

## **390-400 Woodsworth Road – Official Plan and Zoning By-law Amendment, and Rental Housing Demolition Applications – Preliminary Report**

Date: January 26, 2022

To: North York Community Council

From: Director, Community Planning, North York District

Ward 15 - Don Valley West

**Planning Application Numbers:** 21 229471 NNY 15 OZ and 21 229478 NNY 15 RH

**Related Application:** 21 229475 NNY 15 SA

### **SUMMARY**

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This report provides information and identifies a preliminary set of issues regarding the application located at 390-400 Woodsworth Road. The proposal is to demolish 12 existing townhouse buildings, maintain 8 townhouse buildings, and construct three 8-storey residential buildings. The proposed development would have a total of 411 residential units, of which 102 are proposed to be rental and 309 condominium tenure.

Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 390-400 Woodsworth Road together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

### **FINANCIAL IMPACT**

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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.

## THE SITE

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**Description:** The subject site is irregular in shape, has an area of 21,126 square meters, a 160 metre frontage on Leslie Street and 165 metre frontage on Woodsworth Road. Leslie Street is at a slightly lower elevation from the site with the difference being approximately 0.5 metres.

**Existing Use:** Twenty two-storey townhouse buildings.

**Official Plan Designation:** *Neighbourhoods*.

See Attachment 2 of this report for the Official Plan Land Use Map. Toronto Official Plan policies may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

**Zoning:** RM1 (Multiple-Family Dwellings First Density Zone) in former City of North York Zoning By-law No. 7625, as amended. The RM1 zone permits multiple attached dwellings and single family dwellings. See Attachment 3 of this report for the existing Zoning Map for By-law No. 7625.

The site is also zoned RT(au220.0) in the City of Toronto Zoning By-law No. 569-2013, as amended. The RT(au220.0) zone permits a dwelling unit within a detached, semi-detached, or townhouse form. The zone also permits a wide range of recreational and institutional uses such as day nurseries, schools, libraries and places of worship. See Attachment 4 for the City of Toronto Zoning Map for By-law No. 569-2013.

The City's Zoning By-law No. 569-2013 can be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

## THE APPLICATION

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**Complete Application Submission Date:** This application has been deemed complete as of October 22, 2021.

**Description:** This application proposes to amend the Toronto Official Plan, Toronto Zoning By-law 569-2013, and North York Zoning By-law No. 7625 for the property at 390-400 Woodsworth Road to permit three new 8-storey residential buildings of approximately 30 metres in height plus a mechanical penthouse. A Rental Housing Demolition application has been submitted to demolish 12 existing quad buildings containing 48 rental units and retain 8 quad buildings containing 32 rental units. The proposed development would have a total of 411 residential units, of which 102 are proposed to be rental and 309 condominium tenure. The total gross floor area will be 35,748 square metres.

**Density:** 1.7 times the area of the lot.

**Dwelling Units:** The proposed 411 dwelling units, includes 8 bachelor (2%), 186 one-bedroom (45%), 110 two-bedroom (27%), and 107 three-bedroom (26%) units.

**Access, Parking and Loading:** Direct access to the site is proposed from Leslie Street at the east end of the site with a right-in and right-out movement. A new private driveway will run north-south between the existing townhouses to the west fronting on Woodsworth Road and the new midrise buildings fronting on Leslie Street, connecting to Stubbs Drive.

Parking is proposed to be provided in two levels of underground parking and accessed by a ramp from the new north/south private driveway. A total of 439 vehicle parking spaces will be provided to accommodate the existing townhouses and the proposed midrise buildings. Of the 439 parking spaces provided, 375 of the spaces will be dedicated for residents, with the remaining 64 spaces being reserved for visitors. The proposal also includes 280 long-term and 29 short-term bicycle parking spaces, one Type 'G' and 2 Type 'C' loading spaces.

### **Additional Information**

See Attachments 5a and 5b of this report for a three-dimensional representation of the project in context, a site plan of the proposal (see Attachment 6), and the Application Data Sheet (see Attachment 7), respectively. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

### **Reason for the Application**

The application proposes to amend the Official Plan for a portion of the site fronting on Leslie Street to redesignate the lands from *Neighbourhoods* to *Apartment Neighbourhoods* with a Site and Areas Specific Policy to permit the three 8-storey residential buildings.

The application also proposes to amend Zoning By-laws 7625 and 569-2013 to permit the built form, building height, density, and other zoning provisions such as: gross floor area, setbacks, indoor and outdoor amenity space, and parking rates.

### **Site Plan Control**

A Site Plan Control application file number 21 229475 NNY 15 SA has been submitted and will be processed concurrently with the Official Plan and Zoning By-law Amendment application.

## Rental Housing Demolition

A Rental Housing Demolition application to allow 48 rental units to be demolished (21 229478 NNY 15 RH) has been submitted and will be processed concurrently with the Official Plan and Zoning By-law Amendment application.

