

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

Date: June 8, 2022

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 2 - Etobicoke Centre

Planning Application Number: 19 210963 WET 02 OZ

SUMMARY

This application proposes to permit two additional apartment buildings of seven and 18 storeys (28.6 metres and 65.3 metres, respectively, including the mechanical penthouse) containing a total of 331 dwelling units at 63 and 73 Widdicombe Hill Boulevard. A total of 934 vehicular parking spaces is to be provided for both the proposed and existing buildings. The two existing 17-storey apartment buildings, containing 461 dwellings units, are proposed to be retained.

The proposed development is consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020).

This report reviews and recommends approval of the application to amend the applicable Zoning By-laws.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the former City of Etobicoke Zoning Code for the lands at 63 and 73 Widdicombe Hill Boulevard substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 5 to this report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 63 and 73 Widdicombe Hill Boulevard substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 6 to this report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.

4. City Council authorize the City Solicitor to submit the necessary Bills to implement the foregoing recommendations provided the City Solicitor is satisfied that the appropriate legal mechanisms are in place to ensure that no building permit will be issued until such time as the Section 37 Agreement is executed and registered.

5. City Council require the owner to enter into an Agreement pursuant to Section 37 of the Planning Act as follows:

a. The community benefits recommended to be secured in the Section 37 Agreement are as follows:

1. Prior to the first above-grade permit for the site, the owner shall make a cash contribution to the City in the amount of \$2,200,000 payable to the Treasurer, City of Toronto, for the provision of local streetscape, parkland and/or community facilities within proximity of the subject site, in consultation with the Ward Councillor;

b. The payment amount identified in Recommendation 5. a. 1. above shall be indexed upwardly in accordance with the Statistics Canada Non-residential Construction Price Index for the Toronto Census Metropolitan area, reported quarterly by Statistics Canada in Building Construction Price Indexes Table: 18-10-0135-01, or its successor, calculated from the date of the Section 37 Agreement to the date of payment;

c. In the event the cash contribution referred to in Recommendation 5. a. 1. has not been used for the intended purposes within three years of the By-laws coming into full force and effect, the cash contribution may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director, City Planning Division, in consultation with the Ward Councillor, provided that the purpose is identified in the Official Plan and will benefit the community in Ward 2; and

d. The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:

1. The owner shall construct and maintain the development in accordance with Tier 1 performance measures of the Toronto Green Standard, as adopted by Toronto City Council from time to time, to the satisfaction of the Chief Planner and Executive Director, City Planning; the owner will be encouraged to achieve Tier 2, Toronto Green Standard, or higher, where appropriate, and consistent with the performance standards of Toronto Green Standards applicable at the time of the site plan control application for the development;

2. The owner shall satisfy applicable signage requirements of the Toronto District School Board and the Toronto Catholic District School Board and shall insert warning clauses in purchase and sale/tenancy agreements as required in connection with student accommodation;

3. Prior to the commencement of any demolition, excavation and shoring work, the owner shall submit a Construction Management Plan to the satisfaction of the Chief Planner and Executive Director, City Planning, the Chief Engineer and Executive Director, Engineering and Construction Services, and the Chief Building Official and Executive Director, Toronto Building Division, in consultation with the Ward Councillor, and Toronto Lands Corporation, and thereafter shall implement the plan during the course of construction, such Construction Management Plan will include, but not limited to the following construction-related details: noise, dust, size and location of staging areas, location and function of gates, dates of significant concrete pouring, lighting details, vehicular parking and queuing locations, street closures, parking and laneway uses and access, refuse storage, site security, site supervisor contact information, and a communication strategy with the Toronto District School Board, and any other matters requested by the Chief Planner and Executive Director, City Planning, and the Chief engineer and Executive Director, Engineering and Construction Services, in consultation with the Ward Councillor;

4. The owner shall submit to the Chief Engineer and Executive Director, Engineering and Construction Services for review and acceptance, prior to Site Plan Control approval, a Functional Servicing Report to confirm storm water runoff, sanitary flow and water supply demand resulting from this development, and that there is adequate capacity in the existing municipal infrastructure to accommodate the proposed development;

5. The owner shall enter into a financially secured agreement with the City for the design and construction of any improvements to the municipal infrastructure, should it be determined that upgrades are required to the infrastructure to support this development, according to the accepted Functional Servicing Report and Traffic Impact Study accepted by the Chief Engineer and Executive Director of Engineering and Construction Services and General Manager of Transportation Services;

6. Prior to Site Plan Control approval, the owner shall provide maneuvering diagrams showing the transport of garbage bins from the underground levels to a revised staging area at 63 Widdicombe Hill Boulevard, to the satisfaction of the General Manager of Transportation Services and the General Manager, Solid Waste Management Services;

7. The owner shall continue to provide and maintain the 461 existing rental dwelling units on the lands as rental housing, together with the new and retained associated facilities and amenities of the existing residential rental property, for a period of at least 20 years commencing from the date that the Zoning By-laws come into force and effect, and with no applications for demolition or conversion from residential rental use during such 20-year period, all to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor;

8. The owner shall provide tenants of all 461 existing rental dwelling units at 63 and 73 Widdicombe Hill Boulevard with access to, and use of, all indoor and outdoor amenities in the proposed development at no extra charge, and on the same terms and conditions as any other resident of the development, without the need to pre-book or pay a fee unless specifically required as a customary practice for private bookings, and with no pass-through costs to the tenants, including by way of an application to the Ontario Landlord Tenant Board or to any successor tribunal with jurisdiction to hear applications made under the legislation governing residential tenancies in Ontario for the purpose of obtaining an increase in residential rent above the applicable guideline;

9. The owner shall provide, at its sole expense and at no cost to tenants, improvements to the existing rental buildings at 63 and 73 Widdicombe Hill Boulevard, taking into account feedback obtained through a tenant survey, as follows:

A. Prior to Site Plan Control approval:

- a. The owner shall submit to the City a Construction Mitigation Strategy, including an interim parking plan, and Tenant Communication Plan to mitigate the impacts of construction of the development on tenants of the existing rental buildings, including the provision of temporary, off-site resident parking, to the satisfaction of the Chief Planner and Executive Director, City Planning;
- b. The owner agrees to provide plans showing the location, layout, and specifications of the improvements referred to in Recommendations 5. d. 9. A. c. to 5. d. 9. B. to the satisfaction of the Chief Planner and Executive Director, City Planning;
- c. Improvements to the garbage rooms/storage areas;
- d. Upgrades to the existing main lobbies, limited to painting, lighting, new furniture and seating;
- e. Upgrades to existing libraries;
- f. Upgrades to existing change rooms and refinish the saunas;
- g. Improvements to the existing laundry rooms and party rooms; and
- h. Improvements to the outdoor amenity areas, including provision of new barbeque grills and outdoor seating; and

B. Prior to occupancy of any new residential units, subject to extensions for seasonality for the outdoor improvements, the indoor and outdoor improvements shall be completed.

10. The costs associated with the provision and maintenance of the rental housing improvements, Construction Mitigation Strategy and Tenant Communication Plan required above shall not be passed on to tenants of the existing rental buildings at 63 and 73 Widdicombe Hill Boulevard in any form, and the owner agrees it shall not apply to the Landlord and Tenant Board, or any successor tribunal with jurisdiction to hear applications made under the legislation governing residential tenancies in Ontario, for an above-guideline increase in rent to recover expenses incurred in completing the rental housing improvements in Recommendations 5. d. 9. A. c. to 5. d. 9. B. above.

6. Prior to the enactment of Bills, the owner shall submit the tree removal application for the subject site to the satisfaction of the Supervisor, Tree Protection and Plan review, Etobicoke York.

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 November 5, 2019, Etobicoke York Community Council adopted the Preliminary Report on the application, authorizing staff to conduct a community consultation meeting with an expanded notification area. The decision document can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.EY10.2>

PROPOSAL

Pre-application Consultation

A pre-application consultation meeting was held on September 5, 2018 to discuss complete application submission requirements and to identify issues with the proposal.

Original Proposal and Existing Site Conditions

On August 23, 2019, the applicant submitted a Zoning By-law amendment application to permit a nine-storey building (Building A) containing 133 rental units and an 18-storey building (Building B) containing 272 rental units. Building A would contain nine bachelor units, 44 one-bedroom units, 58 two-bedroom units and 22 three-bedroom units. Building B would contain 12 bachelor units, 74 one-bedroom units, 146 two-bedroom units and 40 three-bedroom units. Building A would be located on the western portion of the site and Building B would be located in the middle of the site between the existing

apartment buildings. The proposed development would result in a total of 866 units on the site.

The two proposed buildings included approximately 33,760 square metres of residential gross floor area to the site. The existing residential gross floor area on the site is 92,940 square metres. With the two new buildings, the total proposed gross floor area for the site would be approximately 126,700 square metres, resulting in a Floor Space Index (FSI) of 3.83 times the area of the lot.

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

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

Revised Proposal

Revised proposals were submitted on October 2021 and April 20, 2022 based on feedback from the community and comments from staff. Key revisions made from the original proposal include:

Overall

- Elimination of bachelor units and an increase in the percentage of two-bedroom units from 50 percent to 63 percent of the total unit mix; and
- Improved landscaped open space areas on the southern portion of the site.

