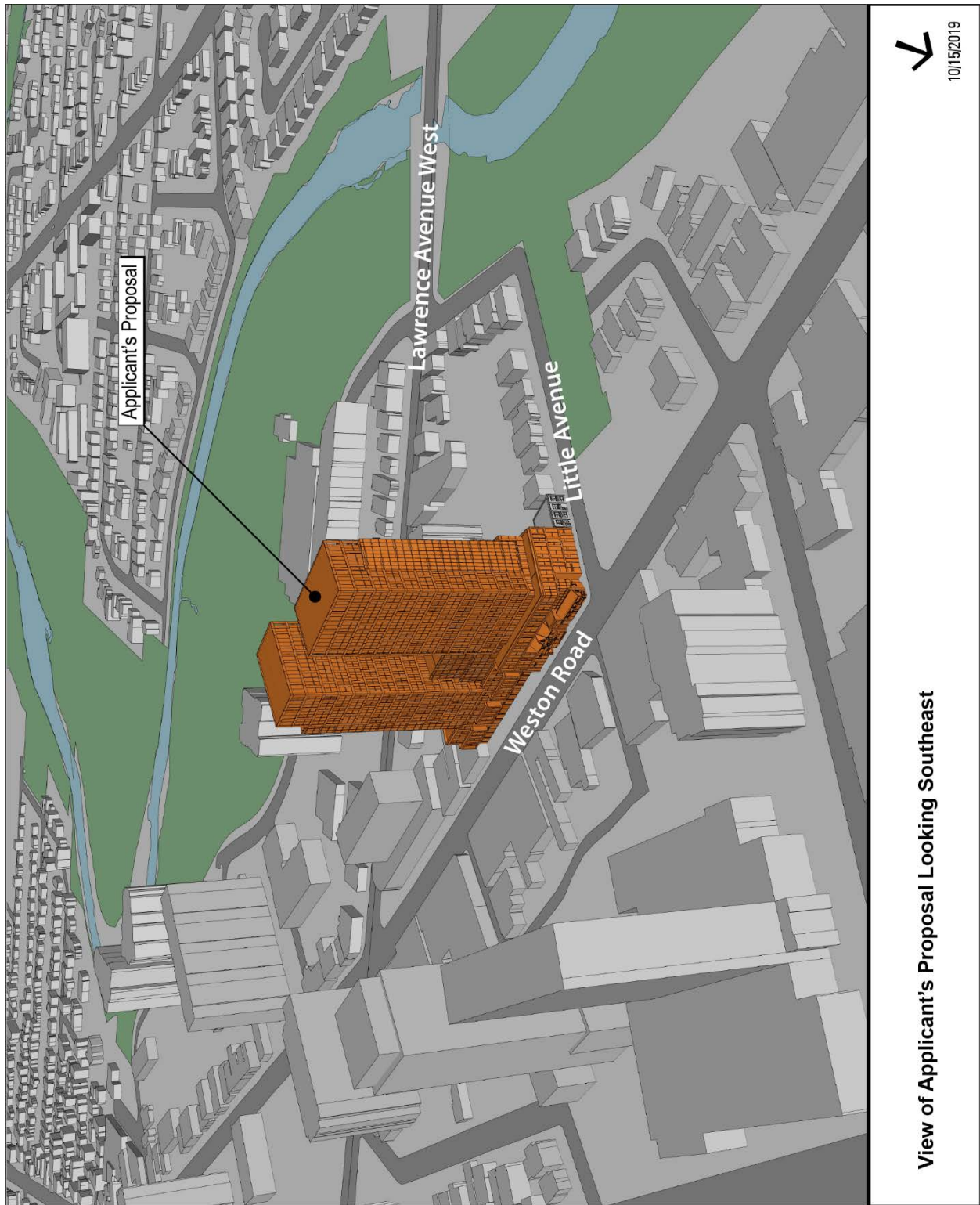
Attachment 5: Official Plan Land Use Map