## COMMENTS

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### ISSUES TO BE RESOLVED

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

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

At this stage in the review, the following preliminary issues have been identified:

- The appropriateness of an Official Plan amendment to change the existing *Neighbourhoods* designation to *Apartment Neighbourhood* with a Site and Area Specific Policy.
- Sensitive integration of the development with the adjacent natural ravine system and existing *Neighbourhoods*;
- The overall fit of the proposed buildings with respect to the proposed density and height, and the existing and planned context including the relationship to street proportion and to the adjacent properties;
- Consistency with the Mid-Rise Building Design Guidelines; and integration with the remaining townhouse units;
- The appropriate provision of vehicular parking, provision of a Transportation Demand Management ("**TDM**") Plan with appropriate measures to reduce single occupancy automobile vehicle trips generated by the proposed development, support for the proposed parking reduction, and address any site related vehicular traffic issues;
- The appropriateness of vehicular access from Leslie Street, Woodsworth Road, Stubbs Drive and associated traffic impact;
- Appropriate design of the private driveway;
- Creation of well-proportioned and articulated streetscapes throughout the site, and along Leslie Street and Woodsworth Road in particular;
- The shadow and wind impacts on adjacent properties and the public realm;
- The proposed setbacks between buildings, streetwall heights, and step-backs of the upper floors, and setbacks from the property lines;
- The appropriate location of open spaces as well as an overall site organization and building placement;
- The provision of indoor and outdoor amenity space;

- The need for a pet relief area and on-site pet facilities with respect to the Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings;
- The unit mix and size with respect to the City's Growing Up: Planning for Children in New Vertical Communities guidelines;
- The appropriateness of replacing 48 rental townhouse units with 53 smaller apartment units.
- The quality of the public realm including the relationship of the ground floor and lower levels of the building to the street, the provision of unencumbered sidewalks, and the adequate provision of street furniture and bicycle parking;
- The general quality of site landscaping including the provision of large growing shade trees;
- Infrastructure capacity (water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development;
- Portions of the Site are identified as having archaeological resource potential. A Stage 1 Archaeological Resource Assessment has been submitted and is currently being reviewed by staff;
- The site falls within the City of Toronto Ravine and Natural Feature Protection By-law area. The Site is also partially within a Toronto and Region Conservation Agency (the "TRCA") Regulated Area. The City's Ravines and Natural Features Protection division and TRCA staff are reviewing supporting materials including an Arborist Report, Tree Protection Plan, Natural Heritage Impact Study, and Geotechnical Report;
- The applicant is encouraged to pursue Tier 2, 3 or 4 of the Toronto Green Standard, for climate change mitigation and resilience purposes; and,
- The provision of benefits pursuant to Section 37 of the Planning Act, in the event the application proceeds to approval.

### **Other Matters**

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

### **NEXT STEPS**

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City Planning staff will host a Community Consultation Meeting.

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

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

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## **CONTACT**

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Tel. No. (416) 392-0776  
E-mail: derrick.wong@toronto.ca

## **SIGNATURE**

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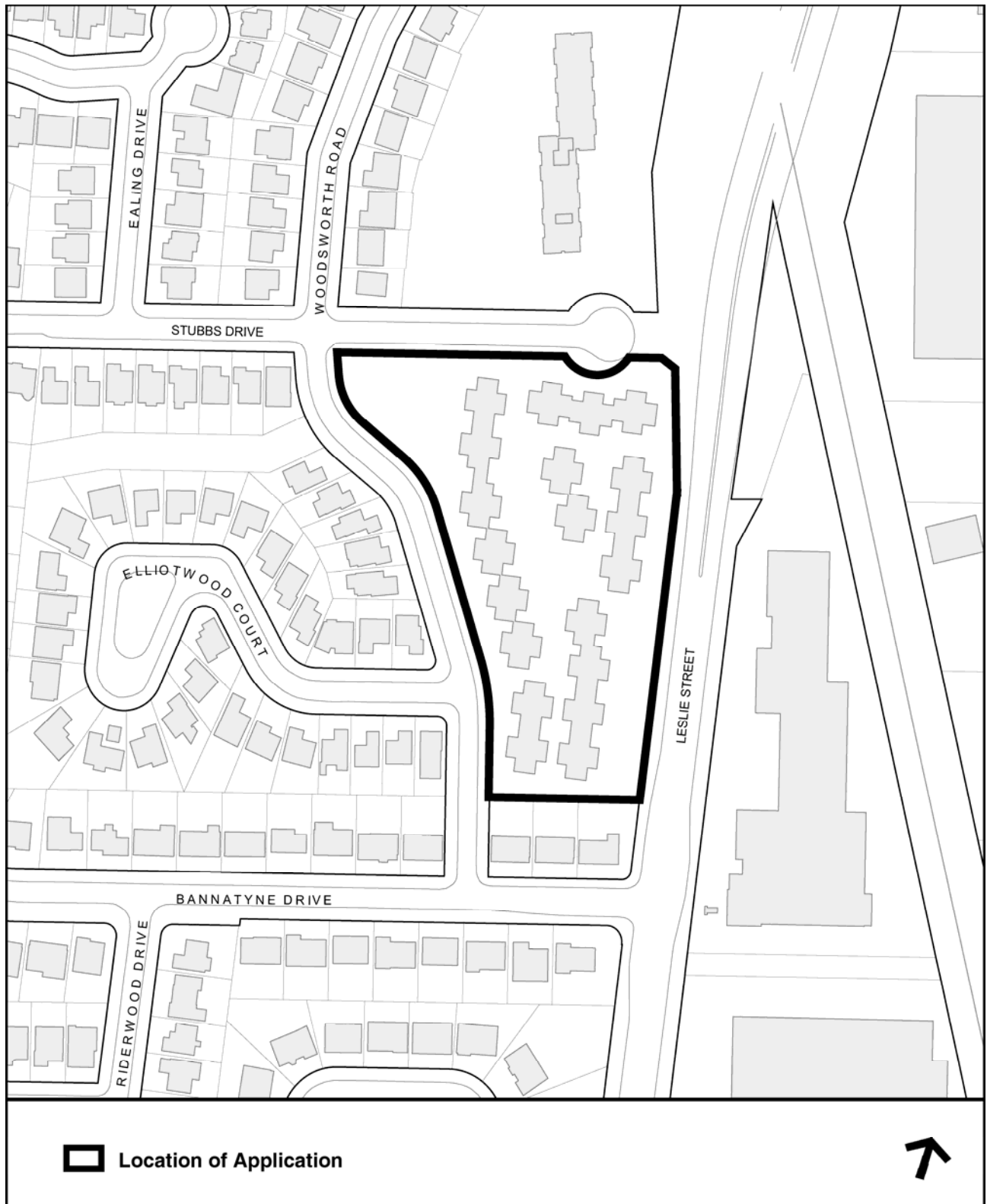
David Sit, MCIP, RPP  
Director Community Planning  
North York District