Building A

- Reduction in height from nine storeys to seven storeys;
- Increased building setbacks after the fourth storey; and
- Revised internal loading space to serve both Building A and 73 Widdicombe Hill Boulevard.

Building B

- Reduction of the tower floor plate from 922 square metres to 748 square metres;
- Increased the separation distance between the first storey of the base building and the one-storey indoor amenity space of the existing buildings from approximately 7.5 metres to 8.8 metres;

- Increased base building setback from the rear property line from 9.8 metres to 12 metres from the south lot line; and
- Reduced the base building height at the rear from six storeys to four storeys.

Refer to Table 1 for a comparison of the key statistics between the original and revised submissions, and Attachment 1 for the Application Data Sheet on the current proposal.

Table 1 Application Submission Comparison

	Original August 23, 2019 Submission	October 8, 2021 Submission	Current April 20, 2022 Submission
Site Area	33,066	33,066	33,066
FSI	3.83	3.73	3.73
GFA (sq.m.) Existing Proposed Total	92,938 33,756 126,695	92,938 30,465 123,403	92,938 30,279 123,218
Building Heights Building A Building B	9 storeys (35 m.) 18 storeys (63 m.)	7 storeys (28.6 m.) 18 storeys (65.3 m.)	7 storeys (28.6 m.) 18 storeys (65.3 m.)
Residential Units Bachelor 1-Bedroom 2-Bedroom 3-Bedroom Total	21 (5%) 118 (30%) 204 (50%) 62 (15%) 405	0 79 (24%) 202 (61%) 50 (15%) 331	0 72 (22%) 209 (63%) 50 (15%) 331
Amenity Space (sq.m.) Indoor Outdoor	818 1,020	834 2,583	824 2,583
Vehicular Parking Spaces Resident Visitor Total	617 (263 retained) 54 (62 retained) 671 (325 retained)	562(264 retained) 46 (62 existing) 608 (326 retained)	565 (251 retained) 45 (73 retained) 610 (324 retained)

	Original August 23, 2019 Submission	October 8, 2021 Submission	Current April 20, 2022 Submission
Bicycle Parking Spaces			
Long Term	287 (60 retained)	242 (60 retained)	253 (60 retained)
Short Term	30	25	25
Total	317	267	278

Site and Surrounding Area

The site currently contains two 17-storey (approximately 51 metres including the mechanical penthouse) apartment buildings containing a total of 461 dwelling units. The area of the site is approximately 33,066 square metres and is north of Eglinton Avenue West, on the south side of Widdicombe Hill Boulevard.

Surrounding land uses include:

North: Central Etobicoke High School with a running track and sports fields.

South: Three-and-a-half-storey townhouses and Pony Farm Drive. Further south is Eglinton Avenue West.

East: Two 18-storey apartment buildings.

West: A 17-storey apartment building.

Reasons for Application

An application to amend City of Toronto Zoning By-law 569-2013 and the former City of Etobicoke Zoning Code is required to permit the two new buildings by establishing appropriate performance standards related to increased density, increased building height, setbacks, loading spaces and parking requirements.

APPLICATION BACKGROUND

Application Submission Requirements

The following reports/studies were submitted in support of the application:

- Digital 3D Model
- Draft Zoning By-law Amendments
- Sun/Shadow Studies
- Planning and Urban Design Rationale Report
- Public Consultation Strategy Report
- Toronto Green Standard Checklist

- Arborist and Tree Protection Plan
- Functional Servicing Report
- Stormwater Management Report
- Pedestrian Wind Study
- Transportation Impact Study
- Energy Strategy Report
- Geotechnical Investigation Report
- Hydrological Review Review

Copies of the submitted documents are available on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-information-centre>

Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

Statutory Public Meeting Comments

Council members have heard oral submissions made at the statutory public meeting held by the Etobicoke York Community Council for this application, as these submissions are broadcasted live over the internet and recorded for review.

POLICY CONSIDERATIONS

Planning Act

Section 2 of the *Planning Act* sets out matters of provincial interest which City Council shall have regard to in carrying out its responsibilities, including: the adequate provision and efficient use of transportation systems; the orderly development of safe and healthy communities; the adequate provision of a full range of housing, including affordable housing; the appropriate location of growth and development; the promotion of development that is sustainable, supports public transit and be oriented to pedestrians; and the promotion of a built form that is well designed, encourages a sense of place, and provides public spaces that are of high quality, accessible, attractive and vibrant.

Provincial Land-use Policies: Provincial Policy Statement and Provincial Plans

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-law amendment, plan of subdivision and site plan control.

The Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (PPS) provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- the efficient use and management of land and infrastructure;
- ensuring the sufficient provision of housing to meet changing needs including affordable housing;
- ensuring opportunities for job creation;
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs; and
- protecting people, property and community resources by directing development away from natural or human-made hazards.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the *Planning Act* and all decisions of City Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by City Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.6 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

Provincial Plans

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of City Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) came into effect on August 28, 2020. This was an amendment to the 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 City 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).

Staff have reviewed the proposed development for consistency with the PPS (2020) and for conformity with the Growth Plan (2020). The outcome of staff analysis and review are summarized in the Comments section of the report.

Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan as follows:

Chapter 2 – Shaping the City

2.3.1 Healthy Neighbourhoods

This section provides direction for the City's various residential neighbourhoods.

Policy 2.3.1.2 states that *Apartment Neighbourhoods* are residential areas with taller buildings and higher density than *Neighbourhoods* and are considered to be physically stable. While *Apartment Neighbourhoods* are not areas of significant growth on a city-wide basis, compatible infill development may take place. *Apartment Neighbourhoods* contain valuable rental apartment buildings that often need physical and social renewal and transformation to achieve an improved living environment.

Policy 2.3.1.3 states that development in *Apartment Neighbourhoods* that are adjacent or close to *Neighbourhoods* will: a) be compatible; b) provide transition of scale and density; c) maintain adequate light and privacy for residents; d) orient and screen lighting and amenity areas to minimize impacts; e) locate and screen service areas; and f) attenuate traffic and parking impacts.

Policy 2.3.1.5 states that the functioning of the local network of streets will be improved by d) discouraging parking on local streets for non-residential purposes.

Chapter 3 – Building a Successful City

In September 2020, changes to the Public Realm and Built Form policies of Chapter 3 came into force via Official Plan Amendments 479 and 480 respectively (OPA 479 and OPA 480). The changes add greater detail and clarity, including policies that define the three main building typologies: low-rise and townhouses; mid-rise buildings; and tall buildings. This Zoning By-law amendment application was submitted prior to the policies of OPA 479 and 480 coming into effect, and was reviewed against the in-force policies and informed by the new policy direction.

Section 3.1.1 The Public Realm

This section provides direction on the importance of the public realm including streets, sidewalks, internal pedestrian connections, open space areas, parks and public buildings.

Section 3.1.2 Built Form

This section states that development must not only fit on its site and program, but also in terms of how the site, building and its streetwall fit within the existing and/or planned context of the neighbourhood and the city. Each new development should promote and achieve the overall objectives of the Official Plan.

Policy 3.1.2.1 states that new development will be located and organized to fit within its existing and/or planned context by: a) locating buildings parallel to the street; b) providing additional setbacks at street intersections, prominent destinations, parks and open spaces, and transit stops; c) locating main building entrances to front on public streets; d) providing for ground floor uses that allow views to and from the public realm; e) preserving existing mature trees wherever possible; and f) providing comfortable wind conditions.

Policy 3.1.2.3 states that development will protect privacy within adjacent buildings by providing setbacks and separation distances.

Policy 3.1.2.4 states that development will locate vehicular activities by: b) consolidating driveways and minimizing curb cuts; d) providing underground parking; and f) limiting above-ground parking structures.

Policy 3.1.2.5 states that development will be located and massed to fit within the existing and planned context by: a) providing streetwall heights and setbacks that fit harmoniously with the existing and/or planned context; and b) stepping back building mass and reducing building footprints above the streetwall height.

Policy 3.1.2.6 states that development will be required to provide good transition in scale between areas of different building heights and intensities.

Policy 3.1.2.7 states that development is to provide a good transition in scale to adjacent parks to provide access to direct sunlight and daylight.

Policy 3.1.2.10 states that development will promote civic life and provide amenity for pedestrians to make areas adjacent to streets attractive, interesting, comfortable and functional.

Section 3.1.3 Built Form - Building Types

This section provides direction for three scales of building types - townhouse and low-rise apartments, mid-rise and tall buildings. The built form relationships and design of these building types is informed by urban design guidelines to ensure the proper form and fit with their context.

Policy 3.1.3.4 states that mid-rise buildings will be designed to have heights generally no greater than the width of the right-of-way that it fronts onto.

Policy 3.1.3.7 states that tall buildings are generally greater in height than the width of the adjacent right-of-way.

Section 3.2.1 – Housing

This section provides direction to encourage the provision for a full range of housing, in terms of form, tenure and affordability.

Policy 3.2.1.5 states that new development on sites containing six or more rental units, where existing rental units will be kept in the new development: a) will secure as rental housing, the existing rental housing units which have affordable housing units which have affordable rents and mid-range rents; and b) should secure needed improvements and renovations to the existing rental housing to extend the life of the buildings without pass-through costs to the tenants.

