

251-285 The West Mall – Zoning By-law Amendment Application – Appeal Report

Date: December 21, 2023

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York

Wards: Ward 2 - Etobicoke Centre

Planning Application Number: 22 175298 WET 02 OZ

Related Application Number: 22 175297 WET 02 SA and 22 195513 WET 02 RH

SUMMARY

On July 22, 2022, a Zoning By-law Amendment application was received for a proposed residential development including three 13-storey buildings at 251-285 The West Mall Road. The proposal would have a total gross floor area of approximately 47,432 square metres and consist of 610 residential apartment units (including 66 rental replacement units). A Rental Housing Demolition Application was also submitted to demolish the existing 66 rental units.

On August 1, 2023, the applicant appealed the Zoning By-law Amendment application to the Ontario Land Tribunal (OLT) citing City Council's failure to make a decision on the application within the time period prescribed under the *Planning Act*. A Case Management Conference was held on November 9, 2023 (OLT Case No. OLT-23-000792). The OLT hearing date has not been scheduled.

This report recommends that Council direct the City Solicitor, together with appropriate City staff, to attend the OLT hearing to oppose the proposal in its current form and continue discussions with the applicant to resolve outstanding issues.

RECOMMENDATIONS

The Director, Community Planning, Etobicoke York District recommends that:

1. City Council direct the City Solicitor and appropriate City staff to attend the Ontario Land Tribunal to oppose the current application regarding the Zoning By-law Amendment appeal for 251-285 The West Mall Road, and to continue discussions with the applicant to resolve outstanding issues.
2. In the event that the Ontario Land Tribunal allows the appeals, in whole or in part, City Council authorize the City Solicitor to request that the issuance of any final Order(s) be withheld until such time as the City Solicitor advises that:

- a. The form and content of the Zoning By-law Amendment is satisfactory to the Chief Planner and Executive Director, City Planning and the City Solicitor;
- b. The owner has addressed all outstanding issues identified within the Engineering and Construction Services correspondence, dated September 21, 2022, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
- c. The owner has submitted a revised Functional Servicing and Stormwater Management Report to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, and such report shall determine the stormwater run-off, sanitary flow and water supply demand resulting from the development and whether there is adequate capacity in the existing municipal infrastructure to accommodate the proposed development and/or any upgrades that may be required;
- d. The owner has provided a revised Pedestrian Wind Study, such report to be reviewed with recommendations implemented as part of the Zoning By-law and/or secured in a development agreement, to the satisfaction of the Chief Planner and Executive Director, City Planning;
- e. The owner has submitted a Noise and Vibration Study, to the satisfaction of the Chief Planner and Executive Director, City Planning;
- f. The owner has submitted a revised Transportation Impact Study including all requested revisions to the satisfaction of the General Manager, Transportation Services;
- g. The owner has addressed and accommodated the required road widening and turn basin, noted in correspondence, dated December 8, 2023, to the satisfaction of the General Manager of Transportation Services;
- h. The owner has provided an on-site parkland dedication in a size, location and configuration with appropriate setbacks that is to the satisfaction of the General Manager, Parks, Forestry and Recreation;
- i. The owner has addressed all outstanding issues raised by Urban Forestry noted in correspondence, dated September 22, 2022, including the need for an updated Arborist Report, Landscape Plan, Planting Plan and Soil Volume Plan, to the satisfaction of the General Manager of Parks, Forestry and Recreation;
- j. The owner has submitted a revised Illumination Plan, as noted in correspondence, dated September 20, 2023, to the satisfaction of the Manager, Ministry of Transportation and Chief Planner and Executive Director, City Planning;

k. The owner has made revisions to meet the Toronto Green Standard requirements to the satisfaction of the Chief Planner and Executive Director, City Planning;

l. The owner has submitted and updated Energy Strategy Report to the satisfaction of the Executive Director, Environment and Climate; and

m. City Council has approved the Rental Housing Demolition Application (Application No. 22 195513 WET 02 RH) under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006 and, should City Council authorize the demolition, that the applicant has entered into, and registered on title to the lands, an agreement pursuant to Section 111 of the City of Toronto Act securing the replacement of the existing rental dwelling units, including unit mix, size and rents, tenant assistance to mitigate hardship, and other rental related matters, all to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning.

3. Should it be determined that upgrades are required to the infrastructure to support the development according to the accepted Functional Servicing Report and/or the Transportation Impact Study, City Council direct the City Solicitor and appropriate City staff to request that a Holding Provision be included in the final form of the site-specific Zoning By-law Amendment and the Holding Provision not to be lifted until such a time as the owner has made satisfactory arrangements, including entering into appropriate agreement(s) with the City for the design and construction of any improvements to the municipal infrastructure and the provision of financial securities to the satisfaction of the Chief Engineer and Executive Director of Engineering and Construction Services and General Manager, Transportation Services.

4. City Council authorize the City Solicitor and other City staff to take any necessary steps to implement City Council's decision.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

On April 26, 2022, a pre-application consultation meeting was held with the applicant to discuss complete application submission requirements. The application was received and deemed complete as of July, 22, 2022.

THE SITE

Description and Existing Use

The site is approximately 9,534 square metres in size and is flat and rectangular in shape. It is located between The West Mall and Highway 427 with a depth of approximately 40 metres and a frontage of approximately 235.5 metres on The West Mall (see Attachment 1: Location Map).

The site is currently occupied by eleven two-storey rental apartment buildings that contain a total of 66 rental units, comprised of 11 studio and 55 two-bedroom units.

Surrounding Uses

The site is in an area characterized by low density uses. The surrounding land uses include:

North: A seven-storey commercial building and associated car park.

East: Highway 427. Commercial and retail services located to the east and south-east of Highway 427.

South: Low-rise residential uses consisting of two-storey apartment buildings are located directly adjacent to the site.

West: Low-rise residential area consisting of detached dwellings. Further west is an area containing further low-rise residential neighbourhoods.

THE APPLICATION

Proposed Use

The applications propose to permit three 13-storey residential apartment buildings comprising of 610 dwelling units with 47,432 square metre of gross floor area. Building A would contain 209 dwelling units; Building B would contain 199 dwelling units; and Building C would contain 202 dwelling units.

Heights

The proposed three 13-storey apartment buildings are approximately 41 metres high.

Density (Floor Space Index)

The development would have an overall Floor Space Index (FSI) of 4.98.

Unit Breakdown

The proposed 610 dwelling units includes 66 rental replacement units (11 studio and 55 one-bedroom units). Of the 544 net new residential units, 110 would be studio units (20%), 300 would be one-bedroom units (55%); 72 would be two-bedroom units (13%); and 62 would be three-bedroom (11%) units.