## **ATTACHMENTS**

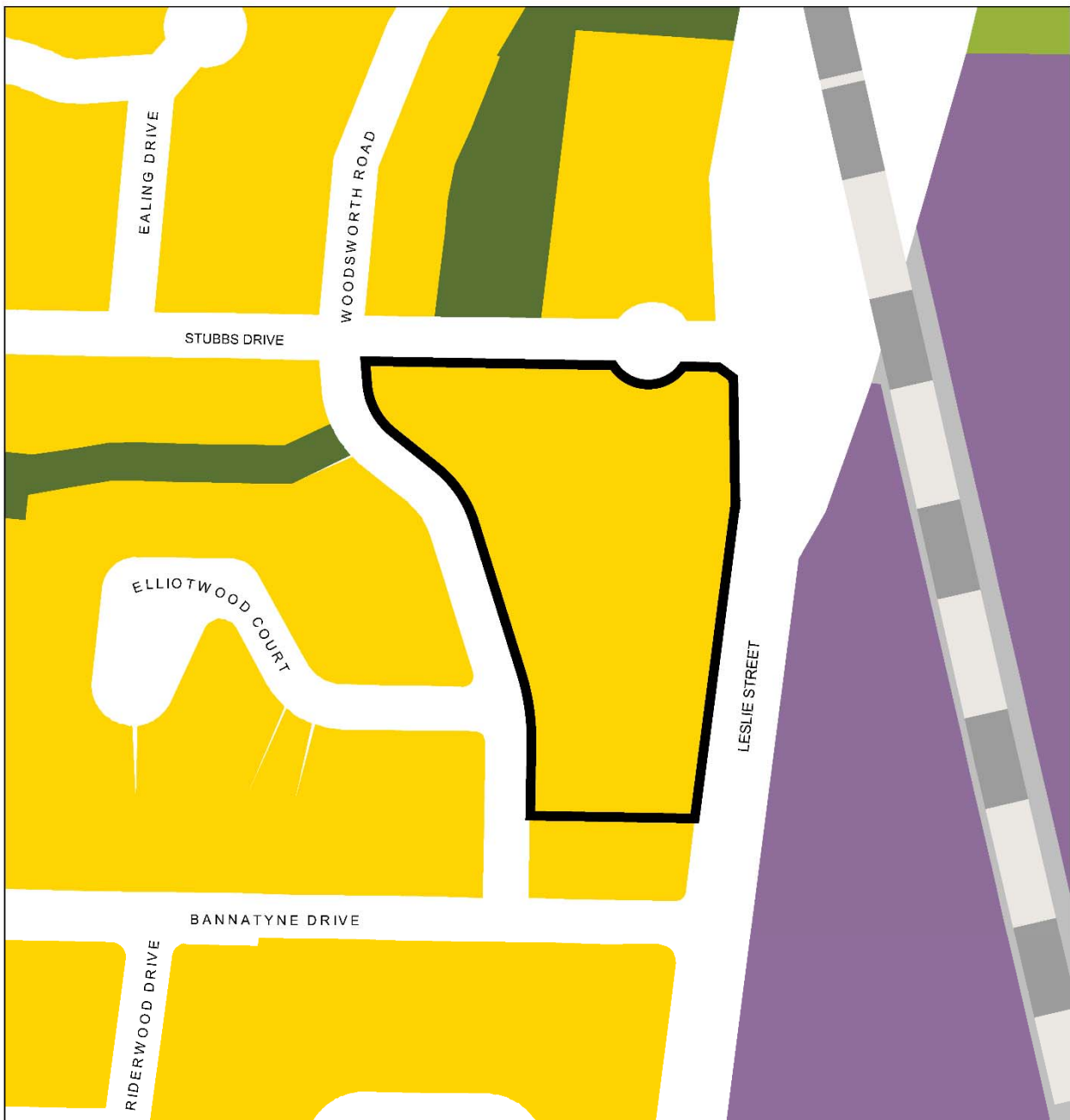
### **City of Toronto Drawings**

Attachment 1: Location Map  
Attachment 2: Official Plan Map  
Attachment 3: Zoning By-law 7625  
Attachment 4: Zoning By-law 569-2013  
Attachment 5a: 3D Model of Proposal in Context  
Attachment 5b: 3D Model of Proposal in Context  
Attachment 6: Site Plan  