Attachment 6: Zoning Map

Attachment 7: Site and Area Specific Policy 45

Attachment 8: Site and Area Specific Policy 51

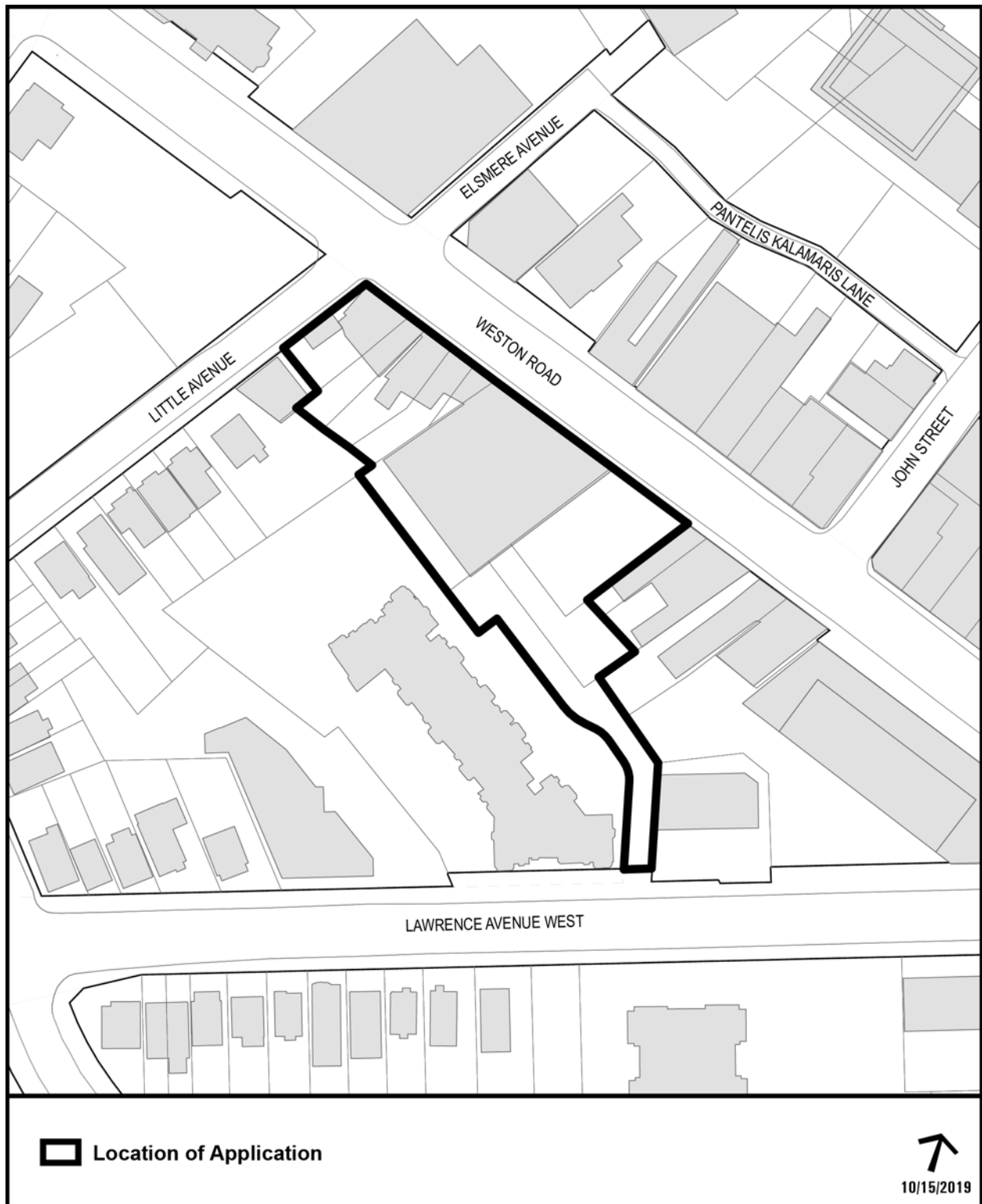
Attachment 1: 3D Model of Proposal in Context, Looking Southeast



