

955-975 Weston Road – Official Plan and Zoning Amendment Applications – Preliminary Report

Date: March 22, 2022

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 5 - York South-Weston

Planning Application Number: 21 228762 WET 05 OZ

Related Applications: 21 228761 WET 05 SA

Notice of Complete Application Issued: December 13, 2021

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, as amended, for the lands municipally known as 955-975 Weston Road. The application proposes to demolish the existing two single-storey warehouse buildings and construct a residential building consisting of two 11-storey (37.50 metres including mechanical penthouse) towers connected through a one-storey podium.

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 955-975 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

Previous Application

A previous application for Site Plan Approval was received on May 27, 2005 for a proposed residential development consisting of 71 stacked townhouse units on a new public road, followed by a draft plan of subdivision and rezoning (lifting the 'H') applications subsequently submitted on April 12, 2018, and recommended for approval by Etobicoke York Community Council at its meeting on July 4, 2018. This application is in the process of being closed in light of the current application with a new proposed development concept.

City-Initiated Mount Dennis Planning Framework Study (Picture Mount Dennis Study)

On March 10, 2016, (EY12.30), City Council directed City Planning staff to undertake a review of the current planning framework for the Mount Dennis area and directed staff to consult with the community, landowners and stakeholder groups, and to report back on the findings of the review and to provide recommendations for changes, if necessary, to the planning framework for the study area. The motion can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.EY12.30>

City Planning staff retained and worked with a consultant team led by Perkins+Will in facilitating an inter-divisional comprehensive review of the existing planning policy framework for the Mount Dennis area. The study work, led by City Planning, began on January 13, 2020 and was recently concluded on December 7, 2021 with the completion of the Picture Mount Dennis Planning Framework document. The purpose of the study was to develop a renewed planning policy framework, guidelines and other legislative tools that will assist in effectively managing growth and change in the area. The study area is generally the Humber River, Clouston Avenue, and the CN rail line, Trethewey Drive, Keesledale Park, Humber Boulevard, Rockcliffe Boulevard, Lambton Avenue, Jane Street and Eglinton Avenue West.

Although the Picture Mount Dennis Planning Framework is the end product of the Picture Mount Dennis Study process, City staff continue to seek community feedback and will initiate further work in Mount Dennis as the implementation of the Framework

moves forward. The Status Report from City Planning was before Etobicoke York Community Council January 5, 2022 and provided an overview of the study process to date and the next steps required to implement the study. It also provided the findings and recommendations from the consultant, Perkins+Will, for the Picture Mount Dennis Study. The decision history may be accessed at this link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.EY29.2>

THE SITE

Description

The site has an approximate area of 13,262 square metres (1.33 hectares) and is generally rectangular in shape, with a curved frontage spanning approximately 134 metres along Weston Road. The site has an approximate depth of 85.4 metres at the south end and increases to 114 metres at the north end of the site. The site has a significant change in grade, sloping downward from north to south by approximately 10 metres along the front lot line and approximately six metres along the rear lot line. A small berm is located along the eastern lot line adjacent to the rail corridor.

Existing Uses

The site is currently occupied by two single-storey warehouse buildings located at 971 and 975 Weston Road. The remainder of the site is vacant.

Official Plan Designation

The site is designated *Neighbourhoods*. This segment of Weston Road is defined as a Major Street with a planned right-of-way width of 27 metres. See Attachment 6 of this report for the Official Plan Land Use Map.

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

Site and Area Specific Policy (SASP) 53 - Mount Dennis Area

The site is located within the area associated with SASP 53. SASP 53 provides that a development concept plan for an entire redevelopment block (or block face) may be required to assess comprehensive projects. SASP 53 provides criteria which may be required in the block plan.

Zoning

The site is subject to former City of York By-law 1-83.

The southern half of the site at 955-969 Weston Road is zoned Residential Zone R3 and Section 16(446). Site-specific Exception 446 permits a maximum of 71 stacked townhouse and accessory uses on the subject site, a maximum gross floor area of 7,000 square metres, a maximum height of 127.8 metres above sea level, and setbacks as per Schedule 'C' of By-law 764-2015. No dwelling units are permitted within 30 metres of the rear lot line, and other provisions are included related to parking, projections/encroachments, and outdoor amenity space.

