

1956-1986 Weston Road and 1-5 Little Avenue – Official Plan, Zoning By-law Amendment and Rental Housing Demolition Applications – Final Report

Date: June 9, 2022

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 5 - York South-Weston

Planning Application Number: 19 219985 WET 05

Rental Housing Demolition Application Number: 22 153304 WET 05 RH

SUMMARY

This application proposes to amend the Official Plan and the City of Toronto Zoning By-law 569-2013 and demolish seven residential units, of which four are rental dwelling units, for the property at 1956-1986 Weston Road and 1-5 Little Avenue (the "Site") to permit a mixed-use development including two tall buildings with heights of 35 storeys (120.2 metres in height, including mechanical penthouse) and 29 storeys (102.2 metres in height, including mechanical penthouse) connected by an eight-storey podium (28.8 metres in height) (the "Application"). The proposed base building has a two to three-storey streetwall that includes the retention of the existing heritage buildings at 1974-1978, 1984-1986 Weston Road and 3 Little Avenue, fronting Weston Road and Little Avenue. The proposal would result in a gross floor area of 55,751 square metres, of which 3,674 square metres would be for commercial uses on the ground and second floor and 52,077 square metres for residential uses on the floors above with a total of 733 residential units.

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 request to amend the Official Plan and the application to amend the Zoning By-law. The proposed development represents appropriate intensification that is massed to be compatible with the existing mixed use properties in the area, and is consistent with the City's Official Plan and Guidelines.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan, for the lands at 1956-1986 Weston Road and 1-5 Little Avenue substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 5 to this report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 1956-1986 Weston Road and 1-5 Little Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6 to this report.
3. City Council authorize the City Solicitor to submit the necessary bill(s) to implement the foregoing recommendation(s) provided the City Solicitor is satisfied that the appropriate legal mechanisms are in place to ensure that no building permit will issue until such time as the Section 37 Agreement is executed and registered.
4. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required prior to submitting the necessary bill(s) for enactment.
5. City Council require the owner to enter into an agreement pursuant to Section 37 of the Planning Act, which shall include provisions for indemnity, insurance, financial security, maintenance, HST, and indexing, as applicable, to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor, as follows:
 - a. The community benefits recommended to be secured in the Section 37 Agreement are as follows:
 1. Prior to the earlier of condominium registration or first residential use on site, the owner shall design, construct, finish and convey in fee simple to the City, in an acceptable environmental condition, for nominal consideration and at no cost to the City, a minimum 315.87 square metres (3,400 square feet) non-profit community cultural space located on level one of the building fronting 3 Little Avenue, and subject to the following:
 - a. The non-profit community cultural space shall be delivered to the City in accordance with the City's Community Space Tenancy Policy and finished to Base Building Condition plus capital fit-up, but not including furnishing of the space, with the terms and specifications to be secured in the Agreement, all satisfactory to the General Manager, Economic Development and Culture, the Executive Director, Corporate Real Estate Management, the Chief Planner and Executive Director, City Planning and the City Solicitor;

b. Prior to the issuance of the first above grade building permit, the owner shall provide a letter of credit in the amount sufficient to guarantee 120 percent of the estimated cost of the design, construction and finishing of the conveyed non-profit community cultural space complying with the specifications and requirements of the Section 37 Agreement, to the satisfaction of the Executive Director, Corporate Real Estate Management, the General Manager, Economic Development and Culture, the Chief Planner and Executive Director, City Planning and the City Solicitor;

c. Concurrent with or prior to the conveyance of the non-profit community cultural space to the City, the owner and the City shall enter into, and register on title an Easement and Cost Sharing Agreement for nominal consideration and at no cost to the City, that is in a form satisfactory to the City Solicitor, and the Easement and Cost Sharing Agreement shall address and/or provide for the integrated support, use, operation, maintenance, repair, replacement and reconstruction of certain shared facilities, and the sharing of costs, in respect thereof, of portions of the subject lands to be owned by the City and the owner as they pertain to the non-profit community cultural space.

b. 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, and the owner will be encouraged to achieve Tier 2, Toronto Green Standard, or higher, where appropriate, consistent with the performance standards of Toronto Green Standards applicable at the time of the site plan application for each building on the site.

2. The owner shall prepare a Tenant Relocation and Assistance Plan to all Eligible Tenants of the four existing rental dwelling units proposed to be demolished, addressing the provision of alternative accommodation at similar rents in the form of rent gap payments and other assistance to mitigate hardship, and the Tenant Relocation and Assistance Plan shall be developed in consultation with, and to the satisfaction of, the Chief Planner and Executive Director, City Planning.

3. The owner shall, at its own expense, address the following matters in the application for site plan control approval for the development, which shall be determined and secured in a Site Plan Agreement with the City, as applicable:

a. Reconstruction of the City sidewalks to City standards along the frontages of Little Avenue and Weston Road, to the satisfaction of the General Manager, Transportation Services;

b. Provision of on-site dog-relief facilities, with the location, nature, and size of the facilities to be determined through the site plan review process, to the satisfaction of the Chief Planner and Executive Director, City Planning;

c. Prior to issuance of the first above-grade building permit, the owner shall prepare all documents and convey, on terms set out in the Section 37 Agreement, a conveyance, and at no cost to the City, of 3.8 metres on the south limit of the site, tapering down to 3.5 metres on the north limit of the site along the Weston Road frontage of the site for the purpose of a road-widening, in accordance with all applicable City policies regarding the environmental condition of potentially contaminated land, and free and clear of all physical and title encumbrances, to the satisfaction of the Chief Planner and Executive Director, City Planning, the General Manager, Transportation Services and the City Solicitor, all as generally shown on the Site Plan (Drawing No. A102 dated June 6, 2022);

d. A minimum of 25% of the total number of dwelling units on the lot shall contain two and three bedrooms with a minimum of 10% of the total number of dwelling units being three bedrooms or more, in keeping with the Growing Up Guidelines.

e. Implement any wind control measures identified in the Pedestrian Wind Study, dated September 24, 2021, prepared by Theakston Environmental and any future addendum, to the satisfaction of the Chief Planner and Executive Director, City Planning, to be secured through the Site Plan Control application review process.

f. Satisfy applicable signage and warning clause requirements of the Toronto District School Board and the Toronto Catholic District School Board in connection with student accommodation.

6. City Council authorize the Chief Planner and Executive Director, City Planning to issue Preliminary Approval of the Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code for the demolition of the four (4) existing rental dwelling units at 1970, 1978, 1980, and 1984 Weston Road after all of the following have occurred:

a. the owner shall provide an acceptable Tenant Relocation and Assistance Plan to all Eligible Tenants of the four existing rental dwelling units proposed to be demolished, addressing the provision of alternative accommodation at similar rents in the form of rent gap payments, and other assistance to mitigate hardship,

and the Tenant Relocation and Assistance Plan shall be developed in consultation with, and to the satisfaction of, the Chief Planner and Executive Director, City Planning.

7. City Council authorize the Chief Planner and Executive Director, City Planning to issue Preliminary Approval of the Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the *City of Toronto Act, 2006* for the demolition of the four (4) rental dwelling units at 1970, 1978, 1980, and 1984 Weston Road after all the following have occurred:

- a. the Recommendation in 6 above has been fully satisfied and secured;
- b. the Official Plan and Zoning By-law Amendments have come into full force and effect;
- c. the issuance of the Notice of Approval Conditions for site plan approval by the Chief Planner and Executive Director, City Planning or designate, pursuant to Section 114 of the *City of Toronto Act, 2006*;
- d. the issuance of excavation and shoring permits (conditional or full permit) for the approved development on the site; and
- e. the execution and registration of one or more agreements to secure the Tenant Relocation and Assistance Plan required in 5.b.2 above and any other rental housing matters as deemed appropriate or necessary by the Chief Planner and Executive Director, City Planning Division;
- f. written confirmation by the owner that all existing rental dwelling units are vacant.

8. City Council authorize the Chief Building Official and Executive Director, Toronto Building to issue a Section 111 permit under Chapter 667 of the Toronto Municipal Code after the Chief Planner and Executive Director, City Planning has given Preliminary Approval referred to in Recommendation 7 above.

9. City Council authorize the Chief Building Official and Executive Director, Toronto Building to issue a Residential Demolition Permit under Section 33 of the Planning Act and Chapter 363 of the Toronto Municipal Code for 1956-1986 Weston Road and 1-5 Little Avenue after the Chief Planner and Executive Director, City Planning has given the Preliminary Approval referred to in Recommendation 7 above, which may be included in the Rental Housing Demolition Permit under Chapter 667 pursuant to section 6.2 of Chapter 363, on condition that:

- a. the owner removes all debris and rubble from the site immediately after demolition to the satisfaction of the Chief Building Official and Executive Director, Toronto Building;

- b. the owner erects solid construction hoarding to the satisfaction of the Chief Building Official and Executive Director, Toronto Building;
- c. owner erects a residential building on the lands no later than three years from the day that the demolition of the existing residential buildings commences; and
- d. should the owner fail to complete the proposed development within the time specified in Recommendation 9.c. above, the City Clerk shall be entitled to enter on the collector's roll, as with municipal property taxes, an amount equal to the sum \$20,000 per dwelling unit for which a demolition permit is issued, and that such amount shall, until payment, be a lien or charge upon the land for which the Residential Demolition Permit is issued.

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.

PROPOSAL

Pre-Application Consultation

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

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

Application Description

This application proposes to amend the Official Plan to revise Site and Area Specific Policy 45 (SASP 45) to permit the proposed heights and amend City of Toronto Zoning

By-law 569-2013 to permit a mixed-use development that would incorporate heritage properties, municipally known as 1974 and 1978 Weston Road and 1982-1986 Weston Road. The original proposal was amended to incorporate the properties at 3, 3a and 5 Little Avenue.

The subject site has an irregular shape and includes frontage on Little Avenue and Weston Road as well as access to Lawrence Avenue West through a rear laneway. As a result, the site is now an “L” shaped parcel with an area of 6,080 square metres. The applicant is proposing the property at 3 Little Avenue as 3,400 square metres community space under the provisions of Section 37. The community space would be within one of the renovated heritage properties.

The Application includes a base building of two storeys stepping to three storeys, with a further stepback then rising to eight storeys. There are two residential towers proposed, with Tower A located on the west side of the site on the Little Avenue frontage with a height of 29 storeys (102.2 metres in height, including mechanical penthouse). The second tower, Tower B, is located on the east side of the site with frontage along Weston Road. Tower B would have a height of 35 storeys (120.2 metres in height, including mechanical penthouse). The eight-storey element connects the two towers and would have a height of 28.8 metres.

