

1681 Weston Rd – Zoning Amendment Application – Preliminary Report

Date: November 1, 2021

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 5 - York South-Weston

Planning Application Number: 21 188693 WET 05 OZ

Notice of Complete Application Issued: October 20, 2021

Current Use on Site: 1681 Weston Road is currently vacant.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application to amend the former City of York Zoning By-law 1-83 and city-wide Zoning By-law 569-2013 for the lands located at 1681 Weston Road. The application proposes to permit the development of a nine-storey (27.4-metre) mixed-use building consisting of 42 residential units and 157.6 square metres of retail space at grade. The total gross floor area proposed is 5,423 square metres. The proposed vehicular parking is in a one level underground garage consisting of 21 parking spaces, and two surface rental spaces.

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 1681 Weston Road 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 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

The site previously contained a one-storey public garage. The previous owners proposed the development of townhouses and submitted the following applications in support of that proposal:

- On February 24, 2012, a Site Plan Approval application (file 12 127228 WET 11 SA) was submitted for ten three-storey townhouses. The townhouses were proposed to front Weston Road as well as an internal private road accessed off Victoria Avenue.
- On November 12, 2012, a Permit to Demolish the existing one-storey public garage on the site (file 12 247643 DEM 00 DM) was approved.
- On January 29, 2015, Committee of Adjustment approved a consent application (file B68.14/EYK) to sever the lot into eleven residential lots.
- Also, on January 29, 2015, eleven minor variance applications were approved by Committee of Adjustment to allow for the proposed townhouses in association with the consent application.

The Site Plan Approval application did not proceed to approval, has been dormant since 2017, and is now closed.

ISSUE BACKGROUND

Pre-Application Consultation

Pre-application consultation meetings were held with the applicant in January and February 2020 to discuss the proposal and complete application submission requirements. Staff raised concerns about height, density, massing, setbacks, transition from adjacent lands, and waste collection.

The current submission is generally comparable to these previous concepts, with a single mid-rise tower containing retail at grade.

Application Description

This application proposes to amend former City of York Zoning By-law 1-83 and city-wide Zoning By-law 569-2013 for the property at 1681 Weston Road

to permit the development of 42 dwelling units with retail at grade in a nine-storey building (27.4 metres in height).

The new residential units would be comprised of: 12 one-bedroom (28%); four two-bedroom (9.5%); seven three-bedroom (16.5%); and 19 four-bedroom (45%) units. It should be noted that all three and four-bedroom units are co-living units. The average unit sizes, as proposed, are: 49 square metres for one-bedroom units; 60 square metres for two bedroom units; 101 square metres for three-bedroom units; and 131 square metres for four-bedroom units.

The lot area of the site is 1,569.7 square metres and the proposed gross floor area is 5,423.2 square metres, resulting in a density of 3.45 (3.35 residential and 0.1 commercial). The proposal includes 135 square metres of outdoor amenity space located on the rooftop, and 131 square metres of indoor amenity space, located on the ground floor.

The proposed building is generally rectangular in shape, although it contains a number of staggered setbacks and stepbacks on the north and south sides. The west side of the building, along Weston Road, would have a street wall of four storeys with a small stepback of 1.5 metres on top of the fourth storey and an additional stepback of 2.75 metres above the eighth storey. On the east side, the building would step back three metres on top of the seventh storey. The north side facing Victoria Avenue East would contain a series of staggered setbacks from the street generally stepping back on top of the fourth and eighth storey. The south side of the building would have staggered vertical stepping from east to west.

The building would be located in the centre of the site, with the entrances located on Victoria Avenue East. Vehicular access and underground parking would be via a private driveway running along the east and south sides of the subject site. The portion of the driveway running north to south would be two-way and service the underground parking, which would be accessed by a car elevator at the southeast portion of the building. The portion of the driveway running east to west would be one way only to service garbage and loading trucks exiting onto Weston Road.

