

## **955-975 Weston Road – Official Plan Amendment and Zoning By-law Amendment Application – Decision Report – Approval**

**Date:** June 25, 2024

**To:** Etobicoke York Community Council

**From:** Director, Community Planning, Etobicoke York District

**Wards:** Ward 5 – York South-Weston

**Planning Application Number:** 21 228762 WET 05 OZ

**Related Application Number:** 21 228761 WET 05 SA

### **SUMMARY**

---

This application proposes to amend the Official Plan and Zoning By-law to permit a mixed-use development with 984 residential units, a community space, and an on-site public park for the lands municipally known as 955, 965-969, 971 and 975 Weston Road.

The Official Plan Amendment proposes to redesignate the lands from *Neighbourhoods* to *Mixed Use Areas* and *Parks*. The proposed Zoning By-law Amendment would permit two residential towers with heights of 34 and 24 storeys, and a mid-rise mixed-use component wrapping around along the Weston Road frontage at a height of seven storeys, with a residential gross floor area of 60,687 square metres and 465 square metres of community space. The application also proposes an on-site parkland dedication of approximately 1,463 square metres, located at the intersection of Weston Road and Lambton Avenue.

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), conforms with the Official Plan and the vision outlined in the Mount Dennis Secondary Plan, which is currently under appeal, and is consistent with the City's guidelines.

The proposed development represents appropriate intensification in an area with planned higher-order transit, and is compatible with the planned context for the area.

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law, subject to a Holding Symbol (H).

## **RECOMMENDATIONS**

---

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

1. City Council amend the City of Toronto Official Plan for the lands at 955-975 Weston Road substantially-in-accordance with the draft Official Plan Amendment attached as Attachment 5 to this report.

2. City Council amend Zoning By-law 569-2013 for the lands at 955-975 Weston Road substantially-in-accordance with the draft Zoning By-law Amendment attached as Attachment 6 to this report, including a Holding Provision for the following:

a. The owner or applicant, at their sole cost and expense, has submitted a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing sanitary sewer system and watermain and any required improvements to them have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;

b. If the Functional Servicing and Stormwater Management Report accepted and satisfactory from a. above requires any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:

i. The owner or applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, to support the development, in a financial secured agreement, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; or,

ii. The required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report in a. above are constructed and operational, all to the satisfaction to the Chief Engineer and Executive Director, Engineering and Construction Services; and

c. All necessary approvals or permits arising from 2. b. i. or 2. b. ii. above are obtained, where required all to the satisfaction to the Chief Engineer and Executive Director, Engineering and Construction Services.

3. City Council authorize 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.

4. City Council approve that in accordance with Section 42 of the *Planning Act*, prior to the issuance of the first above grade building permit, the owner shall convey to the City an on-site parkland dedication, having a minimum size of 1,292.4 square metres, to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor.

5. City Council approve the acceptance of on-site parkland dedication, subject to the owner transferring the parkland to the City free and clear, above and below grade, of all easements, encumbrances, and encroachments, in an acceptable environmental condition.

6. City Council approve a Development Charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the owner of the Above Base Park Improvements to the satisfaction of the General Manager, Parks, Forestry and Recreation (PFR). The Development Charge credit shall be in an amount that is the lesser of the cost to the owner of designing and constructing the Above Base Park Improvements, as approved by the General Manager, PFR, and the Parks and Recreation component of Development Charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time-to-time.

7. City Council allow the owner to design, construct, and convey to the City, a minimum 465 square metres of community space ("Community Agency Space") to the satisfaction of the Chief Planner and Executive Director, City Planning, Executive Director, Social Development, Finance and Administration, Executive Director, Corporate Real Estate Management, and the City Solicitor, as part of the development, as an in-kind contribution pursuant to subsection 37(6) of the *Planning Act*, in accordance with the following terms:

- a. Prior to the earlier of condominium registration or first residential use of any residential unit on the site, the owner shall design, construct, and convey to the City, in an acceptable environmental condition, a minimum 465 square metres of Community Agency Space located on the first underground level of Building B with entrance at grade along Weston Road within approximately 50 metres of Lambton Avenue, and a minimum of four parking spaces, including one accessible parking space, located on the same level and with the shortest path of travel to a barrier free-entrance providing access to the Community Agency Space, to the satisfaction of the Chief Planner and Executive Director, City Planning, Executive Director, Corporate Real Estate Management, and the Executive Director, Social Development, Finance and Administration;

b. The Community Agency Space shall be delivered to the City in accordance with the City's Community Space Tenancy Policy and finished to Base Building Condition, with the terms and specifications to be secured in the In-kind Contribution Agreement to the satisfaction of the Executive Director, Corporate Real Estate Management, the Executive Director, Social Development, Finance and Administration, the Chief Planner and Executive Director, City Planning and the City Solicitor;

c. Concurrent with or prior to the conveyance of the Community Agency Space to the City, the owner and the City shall enter into, and register on title to the appropriate lands, 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; 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 Community Agency Space; and

d. The Community Agency Space will be provided in accordance with the terms to be set out in the In-Kind Contribution Agreement identified in Part 9 below to the satisfaction of the Chief Planner and Executive Director, City Planning.

8. City Council attribute a value to the in-kind contribution, set out in Recommendation 7 above, equal to 100 percent of four percent of the value of the land (net of any exclusions or exemptions authorized under the Community Benefits Charge By-law), as determined the day before the day the building permit is issued in respect of the development.

9. City Council authorize the Chief Planner and Executive Director, City Planning to enter into an agreement pursuant to the *Planning Act* (the "In-kind Contribution Agreement") to address the provision of the in-kind contribution identified in Recommendation 7 above to the satisfaction of the Chief Planner and Executive Director, City Planning, the Executive Director, Corporate Real Estate Management, the Executive Director, Social Development, Finance and Administration, and the City Solicitor, including that the owner will provide a Letter of Credit in an amount sufficient to guarantee 120 percent of the estimated cost of the design, construction and conveyance of the Community Agency Space, to the satisfaction of the Executive Director, Social Development, Finance and Administration, and the Chief Financial Officer and Treasurer, and will be provided to the City prior to the issuance of the first above grade building permit for the development, to secure the Community Agency Space; and this amount shall be indexed upwardly in accordance with the Statistics Canada Non-Residential Building Construction Price Index for Toronto; with such agreement to be registered on title to the site, which agreement shall be evidence of arrangements for the provision of the in-kind contribution that are satisfactory to City Council.

10. City Council recommend that the Chief Planner and Executive Director, City Planning secure through the Site Plan Control process for the proposed development, pursuant to Section 114 of the City of Toronto Act, 2006, the following:

- a. Rail safety mitigation measures, recommended by JSW+ and JAP in the Derailment Protection Report and Crash Wall Project Report, dated December 2023 and updated April 2024, to be confirmed by the City's peer review process; and
- b. Noise and vibration mitigation measures, recommended by SLR Consulting Ltd. In the Compatibility Mitigation Study, Air Quality, Noise and Vibration study, dated December 2022 and updated April 2024, to be confirmed by the City's peer review process.

## **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**

---

An application to permit residential uses at 955-969 Weston Road was filed in 2005, where the lands were at the time designated *Employment Areas*. This application was subsequently appealed to the Ontario Municipal Board, now the Ontario Land Tribunal (OLT). A Request for Directions Report was adopted at City Council's meeting of April 25, 26 and 27, 2006, authorizing staff to oppose the appealed application. The OMB hearing on the file was deferred to allow the City time to carry out a planning study of the area.

At the December 16, 2013 City Council meeting, Council adopted Official Plan Amendment (OPA) 231, which had the effect of converting the site from *Employment Areas* to *Neighbourhoods*. Details of the decision can be found [here](#). OPA 231 was subsequently appealed. At the July 7, 2015 meeting of City Council, Council amended the former City of York Zoning By-law 1-83 from Commercial Employment (CE) to Residential Zone R3(H2) and Section 16(446), permitting 71 stacked townhouse units on the site along with a public cul-de-sac. Details on this decision can be found [here](#). The Holding Symbol on the approved townhouse units was to be removed subject to the fulfilment of two conditions, one of which was the submission of a draft Plan of Subdivision to create two blocks, for each of the development, and the second being the conveyance of public road to the City.