Access, Parking, and Loading

Three vehicle accesses from The West Mall are proposed to the development. The northern driveway from Leavenworth Crescent would be the main point of entry into the site providing vehicular access to the shared underground parking garage. The second access would be located between Building A and Building B and the third access would

be located between Building B and Building C and these would provide access to the loading areas and passenger pick-up/drop-off areas.

A two-level underground parking garage containing 248 vehicle parking spaces including 16 accessible and 32 visitors parking spaces are proposed.

A total of 472 bicycle parking spaces and three Type G loading spaces are proposed.

Amenity Space

A combined total of 1,191 square metres of indoor amenity space (1.95 square metres per unit) and 1,078.5 square metres of outdoor amenity space (1.76 square metres per unit) is proposed across the three buildings with the following breakdown for each individual building:

Building A:

- 370.6 square metres of indoor amenity space (1.77 square metres per unit); and
- 371.8 square metres of outdoor amenity space (1.77 square metres per unit).

Building B:

- 442.8 square metres of indoor amenity space (2.22 square metres per unit); and
- 349.8 square metres of outdoor amenity space (1.75 square metres per unit).

Building C:

- 377.6 square metres of indoor amenity space (1.86 square metres per unit); and
- 356.9 square metres of outdoor amenity space (1.76 square metres per unit).

The proposed indoor and outdoor amenity spaces will be located across the ground level and level eight of Buildings A and C. And additional indoor amenity space will be provided at the ground level and on the 13th floor of Building B.

Additional Information

See Attachments 1-8 of this report for a Location Map, Application Data Sheet, Site Plan, Elevations and two three-dimensional representations of the project in context.

Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre [here](#).

Reasons for Application

The Zoning By-law Amendment application proposes to amend Zoning By-law 569-2013 to permit the proposed development and introduce site-specific performance standards. Zoning standards that need to be amended include building height, number of dwelling units, building setbacks, and floor space index.

Site Plan Control

The proposal is subject to Site Plan Control. A concurrent Site Plan Control application was received July 22, 2022, and deemed complete on August 22, 2022.

Rental Housing Demolition and Conversion By-law

A Rental Housing Demolition application (File No. 21 246210 WET 03 RH) submitted to replace 66 existing rental units of mixes of unit sizes is under review by staff.

POLICY CONSIDERATIONS

Provincial Land Use Policies

All decisions of City Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (PPS) and shall conform to Provincial plans.

Official Plan

The site is designated *Apartment Neighbourhoods* on Map 14 of the Official Plan (see Attachment 9: Official Plan Land Use Map). The West Mall is identified as a Major Street on Map 3 of the Official Plan with a planned right-of-way width of 27 metres. Toronto Official Plan policies can be found [here](#).

Zoning

The site is zoned Residential Multiple Dwelling Zone (RM (f24.0; au139.0)) under city-wide Zoning By-law 569-2013 (see Attachment 10: Existing Zoning By-law Map). The RM Zone permits residential dwelling units; detached houses, semi-detached houses, duplexes, triplexes, fourplexes, and low-rise apartment buildings. City-wide Zoning By-law 569-2013 can be found [here](#).

Design Guidelines

The following design guidelines are relevant in the consideration of the proposal:

- Mid-Rise Building Performance Standards and Addendum;
- Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines; and
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings.

Design guidelines can be found [here](#).

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments 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. The TGS can be found [here](#).

COMMUNITY CONSULTATION

A virtual Community Consultation Meeting was held on April 26, 2023. The meeting was attended by City staff, the Ward Councillor, the applicant, along with 126 members of the community. Community members also wrote to City staff with comments following the community consultation meeting. Key comments and concerns raised by the community included:

- Concerns regarding the appropriateness of 13-storey buildings across from one- and two-storey houses;
- Concerns regarding the overall fit of the proposed development within its existing context;
- Concerns regarding the infrastructure capacity to support the proposal and other high density development on the surroundings;
- Concerns regarding the accommodation for the current residents living in existing units;
- Concerns regarding the parking, congestion and traffic safety; and
- Concerns regarding privacy, overlook, and access to sunlight for adjacent neighbouring properties.

COMMENTS

Provincial Framework

The proposal has been reviewed against the *Planning Act*, Provincial Policy Statement (PPS) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (Growth Plan).

The application in its current form does not have regard for matters of Provincial Interest. It is inconsistent with the PPS (2020) and does not conform to the Growth Plan (2020) in achieving policy objectives of orderly development of land, including the appropriate location of growth and development and the promotion of built form that is well designed, encourages a sense of place, and provides for high quality, safe, accessible, attractive and vibrant public spaces. Significant infrastructure improvements would be needed to accommodate the development as proposed.

Land Use

Although apartment buildings are permitted in areas designated *Apartment Neighbourhoods*, the proposal does not conform to the urban structure, built form, public realm encouraged in *Apartment Neighbourhoods* development policies of the Official Plan. Policy 2.3.1.2 of the Official Plan directs that *Apartment Neighbourhoods* are considered physically stable and that development will be consistent with this objective and will respect the criteria in Section 4.2.2 and other relevant policies of the Official Plan. Significant growth is not intended within developed *Apartment Neighbourhoods* and that compatible infill development may take place where there is sufficient space on a site to accommodate additional buildings or building additions while providing a good quality of life for both new and existing residents and improving site conditions by maintaining or substantially replacing and improving indoor and outdoor amenity space, improving landscaped open space, maintaining adequate

sunlight and privacy for residential units and adequately limiting shadowing on outdoor amenity space and landscaped open space. Such infill development will be in accordance with the criteria in Section 4.2 and other policies of the Official Plan. *Apartment Neighbourhoods* contain valuable rental apartment buildings that often need physical and social renewal and transformation to achieve an improved living environment.

The proposed development is not in accordance with the development criteria in policy 4.2.2 of the Official Plan. Therefore, the proposal, in its current form, is not a compatible infill development for reasons described in the Built Form Section below and elsewhere in this report.

Built Form

Although, the site is on a major street with a 27-metre-wide right-of-way, it is not designated as an *Avenue*. The site is adjoining existing low-rise apartments in the *Apartment Neighbourhoods* designation to the south, established low-rise detached residential dwellings in the *Neighbourhoods* designation to the west and an existing seven-storey office building in the *Mixed Use Areas* designation to the north. The contrast of designations and low-rise uses surrounding the site requires an approach that responds with a more modest and contextually appropriate massing to reflect the character of the context and compatible fit in the surrounding area.

The surrounding area for this part of The West Mall is a low scale built form with generous landscaped front yards and a rhythm of consistent separation distances between the buildings. This setting emphasizes the green character in the area and allows for open space and sky views.