Section 3.2.3 - Parks and Open Spaces

This section provides direction on the need for parks and open spaces, along with direction for the continued maintenance and reinvestment of our public realm.

Policy 3.2.3.3 states that the effects of development from adjacent properties, including additional shadows, noise, traffic and wind on parks and open spaces will be minimized as necessary to preserve their utility.

Chapter 4 – Land Use Designations

Section 4.2 - Apartment Neighbourhoods

The site is designated *Apartment Neighbourhoods* on Map 13 of the Official Plan. Lands designated *Apartment Neighbourhoods* are made up of apartment buildings, parks, cultural and recreational facilities, along with small scale retail, service and office uses that serve the needs of the area residents. Compatible infill development in *Apartment Neighbourhoods* are permitted.

Policy 4.2.2 states that development in *Apartment Neighbourhoods* will contribute to the quality of life by: a) locating and massing new buildings to provide a transition between areas of different intensity and scale; b) locating and massing buildings to adequately limit shadow impacts; c) locating and massing buildings to frame edge of streets and parks with good proportion; d) including sufficient off-street vehicular and bicycle parking spaces for occupants and visitors; e) minimize impact of back of house activities; f) provide indoor and outdoor recreation spaces; and g) provide ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces.

Policy 4.2.3 states that compatible infill development may be permitted provided building organization results in the framing of streets, parks and open spaces at good proportion, and the improvement of landscaped open spaces, amenities and servicing infrastructure are provided, among other policy direction.

See Attachment 3 for the subject site's Official Plan land use designation.

Chapter 5 - Implementation

Section 5.1.1 Height and/or Density Incentives

This section refers to Section 37 of the *Planning Act* and establishes the provisions under which Section 37 may be used.

Section 5.3.2 Implementation Plans and Strategies for City-building

This section indicates that detailed action-oriented plans, programs and strategies will be needed to implement the Official Plan and to adapt to changing circumstances and challenges over the life of the Official Plan. Policy 5.3.2.1 states implementation plans, strategies and guidelines will be adopted to advance the vision, objectives and policies of this Plan.

Section 5.6 Interpretation

This section establishes how the policies are to be understood and interpreted.

Policy 5.6.1 states that the Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. Policy 5.6.1.1 states policies should not be read in isolation. When more than one policy is relevant, all appropriate policies are to be considered in each situation.

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

Zoning

The site is zoned "Residential Apartment" RA (x96) under the city-wide Zoning By-law 569-2013. The RA zone permits apartment buildings with specific development standards. The site is zoned "Fourth Density Residential" (R4) by the former City of Etobicoke Zoning Code and is also subject to Site Specific By-law 811. Site Specific By-law 811 permits apartment buildings and limits the number of units, building height and retail uses on the site.

See Attachment 4 for subject site's existing zoning designation.

The city-wide Zoning By-law 569-2013 can 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

Part III of the PPS under the section titled "Guidance Material" states that guidance material and technical criteria may be issued from time to time to assist planning authorities and decision-makers with implementing the policies of the Plan. Policy 5.2.5.6 of the Growth Plan indicates supporting documents, such as design guidelines, will direct the development of a high quality public realm and compact built form in achieving minimum intensification and density targets of the Plan. Policy 5.3.2.1 of the Official Plan states guidelines will be adopted to advance the vision, objectives, and policies of the Plan. Urban design guidelines specifically are intended to provide a more detailed framework for built form and public realm improvements in growth areas. The following design guidelines were used in evaluation of this proposal.

Tall Building Design Guidelines

City Council has adopted city-wide Tall Building Design Guidelines (Tall Building Guidelines) and directed City Planning staff to use these guidelines in the evaluation of 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 guidelines can be found here: <https://www.toronto.ca/legdocs/mmis/2013/pg/bgrd/backgroundfile-57177.pdf>.

Avenues and Mid-Rise Buildings Study and Performance Standards

City Council adopted the Avenues and Mid-Rise Buildings Study and an addendum (Mid-Rise Guidelines) containing performance standards for mid-rise buildings. They identify a list of best practices and establish a set of performance standards for new mid-rise buildings. Key issues addressed include maximum allowable building heights, setbacks and step backs, sunlight and sky view, pedestrian realm conditions, transition to *Neighbourhoods* and *Parks and Open Space Areas* and corner sites. The link to the guidelines can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/mid-rise-buildings/>.

The Mid-Rise Building Performance Standards Addendum are to be used together with the 2010 approved Mid-Rise Building Performance Standards in the preparation of area

studies or during the evaluation of development applications, where mid-rise buildings are proposed and Performance Standards are applicable, until such time as City Council adopts updated Mid-Rise Building Design Guidelines. Council's decision is here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.7> and <http://www.toronto.ca/legdocs/mmis/2016/pg/bgrd/backgroundfile-92537.pdf>.

Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines

On July 28, 2020, City Council adopted the Growing Up Urban Design Guidelines (Growing Up Guidelines) and directed City Planning staff to apply the guidelines in the evaluation of new multi-unit residential development proposals. The objective of the Growing Up Guidelines is for developments to increase liveability for larger households, including families with children living in vertical communities, at the neighbourhood, building, and unit scale. The guidelines indicate that a building should provide a minimum 25 percent large units of which 10 percent should be three-bedroom units, and 15 percent should be two-bedroom units. The guidelines can be found here: <https://www.toronto.ca/legdocs/mmis/2020/ph/bgrd/backgroundfile-148362.pdf>

Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings

The purpose of the Pet Friendly Design Guidelines is to guide new developments in a direction that is more supportive of a growing pet population, considering opportunities to reduce the current burden on the public realm, and provide needed pet amenities for high density residential communities. The guidelines can be found here: <https://www.toronto.ca/wp-content/uploads/2019/12/94d3-CityPlanning-Pet-Friendly-Guidelines.pdf>

Site Plan Control

The proposal is subject to Site Plan Control. An application for Site Plan Control approval which was submitted on May 1, 2022 is currently under review (File 22 139955 WET 02 SA).

COMMUNITY CONSULTATION

Community consultation meetings took place in person on February 12, 2020 at Richview Collegiate Institute and virtually on December 2, 2020 using the Webex videoconferencing program. Approximately 60 residents attended the meetings in addition to City staff and the Ward Councillor. Concerns and comments raised through the meetings, along with comments received through phone calls and written correspondence included:

Land Use

- Consideration to provide retail uses along Widdicombe Hill Boulevard.
- Consideration to allow the proposed amenity spaces available for use by the larger community.

Built Form

- The height of the proposed 18-storey building should match the existing building heights on the site.
- The proposed 18-storey building is too close to the townhouses to the south and needs to be shifted further north.
- Concern there will be no access to natural light for the residents of the townhouse dwellings on Pony Farm Drive.

Landscaped Open Space

- Concern about the loss of the open space on the site.

Wind Impact

- Pedestrian wind conditions are already not ideal.

Traffic Impact

- Concern about increased traffic volume on Widdicombe Hill Boulevard.
- The need to upgrade surrounding street intersections and traffic signals to accommodate the increased traffic volume.
- The need to install additional crosswalks to ensure pedestrian safety.

Parking

- Concern whether the proposed number of vehicular parking spaces will be sufficient for the proposed number of residential dwelling units and the existing overflow of parking needed for residents residing along Pony Farm Drive.
- The need for a proper parking management plan to ensure existing residents will not lose their parking spaces during construction.

Flooding

- Concern with past instances of flooding in the area.

Trees

- Concern with the loss of existing mature trees
- Request to plant trees along the fence separating the site and the townhouse dwellings on Pony Farm Drive.

Other

- Additional street light standards are needed on the centre boulevard of Widdicombe Hill Boulevard.
- Concern about noise that may be generated by occupants from the balconies.
- Concern whether there is sewage capacity to service the proposed increase density.
- The quality of life for existing residents in the area has not been taken into consideration in this and other recent development proposals.

COMMENTS

Planning Act

The application has regard to the relevant matters of provincial interest, including subsections: 2 h) the orderly development of safe and healthy communities; 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.

Provincial Policy Statement

The PPS is to be read in its entirety. The language in each policy, including the Implementation and Interpretation policies assists decision-makers in understanding how the policies are to be implemented. The PPS contains minimum standards and municipalities can go beyond these standards unless doing so would conflict with other policies of the PPS.

From an intensification and land use perspective, this application is consistent with policies that promote efficient land use patterns (Policies 1.1.1, 1.1.2, 1.1.3.1 and 1.1.3.2) for compatible residential infill permitted in the Official Plan.

From a built form perspective, Policy 1.7.1 e) indicates long-term economic prosperity should be supported by encouraging a sense of place, by promoting well-designed built form and cultural planning. Policy 1.1.3.4 states appropriate development standards be promoted to facilitate intensification and a compact form. Development standards are established in the Official Plan. Supporting documents in the form of the urban design guidelines further implements the Official Plan direction. This proposal is consistent in this regard as the proposed building mass, scale, and heights fit in its immediate existing and planned context, and complements the varied building typologies that form the context of the area.

The application and the draft Zoning By-law Amendments are consistent with the PPS, 2020.

A Place to Grow – Growth Plan for the Greater Golden Horseshoe (2020)

The Growth Plan (2020) requires municipalities through their Official Plan to identify intensification areas, encourage intensification generally in the built-up areas as directed by Policy 2.2.1. Municipalities are also directed to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide a more compact built form.