Attachment 7: Application Data Sheet

## Attachment 1: Location Map









## Attachment 2: Official Plan Map



### Official Plan Land Use Map #19

390-400 Woodsworth Road

File # 21 229471 NNY 15 02

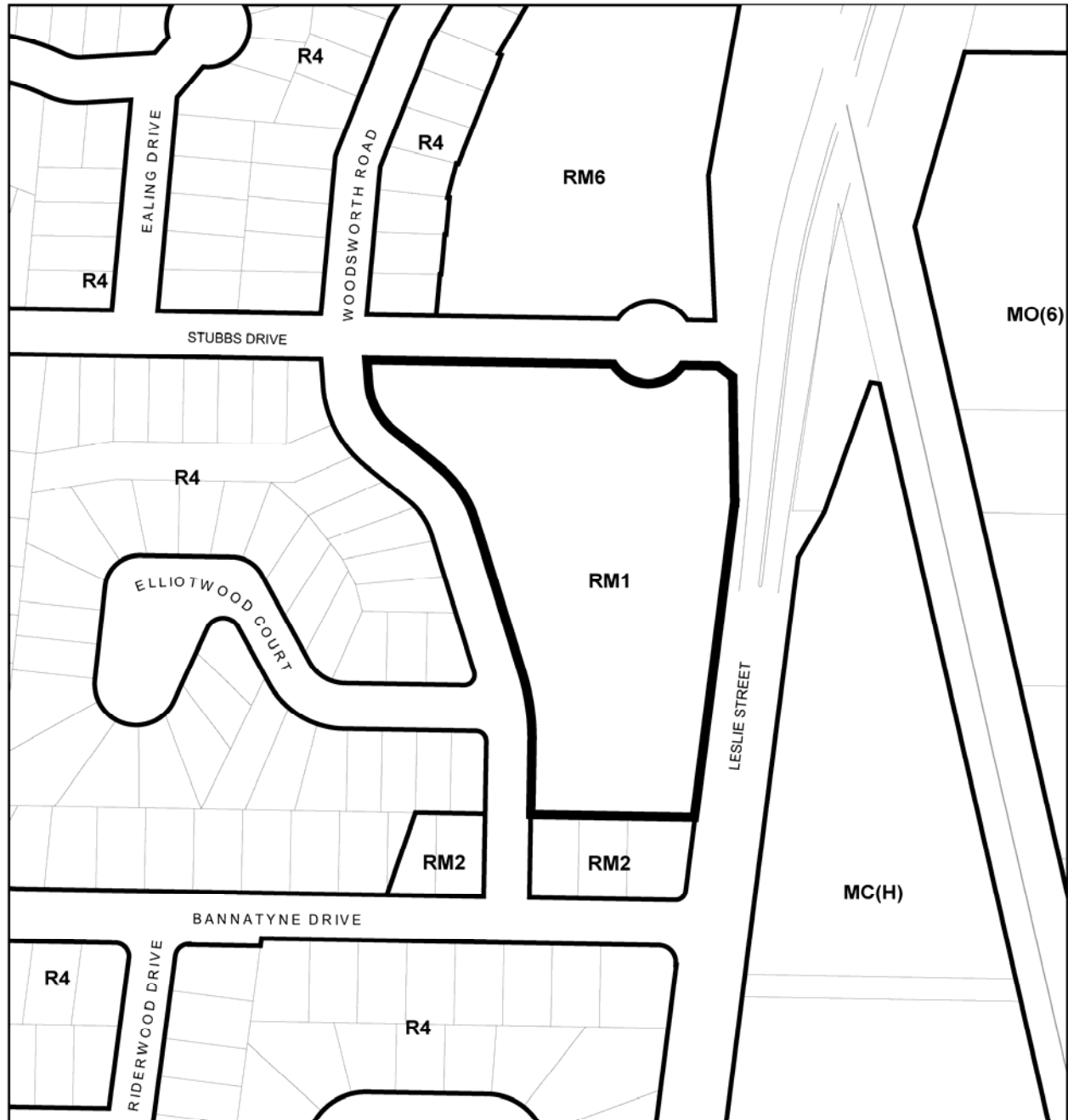
	Location of Application		Utility Corridors
	Neighbourhoods		General Employment Areas
	Natural Areas		
	Other Open Space Areas		