The northern half of the site at 971-975 Weston Road is zoned Residential Zone R3(H1) and Section 16(453). Exception 453 permits the existing non-residential uses within the existing building that was lawfully established on the date of the passing of By-law 764-2015. No dwelling units or residential buildings are permitted within 30 metres of the rear lot line (adjacent the rail corridor). Holding symbol H1 restricts the use of the land for residential uses until the H symbol is removed, and the following conditions are fulfilled to the satisfaction of City Council:

- The owner has submitted a noise and vibration study to the City that evaluates, to the City's satisfaction, how the residential uses can be developed on the site in terms of Ministry of the Environment guidelines for acceptable noise and vibration levels and identifies appropriate mitigation techniques to be incorporated into the development; and
- The owner has submitted an acceptable site plan or rail safety study to the satisfaction of the rail companies to demonstrate that the proposed development meets the rail company's safety requirements for residential development adjacent to rail lines and that arrangements have been made with the rail companies for any mitigation measures required to satisfy safety requirements for residential development and to provide confirmation from the rail companies that the arrangements including details have been made with the rail companies to satisfy their requirements for the proposed development.

By-law 764-2015 states that no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:

- all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and
- all watermains and sanitary sewers and appropriate appurtenances, have been installed and are operational.

See Attachment 7 of this report for the Zoning By-law Map.

THE APPLICATION

Complete Application Submission Date: December 13, 2021

Description: A residential development consisting of two 11-storey (37.50 metres including mechanical penthouse) towers connected through a one-storey podium. Due to the significant slope of the site, the podium would be one storey on the north side of the site, adjacent to the rail line and three storeys fronting the south lot line along Weston Road. The building would have a gross floor area (GFA) of 49,157 square metres. The proposed floorplate of the base building would be 7,174 square metres. The floorplate for each tower varies due to the proposed terracing from Weston Road and the east and west property line. The Building A floorplate ranges from approximately 2,300 square metres at level three to 1,450 square metres at level 11. The Building B floorplate ranges from approximately 2,650 square metres at level three to 1,230 square metres at level 11.

Density: 3.69 times the lot area

Dwelling Units: A total of 617 residential units are proposed, including: 26 studio units (4.2%); 432 one-bedroom units (70%); 96 two-bedroom units (15.6%); and 63 three-bedroom units (10.2%).

Access, Parking and Loading: Vehicular access is proposed from Weston Road, approximately in the middle of the frontage, across from Bushby Avenue. A second access is proposed from Lambton Avenue to the ramp for the below grade parking as well as to a turning circle at grade between the two buildings for drop-off/pick-up. A 2.5-metre wide road widening is proposed along the Weston Road frontage.

A total of 436 parking spaces are proposed in three parking levels, including 374 resident spaces and 62 visitor spaces. Of these spaces, 33 would be accessible spaces.

Two Type “G” loading spaces are proposed, both of which would be internalized within the garage. The loading spaces are proposed to be located next to two garbage rooms and moving rooms. A total of 629 bicycle parking spaces are proposed in the building, including 565 long-term spaces and 64 short-term spaces.

Additional Information: See Attachment 1, 2, 3, 4 and 5 of this report for a three-dimensional representation of the project in context, the Application Data Sheet and a site plan of the proposal, respectively.

Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at:
<http://app.toronto.ca/AIC/index.do?folderRsn=QuIdVSeWHI%2BQIroPrE2rtQ%3D%3D>

Reason for Application: The Official Plan Amendment application proposes to redesignate the site from Neighbourhoods to Mixed Use Areas. The Zoning By-law Amendment application proposes to amend the former City of York By-law 1-83 to vary performance standards including: gross floor area; building height; building setbacks; and vehicular and bicycle parking space requirements. Additional amendments to the Zoning By-law may be identified as part of the application review.

Site Plan Control: The development is subject to Site Plan Control. A Site Plan Control application was submitted in conjunction with the Official Plan and Zoning By-law Amendment applications and was deemed complete on December 13, 2021.

COMMENTS

Issues to Be Resolved

The applications have been circulated to City divisions and public agencies for comment. Staff will review this application to determine its consistency with the Provincial Policy Statement, conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, and conformity to the Official Plan.

City Council has declared a Climate Emergency, and set goals to achieve net zero greenhouse gas emissions by 2050 or sooner. To support strong communities and a high quality of life, development should positively contribute to its neighbourhood, including efforts toward climate change mitigation and resilience.