One of the Growth Plan's primary objectives is to achieve "complete communities" described in part by Policy 2.2.1.4 as places that (among other things):

- Provide a diverse mix of land uses, including residential employment uses, and convenient access to local stores, services and public service facilities;
- Provide a diverse range and mix of housing options, including affordable housing, to accommodate the needs of all household sizes and incomes;
- Provide for a more compact built form and a vibrant public realm, including public open spaces; and
- Expand convenient access to public service facilities and an appropriate supply of publicly-accessible open spaces and parks.

The proposal conforms to the Growth Plan (2020) which establishes that population growth will be accommodated by directing new growth to the built-up areas of the city through intensification. The application proposes compatible and appropriate intensification in a built-up area. The proposal would make efficient use of land, existing infrastructure and services. The proposed development represents an appropriate residential infill to an existing *Apartment Neighbourhoods* designated property by introducing a built form that is complementary to the existing character of the neighbourhood, along with ensuring the remaining open spaces on the site are improved.

The application, and the draft Zoning By-law amendments, conform to the Growth Plan (2020).

Land Use

This application has been reviewed against the Official Plan policies in the Policy Consideration Section of the report. The site is designated *Apartment Neighbourhoods* in the Official Plan, which permits and supports compatible infill of residential buildings while ensuring the existing residential amenity areas, and the quality of the landscaped open spaces are improved. The proposed residential infill, improvements to the amenity areas of the existing apartment buildings, and the improvements to the landscaped open spaces conforms to the direction of the Official Plan.

Built Form

This application has been reviewed against the Official Plan policies and design guidelines described in the Policy Considerations section of the report.

Policy 3.1.2.5 of the Official Plan states that new development will be massed to define the edges of streets, parks and open spaces at good proportion. Taller buildings will be located to ensure adequate access to sky view for the proposed and future use of these areas. Policy 3.1.3.4 states that mid-rise buildings will be designed to have heights generally no greater than the width of the adjacent right-of-way, and to maintain street proportion and open views to the sky from the public realm. Policy 3.1.3.10 states that tall buildings will be designed to reduce the physical and visual impacts of the tower on the public realm, and limit shadow impacts on the public realm.

Guideline 1.3 of the Tall Building Guidelines encourages tall buildings be designed to fit within their existing and planned context by providing transition to lower-scaled buildings, parks and open spaces, using angular planes and separation distances as

tools to achieve appropriate transition. Guideline 2.1 deals with the placement of base buildings to frame edges of streets, and to align setback patterns with neighbouring buildings. Guideline 3.1.1 deals with providing a base building height that is equal to 80 percent of the street's right-of-way, up to a limit of 24 metres in height. Guideline 3.2.1 deals with tall buildings having a floor plate size of 750 square metres. Guideline 3.2.2 deals with providing a tower setback of three metres or greater from the base building. Guideline 3.2.3 deals with providing tower setbacks of 12.5 metres or greater from side and rear property lines in order to achieve a minimum 25-metre tower separation distance.

Mid-Rise Performance Standard 1 states that the height of a mid-rise building should be no taller than the street's right-of-way. Performance Standard 4A states that a building's mass should fit within an angular plane of 45 degrees after a building height of 80 percent of the abutting street's right-of-way. Performance Standard 4B states setbacks on buildings above 23 metres should be provided to mitigate perception of height. Performance Standard 5D states that a mid-rise building's transition toward a building within *Apartment Neighbourhoods* would have a minimum of 20-metre separation.

The proposed Building A will result in an overall height of seven-storeys (28.6 metres including the mechanical penthouse). A building setback of three metres is provided after the fourth storey on the south elevation facing the townhouses, and the west elevation facing Widdicombe Hill Boulevard. A setback of 5.7 metres after the fourth storey, along with a further setback of approximately 10 metres after the fifth storey is provided on the north elevation. The overall height of the building, along with the building setbacks, fit within an angular plane of 45 degrees after a height of 80 percent of the Widdicombe Hill Boulevard's right-of-way, and provide sufficient separation and transition to the existing apartment building to the east, and the townhouses to the south.

The proposed Building B will result in an overall height of 18 storeys (65.3 metres including the mechanical penthouse), with a base building of six storeys (21.8 metres) along the Widdicombe Hill Boulevard frontage, and tapers to a four-storey base building at the rear facing the townhouses to the south. The tower component of the building results in a floor plate of 748 square metres and is sited to provide a tower separation distance of approximately 44 metres to the existing apartment buildings to the east and west. The overall height of the tower is taller than the existing apartment buildings on the site by approximately 14 metres. The overall height and massing of Building B is appropriate as it is centrally located on the site that will ensure minimal shadow impacts to the surrounding public realm, and ensure appropriate sky views for pedestrians. Further, the building separation distances between the base building and tower of Building B provide for adequate views, privacy and natural light for the occupants.

Residential Units

The proposal provides for the addition of 331 residential units consisting of 72 (22 percent) one-bedroom units; 209 (63 percent) two-bedroom units; and 50 (15 percent) three-bedroom units. The provision of two-bedroom units and three-bedroom units supports the unit mix objectives of the Official Plan housing policies, and the Growth Plan's growth management and housing policies to accommodate in new development

a broad range of households, including family with children. The provision of 63 percent of two-bedroom and 15 percent of three-bedroom units of the total unit count exceed the minimum percentages as directed by Guideline 2.1 of the Growing Up Guidelines. However, only 12 of the 209 two-bedroom units meet the unit size range of 87 to 90 square metres, and 12 of the 50 three-bedroom units meet the unit size range of 100 to 106 square metres as directed by Guideline 3.0 of the Growing Up Guidelines. A minimum 45 percent two-bedroom units and a minimum 13 percent of three-bedroom units of the total unit count will be secured in the draft Zoning By-law amendments.

The existing 461 residential rental units contained in the two apartment buildings on site will be secured as rental dwelling units for a minimum period of 20 years with no application for demolition or conversion to ownership tenure. The provision to maintain the existing residential dwelling units as rental housing units will be secured as a legal convenience in the Section 37 Agreement.

Rental Housing Intensification

The proposal is consistent with the Policy 3.2.1.5 of the Official Plan, as it would result in new rental housing supply through residential intensification and infill, while retaining and improving the retained rental housing on the lands. The applicant has confirmed that they will continue to provide and maintain all 461 existing rental dwelling units at 63 and 73 Widdicombe Hill Boulevard as rental housing for at least 20 years, with no application for demolition or conversion to condominium ownership or from residential rental use during that period, in accordance with Policy 3.2.1.5.(a) of the Official Plan.

Prior to the issuance of Notice of Approval Conditions for Site Plan Control approval, the owner will complete a tenant survey to finalize plans for the proposed improvements to the existing buildings and outdoor amenity areas.

Amenity Space

Policy 3.1.2.11 of the Official Plan indicates that amenity spaces are encouraged to be of high quality and well designed. Policy 3.1.2.13 states that outdoor amenity spaces should have access to daylight and direct sunlight, and have comfortable wind, shadow and noise conditions, to promote their use in all seasons. Policy 3.2.1.5 states that development on sites containing six or more rental housing units should secure needed improvements and renovations without pass-through costs to the tenants. Guideline 2.3 of the Growing Up Guidelines indicates that development should locate and protect amenity spaces from shadow and wind impacts. Guideline 4.1.1 of the Pet Friendly Guidelines indicates that 10 percent of amenity space be allocated as pet friendly spaces, including pet relief areas, wash stations and off-leash areas.

The proposal provides for 824 square metres and 2,583 square metres of indoor and outdoor amenity spaces respectively. The amount of amenity space equates to 2.5 square metres of indoor amenity space per dwelling, and 7.8 square metres of outdoor amenity space per dwelling for the proposed residential units. The existing apartment buildings contain a total of 1,118 square metres of indoor amenity space and 893.4 square metres of outdoor amenity space. As part of the legal convenience of the

Section 37 Agreement, improvements to the existing amenity spaces for current residents will be secured, and implemented in the Site Plan Control approval process.

Shadow Impact

Policy 3.1.3.10 b) of the Official Plan states that tall buildings should be designed to limit shadow impacts on the public realm. Guideline 1.4 of the Tall Building Guidelines refers to maintaining access to sunlight for surrounding streets, parks and open spaces. Mid-Rise Performance Standard 4A states that a building's mass should adhere to an angular plane of 45 degrees above a streetwall height of 80 percent of the abutting street's right-of-way width to maintain a minimum of five hours of sunlight on pedestrian sidewalks.

Shadow Studies by Quadrangle Architects dated June 2019 were submitted in support of the application, showing net new shadows cast on March 21, June 21 and September 21 between 9:18 am to 6:18 pm. The Study showed incremental shadows on different sections of Widdicombe Hill Boulevard between 9:18 am to 2:18 pm, and incremental shadows on different portions of the landscaped open spaces on the subject site throughout the day. The playing field of Central Etobicoke Public School, north of the site will not be impacted by incremental shadows as a result of this proposal. The reduction in height of Building A from nine to seven storeys will further reduce incremental shadows on both Widdicombe Hill Boulevard and the surrounding landscaped open spaces. Staff find that the proposed massing of both Building A and Building B would result in an acceptable level of shadows on the surrounding public realm.