Not to Scale  
Extracted: 10/25/2021



# Attachment 3: Zoning By-law 7625



## Zoning By-law 7625

390-400 Woodsworth Road

File # 21 229471 NNY 15 0Z



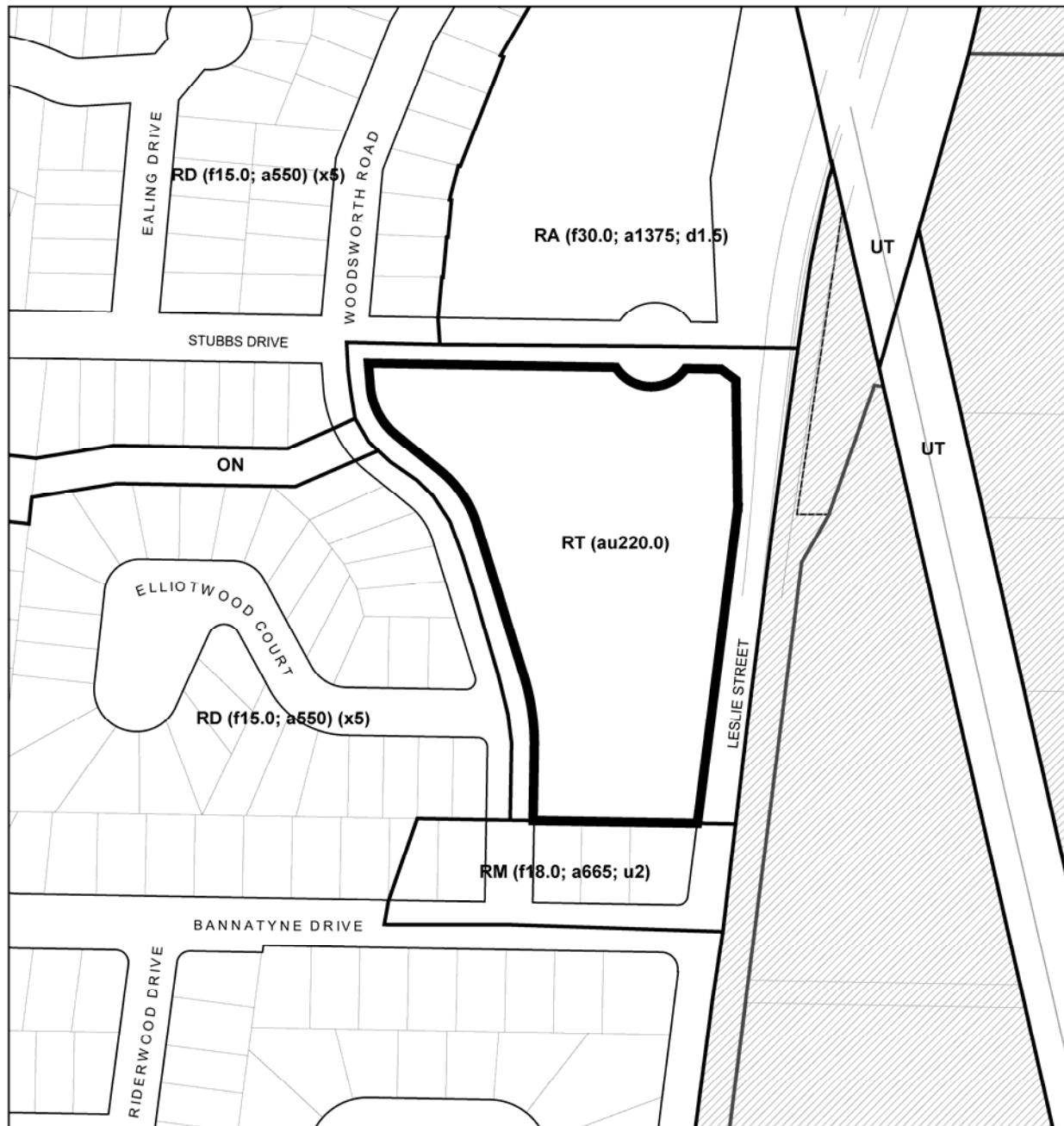
Location of Application

R4	One-Family Detached Dwelling Fourth Density Zone
RM1	Multiple-Family Dwellings First Density Zone
RM2	Multiple-Family Dwellings Second Density Zone
RM6	Multiple-Family Dwellings Sixth Density Zone
MC	Industrial-Commercial Zone
MO	Industrial-Office Business Park Zone