The following preliminary issues have been identified to be resolved:

- The alignment of the proposal to the direction of the recently approved Picture Mount Dennis Planning Framework;
- The appropriateness of redesignating the site to Mixed Use Areas;
- The proposed height, built form, massing, transition and scale of the towers and base building in relation to the existing and planned built form context of the area;
- The provision of affordable housing;
- Securing the proposed purpose-built rental housing at mid-range or affordable rent level categories;
- The mix and size of dwelling units;
- The location and amount of proposed indoor and outdoor amenity space;
- The provision of high quality building materials and on-site landscaping;
- The appropriate provision of vehicular parking spaces and traffic;
- The proposed vehicular access locations;
- Tree preservation and planting;
- The provision of appropriate soil volumes;

- The quality of the public realm including the relationship of the ground floor and lower levels of the building to the street, the provision of unencumbered sidewalks, and the adequate provision of street furniture and bicycle parking;
- The infrastructure capacity (water, sewage, hydro, community services and facilities) to accommodate the proposed development;
- The applicant will be encouraged to pursue Tier 2, 3 or 4 of the Toronto Green Standard; and
- 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.

Additional Issues

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

NEXT STEPS

City Planning staff will host a Community Consultation Meeting.

City staff will work with the applicant to resolve the preliminary issues discussed in this report and any additional issues that may be identified by staff and the public. City Planning staff will report back at the appropriate time in the review of the application.

A Statutory Public Meeting will be held, as required by the Planning Act, at an Etobicoke York Community Council meeting, when a Final Report is prepared.

CONTACT

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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: Application Data Sheet