The proposed one level of underground parking would consist of 21 spaces. Additionally, two car share spaces would be provided at surface level at the rear of the building. The one proposed Type G loading space would be located outside near the southeast corner of the site, adjacent to the proposed garbage pickup area.

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 Attachments 1 and 2 of this report, for a three dimensional representation of the project in context.

Site and Surrounding Area

The subject site is located on the southeast corner of Weston Road and Victoria Avenue East (see Attachment 4: Location Map). The site is comprised of one parcel municipally known as 1681 Weston Road which is currently vacant. The site is roughly square in shape and is approximately 1,570 square metres in area. The subject lands have approximately 36 metres of frontage along Victoria Avenue East and 31 metres along Weston Road.

North: Immediately north of the subject property and Victoria Avenue East are low-rise residential areas consisting of low-rise apartment buildings and single-detached dwellings. There is a recent approval (June 8, 2021) for a 24-storey mixed-use development (file 17 278899 WET 11 OZ) on the northeast corner of Weston Road and Victoria Avenue East. Further north, on the east side of Weston Road, is a variety of commercial uses, as well as the entrance to the east end of Weston GO and Union Pearson (UP) Express Station platform and associated parking lot. To the northwest of the subject property, on the west side of Weston Road, are retail and office commercial uses one to three storeys in height.

West: The west side of the site abuts Weston Road, containing commercial uses, including a three-storey mixed-use building with an at-grade grocery store and residential units located in the top two levels. Further west, along Victoria Avenue West, are residential uses in the form of detached dwellings and a low-rise apartment, ending at the Humber River.

East: To the east of the lands are detached dwellings along both the north and south frontages of Victoria Avenue East, abutting the Metrolinx rail corridor.

South: Immediately to the south are detached dwellings, small mixed-use buildings with commercial uses at grade and residential uses above, and a low-rise apartment. Further south along Weston Road there is a range of commercial and low-rise residential uses, typically of two storeys in height.

Provincial Policy Statement and Provincial Plans

Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2020) (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 (2020) (the "Growth Plan (2020)"). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Growth Plan for the Greater Golden Horseshoe (2020)

The Growth Plan (2020) came into effect on August 28, 2020. This new plan replaces the previous 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 Toronto 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).

The Growth Plan (2020) 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 subject lands are located within approximately 500 metres of the Weston GO/Union Pearson (UP) station.

The Growth Plan (2020) 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 the MTSAs plan for the prescribed densities. On June 29, 2020, City Council approved a work plan (2020.PH14.4) for the Growth Plan Conformity and MCR of the Toronto Official Plan and established August 4, 2020 as the commencement of the City's MCR. Regarding MTSAs, the MCR work plan includes a three-phased implementation approach to delineate and set density targets for the 180+ MTSAs in Toronto.

The Weston GO/UP Station area is included in Phase 2 of the MTSAs implementation. The Minister has set July 1, 2022 as the deadline for the MCR to be completed.

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 current application is located on lands shown as *Avenues* on Map 2 of the Official Plan and *Apartment Neighbourhoods* on Map 14. Other Official Plan policies that will provide guidance in the review of this application include Site and Area Specific Policy No. 51 ("SASP 51"), which applies to lands located in the Weston Area (as identified on SASP Map 25 in the Official Plan).

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 as Residential Multiple Zone (RM2) under former City of York Zoning By-law 1-83 (see Attachment 6: Zoning By-law Map). The RM2 zone permits a range of residential uses and non-residential uses. Both retail and apartment building uses are permitted in a RM2 zone. The maximum height permitted is eight storeys (24 metres), the minimum lot frontage is 20 metres, and a maximum density of 2.5 for residential and 0.8 for non-residential is permitted.

The site is not subject to city-wide Zoning By-law 569-2013 as amended. A draft zoning by-law amendment will be required in order to bring the site into the city-wide By-law.

Design Guidelines

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

- Weston Road Corridor Urban Design Guidelines;
- Mid-rise Building Performance Standards;
- Streetscape Manual;
- Growing Up: Planning for Children in New Vertical Communities;
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings;
- Bird Friendly Development Guidelines;
- Toronto Green Standard; and
- Bicycle Parking Facilities.