## Attachment 2: 3D Model of Proposal in Context, Looking Northwest

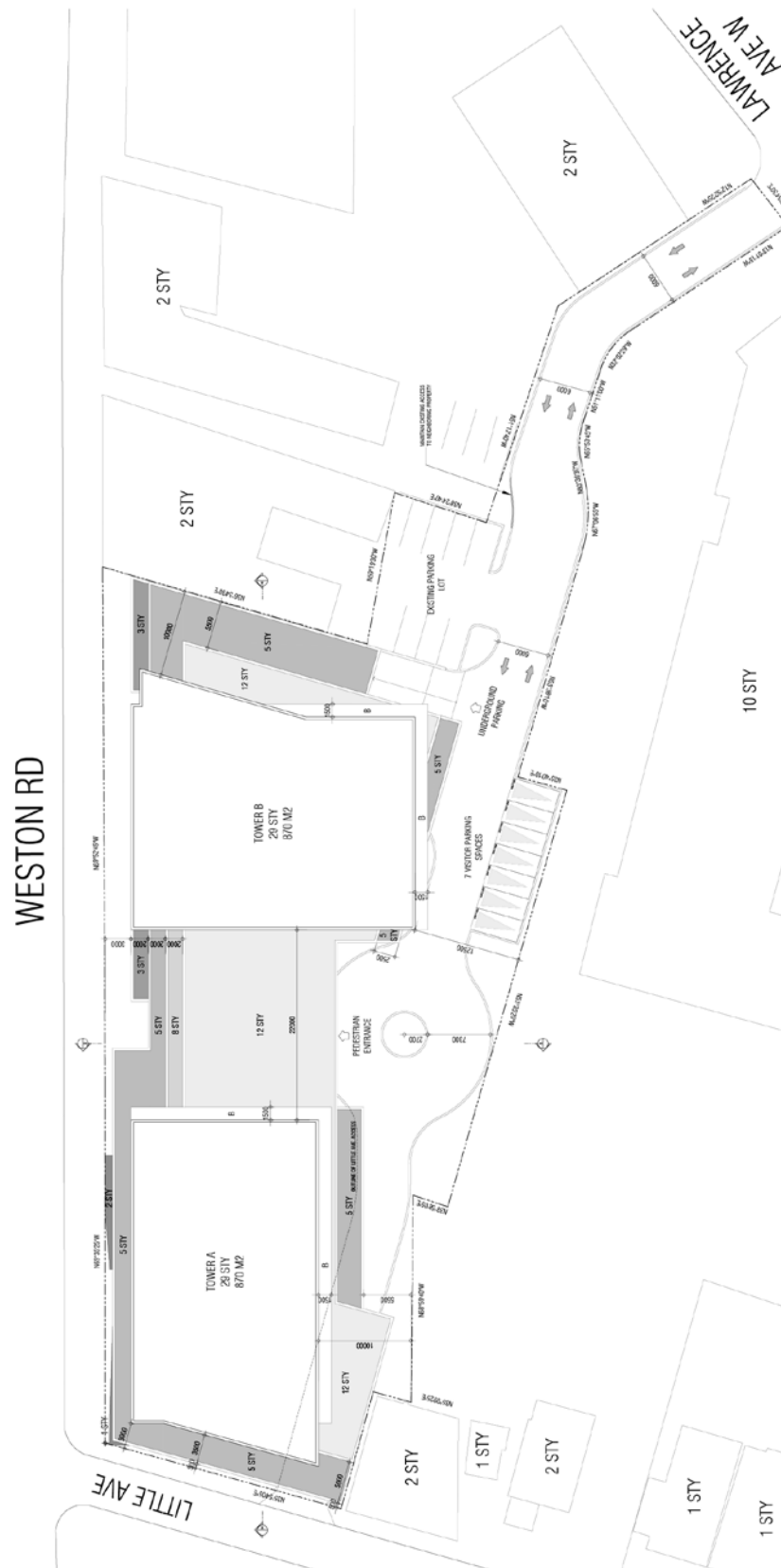


### Attachment 3: Location Map





# Attachment 4: Site Plan



Site Plan

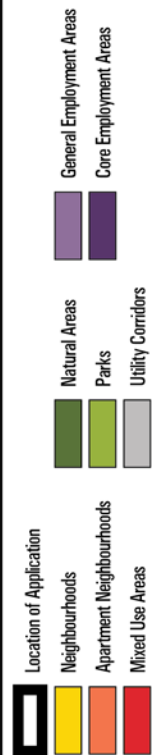