The proposed building mass is bulky and does not reflect the character in the context of this part of The West Mall, particularly in the following aspects:

Height

The proposed height of 41 metres for each of the proposed buildings substantially exceeds the width of The West Mall right-of-way at 27 metres. The maximum height should be reduced to better align with good street proportion and a mid-rise scale in accordance with the design guidelines.

Separation Distances

The proposed separation distances of 11 metres between buildings does not reflect the generous separation distances and green/open space character of the existing context. Further, greater separation between blocks is essential to breakdown the bulk and massing of the streetwall, lessen the visual and physical impact of the proposed development and enhance privacy for residents

Streetwall Height

The proposed streetwall with minimum stepback is not well-defined and does not fit with the existing low- to mid-rise area context. A well-defined streetwall expression, up to four storeys, should be provided along The West Mall frontage with a generous building stepback above to define a comfortable and compatible pedestrian scale, minimizing

the pedestrian perception of overall building height and reinforcing the low-rise character of the surrounding context.

Transition in Scale

The overall density and massing does not provide appropriate transition in scale to the adjacent neighbourhood to the south and west. The height and massing of the proposed development should be revised to ensure a more compatible fit and good transition.

Balconies

Staff have concerns with the proposed balconies that projects into the recessed linear amenity space along the street front. The projected balconies should be inset to improve front yard setback that provides a better transition of space between the public realm and the private use.

Pedestrian Wind Study

The Pedestrian Wind Study, prepared by Gradient Wind, dated May 18, 2022, predicts uncomfortable wind conditions at different locations and recommends possible wind control measures. The proposal, including any revisions, requires an updated Pedestrian Wind Study, which includes a wind tunnel test.

Should the OLT allow the appeals in whole or in part, City staff recommend that the City Solicitor request that the Tribunal withhold its final Order until it has been advised that an updated Pedestrian Wind Study which includes a wind tunnel test, demonstrates the resulting wind impacts are satisfactory, and identifies any required mitigations and wind control measures.

Amenity Areas

The proposal is not complying with the minimum requirements of two square metres of indoor amenity space per dwelling unit and two square metres of outdoor amenity space per dwelling unit.

Building foot-prints dominate the site with limited soft landscaping area. This is resulting in a deficiency of open space and outdoor amenities. The applicant needs to revise design to improve quantity and quality of outdoor amenity space at grade to support this proposal.

Rental Housing Demolition and Replacement

The current application proposes replacement of all 66 existing rental dwelling units. A Rental Housing Demolition application was submitted as part of this application, which is under review. Further matters to be resolved as part of the Rental Housing Demolition Application include whether the rental housing replacement is appropriate, whether the size of the units and the tenant relocation and assistance plan are appropriate and adequate to addressing the right to return to occupy the replacement rental units at similar rents, and whether the other assistance and compensations offered are sufficient to lessen tenants' hardship in accordance with the Residential Tenancies Act.

Should the OLT allow the appeals, in whole or in part, City staff recommend that the City Solicitor request that the final Order be held until it has been advised that City Council has dealt with the Rental Housing Demolition Application. Should the application be approved, a tenant consultation meeting should be held to review the impact of the proposal on tenants of the residential rental property to be demolished.

Unit Mix

The Growing Up Guidelines recommend a minimum of 25% of the new units as large units including at least 15% two-bedroom units and at least 10% three-bedroom units. The proposal in its current form is deficient of two-bedroom units by at least 10 units.

Transportation Impacts

A Transportation Impact Study (TIS), prepared by WSP Canada Inc., dated June 9, 2022, was submitted in support of the application. The TIS analysis is based on a proposal for 635 dwelling units, but the current Zoning By-law amendment proposal consists of a total of 610 dwelling units.

Vehicular Access

A main site access is proposed from Leavenworth Crescent to provide access to the underground parking levels. In addition, two full-movement site accesses are proposed from The West Mall to provide access to loading and to passenger pick-up and drop-off facilities for Buildings A and B and for Building C. Staff recommend exploring the possibility of consolidating the servicing of the buildings to reduce the curb-cuts along The West Mall.

Parking

The proposal would provide 216 resident parking spaces and 32 visitor parking spaces which would equate to parking ratios of 0.35 resident parking space per dwelling unit and 0.05 visitor parking space per dwelling unit. The proposal would also provide 16 accessible parking spaces. The proposed resident parking, visitor parking and accessible parking would satisfy the provisions of the By-law 89-2022.

Bicycle Parking

The proposed 472 bicycle parking spaces would satisfy the requirement of the by-law.

Loading

The proposed three Type G Loading spaces would satisfy the requirement of the by-law.

Other Transportation Issues

Should the OLT allow the appeals, in whole or in part, City staff recommend that the City Solicitor request that the OLT withhold its final Order until it has been advised that required additional information and revisions to the TIS noted by Transportation Services staff in their communication, dated December 8, 2023, have been completed to the satisfaction of the General Manager of Transportation Services.

Road Widening and Turn Basin

A 0.4-metre widening is required along The West Mall frontage to satisfy the requirement of a 27-metre-wide right-of-way. The applicant has not shown the required road widening on the plans.

Official Plan widening requirements were not identified for Leavenworth Crescent, which abuts the north frontage of the site; however, this is a public road that terminates as a stub, not at a cul-de-sac or turning basin that would facilitate vehicle turn around manoeuvres, particularly for City of Toronto service and maintenance vehicles. The City requires the provision of a proper turning basin at the terminus of Leavenworth Crescent to be designed in accordance with the City's DIPS-5 design standard. An offset turning basin design shall be provided at the east end of Leavenworth Crescent, east of The West Mall. This affects proposed Building A. An additional property conveyance will be required for the south side of Leavenworth Crescent abutting the site to accommodate the required turning basin, including the abutting municipal boulevard.

Should the OLT allow the appeals, in whole or in part, City staff recommend that the City Solicitor request that the OLT withhold its final Order until it has been advised that plans are revised to accommodate the required road widening and turn basin to the satisfaction of the General Manager of Transportation Services.

Servicing and Stormwater Management

A Functional Servicing and Stormwater Management Report and associated plans prepared by Lithos Group Inc., dated June 29, 2022, was submitted in support of the proposal. In correspondence dated September 21, 2022, Engineering and Construction Services staff state that they do not accept the findings of these reports, and require that the applicant submit reports that accurately determine stormwater runoff, sanitary flow and water supply demand resulting from this development and determine whether there is adequate capacity in the existing municipal infrastructure to accommodate the proposed development.