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

Amendments to former City of York Zoning Code and city-wide Zoning By-law 569-2013 are required as the proposal does not comply with the existing performance standards with respect to: height, density, setbacks, and parking. Other areas of non-compliance may be identified through the review of the application.

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

This 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 (2020), especially with regard to ensuring that the development recognizes the local context in terms of appropriate intensification, the promotion of well-designed built form, providing for a range of housing options, transition of built form to adjacent properties 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; (k) the adequate provision of employment opportunities; (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 PPS contains policies related to managing and directing development. It requires that sufficient lands be made available for intensification and redevelopment, 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 longterm 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.

The Growth Plan (2020) 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 a vibrant public realm. The Growth Plan provides municipalities with 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.

Official Plan Conformity

Chapter 2 - Shaping the City contains principles for steering growth and change to some parts of the City, while protecting neighbourhoods and green spaces from development pressures. It sets out the City's vision for growth management. In addition, it identifies that community and neighbourhood amenities will be enhanced where needed by improving and expanding facilities, creating new facilities and adapting existing services to changes in the needs of the neighbourhood. Section 2.3.1 (Healthy Neighbourhoods) recognizes that there may be sites within *Apartment Neighbourhoods* that could be improved through the addition of infill development that will provide additional housing options, including new rental housing. The policy direction for infill development within *Apartment Neighbourhoods*, includes improving and expanding existing parks, recreation facilities, libraries, local institutions, local bus services, and other community services; and encouraging small-scale commercial, community and institutional uses at grade in apartment buildings and on apartment building properties on major streets. A portion of the site is identified as an *Avenue* on Map 2 – Urban Structure of the Official Plan. *Avenues* are identified in Section 2.2.3 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. The applicant submitted a Planning Justification Report prepared by Weston Consulting and dated July 2021 and an Avenue Segment Study prepared by Weston Consulting and dated October 2021.

Chapter 3 - Building a Successful City contains principles to guide growth by integrating social, economic and environmental perspectives in decision making to create complete communities. The Official Plan contains policies which promote quality architecture, landscape and urban design and construction that ensure that new development enhances the quality of the public realm. The Official Plan states that architects and developers have a civic responsibility to create buildings that not only meet the needs of their clients, tenants and customers, but also the needs of the people who live and work in the area. The Official Plan states that current and future residents must be able to access and maintain adequate, affordable and appropriate housing as well as have adequate and equitable access to community services and local institutions and

encourages the inclusion of community service facilities as part of private development. Further, Toronto's system of parks and open spaces will continue to be a necessary element of city-building as the city grows and changes.

Chapter 4 - Land Use Designations contains development criteria for each of the land uses. The Official Plan designates the site as *Apartment Neighbourhoods* (see Attachment 5: Official Plan Land Use Map). *Apartment Neighbourhoods* are areas which are made up of apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents. Although significant growth is not intended within developed *Apartment Neighbourhoods* on a city-wide basis, compatible infill development may be permitted. Where there are opportunities for infill development on underutilized sites, policies in Section 4.2 set out criteria to evaluate those situations

Chapter 7 - Site and Area Specific Policies contains policies that vary from one or more of the provisions of the Official Plan and may require a further layer of local policy direction for an area. The lands are subject to SASP 51, which provides direction with regard to protecting view corridors to the Humber Valley and improving pedestrian and cycling connections to the Humber Valley.

Staff are reviewing the application to determine its conformity to the Official Plan.

Built Form, Planned and Built Context

The suitability of the proposed height, density, massing, transition and other built form issues will be assessed based on the *Planning Act*, the Provincial Policy Statement, the Growth Plan, the City's Official Plan and City Council adopted Urban Design Guidelines

The following issues have been identified and will be evaluated through review of the application:

- Appropriateness of the proposed building's height and density;
- Appropriateness of the proposed building massing, angular planes, setbacks and step backs;
- Appropriate transition in height towards buildings of different scale and intensity;
- Shadowing and wind impacts of the proposed development;
- Appropriateness of the co-living units and the size and mix of dwelling units;
- Adequate provision, location and size of amenity space;
- Provision of appropriate garbage pickup and loading; and
- Appropriateness of the proposed driveway, site circulation, vehicular access and parking.