# Attachment 5: Official Plan Land Use Map



1956 Weston Road

**Toronto**  
Official Plan Land Use Map #14

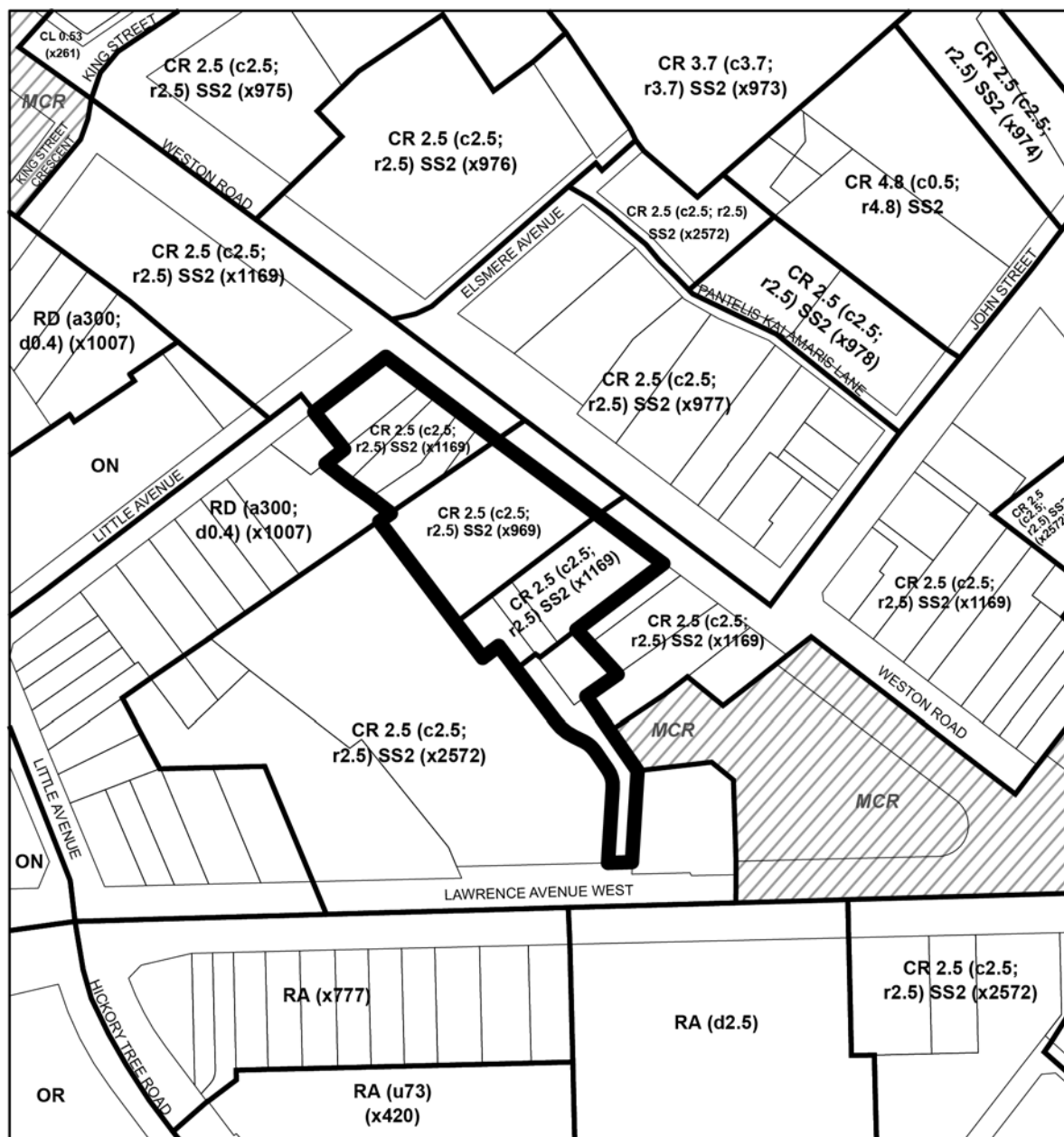
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Not to Scale  
10/15/2019