Should the appeal be allowed by the OLT, in whole or in part, City staff recommend that the City Solicitor request a Holding Provision in the final form of the Zoning By-law. The Holding Provision may be lifted at such time that the owner has provided a Functional Servicing Report to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and has entered into satisfactory arrangements with Engineering and Construction Services for the design and construction of any improvements to the municipal infrastructure.

Noise and Vibration

The applicant submitted a Roadway Traffic Noise Assessment (Noise and Vibration Impact Study) prepared by Gradient Wind Engineering, dated June 13, 2022, to determine potential noise and vibration impacts on the proposed development and compliance with Provincial regulations and guidelines.

Should the OLT allow the appeals, in whole or in part, City staff recommend that the City Solicitor request that the OLT withhold its final Order until such time as the City

advises that Noise and Vibration Studies on the proposal have been peer reviewed by the City's peer reviewer (to be paid for by the applicant), and any required revisions resulting for these studies have been made to the proposal to the satisfaction of the Chief Planner and Executive Director, City Planning.

Toronto Transit Commission (TTC)

In correspondence, dated September 9, 2022, TTC staff advise that the applicant would be required to provide adequate room to operate the accessible ramp on TTC's buses at Leavenworth Crescent located on the frontage of the site. TTC requires the applicant to provide a level concrete platform of at least 16 metres in length and 2.4 metres in width from the curb as per City of Toronto standard to accommodate standard and articulated buses.

Ministry of Transportation (MTO)

In correspondence, dated September 20, 2022, MTO requires the applicant to provide a minimum 14-metre setback from the Highway 427. No tie backs and underground structures are permitted within the MTO setback areas. The applicant would also need to provide a revised Illumination Plan showing measurement in metric LUX units.

Should the OLT allow the appeals, in whole or in part, City staff recommend that the City Solicitor request that the OLT withhold its final Order until it has been advised that a revised Illumination Plan has been submitted to the satisfaction of the Ministry of Transportation and City Planning.

Parkland

The development site is currently in an area with zero to four square metres of parkland per person, which is well below the city-wide average provision of 28 square metres of parkland per person (2022). Given the future expected growth both on the development site itself and surrounding sites, a parkland deficit will be generated if no new parks are created. This anticipated parkland deficit must be addressed through the creation of a new park to serve the future population.

At the alternative rate of 0.4 hectare per 300 units specified in Chapter 415, Article III, of the Toronto Municipal Code, the parkland dedication requirement is 8,133.33 square metres or 85% of the site area. However, for sites that are less than one hectare in size, a cap of 10% of the development site is applied to the residential use. In total, the parkland dedication requirement is 953.39 square metres.

The owner is required to satisfy the parkland dedication requirement through an on-site dedication. The park is to be in the southern portion of the development site in a rectangular configuration with frontage on The West Mall and comply with Policy 3.2.3.8 of the Official Plan.

Tree Preservation

An Arborist Report and Tree Protection Plan, prepared by Kuntz Forestry Consulting Inc., dated June 7, 2022, was submitted in support of the application. The applicant is

proposing the removal of six and injury of four protected privately-owned trees and the removal of five protected City's street trees. Urban Forestry reviewed the report and requested revisions and additional information. Additional information is required by Urban Forestry, including trees categories, soil specifications for tree planting, and a Composite Utility Plan indicating all existing and proposed above and below ground utility locations along with proposed tree plantings to complete their review.

Should the OLT allow the appeals, in whole or in part, City staff recommend that the City Solicitor request that the OLT withhold its final Order until it has been advised that the owner has addressed all outstanding issues raised by Urban Forestry, including the need for an updated Arborist Report, Landscape Plan, Planting Plan and Soil Volume Plan, to the satisfaction of the General Manager of Parks, Forestry and Recreation.

Toronto Green Standard (TGS)

The applicant is required to meet Tier 1 of the TGS-Version 4 and 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. TGS measures such as bicycle parking and soil volume would need to be secured in the Zoning By-law amendment process. Other applicable TGS performance measures would be secured through the Site Plan Control review process, should the application be approved. Revisions are required to meet AQ 1.1 to reduce single-occupant vehicle trips to and from the proposed development.

Should the OLT allow the appeals, in whole or in part, City staff recommend that the City Solicitor request that the OLT withhold its final Order until it has been advised that the owner has made revisions to meet the Toronto Green Standard requirements to the satisfaction of the Chief Planner and Executive Director, City Planning

Energy Strategy

The applicant submitted an Energy Strategy Report, prepared by EQ Building Performance Inc., dated June 16, 2022. The report may need to be updated based on changes to the design. The applicant is encouraged to integrate low-carbon energy solutions, explore additional energy conservation measures, back-up power for resilience during grid disruption, make district-energy connection ready, heat recovery from municipal infrastructure and calculate whole-life carbon of the proposed development.

Should the OLT allow the appeals, in whole or in part, City staff recommend that the City Solicitor request that the OLT withhold its final Order until it has been advised that an updated Energy Strategy is submitted to the satisfaction of the Environment and Climate Division.

School Boards

Both the Toronto Catholic District School Board (TCDSB) and Toronto District School Board (TDSB) noted that there is insufficient space in local schools to accommodate students resulting from this development. If the elementary and secondary schools which serve this area are oversubscribed, students from this development may need to

be accommodated in school located outside the area. Both the TCDSB and TDSB will require notice signs be erected on the site and clauses be included in any purchase or condominium agreements.

CONCLUSION

As currently proposed, the application does not have regard for matters of Provincial Interest, is inconsistent with the PPS (2020), does not conform to the Growth Plan (2020), does not conform to the Official Plan, and does not meet the intent of the applicable design guidelines. In its current form, the height, scale and massing of the proposal is not in keeping with the existing and planned context. The proposal does not represent good planning and is not in the public interest.

This report recommends that the Council direct City Solicitor, along with appropriate staff, attend the OLT to oppose the application in its current form and to continue discussions with the applicant to resolve outstanding issues.

CONTACT

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SIGNATURE

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

ATTACHMENTS

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Site Plan
Attachment 4: North and South Elevation
Attachment 5: East Elevation
Attachment 6: West Elevation
Attachment 7: 3D Model of Proposal in Context Looking towards Northeast
Attachment 8: 3D Model of Proposal in Context Looking towards Southeast
Attachment 9: Official Plan Land Use Map
Attachment 10: Existing Zoning By-law Map (569-2013)

Attachment 1: Application Data Sheet

Municipal Address: 251-285 The West Mall Date Received: July 22, 2022

Application Number: 22 175298 WET 02 OZ

Application Type: Zoning By-law Amendment (OZ), Site Plan Control (SPA) and Rental Housing Demolition (RH) Applications

Project Description: Proposal to permit the development of three 13-storey residential buildings on the subject lands resulting in a total gross floor area of approximately 47,432 square metres consisting of 610 residential apartment units (including 66 rental replacement units).

