

1865 to 1885 Weston Road – Official Plan and Zoning By-law Amendment Application – Preliminary Report

Date: January 30, 2022

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Wards: Ward 5 - York South-Weston

Planning Application Number: 21 234039 WET 05 OZ

Notice of Complete Application Issued: November 4, 2021

Current Use(s) on Site: The development site is currently occupied by a one-storey former bank building that was built in 1962 and a one-storey church building that was constructed in 1947, with additions constructed in 1962 and 1983-1984. A large portion of the site is occupied by a surface parking lot that is currently leased to Metrolinx as part of the commuter parking for the Weston GO/Union Pearson (UP) station.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application to amend the Official Plan and city-wide Zoning By-law 569-2013 to permit two mixed-use buildings, 28 and 38 storeys in height (approximately 105 metres and 135 metres in height including the mechanical penthouses), at the lands municipally known as 1865, 1871, 1879 and 1885 Weston Road. The proposed buildings would contain 538 residential units, four levels of below-grade parking and be connected by a shared three-storey podium building. The existing former bank building at 1885 Weston Road would be retained and integrated in the podium building. The existing church building at 1871 Weston Road is proposed to be relocated to the southeast corner of the site and its later additions are proposed to be replaced with new two-storey additions and repurposed to contain retail uses. The development would have a total gross floor area of 46,154 square metres, of which 41,674 square metres would be for residential use, 1,250 square metres for retail space and 3,230 square metres for community space.

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 1865 to 1885 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

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 the planning framework study is on the City Planning Division work program, although a start date for this work has yet to be identified.

Pre Application Consultation

A pre-application consultation meeting was held on August 17, 2021 between City Planning staff and the applicant to discuss complete application submission requirements and preliminary comments related to the proposal. At the meeting, a proposal similar to the current application was discussed. A mixed-use development was proposed consisting of two towers, 28 and 38 storeys in height, connected by a shared podium building. The existing former bank building on the site was proposed to be integrated into the podium and the existing church building was proposed to be relocated to the southeast corner of the site and repurposed with commercial uses. Issues identified at the meeting included: height, built form and massing, shadow impacts, access to the site, and heritage significance of the existing buildings.

Application Description

This application proposes to amend the Official Plan and city-wide Zoning By-law 569-2013 to permit a mixed-use development at 1865, 1871, 1879 and 1885 Weston Road. The proposed development includes two mixed-use buildings, 28 and 38 storeys in height (approximately 105 metres and 135 metres in height including the mechanical penthouses), that would contain a total of 538 residential units, four levels of below-grade parking and be connected by a shared three-storey podium building. The existing former bank building located at 1885 Weston Road would be retained and integrated in the podium building, which would contain retail spaces at-grade, as well as community spaces at-grade and on the second storey. The existing church building at 1871 Weston Road is proposed to be relocated to the southeast corner of the site and its later additions are proposed to be replaced with new two-storey additions and repurposed to contain retail uses.

The proposed development would have a total gross floor area of 46,154 square metres, resulting in a proposed Floor Space Index of 10.38 times the area of the lot. Of the total gross floor area proposed, 41,674 square metres would be for residential use, 1,250 square metres for retail space and 3,230 square metres for community space. The proposed community space includes a gymnasium, gallery, performance hall and multi-purpose spaces.

Of the proposed 538 dwelling units, 253 (47 percent) are one-bedroom units, 226 (42 percent) are two-bedroom units and 59 (11 percent) are three-bedroom units. A total of 1,179 square metres of outdoor amenity space would be provided terraces on the third, fourth, tenth and ninetieth storeys of the mixed-use buildings. The proposal also includes 1,254 square metres of indoor amenity space that would adjoin the outdoor amenity areas on the third, fourth, tenth and ninetieth storeys of the mixed-use buildings.

Vehicular and loading access to the proposed development would be provided by new driveway entrances on Weston Road and Lawrence Avenue West that would connect through the site. A total of 229 vehicular parking spaces are proposed within a four level below-grade garage and one Type "G" loading space is proposed at-grade within the shared podium building. A total of 554 bicycle parking spaces are proposed in the below-grade garage and at-grade.