# Attachment 6: Zoning Map



Zoning By-law 569-2013

1956 Weston Road

File # 19 219985 WET 05 02



Location of Application

RD Residential Detached  
RA Residential Apartment  
CL Commercial Local

CR Commercial Residential  
ON Open Space Natural  
OR Open Space Recreation  
UT Utility and Transportation



See Former City of York By-law No. 1-83  
MCR Mixed Commercial Residential Zone

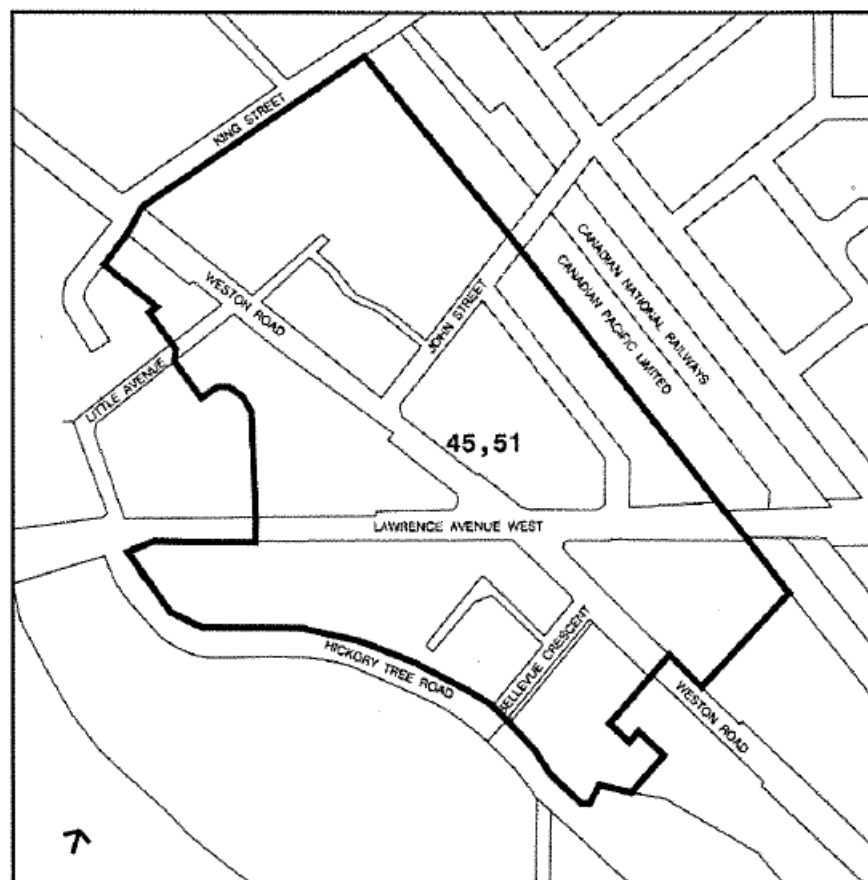


Not to Scale  
Extracted: 11/07/2019

## Attachment 7: Site and Area Specific Policy 45

### 45. Lands Located Within Weston Village

- a) New buildings within Weston Village will have a maximum height of 8 storeys and 24 metres. They should be sited at the front lot line and oriented to the adjacent street, similar to existing low-rise buildings along Weston Road. On Weston Road or John Street, building height will be limited to 3 storeys or 9 metres at the street frontage, to correspond to historic heights in Weston Village, but may step back to the 8 storey (24 metre) maximum.
- b) Weston Village will be reinforced as the focus of the Weston community through implementation strategies such as:
  - i) a streetscape design plan to improve pedestrian spaces;
  - ii) a façade and signage improvement program using the theme of the history of Weston Village;
  - iii) providing adequate public parking;
  - iv) relocating the Farmer's market to a site with a better connection to the surrounding communities;