The ground floor of the proposed building is set back six metres from the Weston Road frontage (excluding the road widening) except in the location of the heritage properties. The building above partially cantilevers over the additional setback area. The Weston Road frontage includes retail space at the east end, the lobby in the middle of the frontage and retail space at the west end wrapping around to Little Avenue. The remainder of the Little Avenue frontage would provide indoor amenity space. The Little Avenue frontage is also irregular due to the retention of heritage properties. Along the southern elevation of Tower A, the podium was revised to incorporate a “projection” at the third storey, creating a three storey element. Above, Tower A features a terraced condition to the south stepping up from four to 12 to 22 storeys via successive 2.5 metre setbacks. The Tower A floorplate size ranges approximately between 858 square metres to 748 square metres as the tower rises.

Tower B has been re-oriented from the original proposal, now with an angled relationship to Weston Road, pulling the south east corner of the tower away from the street. While the height of Tower B has increased from 29 storeys (102.2 metres including mechanical penthouse) to 35 storeys (120.2 metres including mechanical penthouse), the tower floorplate was decreased from 870 square metres to 850 square metres.

The applicant proposes 733 residential units, of which: 503 (68.6%) would be one-bedroom units; 156 (21.3%) would be two-bedroom units; and 74 (10.1%) would be three-bedroom units. The proposal would include two square metres indoor and two square metres outdoor amenity space per dwelling unit.

The application proposes 357 parking spaces, 13 of which would be provided at grade along the south property line and the remainder located within a three-level underground garage. Three car share parking spaces are also proposed at grade. One Type G loading space and one Type B loading space are proposed. Vehicular access to the site is proposed via a new two-way private laneway, providing access from Little Avenue that would connect to the existing laneway from Lawrence Avenue West. The laneway is proposed to run along the rear of the property providing access to surface parking as well as the ramp to the underground garage located on the eastern end of the site.

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

Site and Surrounding Area

The subject site is located on the south side of Weston Road with frontage also on Little Avenue (see Attachment 2: Location Map). The site is irregularly shaped and is the consolidation of seven properties. The site is approximately 6,080 square metres in area, and is bounded by Weston Road to the north, Little Avenue to the west, and existing development to the east (1952 Weston Road) and south (3 & 3A Little Avenue, 5 Little Avenue and 2086-2088 Lawrence Avenue West). The site is currently occupied by a one-storey grocery store and a parking lot with driveway access onto Lawrence Avenue West, as well as four, two-storey mixed-use buildings containing ground floor retail and second storey dwelling units, and a one-storey building containing a barber shop.

Surrounding land uses include:

North: Directly across Weston Road there are three one-storey retail buildings and two-storey mixed-use buildings fronting Weston Road. Further north is the Weston Hub with two 30-storey rental apartment buildings (municipally known as 33 King Street and 22 John Street) as well as public open space.

East: Adjacent to the lands are two-storey mixed-use buildings fronting Weston Road with parking to the rear. Further east is a 14-storey mixed-use building (municipally known as 1906-1930 Weston Road) with ground floor retail, office space on the second floor and residential above.

South: Adjacent to the lands is an 11-storey mixed-use building (municipally known as 2086 and 2088 Lawrence Avenue West) as well as a two-storey multi-unit building fronting Little Avenue. Further south is a low-rise residential area with one to two-storey detached dwellings fronting Little Avenue.

West: Directly across Little Avenue is a private parking lot. To the southwest is the Little Avenue Memorial Park and a low-rise residential area with one to two-storey detached dwellings fronting King Street Crescent.

Reasons for Application

An Official Plan Amendment is required to permit the proposed building heights of the development, as they do not conform to Site and Area Specific Policy 45 (SASP 45) of the Official Plan. An application to amend the City of Toronto Zoning By-law 569-2013 is required to establish zoning standards to facilitate the development of the proposal.

Application Submission Requirements

The following plans, reports and studies were submitted in support of the application:

- Digital 3D Model;
- Block Context Plan;
- Architectural Plans;
- Landscape and Lighting Plans
- Survey Plans;
- Civil and Utilities Plans;
- Draft Official Plan Amendments;
- Draft Zoning By-law Amendments;
- Sun/Shadow Studies;
- Planning and Urban Design Rationale Report;
- Public Consultation Plan;
- Toronto Green Standard Checklist;
- Heritage Impact Study;
- Arborist Report and Tree Inventory Preservation Plan;
- Stormwater Management and Functional Servicing Report;
- Pedestrian Wind Study;
- Parking Study;
- Noise Impact Study;
- Traffic Assessment;
- Energy Efficiency Report;
- Energy Strategy Report;
- Geotechnical Study;
- Hydrological Review;
- Hydrogeological Report;
- Phase I Environmental Site Assessment;

- Stage 1 Archaeological Assessment;
- Methane Gas Investigation; and
- Air Quality Assessment.

Copies of the submitted documents are available on the City's Application Information Centre at:

<http://app.toronto.ca/AIC/index.do?folderRsn=3DNd3O3YQQb9TclfKx294A%3D%3D>

Agency Circulation Outcomes

The application, together with the applicable reports noted above including revisions, 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 Official Plan Amendments, Zoning By-law standards and conditions of Draft Plan of Subdivision.

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. The outcome of staff analysis and review of relevant matters of provincial interest are summarized in the Comments Section of this report.

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-laws, plans of subdivision and site plan control.

The Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (the "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 interrelationships 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 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 Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as the most 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 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;
- Planning for transit-supportive densities and integrating transit services to facilitate the efficient movement of people and goods;
- 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.
- Conserving and promoting cultural heritage resources to support the social, economic and cultural well-being of all communities.

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

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

The Toronto Official Plan outlines City Council's policies and objectives for land use planning and development. The Official Plan designates this site as Mixed Use Areas on Map 14 of the Official Plan (See Attachment 3: Official Plan Land Use Map. Mixed Use Areas are intended to provide a broad range of commercial, residential and institutional uses in a single-use or mixed-use building. The site is located in the heart of the former village of Weston and is also subject to SASP 45 as shown on Map 25 of the Official Plan.

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

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

Chapter 2 - Shaping The City

The City's four Centres, along with Avenues, Employment Districts and the Downtown and Central Waterfront area, are key component in the Official Plan's growth management strategy.

The site, along Weston Road, is identified on Map 2 of the Official Plan as being located on an Avenue. The policies in Chapter 2 provide guidance on these areas and states that growth in the city will be directed to these areas. Growth is directed to these areas in order to locate people and jobs in areas well served with surface transit and rapid transit stations and to promote mixed-use development to increase opportunities for living close to work and to encourage walking and cycling for local trips.

Section 2.2.3 Avenues: Reurbanizing Arterial Corridors requires that, where development is proposed on an Avenue for which the City has not prepared an Avenue Study, the proponent may be required to prepare an Avenue Segment Study. An Avenue Segment Study was prepared by Acronym on behalf of the proponent in support of this application.

Policy 2.2.5 states that the City's servicing for water, wastewater and stormwater management infrastructure will be maintained and developed to support the city-building objectives by providing adequate facilities to support new development and maintaining the infrastructure in a state of good repair.

Policy 2.3.1.3 requires developments in Mixed Use Areas, Regeneration Areas, and Apartment Neighbourhoods that are adjacent or close to Neighbourhoods, to be compatible with those Neighbourhoods. Development will gradually transition in scale and density through step-downs and setbacks, maintaining adequate light and privacy of the Neighbourhoods. Development will mitigate impacts on Neighbourhoods as follows: orientation and screening of lighting and amenity areas; attenuation of traffic and parking impacts on adjacent streets; and placement and screening of parking, servicing, and access areas in underground and above-grade structures.

Chapter 3 - Building a Successful City

Chapter 3 of the Official Plan contains policies to guide decision making based on the Plan's goals for the human, built, economic and natural environments.

Housing

Section 3.2.1 of the Official Plan contains the City's policies pertaining to the provision, maintenance, and replacement of housing.

Policy 3.2.1.12 of the Official Plan states that new development that would have the effect of removing all or part of a private building or related group of buildings, and would result in the loss of one or more rental units or dwelling rooms, will not be approved unless an acceptable tenant relocation and assistance plan is provided to lessen hardship for existing tenants.

Policy 3.1.1.12 was approved by City Council on June 18, 2019 with the adoption of OPA 453. OPA 453 was subsequently appealed to the Ontario Land Tribunal. On October 25, 2021, Policy 3.2.1.12 was brought into full force and effect except for one site-specific appeal.

Public Realm

The public realm is the fundamental organizing element of the city and plays a vital role in supporting population and employment growth, health, liveability, social equity and overall quality of life. Public Realm Policy 3.1.1 of the Official Plan promotes quality architecture, landscape and urban design and construction that ensures that new development enhances the quality of the public realm.

The Public Realm policies recognize the essential role of the city's streets, open spaces, parks and other key shared public assets in creating a great city. These policies aim to ensure that a high level of quality is achieved in landscaping, urban design and architecture in public works and private developments to ensure that the public realm is beautiful, comfortable, safe and accessible. The Public Realm policies provide guidance on how to potentially expand and enhance the public realm to support existing and future populations and contribute to life for people of all ages and abilities. The policies also provide direction on the function and design specifics of new public streets, city blocks and parks and open spaces. The Public Realm policies also reference the role of Privately Owned Public Accessible Spaces (POPS) and mid-block connections and plazas as a method to complement and extend the civic life and pedestrian activity of public streets, parks and open spaces

Built Form

The built form policies provide principles on key relationships of the location and organization of development, its shape, scale and massing, and the provision of appropriate amenity within the existing and planned context to inform building design and ensure each new building will promote and contribute to a high quality of life. The policies require development to enhance and extend, where appropriate, a public realm that supports the creation of complete communities inclusive of public streets, parks and open spaces.

Section 3.1.2 Built Form requires new development to be located, organized and massed to fit with the existing and planned context, frame and define comfortable public spaces, and ensure access to direct sunlight and daylight on the public realm by providing good street proportion, separation and transition in scale to neighbouring properties. Building entrances are to be located on prominent building facades so that they front onto a public street, park or open space, and are clearly visible and directly accessible from a public street. New development is to provide comfortable wind conditions and air circulation at the street and adjacent open spaces to preserve the utility and intended use of the public realm, including sitting and standing.

Policy 3.1.2.4 requires new development to locate and organize vehicular parking, access and ramps, loading and services to minimize their impact and improve the safety

and attractiveness of the public realm by consolidating driveways, integrating services and utility functions and provide underground parking where appropriate. Section 3.1.3 Built Form – Building Types provides additional guidance for townhouse and low-rise apartments, mid-rise buildings and tall buildings.