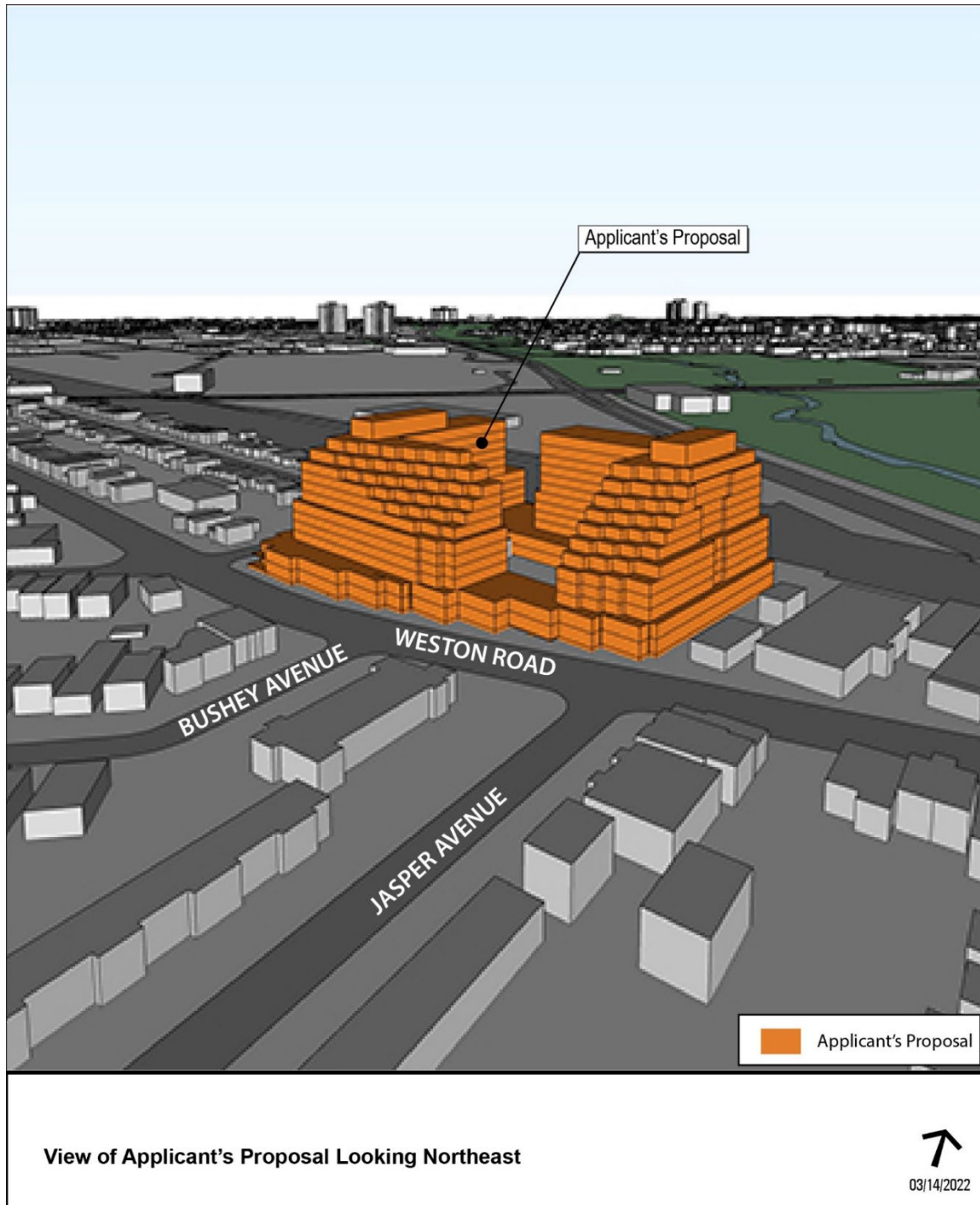
Attachment 4: Location Map

Attachment 5: Site Plan

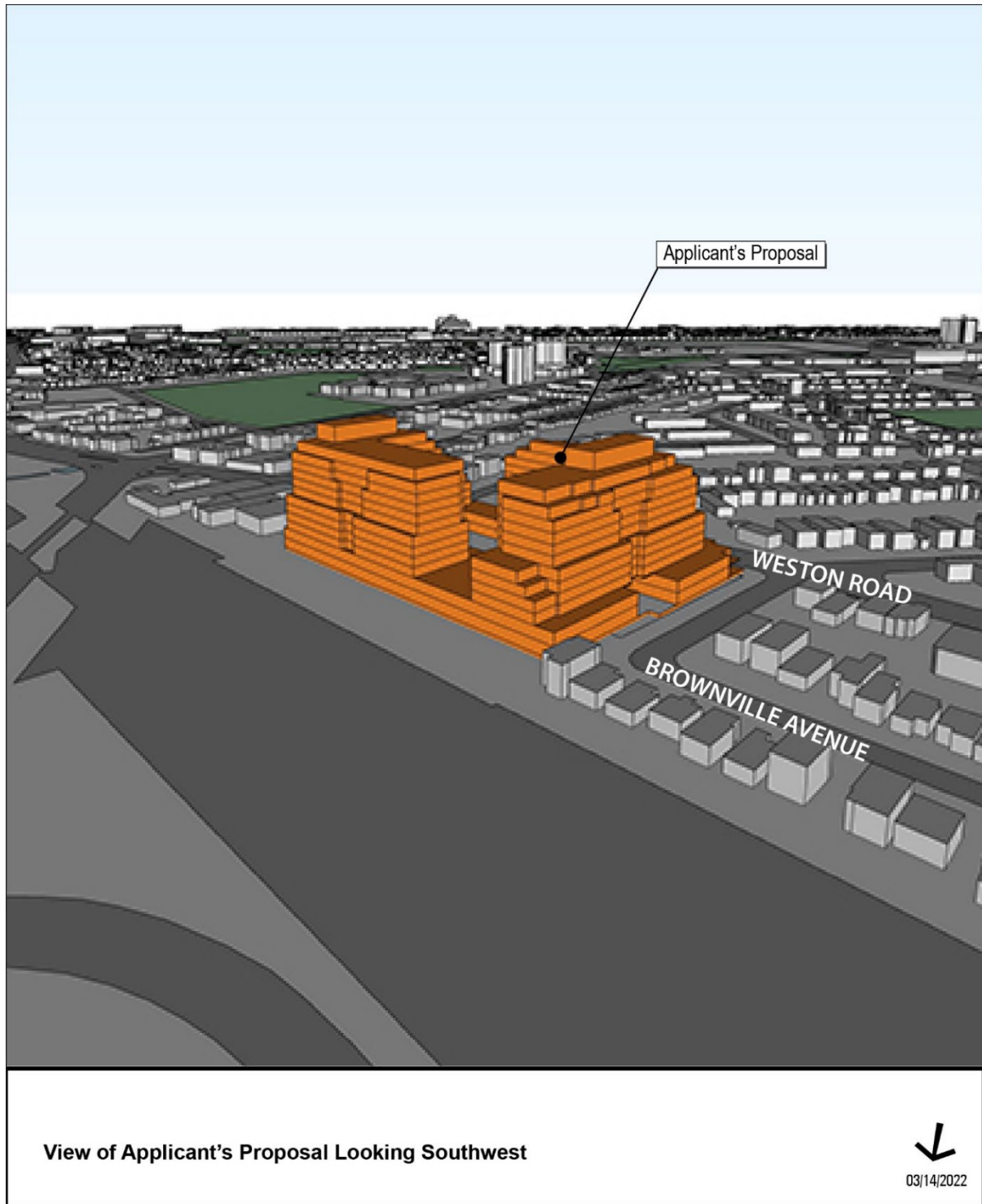
Attachment 6: Official Plan Map

Attachment 7: Zoning By-law Map

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



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



Attachment 3: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 955 WESTON RD Date Received: October 21, 2021

Application Number: 21 228761 WET 05 SA

Application Type: Site Plan Approval, Standard

Project Description: Proposed 11-storey building containing 617 residential units.