Applicant	Agent	Architect	Owner
Eldon Theodore, MHBC Planning Limited, 7050 Weston Road, Woodbridge, ON L4L 8G7		Quadrangle Architects Limited, Suite 701, 901 King Street West, Toronto, ON M5V 3H5	Bloor Gold Residences Inc., Unit 405, 2345 Yonge Street, Toronto, ON M4P 2E5

EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods	Site Specific Provision: N/A
Zoning:	RM	Heritage Designation: N/A
Height Limit (m):	12 metres	Site Plan Control Area: Yes

PROJECT INFORMATION

Site Area (sq m):	9,534	Frontage (m):	253.5	Depth (m):	38
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			3,311	3,311
Residential GFA (sq m):	4,445		47,432	47,432
Non-Residential GFA (sq m):				
Total GFA (sq m):	4,445		47,432	47,432
Height - Storeys:	2		13	13
Height - Metres:	7		41	41

Lot Coverage Ratio (%)	34.73	Floor Space Index:	4.98
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	47,432	1,632
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	66	0	202	202
Freehold:				
Condominium:			408	408
Other:				
Total Units:	66		610	610

Total Residential Units by Size

	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:		0	0	0	0
Proposed:		121	300	127	62
Total Units:		121	300	127	62

Parking and Loading

Parking Spaces:	248	Bicycle Parking Spaces:	472	Loading Docks:	3
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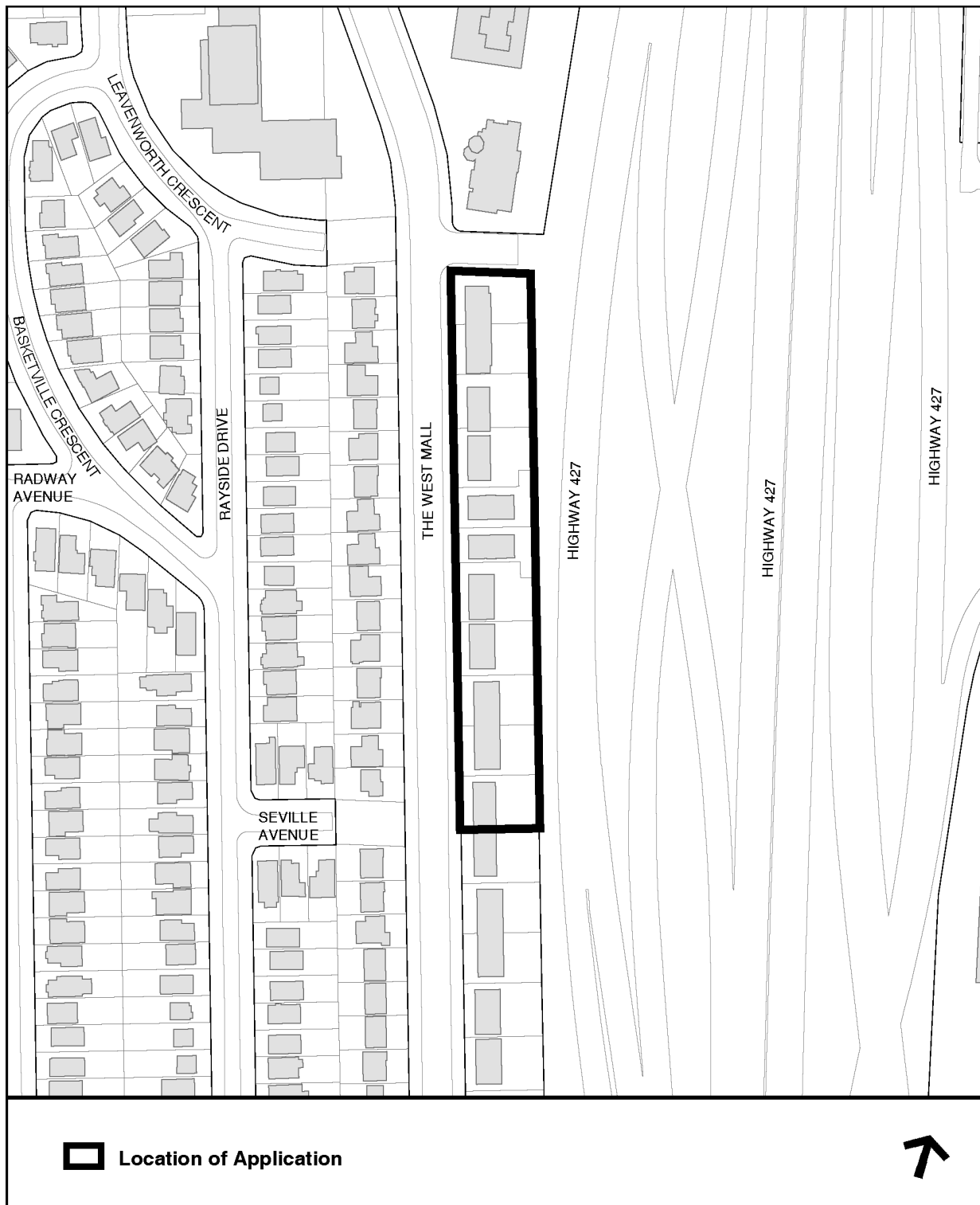
CONTACT:

Prabhat Dahal, RPP, MCIP, Senior Planner

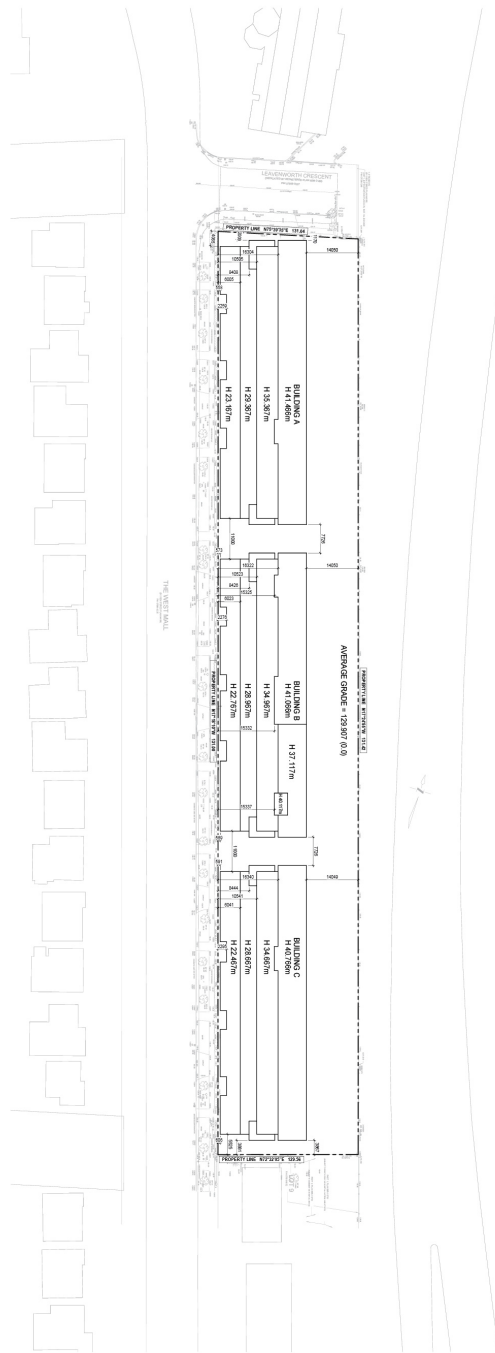
416-338-7483

Prabhat.Dahal@toronto.ca

Attachment 2: Location Map



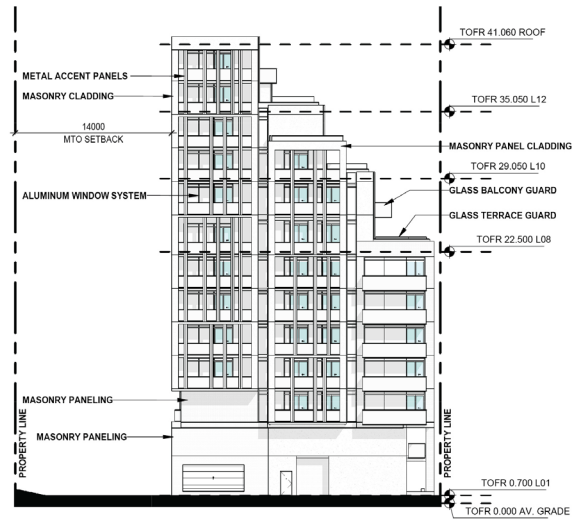
Attachment 3: Site Plan



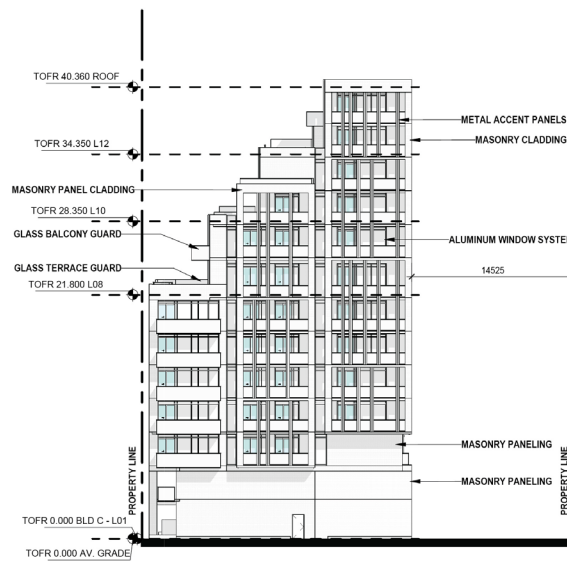
Site Plan



Attachment 4: North and South Elevation



North Elevation



South Elevation

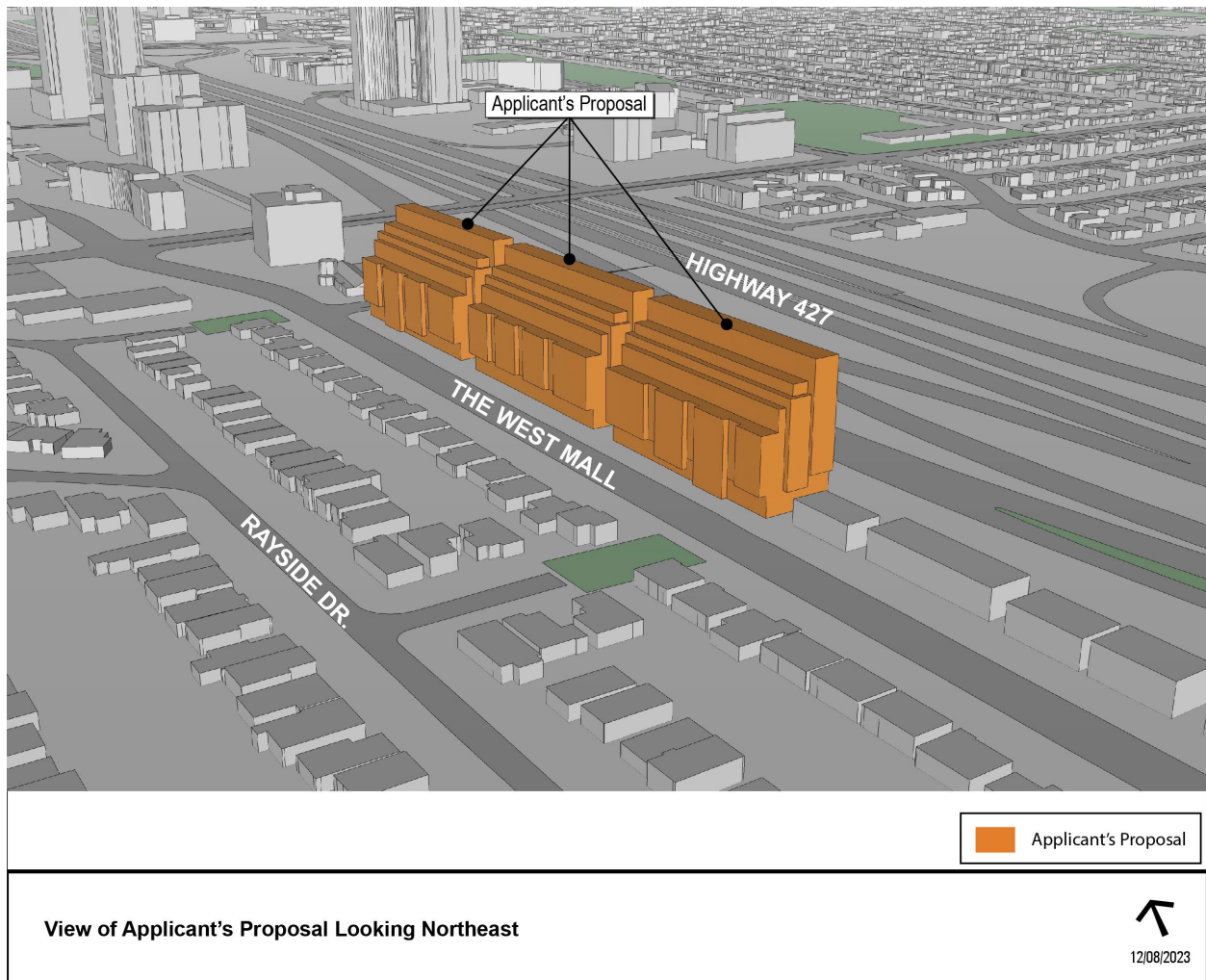
251 to 285 The West Mall - Zoning By-law Amendment - Appeal Report