Site and Surrounding Area

The subject site is located on the east corner of Weston Road and Lawrence Avenue West (see Attachment 3: Location Map). The site is triangular in shape with an area of approximately 4,460 square metres. The development site is comprised of 1865, 1871, 1879 and 1885 Weston Road. The site currently contains a one-storey former bank building, currently occupied with commercial uses, at 1885 and 1879 Weston Road, and a one-storey church building occupied by the Weston Park Baptist Church at 1871 Weston Road with associated surface parking. The remainder of the site, 1865 Weston Road, contains a large surface parking lot that is currently leased to Metrolinx as part of the commuter parking for the Weston GO/UP station.

Surrounding land uses include:

North: On the north corner of Weston Road and Lawrence Avenue West is an 18-storey apartment building with commercial uses at grade. East of this building is a 13-storey apartment building on the northeast corner of South Station Street and Lawrence Avenue West. Further north on Weston Road are two-storey buildings with commercial uses at grade and residential units above.

East: Abutting the subject site to the northeast is the Canadian National Railway (CNR), Canadian Pacific Railway (CPR) and Metrolinx rail corridor. Across the rail corridor is a two-storey Toronto EMS Station and three one-storey restaurant and retail buildings fronting Lawrence Avenue West. Further northeast is a residential area comprised of one and two-storey detached dwellings. Immediately east of the subject site is the Weston GO/UP transit station with a commuter surface parking lot. East of the commuter parking lot, is a two-storey mixed-use building at 1821-1823 Weston Road and a three-storey place of worship building at 1831 Weston Road. These lands are the subject of a development application (File No. 19 254711 WET 05 OZ) to permit a 38-storey mixed-use building. East of these lands, are two 25-storey apartment buildings.

South: On the south corner of Weston Road and Lawrence Avenue West is a cluster of buildings ranging from one to three storeys in height with commercial uses at grade and residential units above. On the south side of Weston Road is a 22-storey apartment building and a row of low-rise buildings with commercial uses at grade and residential units above. Further south on Hickory Tree Road are two 20-storey apartment buildings and the Humber River Valley.

West: Across the site on the west corner of Weston Road and Lawrence Avenue West, is a 14-storey apartment building with a two-storey podium building containing commercial uses. Further west on the north side of Lawrence Avenue West is a two-storey mixed-use building and a nine-storey apartment building with commercial uses at-grade. On the south side of Lawrence Avenue West are two 18-storey apartment buildings that back onto Hickory Tree Road.

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 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)

A Place to Grow: 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 the City forms an integral

part. The Growth Plan (2020) establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the *Planning Act*.

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

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

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

Planning for Major Transit Station Areas

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 less than 500 metres of the Weston GO/Union Pearson (UP) station.

The Growth Plan (2020) requires that, at the time of the next 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 (Item 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. Toronto Official Plan policies may be found here:

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

The subject site is located on an Avenue as identified on Map 2 - Urban Structure. Avenues are identified as areas of growth and reurbanization. Map 14 - Land Use Plan identifies the site designated 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*.

Site and Area Specific Policy 45

The site is within the Weston Village defined by Site and Area Specific Policy 45 (SASP 45). SASP 45 requires new buildings to have a maximum height of eight storeys (24 metres) and 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 are to be limited to three storeys or nine metres at the street frontage, to correspond to historic heights in Weston Village, but may step back to a maximum of eight storeys (24 metres). SASP 45 also provides additional provisions for the reinforcement of Weston Village as a focal point of the Weston Community.

Site and Area Specific Policy 51

The site is within the Weston Area defined Site and Area Specific Policy 51 (SASP 51). SASP 51 requires that view corridors to the Humber Valley from street intersections of Weston Road in the Weston community be maintained. Links between the Weston community and the Humber Valley are to 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. SASP 51 also requires that a significant open space feature be provided in the Lawrence Avenue employment area.

Zoning By-laws

The subject site is zoned Commercial Residential [CR 2.5 (c2.5; r2.5) SS2 (x1169)] under city-wide Zoning By-law 569-2013. The zoning permits a range of commercial and residential uses and a maximum Floor Space Index of 2.5 times the lot area. A maximum building height of 8 storeys or 24.0 metres is permitted. Site Specific Exception 1169 requires the height of any portion of a building or structure constructed within six metres of the front lot line to be limited to nine storeys in height.