Not to Scale  
Extracted: 10/25/2021

# Attachment 4: Zoning By-law 569-2013



## Zoning By-law 569-2013

390-400 Woodsworth Road

File # 21 229471 NNY 15 02



Location of Application

RD Residential Detached  
RT Residential Townhouse  
RM Residential Multiple  
RA Residential Apartment  
ON Open Space Natural  
UT Utility and Transportation

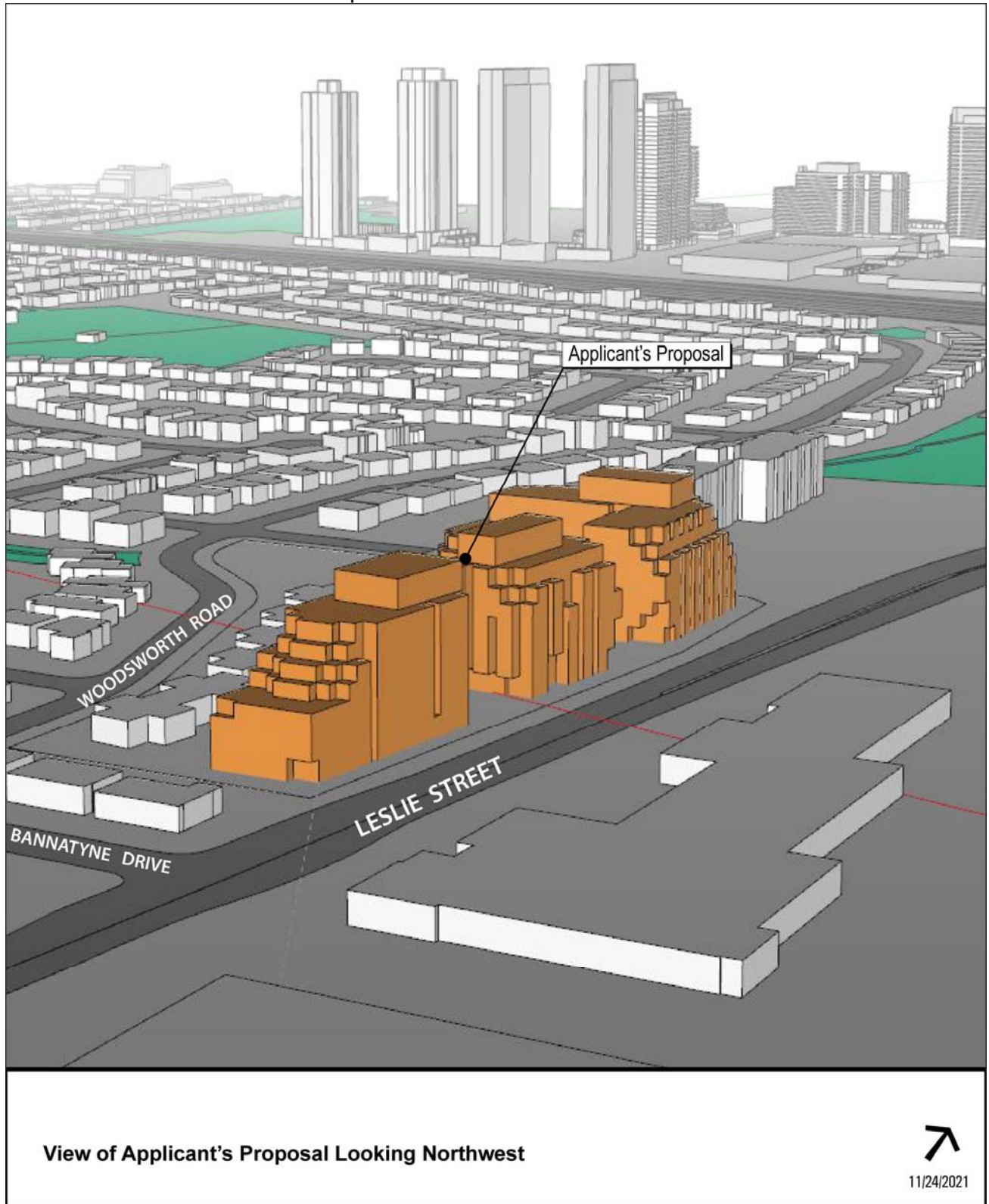


See Former City of North York By-law No. 7625  
MC Industrial-Commercial Zone  
MO Industrial-Office Business Park Zone