Tall buildings are desirable in the right places but they do not belong everywhere. When appropriately located and designed, tall buildings can support and draw attention to the city structure, visually reinforcing our civic centres and other areas of civic importance. Tall buildings come with larger civic responsibilities and obligations than other buildings. To ensure that tall buildings fit within their existing and planned context and limit local impacts, Policy 3.1.3.1 states that tall buildings should be designed to consist of three parts, carefully integrated into a single whole: base building, middle and top. Policy 3.1.3.2 requires tall building proposals to address key urban design considerations. Tall buildings should be designed to reduce physical and visual impacts of the tower on the public realm and surrounding properties, including limiting shadows and pedestrian level wind impacts and maximizing access to sunlight and open views of the sky from the public realm. Tall buildings should generally align the tower with the street, provide appropriate separation distances from lot lines and adjacent towers and step the tower back from the base building. The top portion of a tall building should be designed to integrate with the building design, contribute to the surrounding skyline identity and character, and avoid any excessive lighting.

Section 3.2.3 Parks and Open Spaces: The Official Plan identifies that the City's Green Space System, made up of parks and open spaces, the natural heritage system and a variety of privately managed but publicly accessible spaces, is an integral part of our quality of life and social well-being. Policy 3.2.3.1 states that Toronto's system of parks and open spaces will continue to be a necessary element of city-building as the city grows and changes

Policy 3.2.3.3 states 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.

Heritage Conservation

Section 3.1.5 provides policy direction on the identification of potential heritage properties, conservation of heritage properties and on development adjacent to heritage properties.

Policy 3.1.5.2 states that properties of potential cultural heritage value or interest will be identified and evaluated to determine their cultural heritage value or interest consistent with provincial regulations, where applicable, and will include the consideration of cultural heritage values including design or physical value, historical or associative value and contextual value, and in Policy 3.1.5.3 heritage properties of cultural heritage value or interest will be protected by being designated under the Ontario Heritage Act and/or included on the Heritage Register.

Policy 3.1.5.4 states that properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and as adopted by Council.

Policy 3.1.5.5 requires proposed alterations or development on or adjacent to a property on the Heritage Register to ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained

Policy 3.1.5.6 states that the adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada.

Policy 3.1.5.26 states that new construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.

Policy 3.1.5.27 states that where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of façades alone is discouraged.

Chapter 4 - Land Use Designations

The Mixed Use Areas designation provides for a range of residential, commercial and institutional uses, in single use or mixed use buildings, as well as utilities, parks and open spaces. The Official Plan states that Mixed Use Areas will absorb most of the anticipated increase in retail, office and service employment in Toronto in the coming decades, as well as much of the new housing. However, not all Mixed Use Areas will experience the same scale or intensity of development. The policies of Mixed Use Areas require new development to provide a transition between areas of different development intensity and scale.

Section 4.5 Mixed Use Areas

The site is designated Mixed Use Areas on Map 14 of the Official Plan. Policy 4.5.2 states development within Mixed Use Areas will: create a balance of high quality commercial, residential, institutional and open spaces that reduce automobile dependency and meet the needs of the local community; locate and mass new buildings to provide a transition between areas of different intensity and scale through means such as setbacks and/or stepping down of heights; and frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces. 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.

Site and Area Specific Policy 45

SASP 45 states that new buildings within Weston Village will have a maximum height of eight storeys (24 metres in height). The buildings should be sited at the front lot line and oriented to the adjacent street, similar to existing low-rise buildings along Weston Road. On Weston Road, building heights will be limited to three storeys (nine metres in height) at the street frontage, but may step back to a maximum of eight storeys (24 metres in height). Part (b) of this Policy provides further provisions for the reinforcement of Weston Village as a focal point of the Weston community.

Site and Area Specific Policy 51

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

Zoning

The site is zoned MCR (Mixed Commercial Residential Zone) by the former City of York Zoning By-law 1-83, as amended by By-law 244-2005. This zoning permits a range of uses including residential uses such as townhouses and apartments, and non-residential uses such as retail stores, restaurants, recreational uses, theatres, hotels, institutional uses and offices, among others.

The site is also zoned CR (Commercial Residential) with a density provision of 2.5 times the area of the lot and is subject to Development Standard Set SS2 by city-wide Zoning By-law 569-2013. This zoning permits a mix of commercial and residential uses. In addition, portions of the site are subject to Exception 969 and 1169 (see Attachment 4: Zoning Map).

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

Zoning By-law 569-2013 may be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>.

Rental Housing Demolition and Conversion By-law

Section 111 of the *City of Toronto Act, 2006* authorizes the City to regulate the demolition and conversion of residential rental properties. Chapter 667 of the Toronto Municipal Code, the Residential Rental Property Demolition and Conversion Control By-law, implements Section 111. The By-law prohibits the demolition of rental housing in any building or related group of buildings that collectively contain six or more dwelling units without obtaining a permit from the City and requires a decision by City Council or, where delegated, the Chief Planner and Executive Director, City Planning.

Under Sections 14 and 15 of Chapter 667, Council may refuse an application or impose conditions on an approval, including conditions requiring an applicant to replace the rental units proposed to be demolished and/or to provide tenant relocation and assistance, which must be satisfied before a demolition permit is issued. These conditions implement the City's rental housing protection policies in the Official Plan.

Section 33 of the *Planning Act* also authorizes Council to regulate the demolition of residential properties. Section 33 is implemented through Chapter 363 of the Toronto Municipal Code, the Building Construction and Demolition By-law, which requires Council approval of any demolition of a residential property that contains six or more dwelling units (irrespective of whether any are rental) before the Chief Building Official can issue a demolition permit under the *Building Code Act, 1992*. Where a proposal requires Council approval of a residential demolition application under Chapter 363 and a Rental Housing Demolition application under Chapter 667, Council typically considers both applications at the same time.

The proposal for 1956-1986 Weston Road and 1-5 Little Avenue requires approval under both Chapters 363 and 667 of the Toronto Municipal Code because it would entail the demolition of at least six dwelling units and at least one rental dwelling unit. A Rental Housing Demolition application was submitted to the City on May 30, 2022 and deemed complete on June 1, 2022.

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 the evaluation of this application.

The following Design Guidelines have been used in the evaluation of this application:

- Tall Building Design Guidelines;
- Weston Village Design Guidelines;

- Growing Up: Planning for Children in New Vertical Communities;
- Toronto Green Standard; and
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings.

City-wide Tall Building Design Guidelines

City Council has adopted city-wide Tall Building Design 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 link to the guidelines is here:

<https://www.toronto.ca/legdocs/mmis/2013/pg/bgrd/backgroundfile-57177.pdf>.

Weston Village Urban Design Guidelines

The Weston Urban Design Guidelines were adopted by City Council in 2004. These Guidelines help manage change within Weston to achieve the following goals:

- The revitalization of retail and community activity along Weston Road as the strong and attractive heart of Weston;
- The maintenance of the quality of life in the neighbourhoods;
- The introduction of new residential development along the Weston Road corridor;
- The generation of new employment opportunities on former industrial lands; and
- The enhancement of the Humber River valley as an environmental and recreational asset for the city.

Within the Guidelines, the site falls within the Weston Road Corridor Sub-Area and in close proximity to the King/Little Neighbourhood Sub-Area, where Apartment Neighbourhood uses are encouraged in forms that are sensitive to their surroundings. One of the key objectives for the Weston Road Corridor is to increase the residential population of the area to support activity within the adjacent Weston Village. This is subject to establishing an appropriate built form and land use pattern for apartment buildings, including a maximum height of eight storeys (24 metres).

The Weston Urban Design Guidelines can be viewed at the following link:

https://www1.toronto.ca/city_of_toronto/city_planning/urban_design/files/pdf/41weston.pdf

Growing Up: Planning for Children in New Vertical Communities

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-residential development proposals. The objective of the Growing Up Guidelines is to increase the liveability of multi-residential communities for larger households, including families with children, at the neighbourhood, building, and residential unit scales.

The Growing Up Guidelines provide guidance on the proportion and size of larger units recommended in new multi-residential developments.

Guideline 2.1 of the Growing Up Guidelines states that a building should provide a minimum of 25% large units (where 10% of the units should be three-bedroom units and 15% of the units should be two-bedroom units).

Guideline 3.0 states that the ideal unit size for large units, based on the sum of the unit elements, is 90 square metres for two-bedroom units and 106 square metres for three-bedroom units, with ranges of 87-90 square metres and 100-106 square metres representing a diversity of sizes for such bedroom types while maintaining the integrity of common spaces to ensure their functionality.

The Growing Up Guidelines can be found here:

<https://www.toronto.ca/citygovernment/planningdevelopment/planningstudiesinitiatives/growing-up-planning-forchildren-in-new-verticalcommunities/>

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 Pet Friendly Design Guidelines can be found here:

<https://www.toronto.ca/wpcontent/uploads/2019/12/94d3-CityPlanning-Pet-FriendlyGuidelines.pdf>

Site Plan Control

The proposed development is also subject to Site Plan Control. A Site Plan Control application has not yet been submitted.

COMMUNITY CONSULTATION

City Planning staff, together with the Ward Councillor, hosted a community consultation meeting on November 28, 2019 at the Weston Collegiate Institute to discuss the proposal. The meeting was attended by approximately 100 members of the public. City Planning staff presented the policy framework and an overview of the application. The applicant presented the details of the proposal.

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

- Height and massing concerns;
- Traffic impacts on Weston Road, Little Avenue and Lawrence Avenue West;
- Potential shadow impacts;

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

Based on the comments received by the community and City staff, the applicant revised their proposal as discussed in this report.

COMMENTS

Planning Act

Section 2 of the Planning Act sets out matters of provincial interest that City Council shall have regard to in making any decision on the Application. The current application has regard to relevant matters of provincial interest including:

- (f) The adequate provision and efficient use of communication, transportation, sewage, and water services and waste management systems;
- (h) The orderly development of safe and healthy communities;
 - (h.1) Accessibility for persons with disabilities to all facilities, services, and matters to which the Planning Act applies;
- (i) The adequate provision and distribution of educational, health, social, cultural, and recreational facilities;
- (j) The adequate provision of a full range of housing, including affordable housing;
- (k) The adequate provision of employment opportunities;
- (p) The appropriate location of growth and development;
- (q) The promotion of development that is designed to be sustainable, to support public transit, and to be oriented to pedestrians;
- (r) The promotion of a built form that
 - (i) is well designed;
 - (ii) encourages a sense of place; and
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive, and vibrant; and
- (s) The mitigation of greenhouse gas emissions and adaptation to a changing climate.