On April 18, 2018, an application to amend the Zoning By-law to remove the Holding Symbol and a draft Plan of Subdivision application were submitted to the City. City Council amended the Zoning By-law to remove the Holding Symbol at its meeting of July 23, 2018. Details of the decision can be found [here](#). The draft Plan of Subdivision was delegated to staff for approval, which was conditionally issued on August 7, 2018. The Plan of Subdivision was not registered.

A Pre-application Consultation meeting for the current application was held on October 19, 2020. The current application was submitted on October 21, 2021, and deemed complete on December 13, 2021. A Preliminary Report was adopted by Etobicoke York Community Council on April 19, 2022, authorizing staff to conduct a Community Consultation Meeting. The Preliminary Report on the application is available [here](#). Staff conducted an in-person Community Consultation Meeting for this application on June 13, 2023. Community consultation is summarized in the Comments section of this report.

## PROPOSAL

---

### Application Description

The application proposes to amend the Official Plan to redesignate the lands at 955-975 Weston Road from *Neighbourhoods* to *Mixed Use Areas* and *Parks*.

The Zoning By-law Amendment proposes to permit a mixed-use development comprised of two residential towers with heights of 34 and 24 storeys, and a mid-rise mixed-use component wrapping around along the Weston Road frontage at a height of seven-storeys. The proposed development includes two partially below-grade storeys which would line Weston Road and the south lot with grade-related residential units, where the ground slopes significantly to provide for above ground access. The development would contain an internal courtyard between the towers at the rear and the mid-rise element along Weston Road, within which outdoor amenity spaces are provided. The development proposes a residential gross floor area of approximately 60,686 square metres and 465 square metres of community space.

Building A (at 34 storeys) would have a height of 105.6 metres excluding the mechanical penthouse and contain a total of 478 residential units. Building B at the 24-storey level would have a height of 75.1 metres, and the seven-storey mixed-use building would have a height of 23.5 square metres. Building B contains a total of 506 residential units and a 465 square metre community agency space. The proposed development will have a floor space index of 4.6 times the area of the lot. Detailed information on the proposed development can be found in Attachment 1 below.

The proposal would have 318 parking spaces, of which 214 parking spaces would be for residents, 98 spaces would be for visitors, two spaces would be reserved for car-

share vehicles and four spaces would be for the community agency space. A total of 22 accessible parking spaces would also be provided.

The application proposes 996 bicycle parking spaces, of which 100 would be for short-term use and 886 for long-term use. The development would also have one Type G loading space and two Type C loading spaces.

The application also proposes an on-site parkland dedication of approximately 1,463 square metres, located at the intersection of Weston Road and Lambton Avenue on the subject site. The proposed community agency space would have an entrance at grade along Weston Road, located closest to the public parkland on-site, separated only by the residential lobby.

In addition to the public parkland dedication, the development site proposes 3,339 square metres of soft landscaping, including lands within the railway corridor buffer, and approximately 2,182 square metres of hard landscaping, excluding driveways.

### **Site and Surrounding Area**

The site is located on the east side of Weston Road, north of where Weston Road intersects with Black Creek Drive. The site is irregularly shaped fronting both Weston Road and Lambton Avenue. The frontage along Weston Road is curved and approximately 134 metres long. The frontage along Lambton Avenue is straight and approximately 114 metres long. The site has a total site area of 13,337 square metres.

The site features a significant slope, sloping down from Lambton Avenue towards Jasper Avenue (northwest to southeast slope) by approximately 10 metres along the front lot line and approximately six metres along the rear lot line. The southeastern portion of the site slopes approximately five metres, from east to west, towards the centre of the site. A small berm is located along the rear lot line, adjacent to the Metrolinx rail corridor, creating an upward slope towards the rear.

Two single-storey warehouse buildings were, until recently, located on 971 and 975 Weston Road and have been demolished. The remainder of the site is vacant.