Staff will continue to work with the applicant to address these issues.

Tree Preservation

Official Plan policies have been adopted by City Council to increase tree canopy coverage. City Council has adopted the objective of increasing the existing 27 percent tree canopy coverage to 40 percent. Policy 3.4.1 (d) states that "to support strong communities, a competitive economy and a high quality of life, public and private citybuilding activities and changes to the built environment, including public works, will be environmentally friendly based on: d) preserving and enhancing the urban forest by: i) providing suitable growing environments for trees; ii) increasing tree canopy coverage and diversity, especially of longlived native and large shade trees; and iii) regulating the injury and destruction of trees".

The applicant has submitted an Arborist Report prepared by Strybos Barron King Landscape Architecture, dated November 9, 2020. The report indicated that there are seven trees on the subject site. The report proposes the removal of all seven trees to accommodate the proposal. The report is currently under review by City staff.

Housing

The application proposes a total of 42 residential units consisting of 12 one-bedroom (28%), four two-bedroom (9.5%), seven three-bedroom (16.5%), and 19 four-bedroom (45%) units. All proposed three- and four-bedroom units are co-living units. The average unit sizes as proposed are: 49 square metres for one-bedroom units; 60 square metres for two bedroom units; 101 square metres for three-bedroom units; and 131 square metres for four-bedroom units.

Staff will evaluate the application in the context of the application Official Plan housing policies, the Growth Plan's growth management and housing policies, and the Growing Up Guidelines on family suitable design in multi-unit residential development. These policies provide direction on how a broad range of households, including families with children, can be accommodated in new developments. Staff will also evaluate the proposed co-living units in the context of the City of Toronto Municipal Code, Chapter 285 (Rooming Houses).

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. 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 submitted a Community Services and Facilities Report prepared by Weston Consulting, dated July 2021. The report is being reviewed by City staff to determine whether any capital improvements or expansion of existing facilities are required.

Noise Impact Study

A Noise Impact Study prepared by Valcoustics Canada Ltd., dated June 2021, was submitted in support of the proposed development. A peer review of the study will be commissioned by the City at the cost of the applicant.

Railway Vibration Study

Given that the subject site is in close proximity to the Metrolinx Rail Corridor, a Railway Vibration Study prepared by Valcoustics Canada Ltd., dated June 2021, was submitted in support of the proposed development. A peer review of the study will be commissioned by the City at the cost of the applicant. The report has also been circulated to Metrolinx for review and comment.

Infrastructure/Service Capacity

The applicant has submitted a Functional Servicing Report prepared by Pearson Engineering, dated June 2021, and a Hydrogeological Investigation Report and a Geotechnical Investigation Report, both prepared by Parallax Development Corporation, dated July 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.

Traffic, Vehicular Access and Parking

The applicant submitted a Transportation Impact Study, prepared by LEA Consulting Ltd. and dated July 2021. The purpose of the study is to evaluate the effects of the development on the transportation system, and also to identify transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development. The study is currently under review by City staff.

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 intended to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. 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. City staff are currently reviewing the Checklist for conformity with Tier 1 performance measures and will be encouraging the applicant to meet the Tier 2 or higher level of performance.

Other Matters

Given the current increase in dog-owning populations, the applicant will be encouraged to provide dog amenities on-site with appropriate disposal facilities such as dog relief stations. The applicant is also encouraged to increase the amount of open space on the site.