The city-wide Zoning By-law 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 guideline(s) will be used in the evaluation of this application:

- Weston Urban Design Guidelines;
- Tall Building Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities;
- Pet-friendly Design Guidelines;
- Retail Design Manual;
- 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

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 policies and objectives of the *Planning Act*, PPS and the Growth Plan (2020). In particular, the proposal will be evaluated in regards

to the promotion of well-designed built form, providing for a range of housing options, and whether the proposal complies with the municipal direction for growth.

Official Plan Conformity

Staff will continue to evaluate the application to determine its conformity to the Official Plan.

Built Form, Planned and Built Context

The suitability of the proposed height and massing or other built form issues will be assessed based on applicable Provincial policies, the City's Official Plan policies, the city-wide Tall Building Design Guidelines and other urban design guidelines. An evaluation will be made to confirm whether the proposal fits within its planned and built context. In particular, staff will be evaluating:

- Appropriateness of the proposed building heights and densities;
- Appropriateness of the proposed building massing including transition to lower scale development, angular planes, setbacks (including between the proposed towers) and stepbacks;
- Potential shadow impacts of the development, particularly areas designated *Neighbourhoods*, open space and outdoor amenity areas on the subject site;
- Potential wind impacts on the development and any required mitigation measures;
- The appropriate degree of conservation of built heritage attributes on the site;
- The relationship of the proposed built form relative to retain built heritage resources on the site; and
- Appropriateness of the site organization, including location of driveways.

Infrastructure/Servicing Capacity

The application will be reviewed to determine if there is sufficient infrastructure to accommodate the proposed development. The applicant submitted a Functional Servicing and Stormwater Management Report, prepared by IBI Group, and a Hydrogeological Investigation prepared by DS Consultants Limited. 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. The studies were reviewed by City staff and revisions are required.

Traffic Impact, Vehicular Access and Parking

The applicant submitted an Urban Transportation Considerations Report prepared by BA Consulting Group Limited. The purpose of the study is to evaluate the effects of a development on the transportation system and identify transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development, as well as to evaluate vehicular access and the proposed parking and loading provisions. The study is being reviewed by City staff.

Rail Safety

The subject site is located adjacent to the Metrolinx/CP/CN rail corridor. Metrolinx and other rail companies have established a set of criteria for new development adjacent to rail corridors, including minimum setbacks and the requirement for safety barriers. The applicant submitted a Rail Safety and Development Viability Assessment prepared by Hatch Limited to demonstrate how the proposed development would provide protection to the residential component of the site. City staff will retain a third party consultant to undertake a peer review of this study at the cost of the applicant.

Noise and Vibration Impact

The applicant submitted a Noise and Vibration Feasibility Study prepared by HGC Engineering Limited to determine potential noise impact on and from the proposed development and compliance with provincial regulations and guidelines. City staff will retain a third party consultant to undertake a peer review of the study at the cost of the applicant.

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 submitted an Arborist Report and Tree Protection Plan prepared by Cohen and Master Tree and Shrub Services, and Landscape Plans prepared by PMA Landscape Architects Limited. The report indicates that the proposal would result in the removal of four street trees. City staff have reviewed the documents. Revisions and additional information including a Soil Volume Plan is required.

Archaeological Assessment

A Stage 1 Archeological Assessment prepared by Archaeological Services Inc. was submitted with the application and is under review by staff.

Heritage Conservation

Cultural Heritage Evaluation Reports, prepared by ERA Architects Incorporated, were submitted to evaluate each of the existing buildings on the site. The reports identify the existing building at 1871 Weston Road as a modern gothic church constructed in 1947 with later additions dating to 1962 and 1983-1984, and the property at 1885 Western Road as a modernist building constructed in 1962 as a bank. The reports conclude that both buildings are a potential heritage resource and their listing on Heritage Register are recommended. The reports are being reviewed by City staff.

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 CS&F Study in support of the application. Staff continue to evaluate the impact of the proposed development and local development activity on community services and facilities, and the proposed on-site community space in meeting the identified CS&F needs in the area.

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 at its current height and density will be subject to Section 37 contributions under the *Planning Act*. Section 37 benefits have not yet been discussed. City staff may apply Section 37 provisions of the *Planning Act* should the proposal be approved in some form. In the event the applicant provides in-kind benefits pursuant to Section 37 of the *Planning Act*, the City's Fair Wage Policy and Labour Trades Contractual Obligations will apply to such work.