Staff are satisfied that the current proposal has regard to relevant matters of provincial interest of Section 2 of the Planning Act. The proposal is in an appropriate location for development; represents an appropriate built form that addresses the existing and planned context of the Mixed Use Areas; provides a range and mix of rental housing, including family-sized units; provides for retail and commercial uses on the main street;

encourages a sense of place; and improves the public realm. These provincial interests are further articulated through the PPS (2020) and the Growth Plan (2020).

Provincial Policy Statement and Provincial Plans

The proposal has been reviewed and evaluated against the PPS (2020) and the Growth Plan (2020).

Staff have determined that the proposal is consistent with the PPS (2020) and conforms with the Growth Plan (2020) as follows:

The PPS requires the provision of an appropriate range of housing types and densities to meet projected requirements of current and future residents. This objective may be achieved, among other means, by facilitating appropriate forms of residential intensification and redevelopment and promoting densities for new housing which effectively use land, resources, infrastructure, and public services, and support the use of public transit

The proposal is consistent with the PPS in this regard as it would provide additional housing through the residential intensification of a compatible property. 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 a mix of residential and retail uses in an area identified in the Official Plan for intensification and a varied mix of land uses.

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, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes. 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 mass, scale, and heights fits in its immediate existing and planned context, and complements the varied building typologies that form the existing and planned context of the area.

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

The application and the draft Zoning By-law Amendments are consistent with the PPS, 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 has a compact and efficient form that utilizes a series of stepbacks to mitigate impacts of massing, height and density to provide appropriate transition to surrounding lower scale buildings and ensure incremental shadows do not impact the utility of surrounding streets and parks.

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

Land Use

This application has been reviewed against the Official Plan policies described in the Policy Considerations section of this report as well as the policies of the Toronto Official Plan as a whole.

The site is designated Mixed Use Areas in the Official Plan, which permits and supports the proposed mixed-use building. The proposal consists of 3,674 square metres of commercial use on the first and second storey fronting on Weston Road and 52,0771 square metres of residential uses on the storeys above. The proposed mixture of uses conforms to the policy direction for the Mixed Use Areas designation in the Official Plan. Staff are satisfied with the amount of non-residential space provided as it will animate the street frontages, and be configured for flexible retail options.

The site is also subject to SASP 45 which requires buildings within Weston Village to have a maximum height of eight storeys (24 metres) with heights of three storeys (nine metres) at the street frontage as well as providing other siting direction. The policy direction of SASP 45 was brought forward into the Official Plan from the policies of the former City of York Official Plan that were specific to the Weston Village area. Since amalgamation when the City of Toronto Official Plan was consolidated, development in general and Weston Village in particular has evolved in terms of the built form context. Transit improvements, such as the Union Pearson Express Weston Station, have also come to Weston Village providing greater connectivity to other areas of the city. There is also direction in the City Planning work program to undertake a review of the current planning framework for Weston Village that would include a review of both the policy

and zoning provisions (EY12.31). Staff have worked with the applicant to bring the proposal closer to the direction of SASP 45. The proposal includes a base building of two to three storeys along the Weston Road frontage with angled stepback and then stepping up to eight storeys between the two towers. The towers are set back from the Weston frontage to reduce the pedestrian perception and prominence, thereby retaining the village character in this area.

City Planning staff are of the opinion that the proposed Official Plan Amendment is in keeping with the existing and planned context of the area, is good planning and is consistent with the general intent of the Official Plan policies.

Density, Height, Massing

The Official Plan requires development in Mixed Use Areas to comply with articulated development criteria, including appropriate built form location, massing and transitions, and appropriate screening of service areas. The purpose of these policies, in addition to facilitating attractive developments, is to ensure no adverse impacts on existing neighbourhoods, parks, streetscapes and open spaces. Built Form policies in the Official Plan further elaborate on required considerations for assessing building density, height and massing, including: framing of street edges and parks in order to create comfortable sun and wind conditions; placing main building entrances so they are directly visible and accessible from the public sidewalk; providing for active ground floor uses with views and access to adjacent streets, parks and open spaces; and screening and organizing servicing and vehicular access to minimize impacts on the site and its surroundings. The Official Plan requires tall buildings to be comprised of three parts, the base, the middle and the top, which are to be carefully integrated into a single whole. The base building should provide definition and support at an appropriate scale and integrate with adjacent buildings. In accordance with the direction provided in the Official Plan, the middle of the tower should be designed with a floor plate size and shape with appropriate dimensions for the site. Taller buildings are to be located to ensure adequate access to sky view. The Tall Building Guidelines direct that the top of tall buildings shall contribute to the skyline character and integrate roof top mechanical systems into the design. Staff have worked with the applicant to shape both the base buildings and the towers to achieve an appropriate fit in keeping with the existing and planned context of the area.

The proposed density, height and massing have been assessed by applying the relevant Official Plan policies and design guidelines referenced in the Policy Considerations section of this report.

The proposed towers have heights of 29 storeys (102.2 metres in height, including mechanical penthouse) and 35-storeys (120.2 metres in height, including mechanical penthouse). The site would also include an eight storey element between the towers with the podium along Weston Road and Little Avenue being two to three storeys. Weston has several existing tall buildings within the village main street area with varying heights and forms. One of the most recent buildings recently constructed includes the

Weston Hub at 30 storeys (100 metres) stepping down to seven storeys and then five storeys with grade related townhouses. Other buildings in the vicinity range from 31 storeys to 45 storeys (1821 Weston Road) with some of the older slab style buildings being less than 30 storeys. The two proposed towers at 29 and 35 storeys are in keeping with the existing and planned tall building context of the area in close proximity to the Weston GO Station. The varied heights create interest on the skyline as well as on the site.

The stepping of Tower A down toward the neighbourhood provides transition in height and scale as well as providing additional setbacks from the neighbourhood to the higher tower element. The angled design of Tower B along Weston Road pulls the tower back from the Weston Road frontage lessening the pedestrian perception of the tower. The base building height of two to three storeys around the site is in keeping with the Weston Village policies and design guidelines and is respectful to the massing of the existing heritage properties that are to be incorporated into the site.

The tower floorplates are varied, with the floorplate of Tower B being 850 square metres is in keeping with the some of the existing buildings in the area context. The floorplate of Tower A varies, becoming smaller as it rises and is more in keeping with the point tower form of the Tall Building Guidelines. The proposed tower floorplate above the connecting element is 858 square metres from floor nine to 11.

The unique configuration of the lot with the irregular shape and angled property lines proposed some challenges through the review process and informed the location, configuration and design of the built form. The proposed towers are partially offset with a proposed separation distance of 20 metres. While lower than the minimum tower separation distance recommended in the Tall Building Guidelines, the proposal meets the intent of the Guidelines through a tower orientation and configuration that presents only a partial overlap between the southerly end units for approximately half of the west face (short end) of Tower B and the corner units in Tower A. The draft zoning by-law (Attachment 6) will secure that there would be no proposed projecting balconies within the 20-metre separation distance and that dwelling units within the overlapping facing distance between the two towers would not be allowed to have any primary windows to achieve a comparable outcome for access to light, privacy and skyview.

The setback from Tower B to the east lot line is shown on the plans as 10 metres. The east lot line is irregular and jogs to the south in this location. Through discussions with the applicant, Tower B was reconfigured from the original proposal and pulled further back on the site, and angled away from Weston Road. This was to provide a stronger pedestrian perception area by pulling the tower away from the public realm but also would address the setback to the east. The unit design in this location has been discussed with the applicant so no primary windows would be in the restricted 10 metre setback area. The proposed draft zoning by-law includes this requirement to ensure privacy for the new residents and reduce overlook between the properties.

The proposed Block Context Plan included as part of this application also demonstrates that appropriate tower separation distances between both existing and potential future development on the block and on the surrounding blocks will be achievable.

The massing, design and layout of the proposed development is generally in keeping with the city-wide Tall Building Design Guidelines and the Built Form policies of the Official Plan that envision tower elements that provide access to light, privacy and skyviews while minimizing the extent of shadows. The proposed massing is also consistent with the policies of the Official Plan which call for setbacks, stepbacks and building mass and height reductions for transition to lower scale developments.

The proposal is also in keeping with the Weston Urban Design Guidelines in that it supports the animation and revitalization of Weston Road and brings new residential development to the Weston Road/Little Avenue area that is sensitive to their surroundings and increases the residential population. Shadows from the towers would move through the site and the surrounding area quickly throughout the day allowing for increased sun penetration to the Weston Farmer's Market and Weston Hub open space. Although Tower A has a larger floorplate than typically recommended, it is in keeping with the existing built form context and is complemented by Tower B having a varied and generally smaller tapered floorplate. The applicant is encouraged to refine the tower design and balcony articulation and reduce the overall massing and floorplate as much as possible through the site plan control process. Additionally, the development would frame and support Weston Road and Little Avenue and would provide for an enhanced relationship between the new development and the public street; maintain an appropriate overall scale and pattern of development within its context and provide consolidated service areas (parking, loading and garbage) to minimize their impact on the public street and open space.

City Planning staff are of the opinion that the proposed development provides appropriate density, height, and setbacks from the adjacent Neighbourhood Areas and is compatible with the surrounding context. Building heights would be addressed in the draft Official Plan Amendment and heights, setbacks, and floorplate standards would be secured in the draft Zoning By-law Amendments.

Amenity Space

Policy 3.1.2.11 of the Official Plan indicates that amenity spaces are encouraged to be 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, and promote use in all seasons. Amenity space is an important feature in any new development and particularly for tall building proposals. The Official Plan notes that each proposal in an area provides an opportunity to build the next generation of development that will fit into, reinforce and strengthen the many diverse contexts and character areas as well as enhance liveability and quality of life for existing and new residents, workers and visitors. New built form should provide appropriate

amenity within the built form to support new residents and ensure each new building will promote and achieve the overall objectives of the Official Plan.

The proposal provides for 1466 square metres outdoor (2.0 square metres per dwelling unit) and 1,466 square metres of new indoor (2.0 square metre per dwelling unit) amenity space and complies with the requirements of Zoning By-law 569-2013.

The location of the amenity space will be finalized through the site plan control process. Staff asks that priority will be given to reorganizing the outdoor amenity at the ground floor level, followed by maximizing the base building rooftop for an adequate, comfortable outdoor amenity space that is directly related to the indoor amenity space. The roof of the towers may only be utilized as tertiary outdoor amenity spaces should additional space still be required, once wind conditions and overall comfort levels are demonstrated. Staff will continue to work with the applicant to ensure the results of these changes will not have a negative shadow impact on the Weston Hub open space.