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

CONTACT

Ira Banks, Planner, Community Planning
Tel. No.: 416-394-8878
E-mail: Ira.Banks@toronto.ca

SIGNATURE

Michael Mizzi, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

City of Toronto Drawings

- Attachment 1: 3D Model of Proposal in Context – From Northwest
- Attachment 2: 3D Model of Proposal in Context – From Southeast
- Attachment 3: Location Map
- Attachment 4: Site Plan
- Attachment 5: Official Plan Map
- Attachment 6: Zoning By-law Map

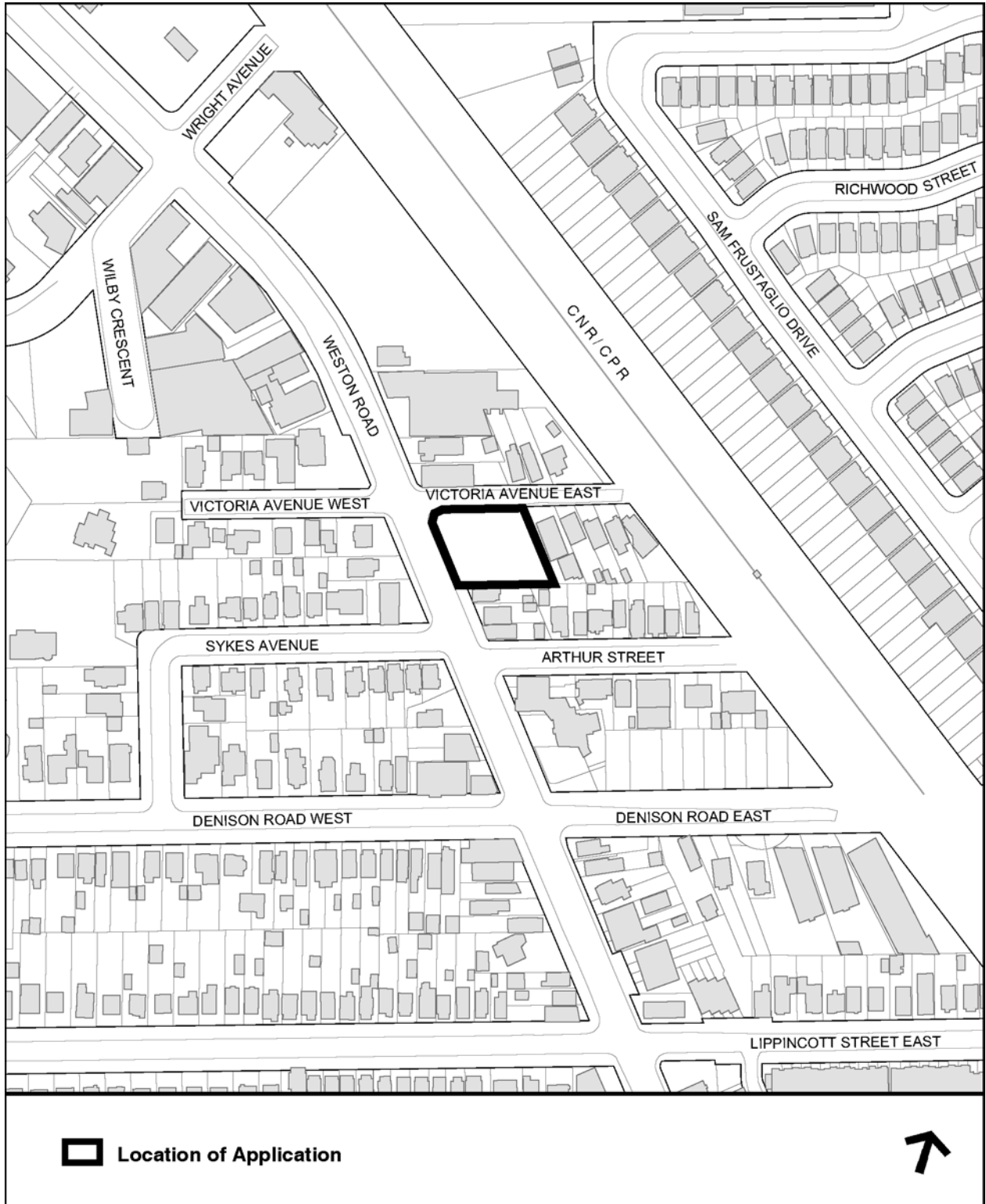
Attachment 1: 3D Model of Proposal in Context – From Northeast