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 has submitted the TGS Checklist indicating that they are pursuing Tier 1 performance measures. Staff are reviewing the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures. City Planning staff will encourage the applicant to pursue Tier 2 or higher performance measures through the application review process.

Other Matters

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

CONTACT

Olivia Antonel, Senior Planner, Community Planning
Tel. No. 416-394-6008
E-mail: Olivia.Antonel@toronto.ca

SIGNATURE

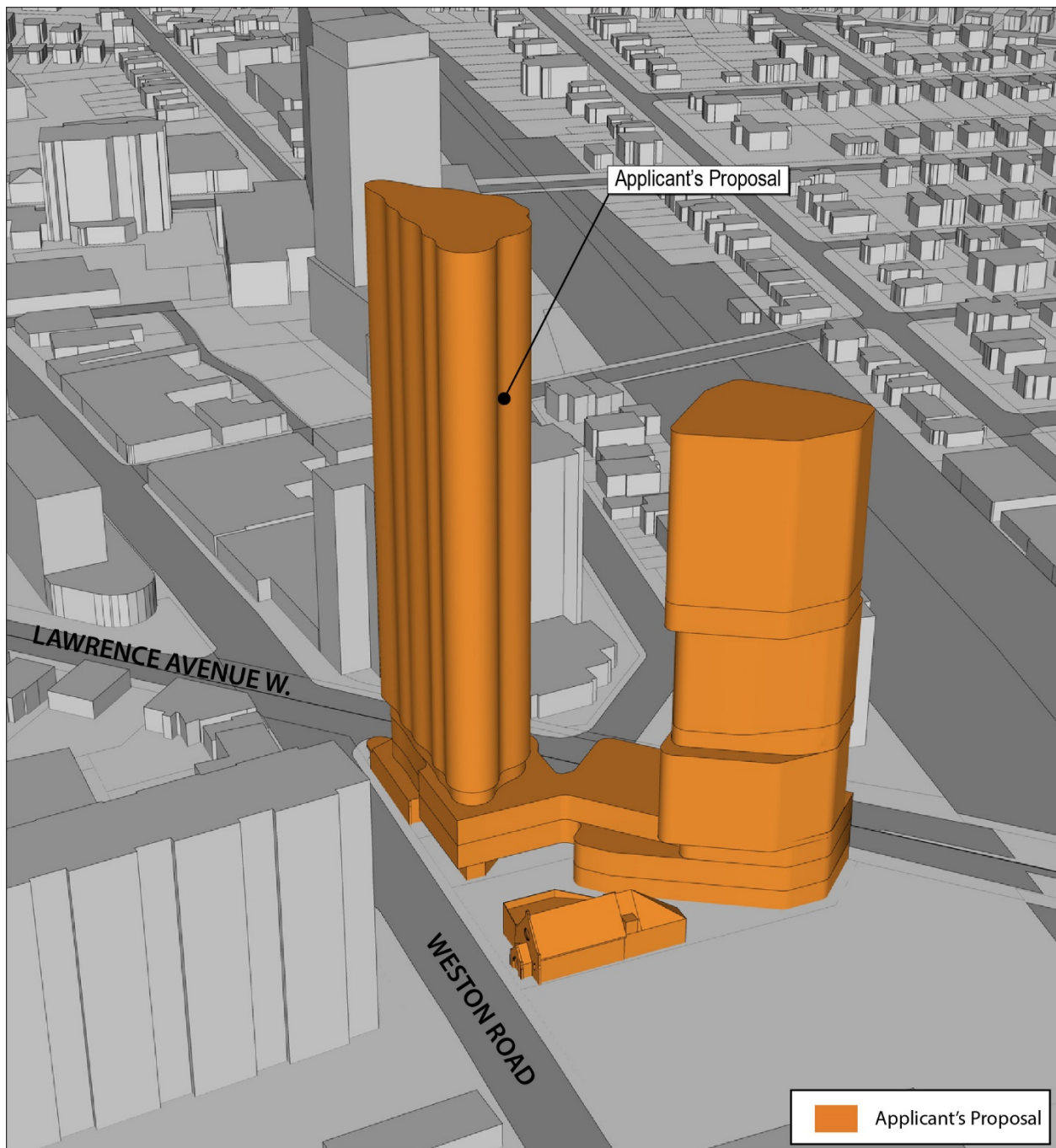
Michael Mizzi, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