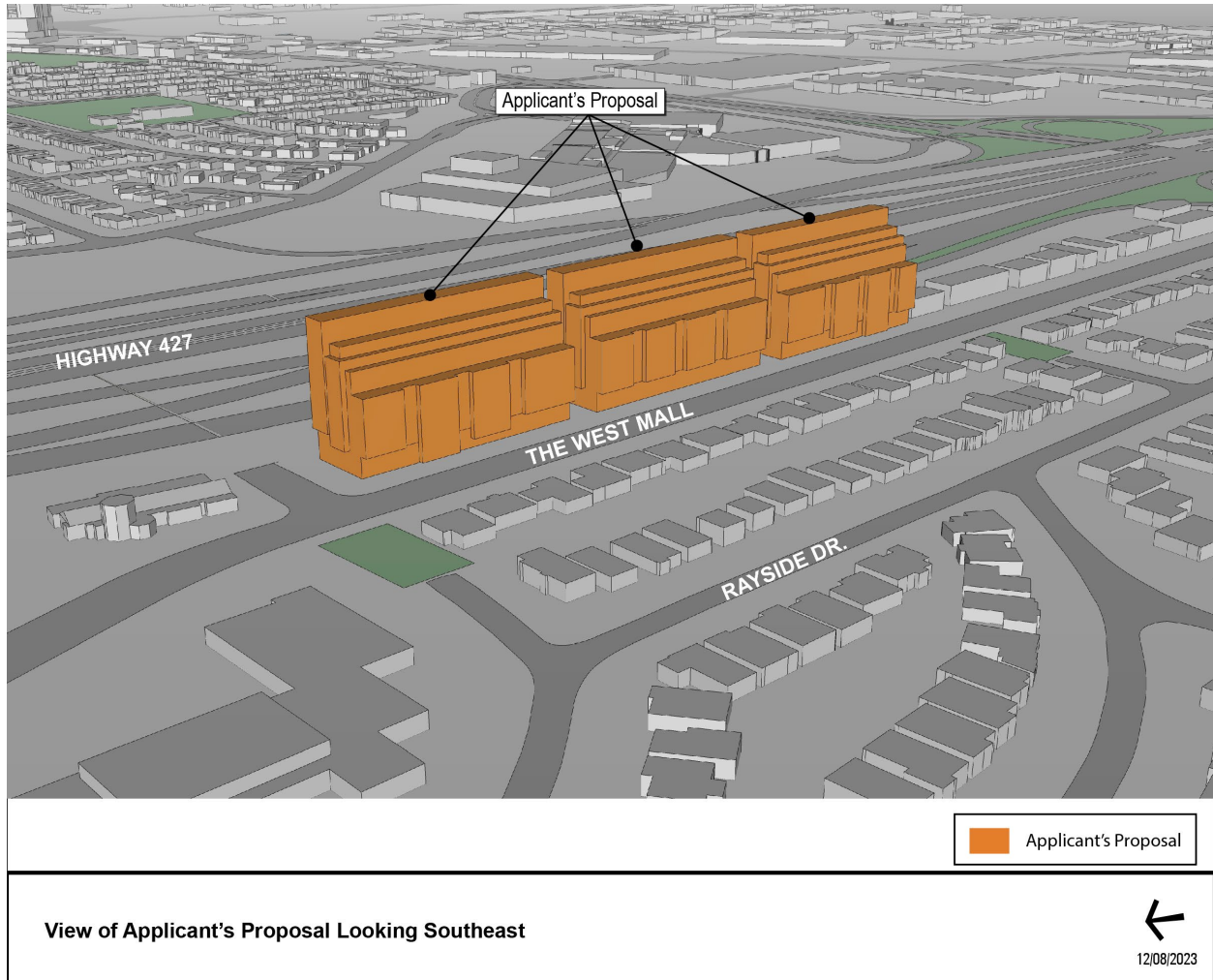
251 to 285 The West Mall - Zoning By-law Amendment - Appeal Report



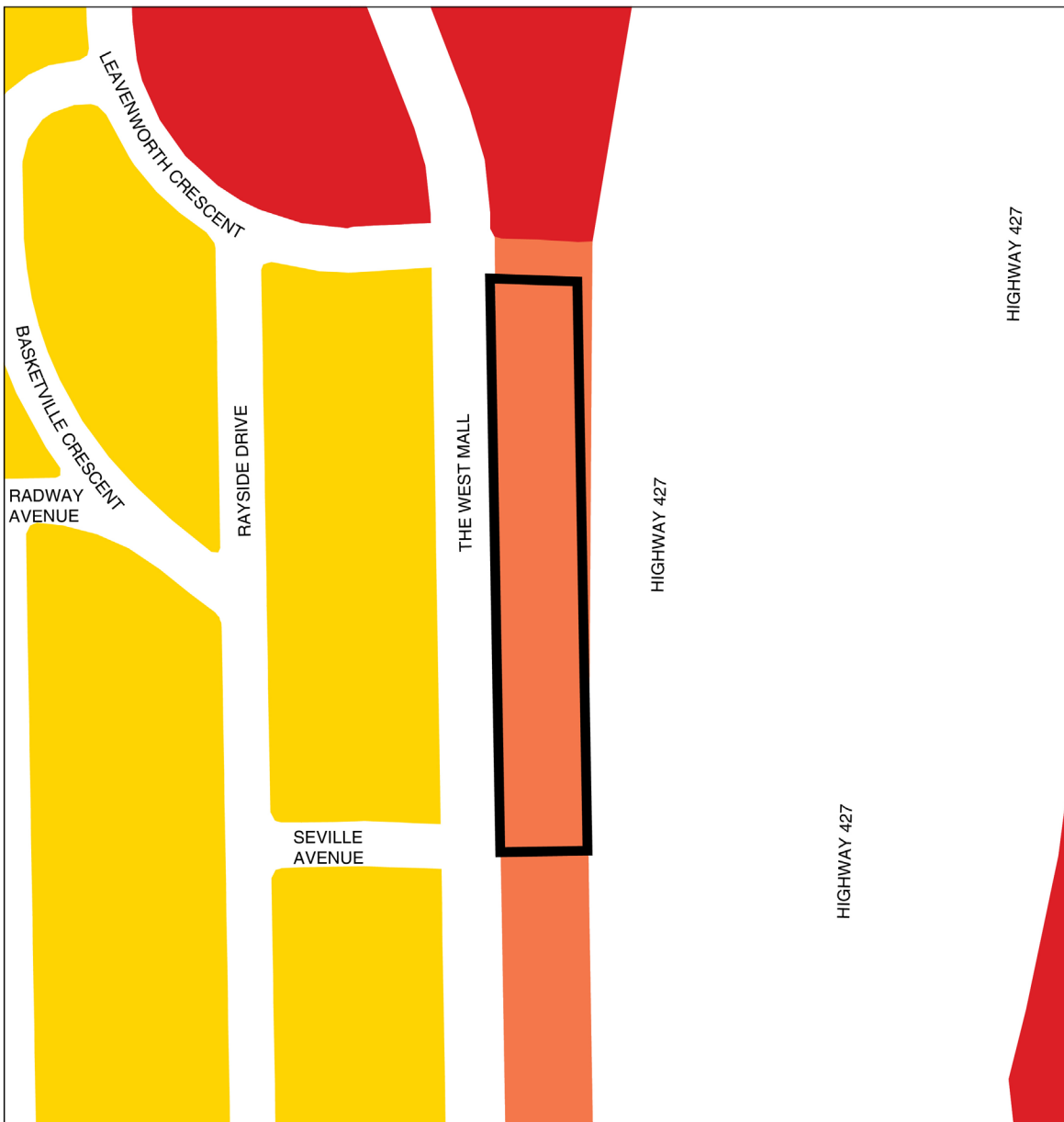
Attachment 7: 3D Model of Proposal in Context Looking towards Northeast