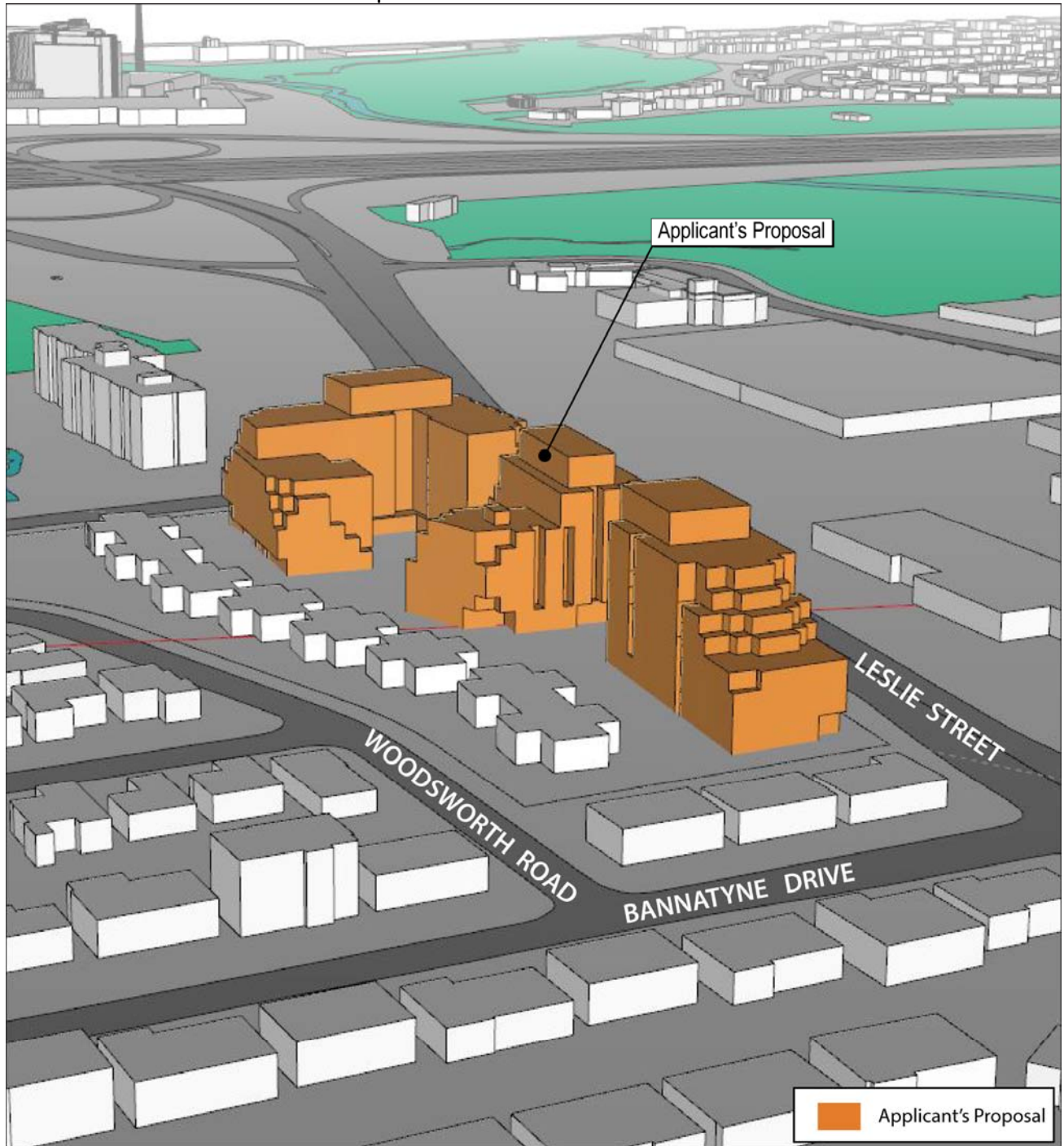


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## Attachment 5a: 3D Model of Proposal in Context