City of Toronto Drawings

Attachment 1: 3D Model of Proposal in Context, Looking Northeast
Attachment 2: 3D Model of Proposal in Context, Looking Southwest
Attachment 3: Location Map
Attachment 4: Site Plan
Attachment 5: Official Plan Land Use Map
Attachment 6: Zoning Map

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

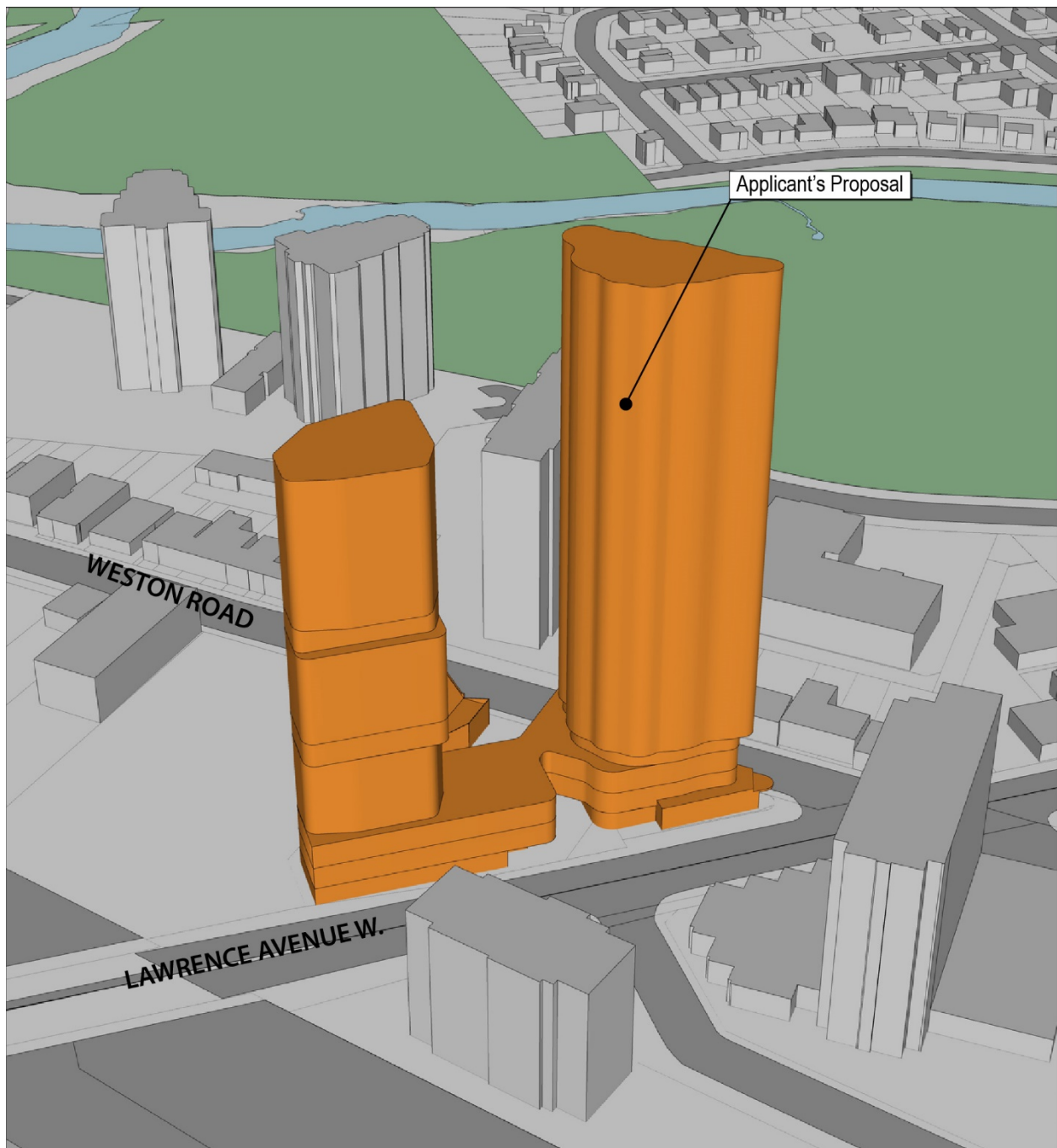


View of Applicant's Proposal Looking Northeast



01/07/2022

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

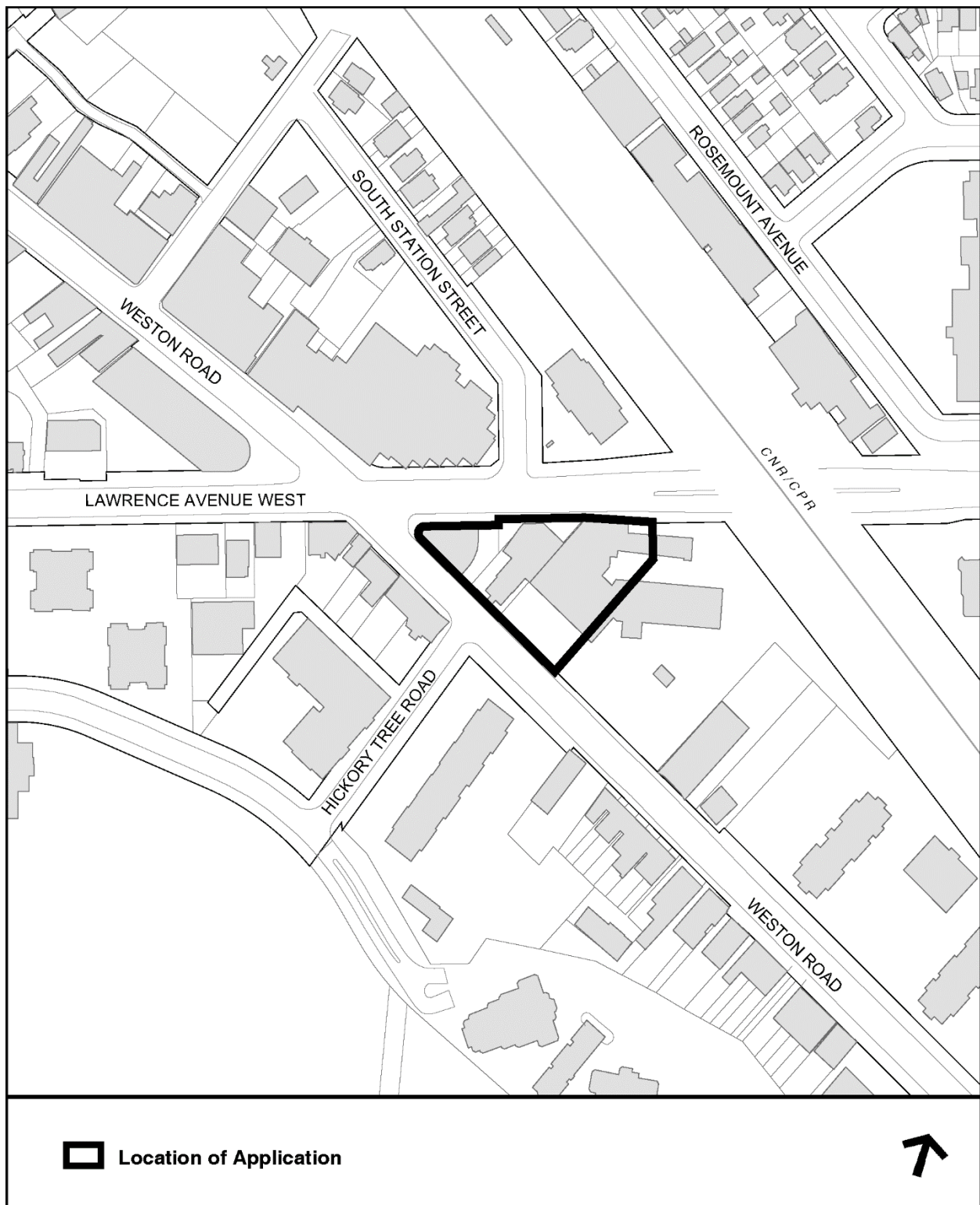