The surrounding land uses include:

To the northeast of the site is the Metrolinx rail corridor, Weston Subdivision, beyond which is a low-rise commercial plaza with a large surface parking lot.

To the northwest of the site is Lambton Avenue and some low-density commercial mixed-use buildings along Weston Road, with low-rise residential buildings to the interior of the neighbourhood. Further northwest is the future Mount Dennis LRT Station.

To the southwest of the site is more low-rise residential development with some low-rise commercial buildings along Weston Road.

To the southeast of the site are some industrial, commercial and community use buildings and the intersection of Weston Road with Black Creek Road.

### **Reasons for Application**

The proposed use and performance standards are not permitted by the Official Plan land use designation and former City of York Zoning By-law 1-83. The Official Plan Amendment proposes to redesignate the lands from *Neighbourhoods* to *Mixed Use Areas* and *Parks*. The Zoning By-law Amendment application proposes to bring the site under the city-wide Zoning By-law 569-2013 to permit the proposed mixed-use, mid-rise and tower uses through establishing site-specific performance standards including building height, number of storeys, main wall separation distances, building setbacks, and parking rates.

## **APPLICATION BACKGROUND**

---

### **Application Requirements**

The materials and studies submitted in support of the application can be found by visiting the [Application Information Centre](#).

## **POLICY CONSIDERATIONS**

---

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

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (2020), and shall conform to Provincial plans, including the Growth Plan (2020) for the Greater Golden Horseshoe.

### **Toronto Official Plan**

The Official Plan Urban Structure Map 2 identifies the site as a stable area not intended for growth. The land use designation for the site is *Neighbourhoods*. See Attachment 3 of this report for the Land Use Map. This segment of Weston Road is defined as a Major Street with a planned right-of-way width of 27 metres. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Official Plan can be found [here](#).



## **Site and Area Specific Policy**

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

## **Secondary Plan**

The site is in the Mount Dennis Secondary Plan Area. The Mount Dennis Secondary Plan was adopted on July 19, 2022, and provides a framework for the area to grow as an inclusive, complete community that is shaped through diversity, affordability and cultural heritage. The Secondary Plan sets the policy framework for the implementation of the urban structure and growth management objectives of the City. The Mount Dennis Secondary Plan identifies the site as mostly within District 5: Mixed-Use Growth which is intended to accommodate most new growth, and District 4c: Mixed-Use Main Street, South Core, along the Weston Road frontage of the site. Lands within the Mixed-Use Main Street District are intended for mid-rise development which reinforces the historic mixed-use main street character and sense of place along Weston Road. Priorities for new development are to include the provision of new public spaces, residential density to support the Weston Road main street, and may hold potential as a possible location for a post-secondary campus or satellite facility.

Although the Mount Dennis Secondary Plan has been appealed to the OLT, staff have been directed by Council to use the Mount Dennis Secondary Plan in the evaluation of all current and new development proposals within its boundaries and Council has authorized that development may proceed by site-specific Zoning By-law Amendments that conform to the Mount Dennis Secondary Plan.

The Mount Dennis Secondary Plan can be found here: [By-law 975-2022 \(toronto.ca\)](#).

## **Mount Dennis Protected Major Transit Station Area**

In June 2020, City Planning initiated a Growth Plan conformity exercise and Municipal Comprehensive Review, which included the delineation of approximately 180 potential Major Transit Station Areas and Protected Major Transit Station Areas (MTSAs and PMTSAs) to meet Provincial minimum intensification requirements. The subject site is in the Draft Site and Area Specific Policy 671 Mount Dennis PMTSA Area associated with the Future Mount Dennis station located near the intersection of Eglinton Avenue West and Weston Road. This preliminary draft PMTSA boundary was presented to City Council in July of 2022 and identified as requiring further consultation. The Picture Mount Dennis Planning Framework Study final report recommended a minimum population and employment target of 160 residents and jobs combined per hectare for the future Mount Dennis PMTSA area.