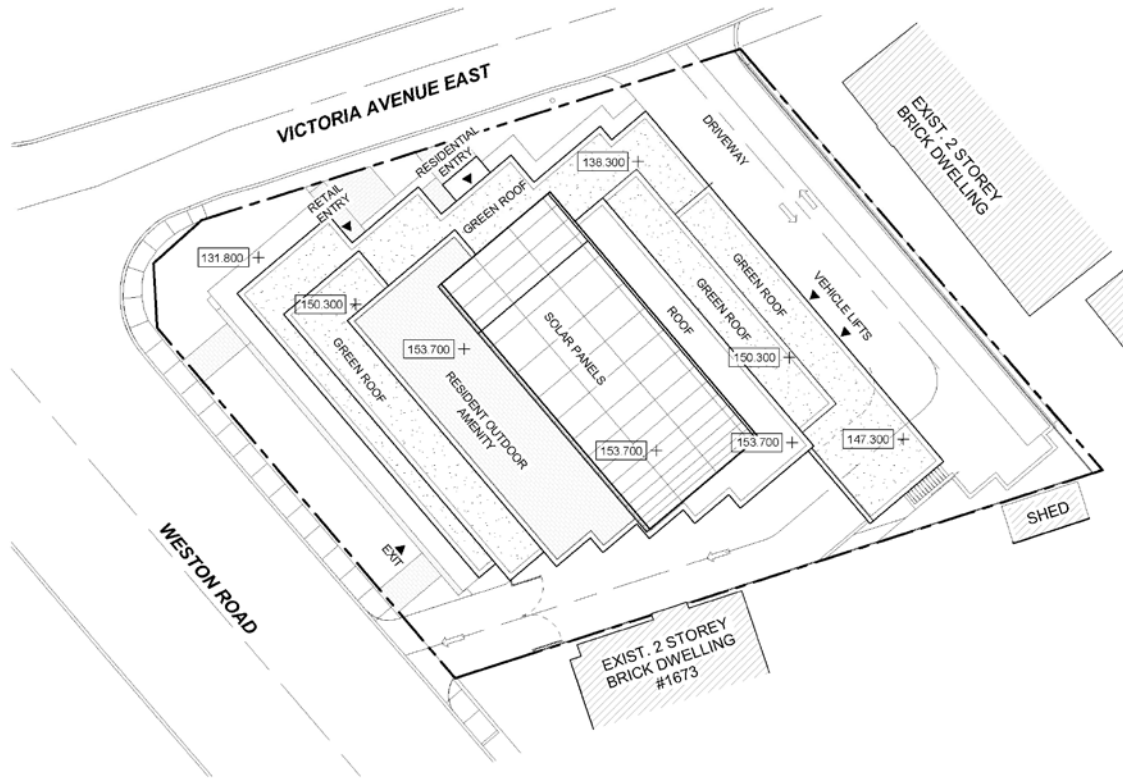
Attachment 2: 3D Model of Proposal in Context – From Southwest