View of Applicant's Proposal Looking Southwest

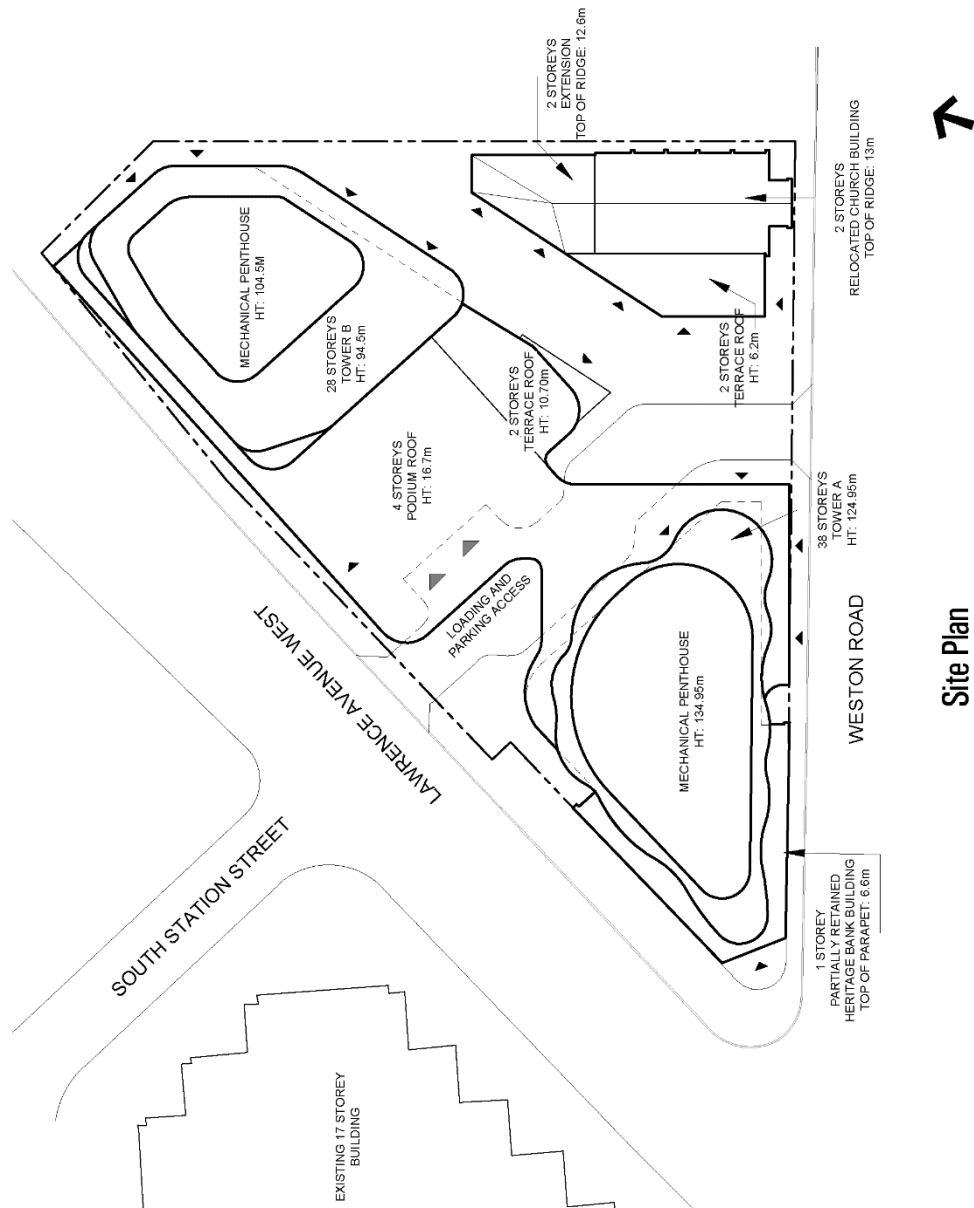


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Attachment 3: Location Map



Attachment 4: Site Plan



Site Plan

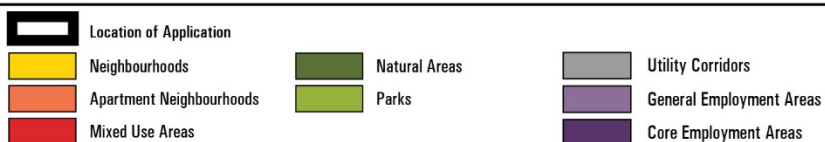
Attachment 5: Official Plan Land Use Map