## Attachment 5b: 3D Model of Proposal in Context

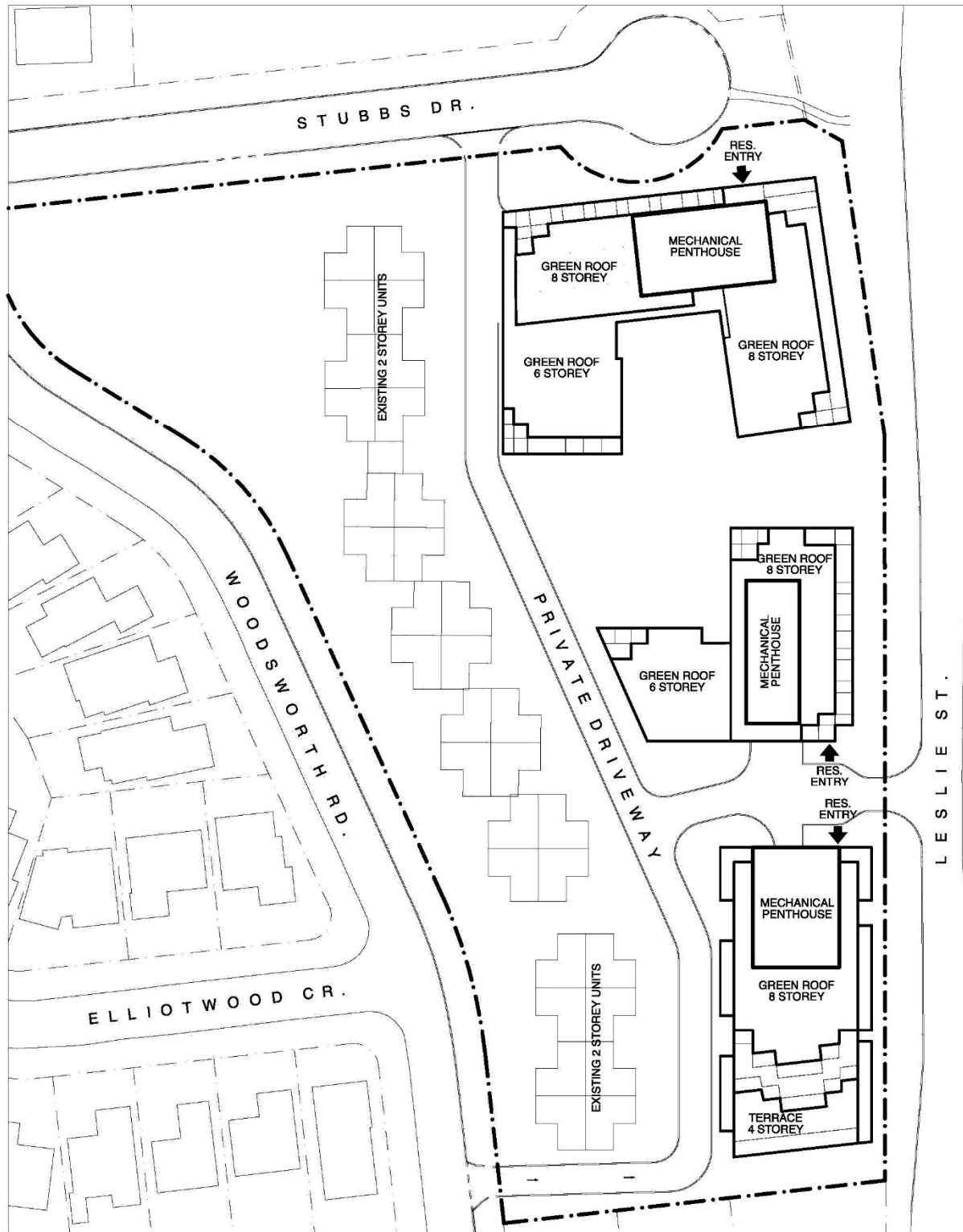


**View of Applicant's Proposal Looking Northeast**



11/24/2021

## Attachment 6: Site Plan



Site Plan



## Attachment 7: Application Data Sheet

Municipal Address: 390-400 WOODSWORTH ROAD Date Received: October 22, 2021

Application Numbers: 21 229471 NNY 15 OZ and 21 229478 NNY 15 RH

Application Type: OPA / Rezoning and Rental Housing Demolition

Project Description: Official Plan and Zoning By-law amendment application to permit three new 8-storey residential buildings. A Rental Housing Demolition application has been submitted to demolish 12 existing quad buildings containing 48 rental units and retain 8 quad buildings containing 32 rental units. The proposed development would have a total of 411 residential units, of which 102 are proposed to be rental and 309 condominium tenure. The total gross floor area will be 35,748 square metres. The proposal includes 439 vehicular parking spaces on two levels of underground parking, a private north/south driveway, a right-in/right-out vehicle access to Leslie Street, and an open space at the corner of Woodsworth Road and Stubbs Drive.

Applicant	Agent	Architect	Owner
BOUSFIELDS INC 3 Church St, suite 200. Toronto, ON M5E 1M2	BOUSFIELDS INC 3 Church St, suite 200. Toronto, ON M5E 1M2	TACT 660R College St., Toronto, ON M6G 1B8	Plaza Partners Inc. 10 Wanless Ave, Toronto, ON M4N 1V6

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhood	Site Specific Provision:
Zoning:	RT (au220.0)	Heritage Designation: N
Height Limit (m):	10.5	Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq m): 21,126 Frontage (m): 160 Depth (m): 222

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):		2,422	5,478	7,900
Residential GFA (sq m):	8,673	4,180	31,502	35,682
Non-Residential GFA (sq m):		66		66
Total GFA (sq m):	8,673	4,246	31,502	35,748
Height - Storeys:	2		8	8

Height - Metres:	7	28	28
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Lot Coverage Ratio (%)	37.39	Floor Space Index:	1.7
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	35,682	
Retail GFA:		
Office GFA:	66	
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	80	32	70	102
Freehold:				
Condominium:			309	309
Other:				
Total Units:	80	32	379	411

#### Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:				8	24
Proposed:	8		186	102	83
Total Units:	8		186	110	107

#### Parking and Loading

Parking Spaces:	439	Bicycle Parking Spaces:	309	Loading Docks:	3
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