Applicant	Agent	Architect	Owner
BOUSFIELDS INC			955-969 WESTON ROAD DEVELOPMENT INC

EXISTING PLANNING CONTROLS

Official Plan Designation: Neighbourhoods Site Specific Provision:

Zoning: Heritage Designation:

Height Limit (m): Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq m): 13,337 Frontage (m): 129 Depth (m): 114

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			7,174	7,174
Residential GFA (sq m):			49,156	49,156
Non-Residential GFA (sq m):				
Total GFA (sq m):			49,156	49,156
Height - Storeys:			11	11
Height - Metres:			38	38

Lot Coverage Ratio (%) 53.79 Floor Space Index: 3.69

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA: 49,156

Retail GFA:

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
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Rental:

Freehold:

Condominium:			617	617
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Other:

Total Units:			617	617
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Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		26	432	96	63
Total Units:		26	432	96	63

Parking and Loading

Parking Spaces:	436	Bicycle Parking Spaces:	629	Loading Docks:
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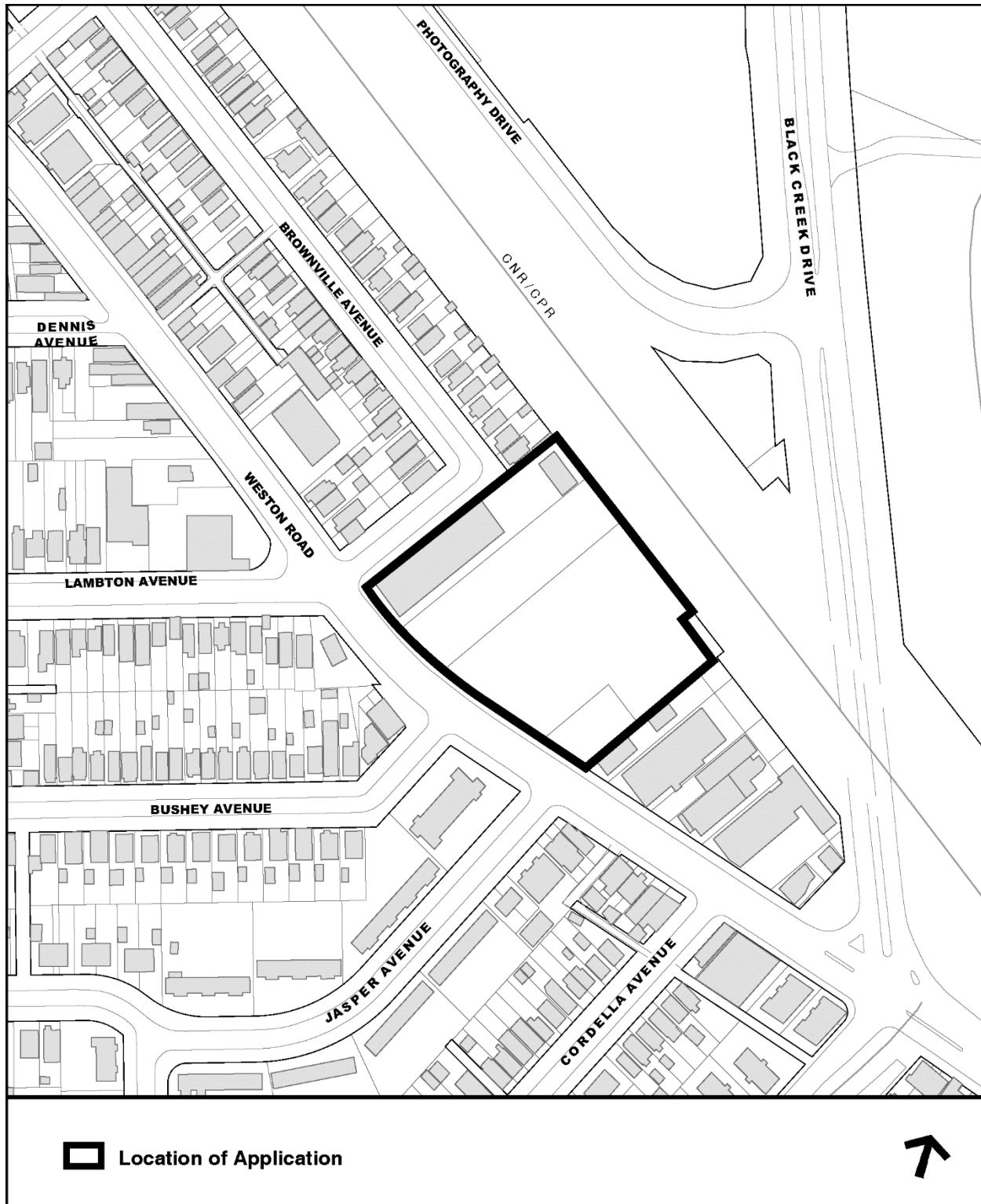
CONTACT:

Emilia Sasso, Planner

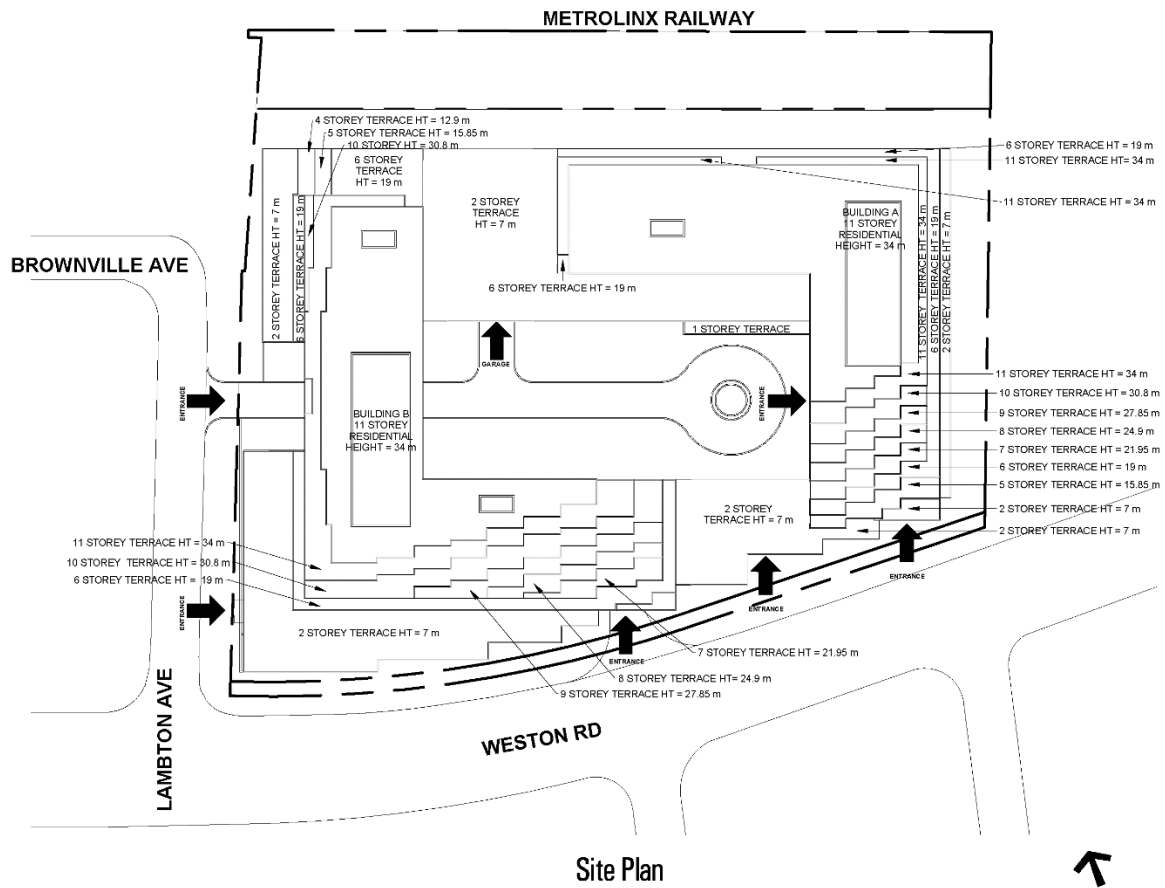
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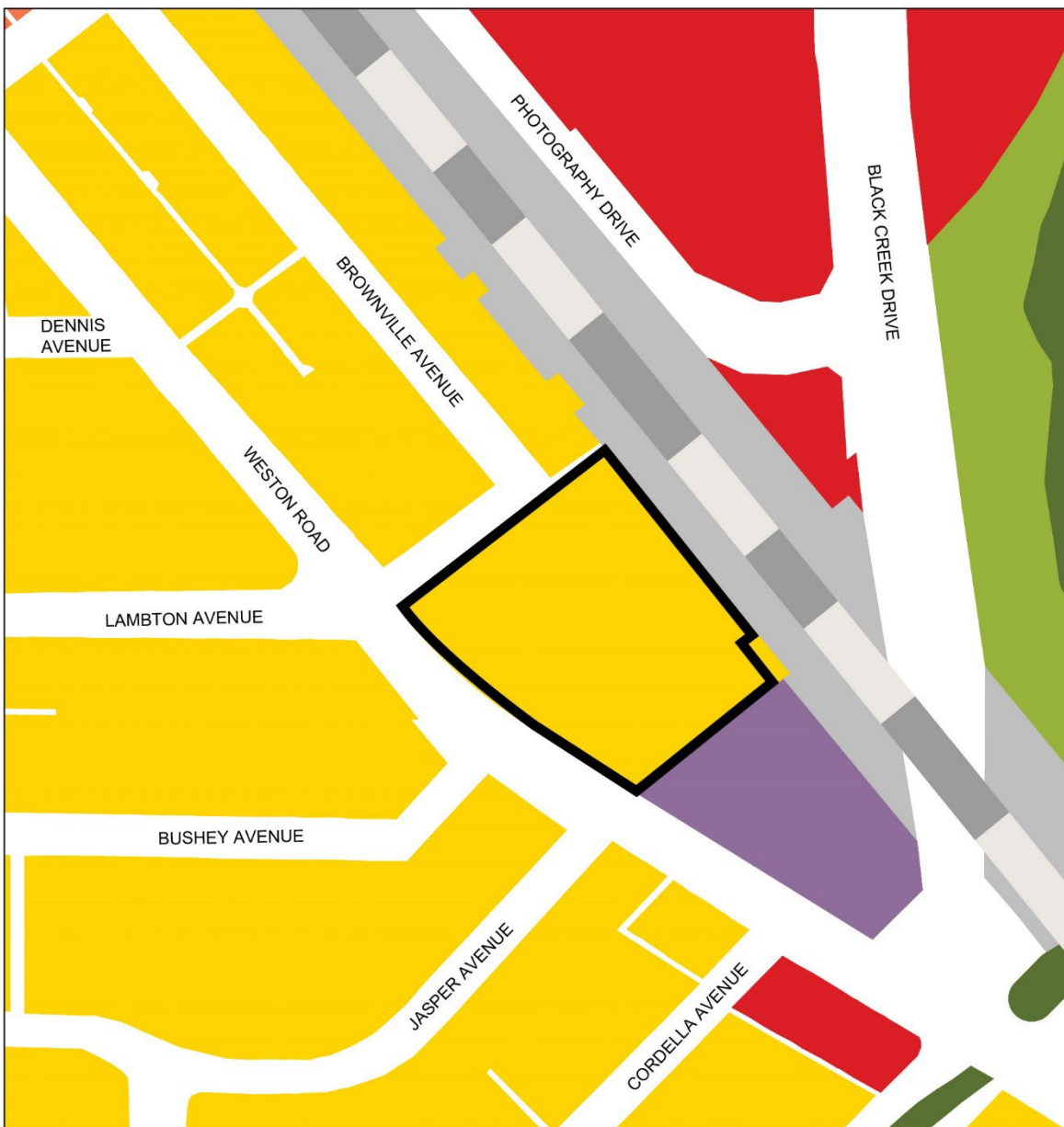
Attachment 4: Location Map