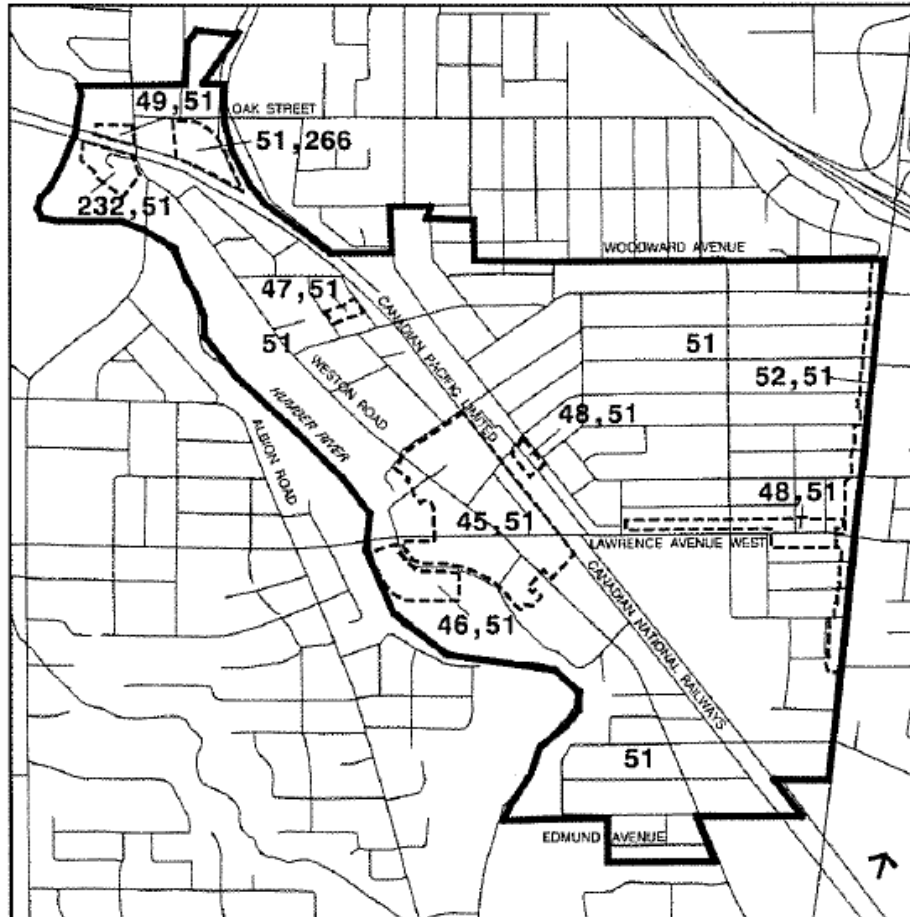


- v) linking Weston Village to other parts of the Weston community and the Humber Valley through improved pedestrian connections and streetscape improvements; and
- vi) improvement and expansion of the GO Station.

## Attachment 8: Site and Area Specific Policy 51

### 51. Weston Area

- a) View corridors to the Humber Valley from street intersections of Weston Road in the Weston community should be maintained. Links between the Weston community and the Humber Valley will be improved by adding and improving existing pedestrian connections including: an expansion of the pedestrian/bicycle trail system north of Cruickshank Park and establishing additional amenities for park users such as a café, retail pavilion, and washrooms.



45

- b) A significant open space feature should be provided in the Lawrence employment area.