Pedestrian Wind Impact

Policy 3.1.2.1 f) of the Official Plan states development will be located and organized to fit its context and provide comfortable wind conditions at the street and adjacent open spaces to promote the use of these spaces. Policy 3.1.3.10 d) states that towers should be designed to limit pedestrian level wind impacts. Policy 3.1.2.13 d) states that residential outdoor amenity spaces should provide comfortable wind conditions. Policy 4.2.2 states that development in *Apartment Neighbourhoods* will contribute to the quality of life by c) locating and massing buildings to maintain comfortable wind conditions for pedestrians. Guideline 2.4 of the Tall Building Guidelines indicates that publicly accessible open spaces should be located and designed to maximize safety, comfort and amenity by protecting such spaces from wind. Guideline 2.5 indicates that private amenity areas are to be protected from pedestrian-level wind. Guidelines 3.2.1, 3.2.2, 3.2.3 and 4.3 indicate that towers be organized, oriented, sited and articulated to minimize negative wind conditions.

A Pedestrian Wind Study by DLR last, dated October 4, 2021, was submitted in support of the application. The study concluded that the proposal will result in comfortable wind conditions for the surrounding public realm and the outdoor amenity areas. Implementation of any necessary wind mitigation measures will be secured in the Site Plan Control approval process.

Traffic Impact, Access

A Transportation Impact Study by WSP last revised on October, 2021 and an addendum letter dated April 13, 2022 were submitted in support of the application. The Study provided an analysis on traffic impact based on projected vehicular trips generated from the proposal, along with a vehicular parking analysis and loading needs analysis. The study concluded that the vehicular traffic generated by the proposal will result in a negligible impact on the surrounding street network. Transportation Services staff reviewed the information and generally have no concerns.

Policy 3.1.2.4 of the Official Plan directs new development to locate and organize vehicular access, service areas and utilities to minimize their impact on the property and on surrounding properties and to improve the safety and attractiveness of adjacent streets, parks and open spaces. Guideline 2.3 of the Tall Building Guidelines provides direction for loading and servicing components of a tall building to be located away from the public realm and to consolidate such components if possible. Mid-Rise Performance Standard 16A and 17 state that loading and servicing functions should be provided from rear lanes and not detract from the pedestrian realm. This proposal maintains the existing driveways that serve the existing apartment buildings. A Type 'G' loading space is proposed within Building A which will serve both Building A and the existing apartment building at 73 Widdicombe Hill Boulevard. A Type 'C' loading space is proposed within Building B. Staff worked with the applicant to locate the servicing areas away from the public realm and are satisfied with the proposed location of the loading spaces on the site. Detailed maneuvering diagrams and measures to shield the loading areas from the landscaped open spaces will be secured as part of the Site Plan Control approval process.

Vehicular Parking

The proposal provides a total of 934 spaces consisting of 816 spaces for residents, and 118 spaces for visitors for both the existing and proposed apartment buildings. Specifically for the proposed buildings, 565 residential and 45 visitor spaces are proposed to be contained in a two-level underground garage that will be connected to the underground garages for the existing apartment buildings. The proposed number of vehicular parking spaces is less than the current Zoning By-law standard. The Transportation Impact Study provided parking demand surveys of buildings similar in context to the proposed development to justify the reduction of parking spaces from the Zoning By-law standard. Transportation Services staff reviewed the documentation and are satisfied with the number of vehicular parking spaces. The required number of parking spaces will be secured as ratios based on residential unit type in the draft Zoning By-law Amendments.

Bicycle Parking

The proposal provides a total of 278 bicycle parking spaces consisting of 226 long term spaces and 25 short term spaces on the ground floor. The long-term bicycle spaces are proposed on the first underground level of Building A, on the first storey of Building B, and within the first underground level of the existing apartment building at 63 Widdicombe Hill Boulevard. There are 60 existing long-term bicycle parking spaces for existing residents which are proposed to be relocated to the first underground level of

The total number of bicycle parking spaces required for the proposed residential units exceeds the Zoning By-law standard and meets the Toronto Green Standard for number of parking spaces. The required number of bicycle parking spaces will be secured as ratios based on the number of residential units in the draft Zoning By-law Amendments.

Streetscape

Policy 3.1.1.2 states that the public realm will: d) provide a comfortable, attractive and vibrant, safe and accessible setting for civic life and daily social interaction; and g) be functional and fit within a larger network. Policy 3.1.1.6 states that city streets are significant public open spaces and are to be designed to perform their diverse roles. Guidelines 4.1 and 4.2 of the Tall Building Guidelines provide direction for streetscapes designed to support the safe movement of pedestrians. Mid-Rise Performance Standard 7A states that the sidewalk zone should be a minimum of 4.8 metres.

The proposal will provide for a minimum 14-metre building setback from the pedestrian boulevard curb along Widdicombe Hill Boulevard. A 2.1-metre wide pedestrian clearway will be secured along this section of Widdicombe Hill Boulevard. Pedestrian paths connecting Widdicombe Hill Boulevard to the landscaped open spaces on the site are shown in the architectural plans and will be secured as part of Site Plan Control approval process.

Servicing and Stormwater Management

A Functional Servicing report prepared by WSP, dated October 2021, was submitted in support of the application. The proposed buildings are to connect to the existing sewer and watermain on Widdicombe Hill Boulevard. Staff has reviewed the documentation and are satisfied that there is sufficient capacity to service the proposed development. Conditions to require potential municipal infrastructure improvements will be secured as legal convenience matters in the Section 37 agreement.

The Stormwater Management Report prepared by WSP, dated October, 2021, submitted in support of the application, concluded that appropriate stormwater management controls can be implemented to ensure the proposal meets the Wet Weather Flow Management Guidelines including: connection to the existing stormsewer on Widdicombe Hill Boulevard, and the implementation of cisterns on site. Staff reviewed the documentation and are satisfied that the proposal will meet the City's stormwater management criteria.

Parkland

In accordance with [Chapter 415, Article III of the Toronto Municipal Code](#), the applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. The residential component of this proposal is subject to a cap of 15% parkland dedication.

The value of the cash-in-lieu of parkland dedication will be appraised by Real Estate Services. The appraisal will be conducted upon the submission of an application for the

first above ground building permit and is valid for six months. Payment will be required prior to the issuance of said permit.

Tree Preservation

An Arborist Report and a Tree Protection Plan prepared by Cohen & Master Tree and Shrub Services dated October 7, 2021 were submitted in support of the application. The report states that 33 City-owned trees are proposed to be preserved, nine private trees and 20 City-owned trees are proposed to be injured, and 51 private trees are proposed to be removed. The Landscape Plan prepared by NAK Design Group, dated October, 2021, proposes 185 new private trees. Staff have no concerns with the proposed tree planting plan.

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 is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner.

School Boards

The Toronto District School Board (TDSB) and The Toronto Catholic District School Board (TCDSB) have advised that the projected accommodation levels at the local schools as a result of this development will require both warning clauses in the future offers of purchase agreements of the residential units, and the posting of signs on the site to advise residents that students may be accommodated in schools outside of the immediate area.

The site is south of the Central Etobicoke High School. TDSB has requested the organization be consulted in the future when construction management plan is being prepared.

The obligations to erect signs and inclusion of warning clauses in future purchase agreements, and provisions for a construction management plan will be secured as a legal convenience matter in the Section 37 Agreement.

Community Services Assessment

Community Services and Facilities (CS&F) are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures for the provision of programs and services provided or subsidized by the City or other public agencies,

boards and commissions, such as 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. 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.

Section 37

The Official Plan contains policies pertaining to the provision of community benefits in exchange for increases in height and/or density pursuant to Section 37 of the *Planning Act*. While the proposed development exceeds the height and density limits of the existing Zoning By-law, the application is consistent with the objectives and policies of the Official Plan, and thus constitutes good planning.

A cash contribution of \$2,200,000 is to be provided by the owner prior to the first above-grade permit for the provision of local streetscape, parkland and/or community facilities within proximity of the subject site.

The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:

1. The owner will construct and maintain the development of the site in accordance with Tier 1, Toronto Green Standard.
2. The owner shall satisfy the School Boards' requirements on signage and warning clauses in purchase/tenancy agreements in connection with student accommodation;
3. The owner will submit a Construction Management Plan.
4. The owner will confirm on servicing capacity.
5. The owner will enter into agreements with the City for improvements to municipal infrastructure as necessary.
6. The owner will provide maneuvering diagrams to show transport of garbage bins to the existing loading space at 63 Widdicombe Hill Boulevard.
7. The owner shall submit a Construction Mitigation and Tenant Communication Plan, including an interim parking plan.
8. The owner shall maintain the 461 existing rental dwelling units for a period of at least 20 years.
9. The owner shall provide the tenants of the existing rental dwelling units with access to the amenities in the proposed development.

10. The owner shall provide improvements to the existing rental buildings, taking into account feedback obtained through a tenant survey.