Guideline 4.1.1 of the Pet Friendly Guidelines indicates that 10 percent of amenity space should be allocated as pet friendly spaces – including pet relief areas, wash stations, and off-leash areas – which is achieved in the proposal.

A pet relief area is required for the site as part of the outdoor amenity space. Some of the outdoor amenity space would experience incremental shadows in the early morning, but will have direct sunlight for the majority of the day (at the latest, from 11:18 a.m. onwards). Wind and noise considerations are provided in the respective sections in this report. The draft zoning by-law attached to this report requires the minimum amenity space requirements for this development. Staff will continue to work with the applicant on the siting, configuration, and programming of the space to ensure it is supportive for the future residents of the site.

The proposed community space to be provided as a community benefit under Section 37 is not included in the calculation of the amenity space as it relates to a benefit for the broader community whereas the amenity space requirement is specifically for the future residents of the proposed development.

The amount of amenity space will be secured in the amending Zoning By-law and the pet relief area will be secured in the Section 37 agreement. The detailed design and programming of amenities will be secured through the site plan control review process.

Sun, Shadow, Wind

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

The Official Plan requires new development to locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open

spaces. The Secondary Plan further requires tall building proposals to minimize the negative shadows on adjacent streets and neighbouring private properties.

The originally proposed building heights of 29 storeys for each tower and a 12-storey podium was reconfigured to 29 and 35 storey towers, with an eight-storey connecting element and a two to three-storey podium. The Shadow Impact Study submitted in support of the application indicates that the revised heights shifted new shadows in the surrounding area to reduce the impact on the residential neighbourhoods, open space and Weston Hub.

The height and configuration of the towers was partially determined by the shadow impact on the Weston Hub market area and open space. The community comments received included concerns on the open space of the Weston Hub and the impact on the utility of the space year round. The current shadow study provided by the applicant does indicate some shadow between 2:18 to 3:18 pm during the spring and fall equinoxes, but the applicant has agreed to continue to work to reduce the shadow impact through the site plan control review process by shaping the higher elements of the towers to reduce and/or remove the shadow on the hub.

The applicant submitted a revised Pedestrian Wind Assessment prepared by Theakston Environmental dated September 24, 2021. The study concludes that the proposed development is generally predicted to be suitable for leisurely walking or standing under normal wind conditions. However, it is noted that further wind mitigation measures, such as recessed seating areas, shrubs, raised planters and additional tower sculpting to create surface roughness, will be required to create more comfortable conditions around the retail lobby, outdoor amenity areas and the driveway to the south.

Through the Section 37 Agreement and Site Plan Control application review process, the wind mitigation measures would be secured to ensure the wind effects are acceptable, should this application be approved. Staff will continue to work with the applicant through the site plan control review process to address wind mitigation.

Traffic Impact, Access, Parking

An Urban Transportation Considerations Report, prepared by BA Group, dated September, 2019 with a subsequent addendum report dated September 23, 2021, was submitted assessing the traffic impacts of the proposal and has been reviewed by staff.

The transportation report estimated that the revised development proposal would generate approximately 185 and 310 two-way vehicle trips during the weekday morning and afternoon peak hours, respectively. This would represent an additional 25 two-way trips in the weekday afternoon peak hours, in comparison to the original proposal. The consultant concludes that site related traffic can be appropriately accommodated at all intersections and the site driveways are not constrained.

The development is proposed to be serviced by driveway connections to Lawrence Avenue West to the east and Little Avenue to the west. The driveways would be six metres wide, connected via a lane that runs along the rear of the existing and proposed buildings that front Weston Road from Lawrence Avenue West to Little Avenue. The rear laneway would provide vehicular access to a passenger driveway loop serving the main through lobby to the site, as well as access to the underground parking ramp, the loading spaces and the at-grade visitor parking spaces.

The proposed building is subject to city-wide Zoning By-law 569-2013 "Policy Area 4" parking rates. A total of 769 spaces is required as per By-law 569-2013 "Policy Area 4" parking rates. The proposed development would provide a total of 357 vehicular parking spaces, including 284 spaces for residents (0.4 spaces per unit), and 73 parking spaces for non-residential uses (one space per 100 square metres) and visitors (0.05 spaces per unit). Three of the 284 parking spaces for residents would be car share spaces.

The proposed development would provide two loading spaces (one Type 'G' loading space and one Type 'B' loading space). The applicant proposes to apply the sharing provisions contained in By-law 569-2013 for Policy Area 1 and 2 to the site to permit the sharing of loading spaces between residential and retail uses. Therefore, the provision of one Type "G" loading space and one Type "B" loading space is sufficient to service the site.

Transportation Services staff have accepted the conclusions of the information provided. The required parking and loading provisions are included in the draft Zoning By-law Amendments. Additional comments related to site access arrangements, site circulation and layout, layout of the proposed loading, parking supply and other requirements such as electric vehicle infrastructure will be provided through the Site Plan Control review process.

Road Widening

In order to satisfy the Official Plan requirement of a 27-metre right-of-way for this segment of Weston Road, a road widening dedication of 3.8 metres on the south limit of the site, tapering down to 3.5 metres on the north limit of the site along the Weston frontage of the subject site is required and is proposed to be conveyed to the City with this application, except in the location of the heritage buildings.

Streetscape

The Official Plan requires that new development enhance the existing streetscape by massing new development to define the edges of streets with good proportion. The Official Plan also requires that attention be given to the streetscape by ensuring that these areas are attractive, comfortable and function for pedestrians through landscaping and setbacks and create attractive transitions from the public to private realms.

Appropriate building setbacks are proposed to support a comfortable sidewalk zone. Streetscape design details will be finalized and secured through the Site Plan Control application review process.

Servicing

The applicant submitted a Functional Servicing Report, updated December 18, 2020, prepared by Odan/Detech Group Inc. The Functional Servicing Report concludes that the existing municipal infrastructure for water distribution, sanitary sewers and storm sewers can adequately accommodate the proposal with no adverse impacts to the system. Engineering and Construction Services staff have reviewed the revised Functional Servicing Report and have found the information satisfactory for this application. Anything that remains outstanding will be required through the Site Plan Control process.

Tenant Relocation and Assistance

In accordance with Official Plan Policy 3.2.1.12 and Chapter 667 of the Toronto Municipal Code, applicant will implement the City-approved Tenant Relocation and Assistance Plan for all eligible tenants who reside in the existing rental units. The plan would assist tenants in finding and securing alternative accommodation and consist of the following for each eligible tenant:

- At least six months' notice before having to vacate their existing dwelling unit;
- Baseline financial compensation equal to three months' rent or an alternative unit acceptable to the tenant, as required under the *Residential Tenancies Act, 2006* when a tenant receives a notice of termination to terminate their tenancy for the purposes of demolition;
- Financial compensation, above and beyond the requirements of the *Residential Tenancies Act, 2006*, in the form of a rent gap payment, where the rent gap would be calculated as the difference between the rent paid by a tenant on the date their tenancy is terminated and the most recent average rent for vacant private rental apartments by unit type in Canada Mortgage and Housing Corporation's (CMHC) Rental Market Survey (RMS) Zone 8 – York, which encompasses the development site, over a 36-month period. The rent gap payments would assist tenants in transitioning to market rents and be paid out to each eligible tenant in a lump sum on the date they provide vacant possession of their existing rental unit.
- A moving allowance to cover expenses for moving into alternative accommodation;
- Special needs compensation for applicable tenants; and
- Upon request, make a rental leasing agent available to the eligible tenant to provide them with a list of rental vacancies in the neighbourhood, co-ordinate referrals and references from the current landlord, and provide similar assistance commensurate with the tenant's needs.

The Tenant Relocation and Assistance Plan is consistent with the City's current practices, will ensure that tenants can continue to access and afford alternative

accommodation within the neighbourhood, and will be secured through one or more agreements with the City and to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

Residential Unit Mix and Sizes

The applications propose the provision of 156 of the 733 new residential units as two-bedroom units (representing 21.3% of all new residential units) and 74 of the new residential units as three-bedroom units (representing 10.1% of all new residential units), which satisfies the unit mix objectives of Guideline 2.1 of the Growing Up Guidelines.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. Map 8B of the City of Toronto Official Plan shows local parkland provisions across the city. The lands which are the subject of this application are in an area with 0.8 to 1.56 hectares of local parkland per 1,000 people. The site is in the middle quintile of current provision of parkland. The site is in a parkland acquisition priority area, as per Chapter 415, Article III, of the Toronto Municipal Code.

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 10% parkland dedication while the non-residential component is subject to a 2% parkland dedication.

The value of the cash-in-lieu of parkland dedication will be appraised through 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.

Archaeological Assessment

A Stage 1 Archaeological Resource Assessment was submitted with the application. City staff have reviewed the report and concur with the conclusions that there are no further archaeological concerns regarding the subject property.

Heritage Impact & Conservation Strategy

The west portion of the site (1974 to 1978, 1980, 1984-1986 Weston Road and 1, 3 and 5 Little Avenue) is located within the Weston Phase 1 Heritage Conservation District (HCD), designated under Part V of the Heritage Conservation Act.

The proposed 8-storey podium would incorporate three of the identified heritage structures (1974-1978 Weston Road, 1984-1986 Weston Road and 3 Little Avenue) on the site, retaining the properties within the base of the podium. The buildings at 1980 Weston Road and 5 Little Avenue (which are also in the Weston Phase 1 HCD) are proposed to be demolished.

Heritage Planning staff has reviewed the Heritage Impact Assessment (HIA) submitted in support of the proposal, prepared by Goldsmith Borgal Ltd. Architects for conformity with the Planning Act, the Provincial Policy Statement, the Growth Plan, the City's Official Plan heritage policies, the Standards and Guidelines for Conservation of Historic Places in Canada and the guidelines within the Weston Phase 1 HCD Plan.

The original Conservation Strategy provided with in the HIA sought to demolish the two heritage properties (1974-78 and 1980 Weston Road) at the Weston Road frontage and just conserve the façade of the corner property at 1984-86 Weston Road. The front façade of the property at 1974 -76 Weston Road was proposed to be removed, panelized and reconstructed and the property at 3 Little Road originally had a setback of only two metres. Heritage Planning staff worked with the applicant to considerably improve the conservation strategy for the heritage properties on the application site.

The revised strategy now retains substantive portions of the Weston Road properties, particularly as the excavation was moved back from the property lines to a cut line located under the roof ridges. A storefront and façade rehabilitation and restoration scheme was also improved and are now based upon archival information. The podium was also redesigned in a manner that reduced the overwhelming massing impact that the previously proposed cantilever provided. Materials were changed to relate more sympathetically to the heritage properties. Staff will work with the applicant at site plan control stage to try to include additional internal demising walls within the retained heritage buildings and to include internal floors to ensure the integrity of these historic buildings.