Attachment 8: 3D Model of Proposal in Context Looking towards Southeast



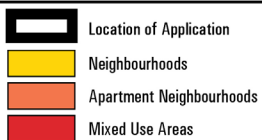
Attachment 9: Official Plan Land Use Map



Official Plan Land Use Map #14

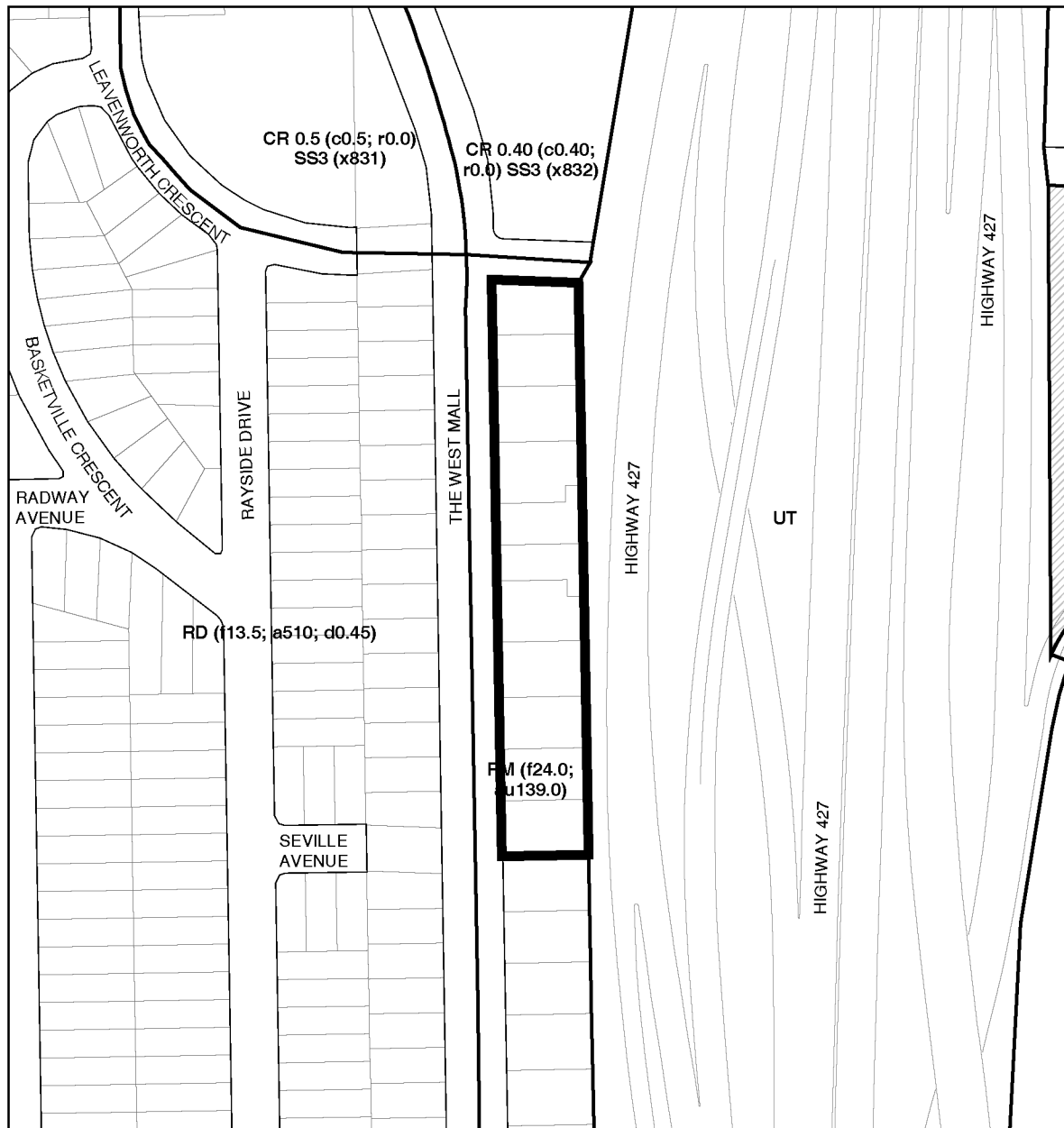
251-285 The West Mall

File # 22 175298 WET 02 0Z



↑
Not to Scale
Extracted: 07/20/2022

Attachment 10: Existing Zoning By-law Map (569-2013)



Zoning By-law 569-2013

251-285 The West Mall

File # 22 175298 WET 02 0Z



Location of Application

RD
RT
RM
RA
CR
UT

Residential Detached
Residential Townhouse
Residential Multiple
Residential Apartment
Commercial Residential
Utility and Transportation



See Former City of Etobicoke By-Law No. 11,737
R2 Second Density Residential Zone



Not to Scale
Extracted: 07/20/2022