11. The costs associated with the provision and maintenance of the rental housing improvements shall not be passed on to the tenants.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), and the Toronto Official Plan. The proposal is consistent with the PPS (2020) and does not conflict with the Growth Plan (2020). Furthermore, the proposal is in keeping with the intent of the Toronto Official Plan, particularly as it relates to compatible infill development and maintaining existing rental housing stock. Staff worked with the applicant and the community to address and resolve the following key concerns: the massing of the proposed buildings in relation to the existing and planned context; improving the landscaped open spaces; and improving the conditions of the existing rental apartment buildings. Staff recommend that City Council support approval of the application.

CONTACT

Henry Tang, Senior Planner, Community Planning
Tel. No.: 416-392-7572
E-mail: Henry.Tang@toronto.ca

Graham Haines, Senior Planner, Strategic Initiatives, Policy and Analysis (Housing)
Tel. No.: 416-392-8124
E-mail: Graham.Haines@toronto.ca

SIGNATURE

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

ATTACHMENTS

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map
Attachment 4: Existing Zoning By-law Map
Attachment 5: Draft Etobicoke Zoning Code Amendment

Attachment 6: Draft Zoning By-law 569-2013 Amendment
Attachment 7: Site Plan
Attachment 8: North Elevation
Attachment 9: East Elevation
Attachment 10 South Elevation
Attachment 11: West Elevation

Attachment 1: Application Data Sheet

Municipal Address: 63 WIDDICOMBE HILL BLVD **Date Received:** August 23, 2019

Application Number: 19 210963 WET 02 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Proposal to permit the development of two new residential rental apartment buildings on the site. An seven-storey apartment building (Building A) to the west of 73 Widdicombe Hill Boulevard and an 18-storey apartment building (Building B) on the central portion of the site with a total of 331 rental units. The two existing 17-storey apartment buildings will remain (461 rental units). A total of 934 parking spaces would be provided.

Applicant	Agent	Architect	Owner
Bousfields Inc.		Quadrangle Architects Ltd.	Frasmet Holdings Ltd.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:
Zoning:	RA	Heritage Designation:
Height Limit (m):		Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq m): 33,065 Frontage (m): 406 Depth (m): 106

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	6,080	6,080	3,117	9,197
Residential GFA (sq m):	92,938	92,938	30,279	123,217
Non-Residential GFA (sq m):				
Total GFA (sq m):	92,938	92,938	30,279	123,217
Height - Storeys:	17	17	18	18
Height - Metres:	46	46	60	60

Lot Coverage Ratio (%): 27.81 Floor Space Index: 3.73

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	123,403	
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	461	461	331	792
Freehold:				
Condominium:				
Other:				
Total Units:	461	461	331	792

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:			64	260	137
Proposed:			72	209	50
Total Units:			136	469	187

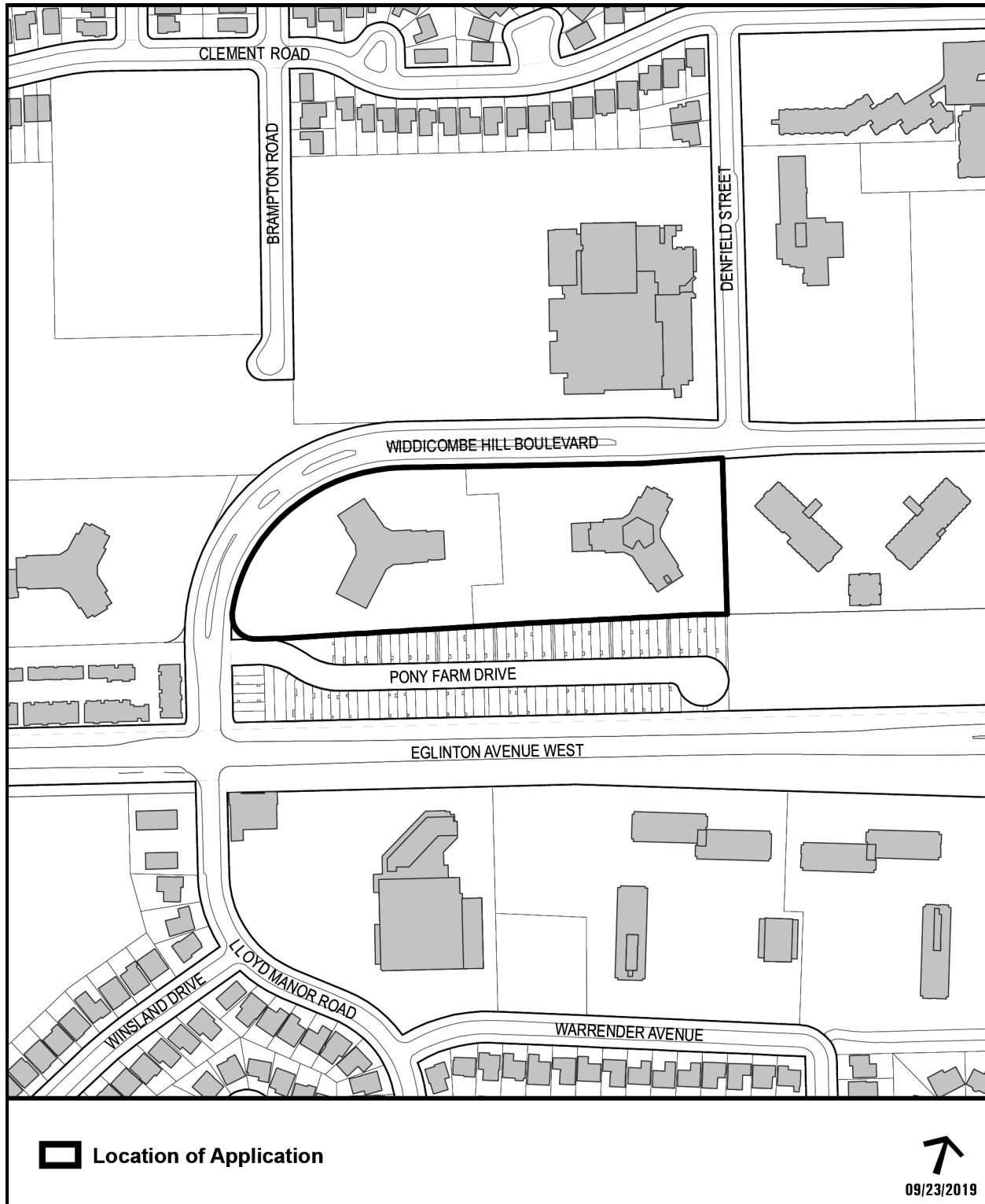
Parking and Loading

Parking Spaces: 934 Bicycle Parking Spaces: 338 Loading Docks: 3

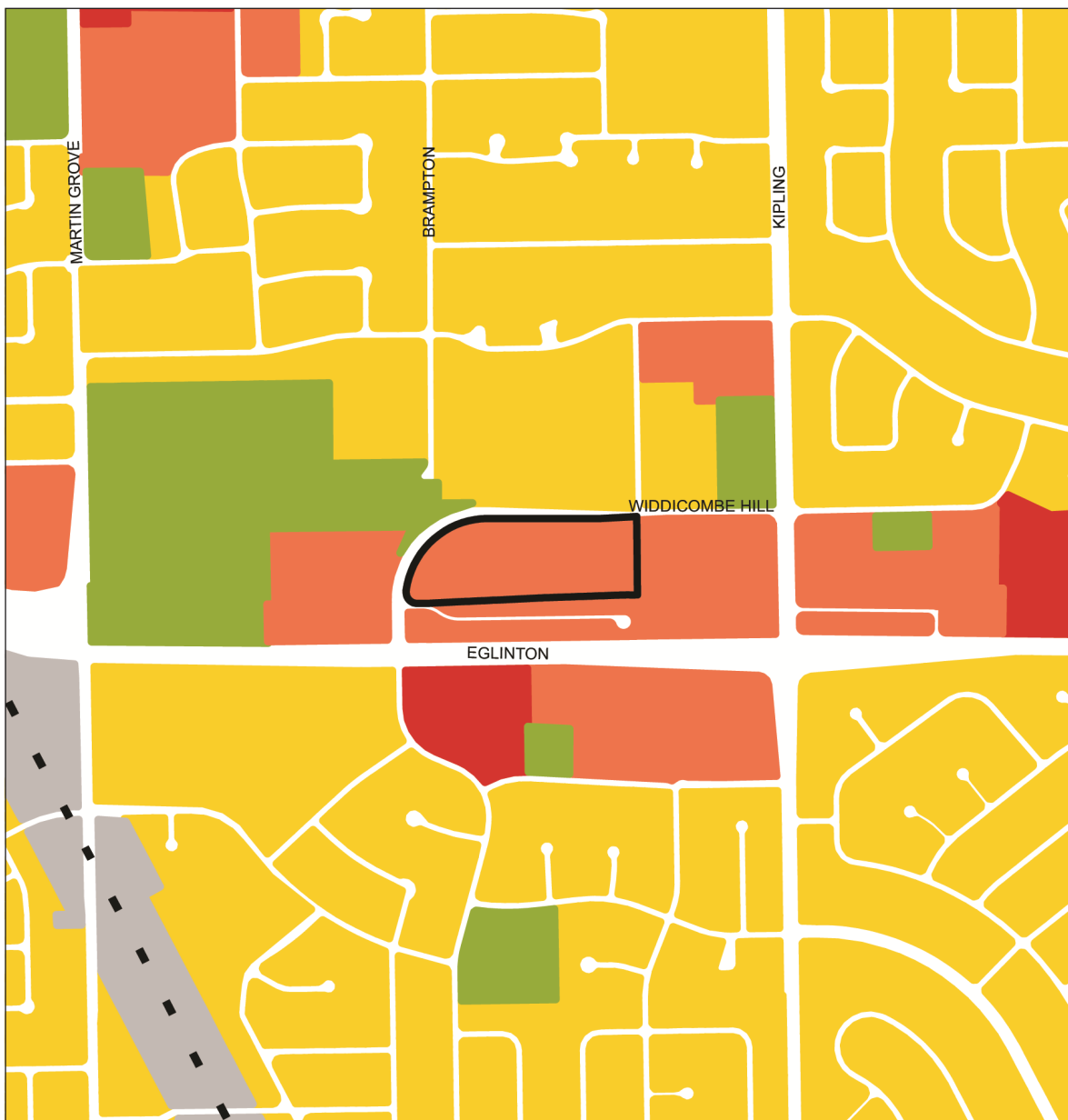
CONTACT:

Henry Tang, Senior Planner, Community Planning
(416) 392-7572
Henry.Tang@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #14

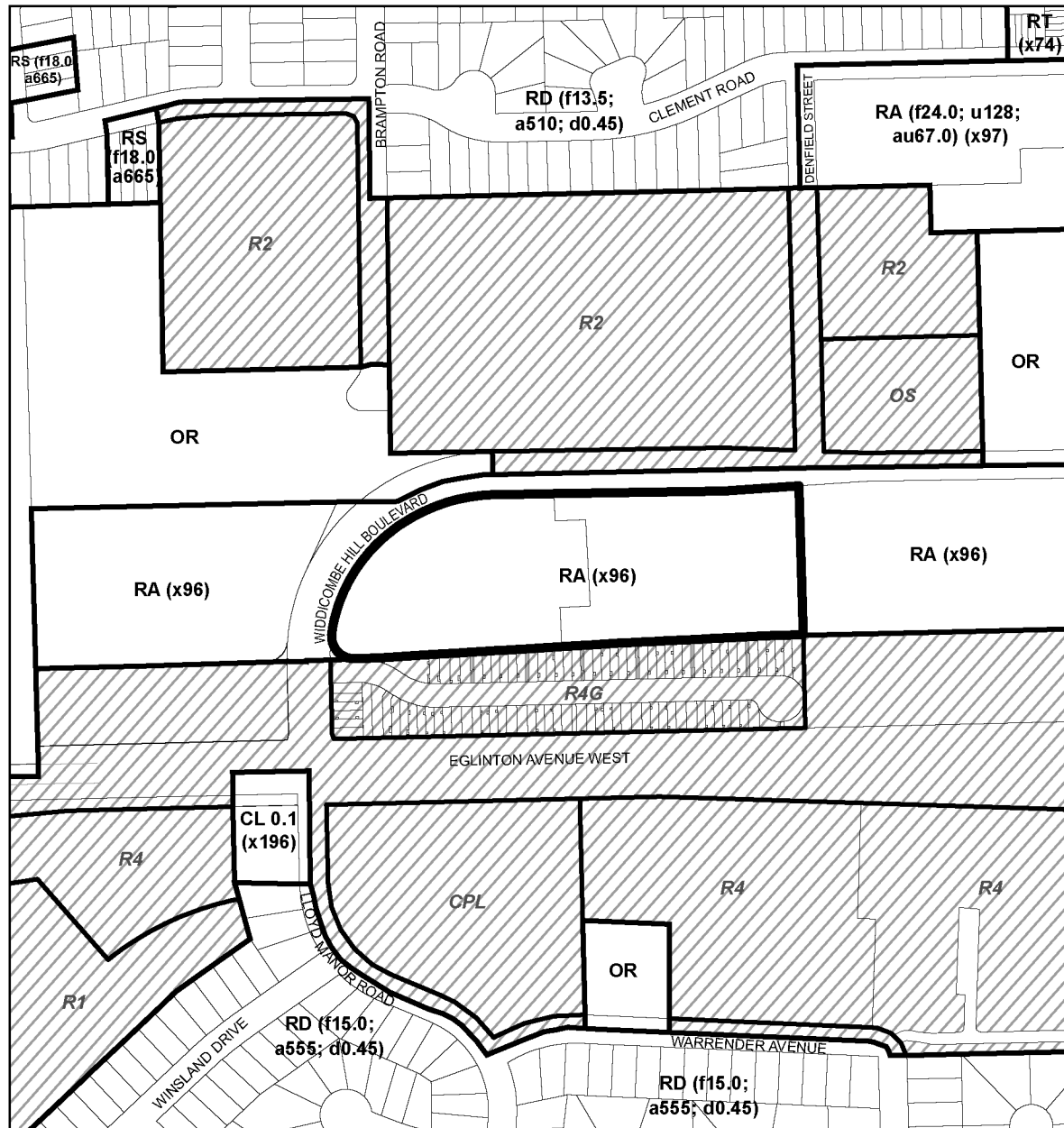
63 - 73 Widdicombe Hill Blvd.

File # 19 210963 WET 02 0Z




 Not to Scale
 09/24/2019

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

63-73 Widdicombe Hill Boulevard

File # 19 210963 WET 02 02



Location of Application

RD	Residential Detached	RA	Residential Apartment
RS	Residential Semi-Detached	CL	Commercial Local
RT	Residential Townhouse	OR	Open Space Recreation



See Former City of Etobicoke By-law No. 11,737

R1	First Density Residential Zone
R2	Second Density Residential Zone
R4	Fourth Density Residential Zone
R4G	Fourth Density Group Residential Zone
OS	Public Open Space Zone
CPL	Local Planned Commercial Zone



Not to Scale
Extracted: 06/06/2022

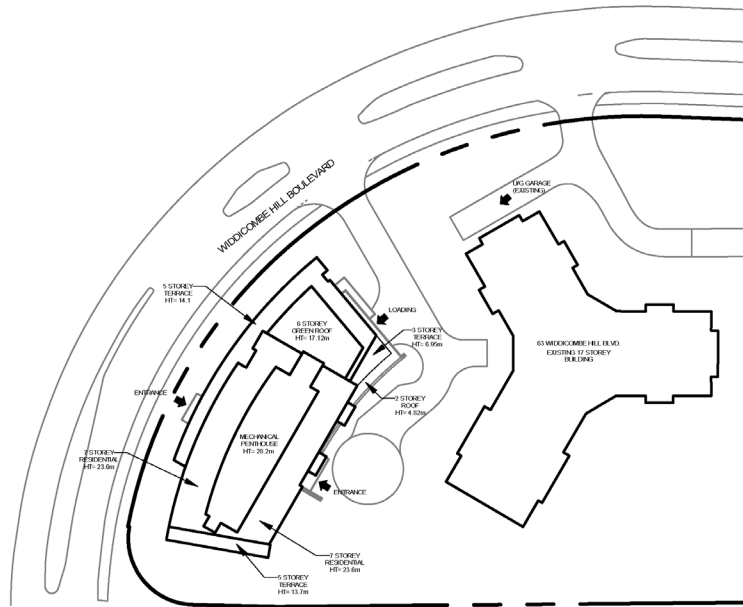
Attachment 5: Draft Etobicoke Zoning Code Amendment

~ The draft By-law will be made available on or before the June 27, 2022 Etobicoke York Community Council Meeting ~

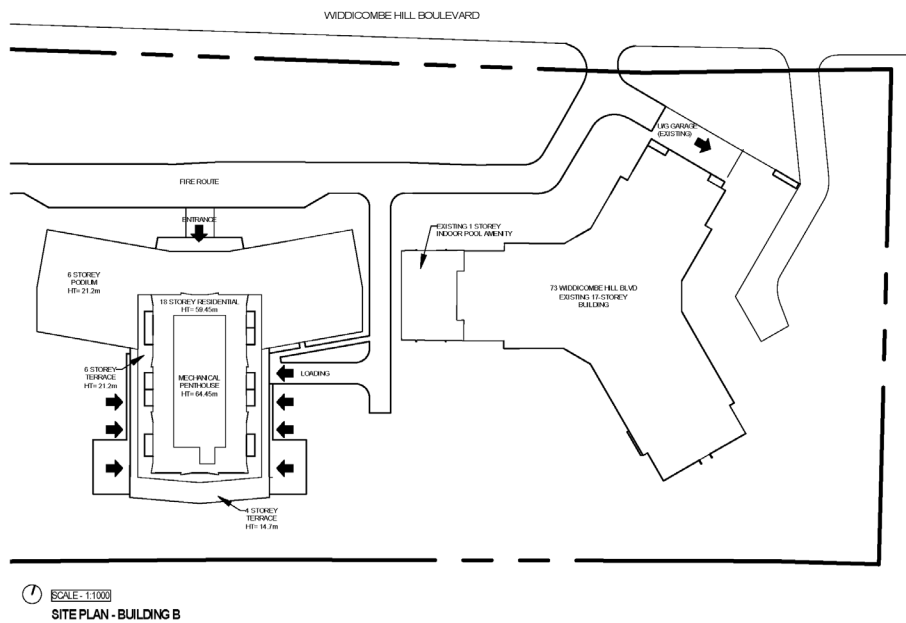
Attachment 6: Draft Zoning By-law 569-2013 Amendment