Staff support the proposed alterations in the context of the conservation and mitigation strategies proposed for the site and are of the opinion that the proposal has been designed to conserve the cultural heritage values, attributes and character of the heritage properties. An Alterations and Heritage Easement Agreement report has been prepared by Heritage Planning for consideration by the Toronto Preservation Board that will secure these and other heritage matters relating to this application.

As such, staff is satisfied the proposal meets the intent of the Planning Act, the Provincial Policy Statement, the Growth Plan (2020), the City of Toronto's Official Plan heritage policies in conjunction with the Standards and Guidelines for the Conservation of Historic Places in Canada, and the Weston Phase 1 HCD Plan.

Noise Impact Study

The Official Plan requires that development adjacent to or nearby transportation corridors will be appropriately designed, buffered and/or separated from transportation sources, as necessary, to mitigate any adverse impacts of these sources on the new development and vice versa. The Ministry of Environment, Conservation and Parks (MECP) have established noise guidelines and air quality regulations to achieve these objectives. New Provincial noise guidelines were introduced in 2013, which replaced and consolidated previous guidelines. Among other matters, the guidelines provide advice on sound level limits and guidance that may be used when land use planning

decisions are made under the Planning Act. They are intended to minimize the potential conflict between sensitive land uses and sources of noise emissions.

A Noise Feasibility Study, dated September 9, 2019 was prepared by J.E Coulter Associates Ltd. and submitted by the applicant in support of the application. The predominant sources of transportation noise with the potential to affect the proposed development were identified as road traffic from Weston Road, the Metrolinx rail line and the CP and CN Railways (190 metres north of the site). The study recommended that air conditioning be installed in all suites to allow for windows to remain closed as well as noise mitigation measures including the use of double glazing. Also recommended were the inclusion of noise warning clauses in Purchase and Sale Agreements related to transportation noise in outdoor amenity spaces and certain indoor areas.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813, Trees, Articles II (Trees on City Streets) and III (Private Tree Protection), commonly referred to as the 'Street Tree By-law' and the 'Private Tree By-law'. The applicant submitted an Arborist Report, a Tree Preservation and Removals Plan, Planting and Soils Plan and Landscape Plans.

There are 49 existing trees located within the site and 11 trees located south or west of the property line that are subject to the provisions of the Private Tree By-laws. All of the private trees on site are either located within the footprint of the proposed building, or within close proximity, and are expected to be damaged by construction and require removal. However, many of these trees are under 30 cm in diameter and thus do not require removal permits. The submitted Tree Removal and Protection Plan indicates that the development proposes to remove 14 protected private trees, identified as trees #1, 5, 7, 8, 12, 15, 25, 30, 38, 45, 47 – 49, and 53, and to injure two (2) protected private trees, identified as trees #44 and 60, located on the boundary line and on the adjacent property. The application proposes to plant 16 new trees on private property, which includes 13 medium to large growing deciduous trees.

Urban Forestry has received an Application to Injure or Destroy Trees for the 14 private trees proposed to be removed and the two trees proposed to be injured.

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. Performance measures for the Tier 1 development features will be secured in the draft Zoning By-law Amendments and include automobile infrastructure, cycling infrastructure and storage and collection of recycling and organic waste. Other applicable TGS performance measures will be secured through the Site Plan Control approval process.

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.

The recently completed Picture Mount Dennis - Community Services and Facilities Study (2021) identifies CSF needs and opportunities in the area directly to the south of the subject site. Through the study, agencies indicated a strong local need for more multi-purpose space, youth space and/or space for culturally-appropriate programming, including to serve Indigenous populations.

The applicant has agreed to provide a 315.87 square metres (3,400 square feet) non-profit community cultural space located on the ground floor of the existing heritage building at 3 & 5 Little Avenue. This space would be conveyed to the City at no cost, and tenanted to an eligible community agency under the City's Community Space Tenancy policy in consultation with the Ward Councillor. The proposed development would contribute towards the community service and facility needs of the area by providing a non-profit community cultural space as a community benefit under Section 37 of the Planning Act.

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.

The community benefit recommended to be secured in the Section 37 Agreement is as follows:

- The owner to provide a minimum 315.87 square metres non-profit community cultural space

The Section 37 Agreement is also used as a legal convenience to secure obligations noted in the recommendations of this report.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2020), and the Official Plan. Staff are of the opinion that 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 Official Plan, particularly as it relates to the conservation of cultural heritage values, character and attributes of the heritage properties, and a built form which provides an appropriate relationship to the surrounding public realm and a suitable transition to adjacent Neighbourhoods. Staff recommend that Council support approval of the application.

CONTACT

Emilia Sasso, Planner, Community Planning
Tel. No.: 416-394-2615
E-mail: Emilia.Sasso@toronto.ca

Keir Matthews-Hunter, Planner, Strategic Initiatives, Policy and Analysis (Housing)
Tel No.: 416-392-5092
Email: Keir.Matthews-Hunter@toronto.ca

SIGNATURE

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

ATTACHMENTS

City of Toronto Data/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map 569-2013
- Attachment 5: Draft Official Plan Amendment
- Attachment 6: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 7: Site Plan
- Attachment 8: 3D Model of Proposal in Context, Looking Northwest
- Attachment 9: 3D Model of Proposal in Context, Looking Southeast
- Attachment 10: Elevations

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 1956 WESTON RD Date Received: September 12, 2019

Application Number: 19 219985 WET 05 OZ

Application Type: OPA / Rezoning, OPA & Rezoning

Project Description: Proposal for two residential towers with heights of 35 storeys and 29 storeys, including a three to eight-storey podium with three levels of parking below grade. A total of 733 residential units are proposed A total of 3,674 square metres of non-residential space is proposed within the first two floors. The building would have a total gross floor area of 55,751 square metres and an FSI of 9.17.

Applicant	Agent	Architect	Owner
ADAM BROWN			WESTON ASSET MANAGEMENT INC.

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision:

Zoning: CR 2.5 (c2.5;
r2.5) SS2
(x1169) and
(x969) Heritage Designation:

Height Limit (m): Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq m): 6,080 Frontage (m): 101 Depth (m): 55

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	3,284		2,851	2,851
Residential GFA (sq m):	4,099		52,077	52,077
Non-Residential GFA (sq m):	2,966		3,674	3,674
Total GFA (sq m):	7,065		55,751	55,751
Height - Storeys:			35	35

Height - Metres: 120 120

Lot Coverage Ratio 56.77 Floor Space Index: 9.17
(%):

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

Residential GFA: 52,077

Retail GFA: 3,674

Office GFA:

Industrial GFA:

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
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Rental:

Freehold:

Condominium:			733	733
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Other:

Total Units:			733	733
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Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			503	156	74
Total Units:			503	156	74

Parking and Loading

Parking Spaces: 357 Bicycle Parking Spaces: 571 Loading Docks: 2

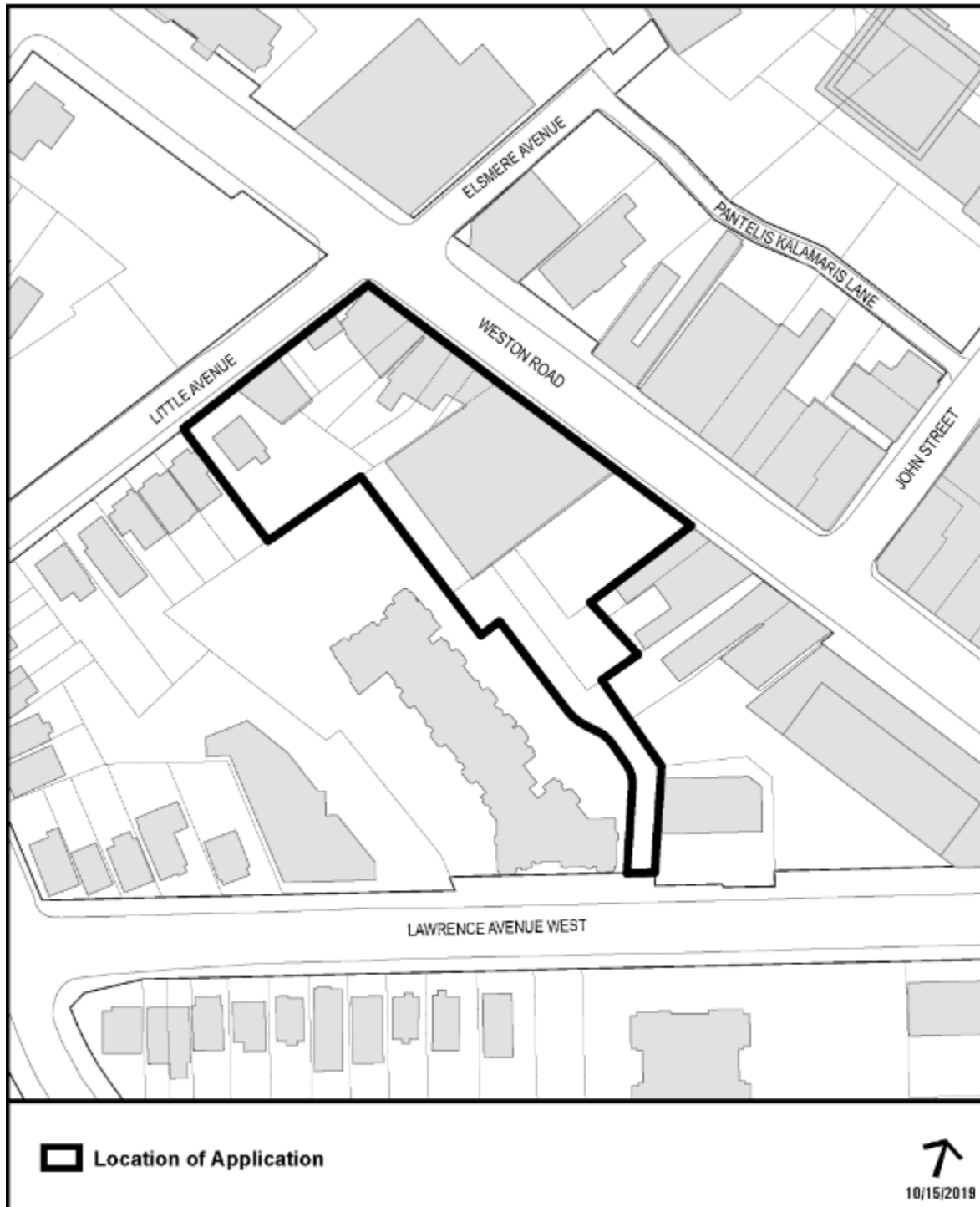
CONTACT:

Emilia Sasso, Planner

416-394-2615

Emilia.Sasso@toronto.ca

Attachment 2: Location Map





CL 042 (x261)
CR 2.5 (c2.5; r2.5) SS2 (x975)
CR 2.5 (c2.5; r2.5) SS2 (x976)
CR 3.7 (c3.7; r3.7) SS2 (x973)
CR 2.5 (c2.5; r2.5) SS2 (x2572)
CR 4.8 (c0.5; r4.8) SS2
CR 2.5 (c2.5; r2.5) SS2 (x978)
CR 2.5 (c2.5; r2.5) SS2 (x977)
CR 2.5 (c2.5; r2.5) SS2 (x1169)
CR 2.5 (c2.5; r2.5) SS2 (x969)
CR 2.5 (c2.5; r2.5) SS2 (x1169)
CR 2.5 (c2.5; r2.5) SS2 (x1169)
CR 2.5 (c2.5; r2.5) SS2 (x2572)
RD (a300; d0.4) (x1007)
RD (a300; d0.4) (x1007)
RA (x777)
RA (u73) (x420)
RA (d2.5)
CR 2.5 (c2.5; r2.5) SS2 (x2572)
MCR
MCR
MCR
ON
ON
OR

1956 Weston Road

TORONTO
Zoning By-law 569-2013
File # 19 219985 WET 05 02

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

RD Residential Detached
RA Residential Apartment
CL Commercial Local
CR Commercial Residential
ON Open Space Natural
OR Open Space Recreation
UT Utility and Transportation

Not to Scale
Extracted: 11/07/2013

Attachment 5: Draft Official Plan Amendment

Authority: Etobicoke York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill XXX

BY-LAW XXX

**To adopt an amendment to the Official Plan
for the City of Toronto
respecting the lands known municipally in the year 2021, as
1956-1986 Weston Road and 1,3, and 5 Little Avenue**

Whereas authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto enacts:

1. The attached Amendment No. 604 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

**AMENDMENT NO. 604 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2021 AS
1956-1986 WESTON ROAD AND 1, 3, 3A AND 5 LITTLE AVENUE**

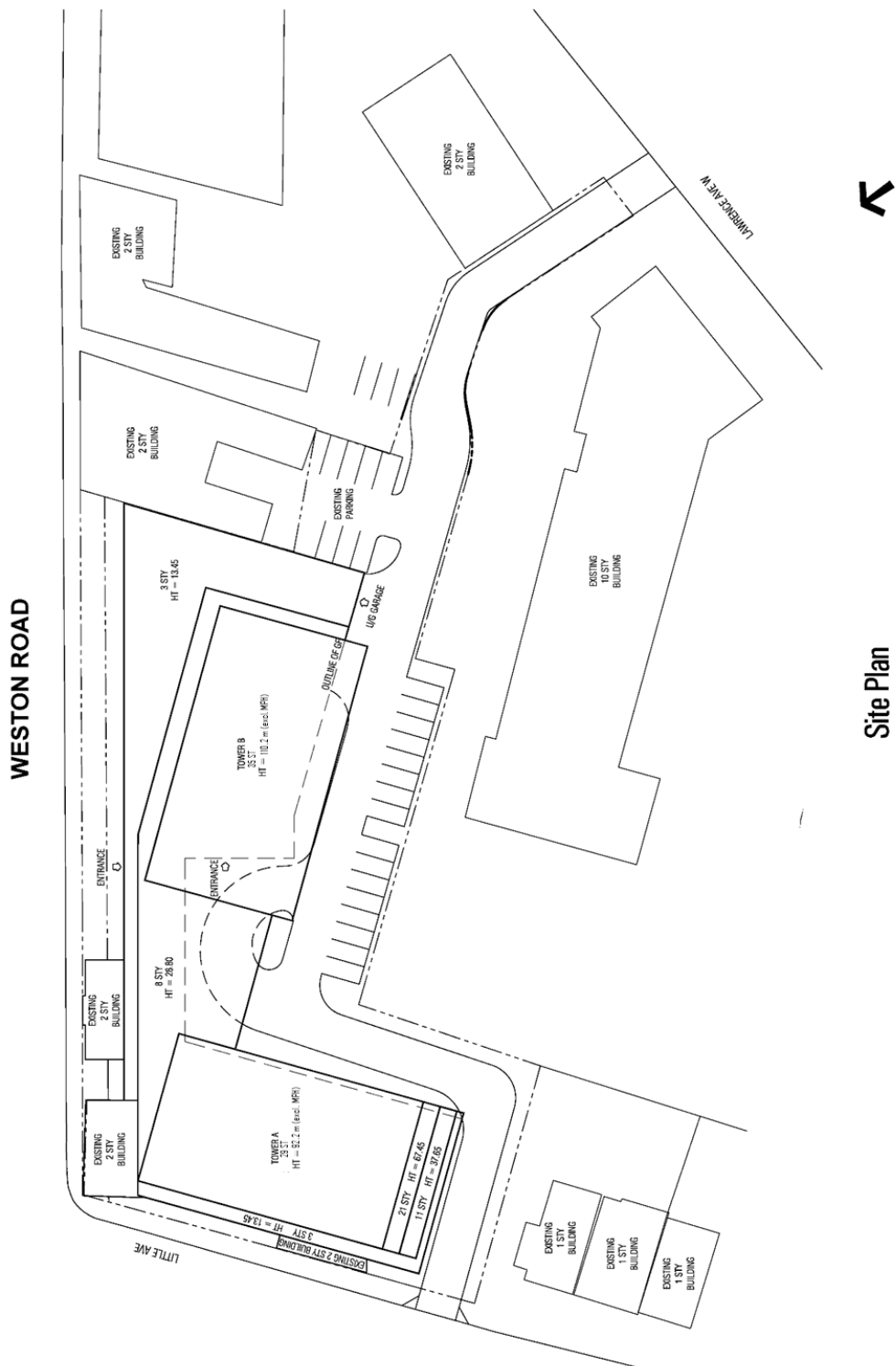
The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policy No. 45, is amended with respect to the lands known municipally in 2021 as 1956-1986 Weston Road and 1, 3, and 5 Little Avenue, to add the following as a new subsection i) to 45.a):

"i) On the lands known as 1956-1986 Weston Road and 1, 3, 3a and 5 Little Avenue:

New buildings will be limited to a height of 15-metres at the street frontage along Weston Road and Little Avenue. A maximum of two tall building elements are permitted stepped back from Weston Road and Little Avenue frontages with one tall building of 29 storeys (99 metres not including mechanical penthouse) and another tall building of 35 storeys (117 metres not including mechanical penthouse) with an eight-storey (29 metre) connecting element."

Attachment 6: Draft Zoning By-law Amendment
(See separate attachment)



Site Plan

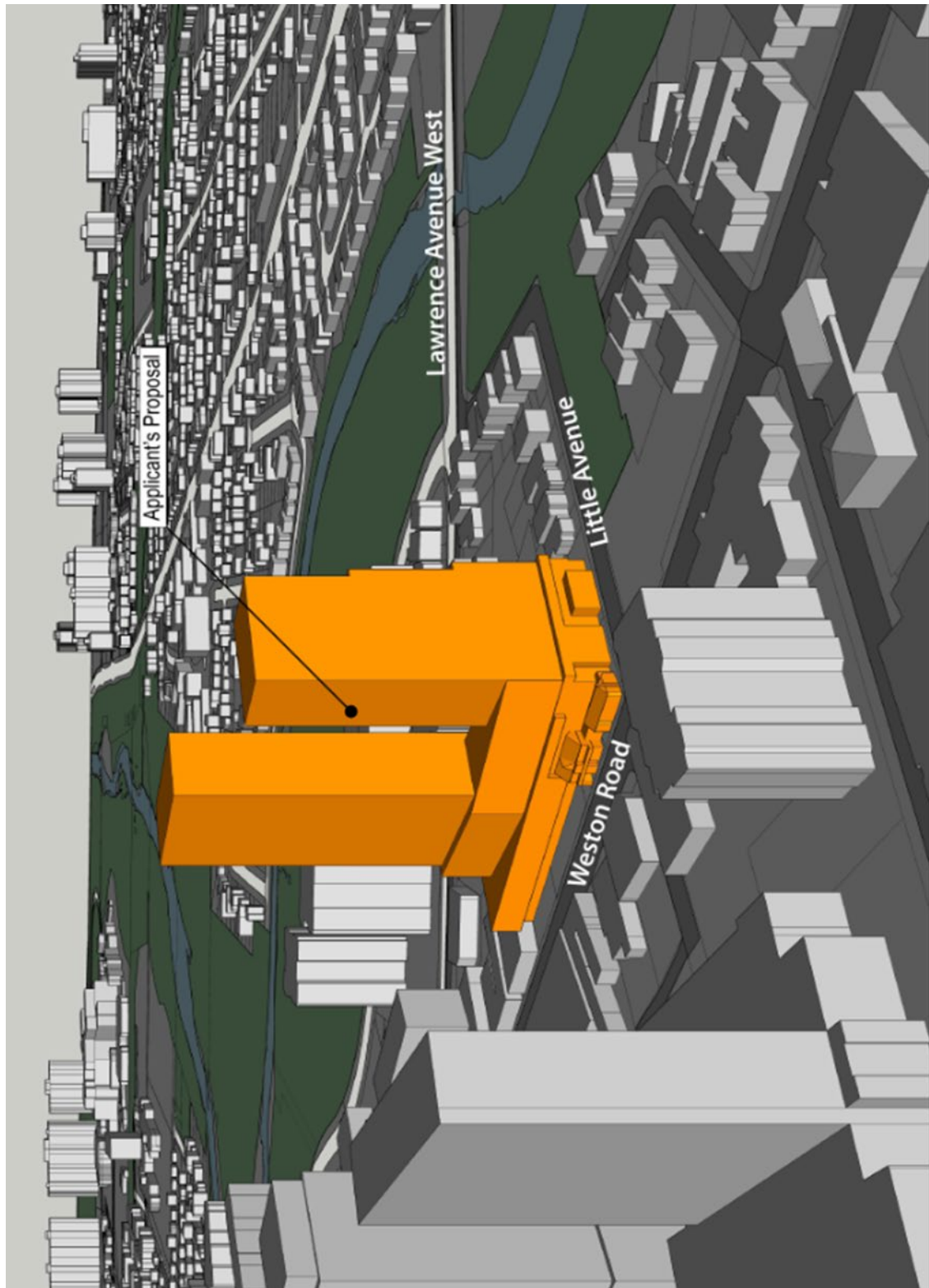
Attachment 8: 3D Model of Proposal in Context, Looking Northwest