Official Plan Land Use Map #14

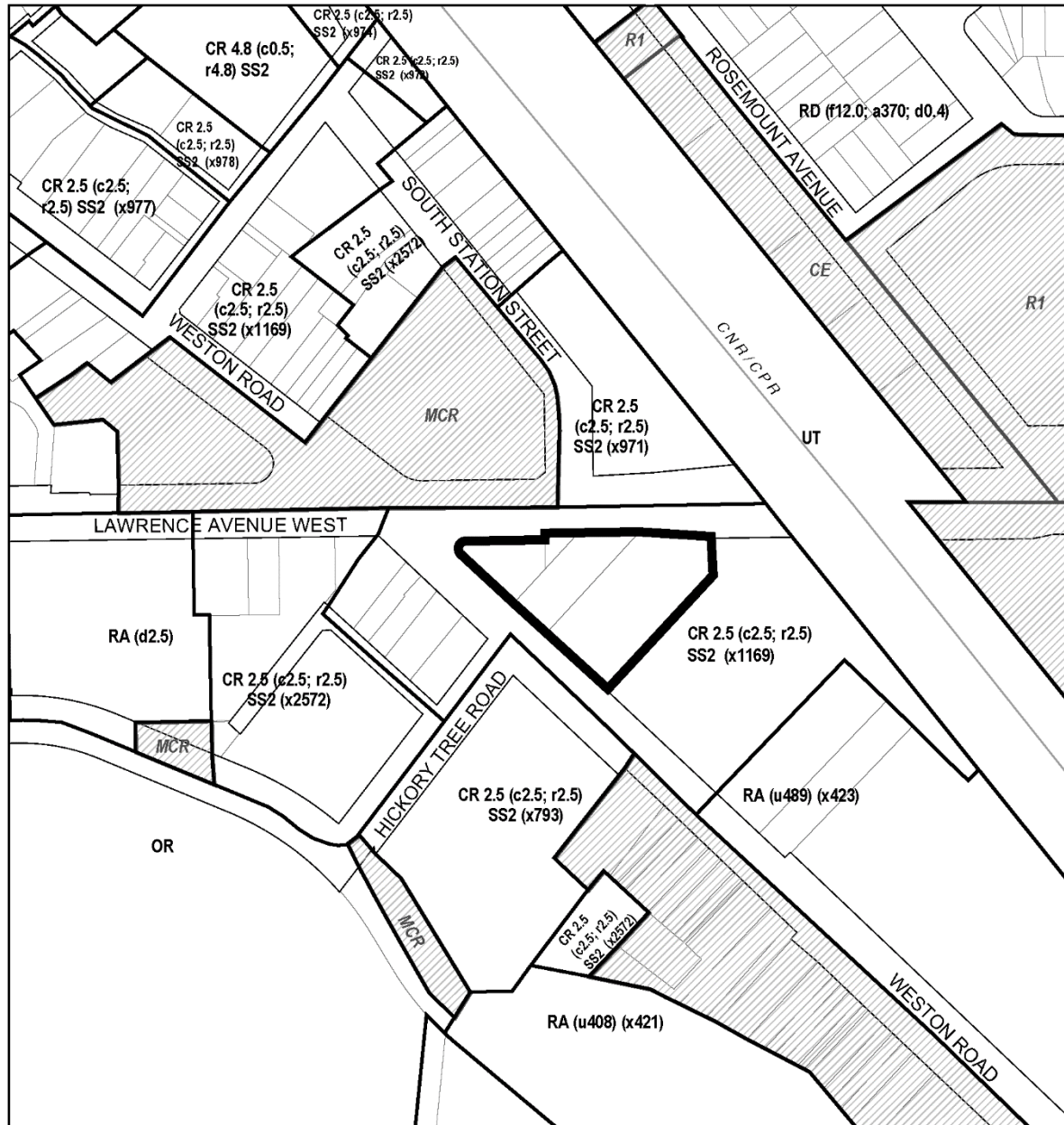
1865, 1871, 1879, 1885 Weston Road

File # 21 234039 WET 05 0Z




 Not to Scale
 Extracted: 11/08/2021

Attachment 6: Zoning By-law Map



Zoning By-law 569-2013

1865, 1871, 1879, 1885 Weston Road

File # 21 234039 WET 05 0Z



Location of Application

RD Residential Detached
RA Residential Apartment
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
R1 Residential Districts
MCR Mixed Commercial Residential
PE Prestige Employment Zone
CE Commercial Employment Zone



Not to Scale
 Extracted: 11/08/2021