~ The draft By-law will be made available on or before the June 27, 2022 Etobicoke York Community Council Meeting ~

Attachment 7: Site Plan



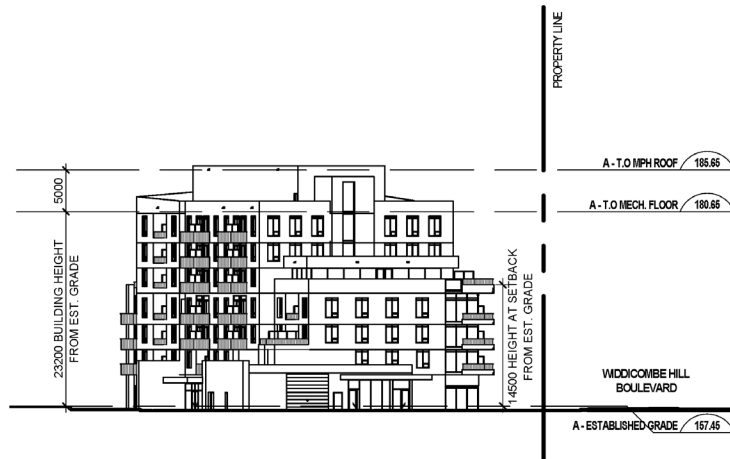
Site Plan - Building A



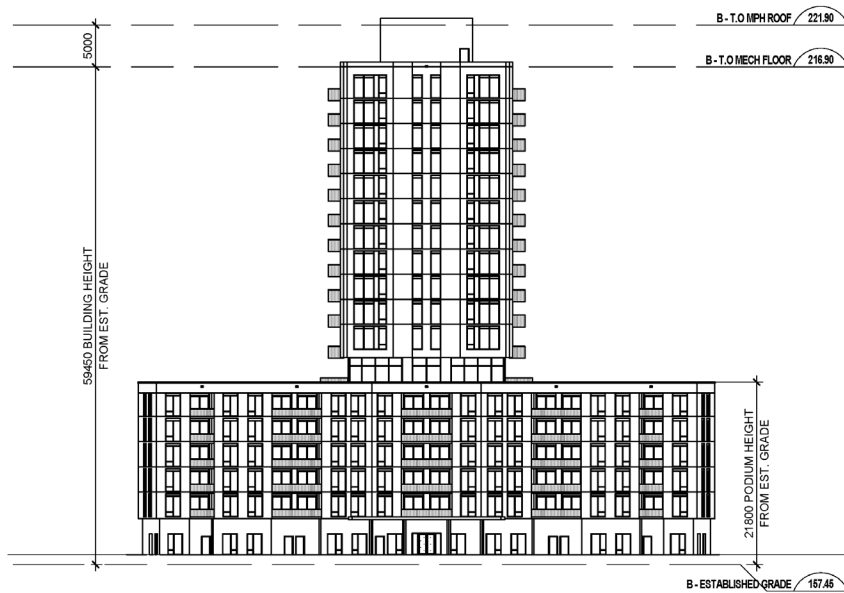
Site Plan - Building B



Attachment 8: North Elevations



North Elevation - Building A

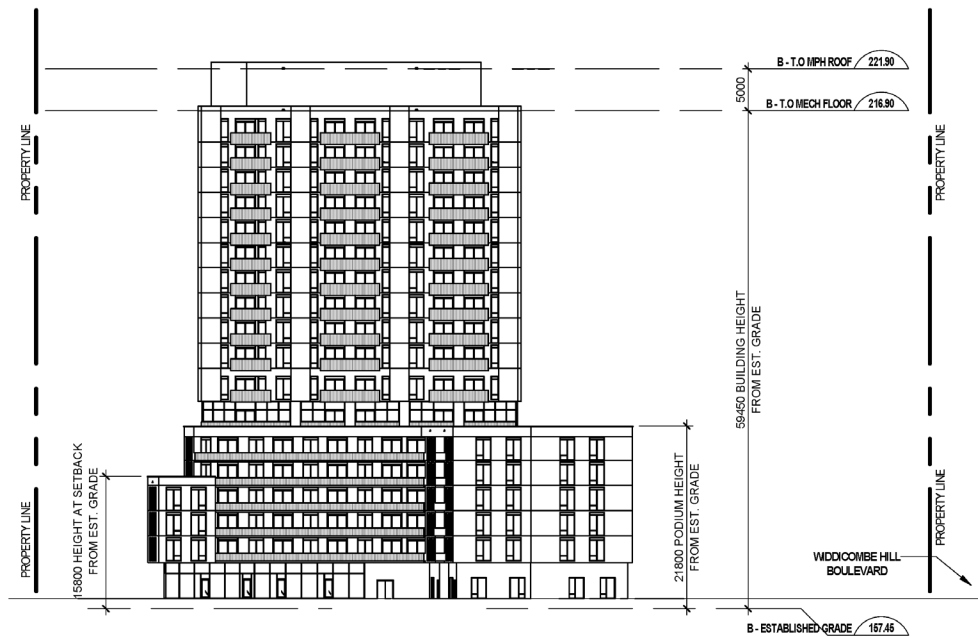


North Elevation - Building B

Attachment 9: East Elevations



East Elevation - Building A

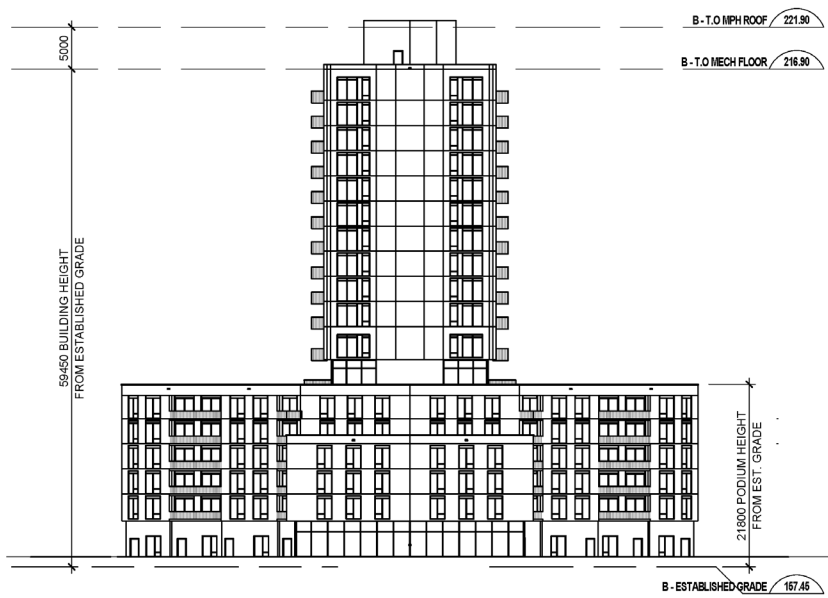


East Elevation - Building B

Attachment 10: South Elevations



South Elevation - Building A

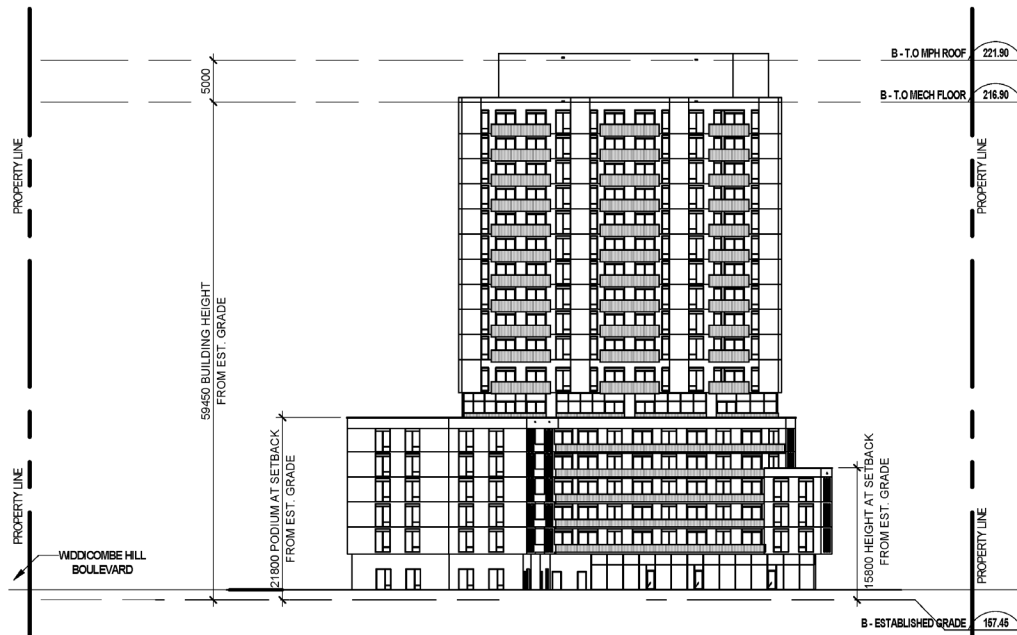


South Elevation - Building B

Attachment 11: West Elevations



West Elevation - Building A



West Elevation - Building B