Attachment 5: Site Plan



Attachment 6: Official Plan Map



Official Plan Land Use Map #17

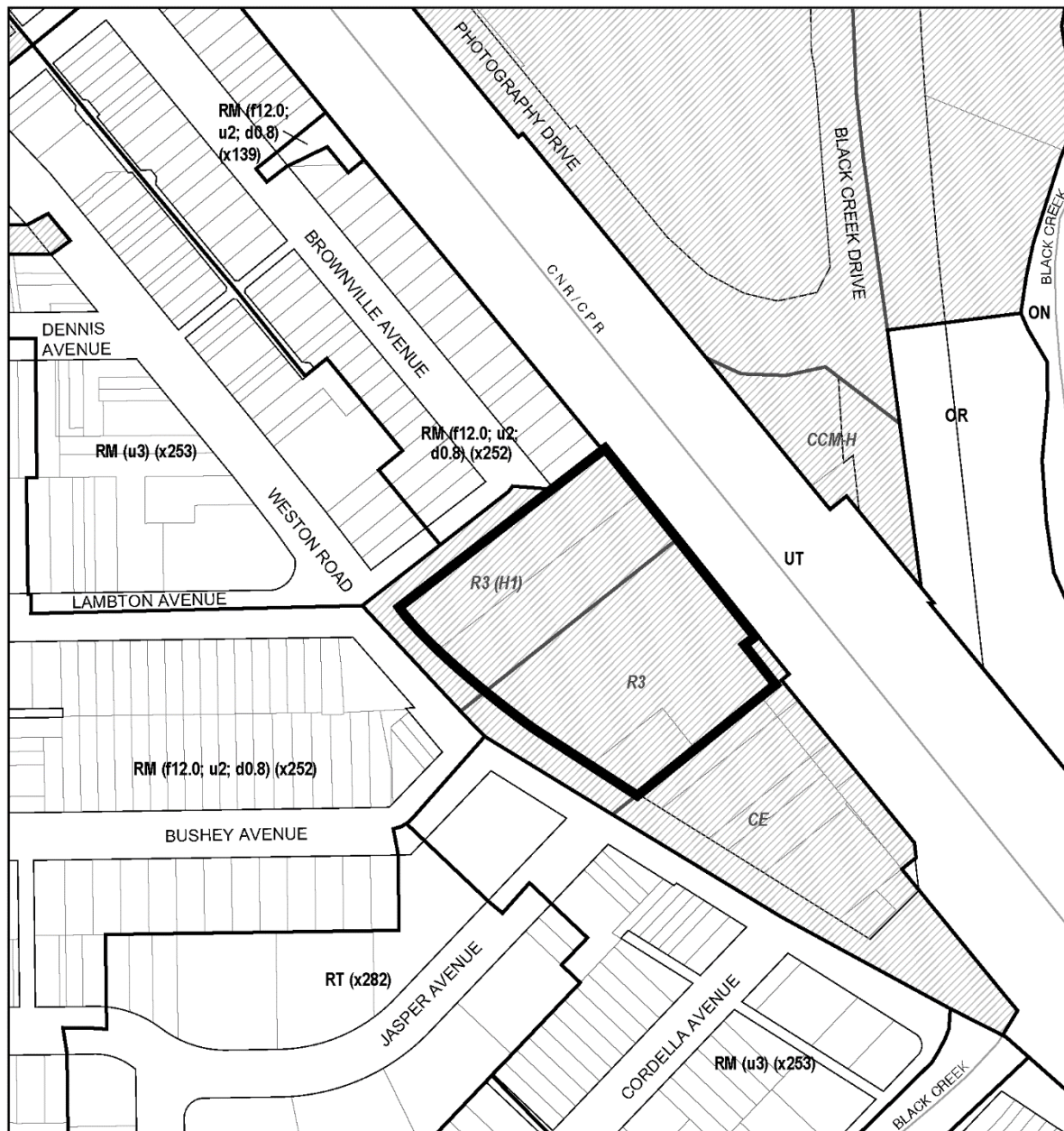
955, 965, 969, 971, 975 Weston Road

File # 21 228762 WET 05 0Z

	Location of Application		Natural Areas		Utility Corridors
	Neighbourhoods		Parks		General Employment Areas
	Apartment Neighbourhoods		Other Open Space Areas		
	Mixed Use Areas				

Not to Scale
 Extracted: 10/25/2021

Attachment 7: Zoning By-Law Map



Zoning By-law 569-2013

955, 965, 969, 971, 975 Weston Road

File # 21 228762 WET 05 0Z



Location of Application

RT
RM
RA
ON
OR
UT

Residential Townhouse
Residential Multiple
Residential Apartment
Open Space Natural
Open Space Recreation
Utility and Transportation



See Former City of York By-law No. 1-83
R3 Residential
CCM City Centre Mixed Use District Zone
CE Commercial Employment Zone
G Green Open Space



Not to Scale
Extracted: 10/25/2021