Attachment 3: Location Map



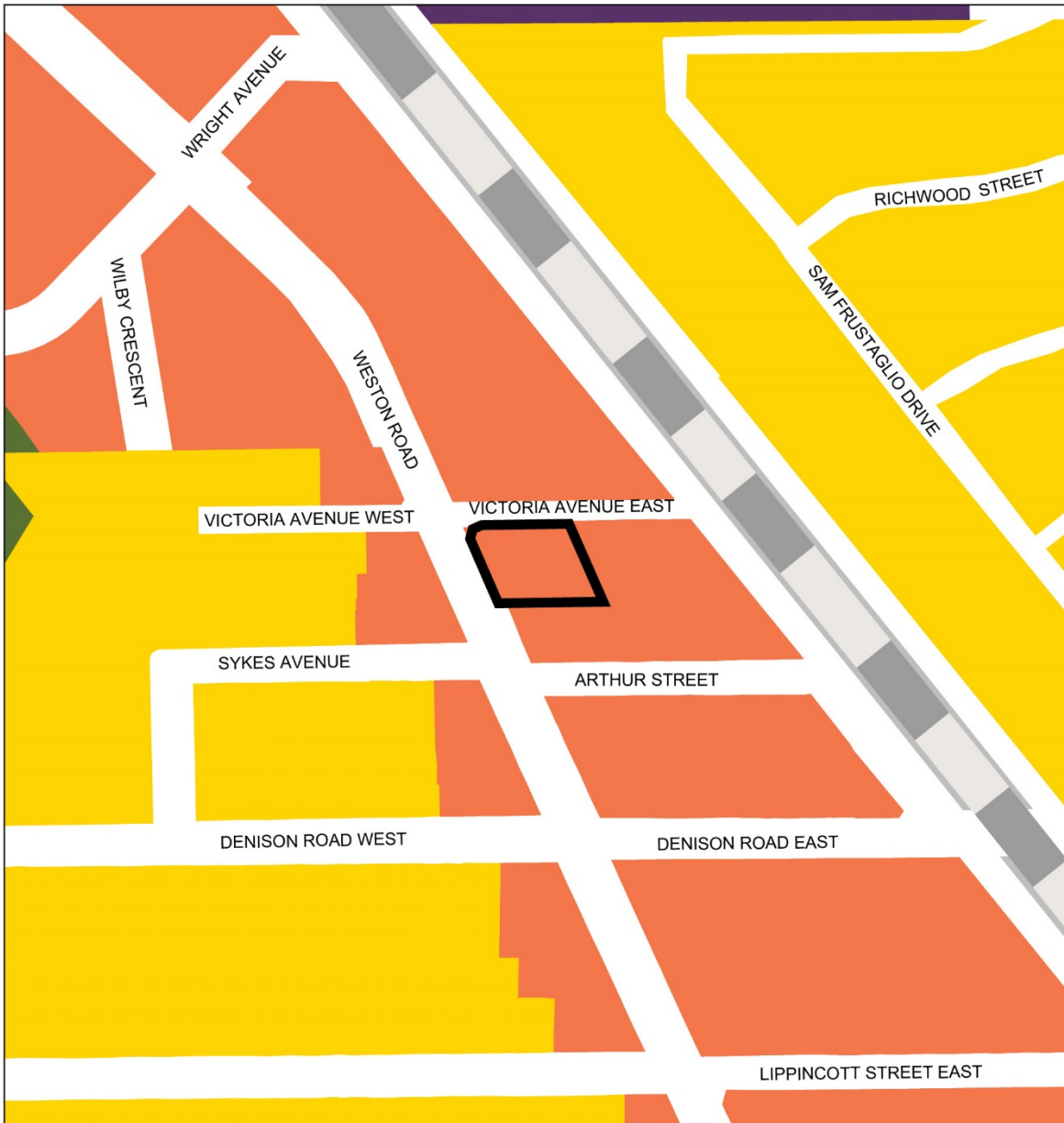
Attachment 4: Site Plan



Site Plan




Attachment 5: Official Plan Map



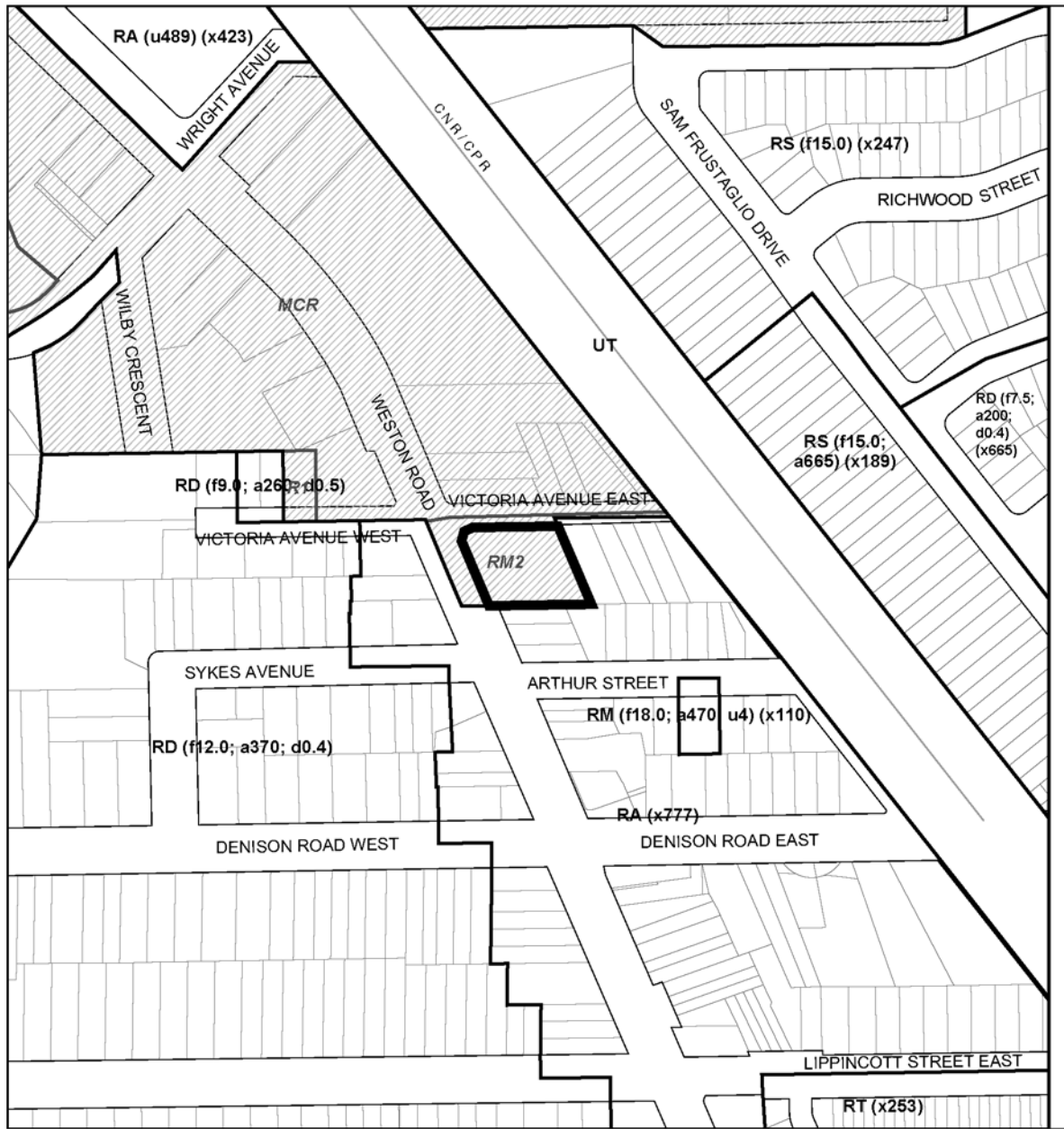
Official Plan Land Use Map #14

1681 Weston Road
File # 21 188693 WET 05 0Z

-  Location of Application
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Natural Areas
-  Utility Corridors
-  Core Employment Areas


 Not to Scale
 Extracted: 07/26/2021

Attachment 6: Zoning By-law Map



Zoning By-law 569-2013

1681 Weston Road

File # 21 188693 WET 05 0Z

Location of Application

- RD** Residential Detached
- RS** Residential Semi-Detached
- RT** Residential Townhouse
- RM** Residential Multiple
- RA** Residential Apartment
- ON** Open Space Natural

- OR** Open Space Recreation
- UT** Utility and Transportation

See Former City of York By-law No. 1-83

- R1** Residential Districts
- RM2** Residential Multiple Zone
- MCR** Mixed Commercial Residential
- PE** Prestige Employment Zone



Not to Scale
Extracted: 07/26/2021