06/02/2022

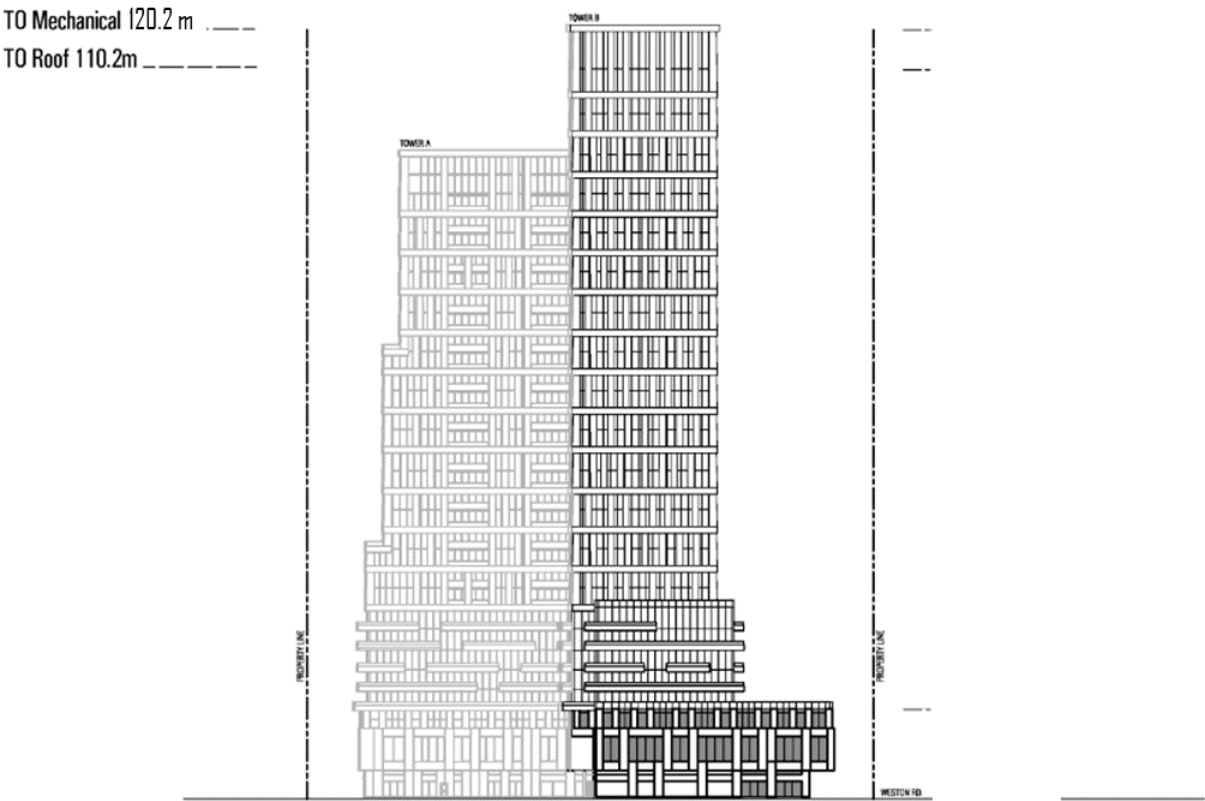
View of Applicant's Proposal Looking Northwest

Attachment 9: 3D Model of Proposal in Context, Looking Southeast

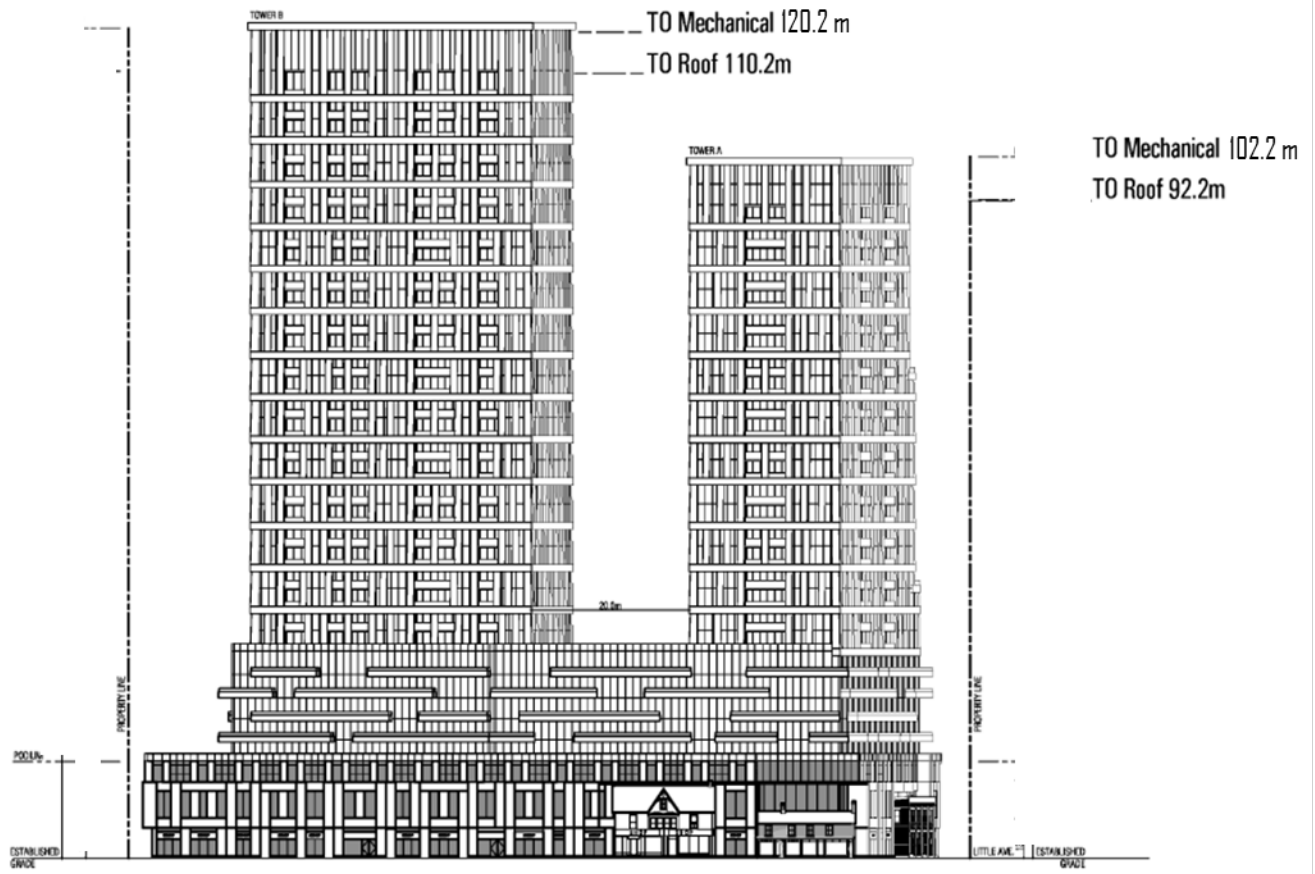


View of Applicant's Proposal Looking Southeast

Attachment 10: Elevations



East Elevation

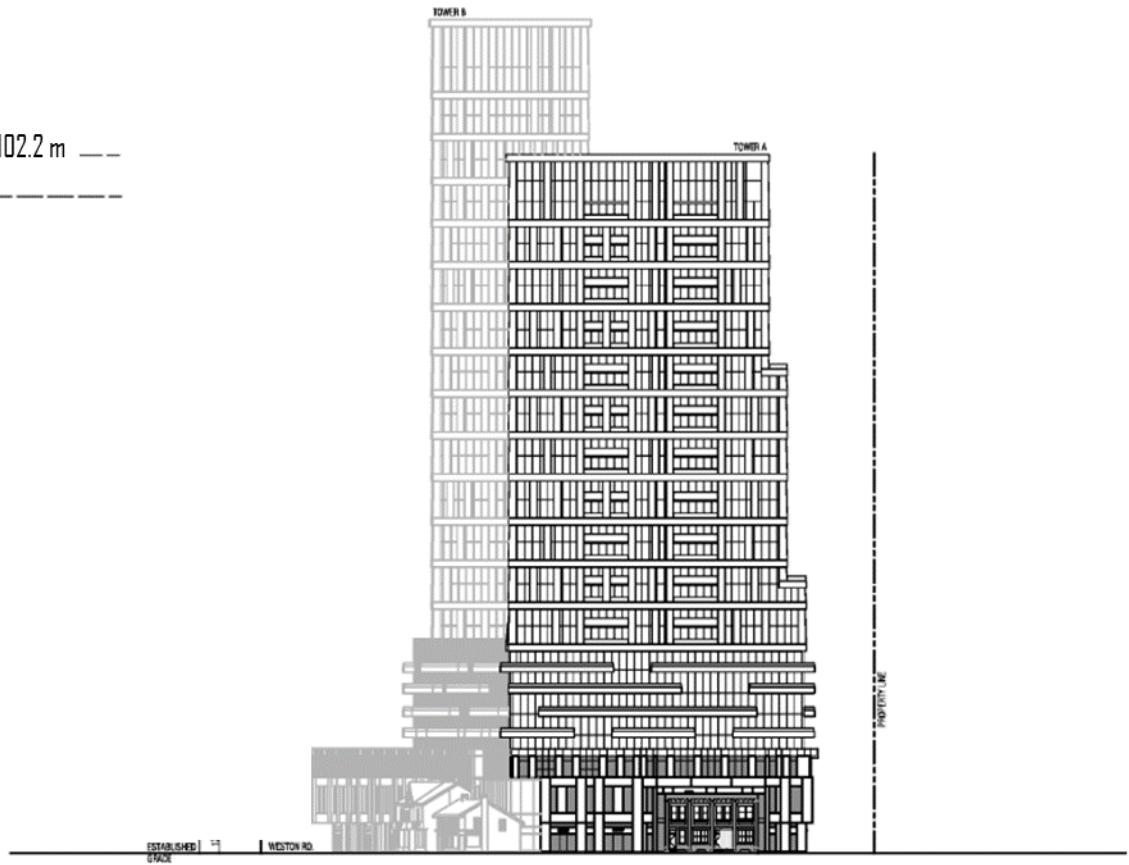


North Elevation



South Elevation

TO Mechanical 102.2 m ____
TO Roof 92.2m _____



West Elevation