## **Zoning**

The site is subject to former City of York By-law 1-83. The southern half of the site at 955-969 Weston Road is zoned Residential Zone R3 and Section 16(446). Site-specific Exception 446 permits a maximum of 71 stacked townhouse and accessory uses on the subject site, a maximum gross floor area of 7,000 square metres, a maximum height of 127.8 metres above sea level, and setbacks as per Schedule C of By-law 764-2015. No dwelling units are permitted within 30 metres of the rear lot line, and other provisions are included related to parking, projections/encroachments, and outdoor amenity space.

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

## **Design Guidelines**

The following design guidelines have been used in the evaluation of this application:

- Tall Building Design Guidelines;
- Mid-Rise Building Performance Standards and Addendum;
- Growing Up: Planning for Children in New Vertical Communities;
- Pet-Friendly Design Guidelines for High Density Communities; and
- Toronto Streetscape Manual.

## **Toronto Green Standard**

The Toronto Green Standard (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.

## **Site Plan Control**

The development is subject to Site Plan Control. A Site Plan Control application was submitted in conjunction with the Official Plan and Zoning By-law Amendment application and was deemed complete on December 13, 2021. See file number 21 228761 WET 05 SA. The Site Plan Control application is under review.

## **COMMENTS**

---

## Provincial Policy Statement and Provincial Plans

Staff have reviewed the current proposal for consistency with the Provincial Policy Statement (2020) and conformity with the Growth Plan (2020), and have determined that the proposal is consistent with the PPS and conforms with the Growth Plan.

## Land Use

This application has been reviewed against the Official Plan policies, the Mount Dennis Secondary Plan, and design guidelines described in the Policy Considerations Section of this report.

Although the site is currently designated *Neighbourhoods* within the Official Plan, the site is designated *Mixed Use Areas* within the Mount Dennis Secondary Plan as adopted by City Council, and is within the Mixed-Use Main Street and Mixed-Use Growth Districts of the Secondary Plan.

Policy 5.4.1 of the Mount Dennis Secondary Plan requires that all existing non-residential gross floor area on a development site be replaced during redevelopment, to support the economic function of the Plan Area. Policy 5.4.2 encourages development to maximize the gross floor area of non-residential uses within *Mixed Use Areas*. After the OP and Zoning By-law amendments application was submitted, the owner demolished approximately 2,680 square metres of non-residential gross floor area (GFA) on the lands that had been used for commercial and warehousing uses. Details on demolition reports can be found at the following links for [975 Weston Road](#) and [971 Weston Road](#). The proposed development would replace approximately 17.3% of this non-residential GFA with 465 square metres of community space. Staff support the proposed partial replacement of the non-residential GFA on the subject site given that these lands are not shown as Priority Retail Street on Map 4 of the Mount Dennis Secondary Plan, and due to the relative isolation of the site from the main street areas further west along Weston Road.

The Mount Dennis Secondary Plan also envisions a park in the general area of the site. The proposed Official Plan Amendment redesignates the lands from *Neighbourhoods* to *Mixed Use Areas* and *Parks* in line with the Mount Dennis Secondary Plan.

The proposed development, with a seven-storey mixed-use component along Weston Road, two residential towers set back to the rear of the site, and public parkland along Weston Road, would implement the vision outlined in the Mount Dennis Secondary Plan. City Planning staff find that the proposed land use is appropriate given the existing and the planned context for the site and the surrounding area.

## **Density, Height, Massing**

Staff have worked with the applicant to revise earlier iterations of the proposal to arrive at the current development concept which is aligned with the vision for the lands outlined in the Mount Dennis Secondary Plan and applicable guidelines.

Policy 8.46.1 of the Mount Dennis Secondary Plan sets a maximum height of eight storeys for the mid-rise element and a maximum two-storey streetwall along Weston Road. Policy 8.46.3 outlines the vision of mid-rise along Weston Road, which then steps back to high-rise buildings towards the rear of the lands, adjacent to the rail corridor. The current proposal is configured in general alignment with policy 8.46.3 of the Secondary Plan. The application proposes a seven-storey mid-rise element that varies to up to a nine-storey mid-rise element along Weston Road due to the significant grade change along Weston Road. The mid-rise component has a two- to three-storey streetwall and two-metre stepbacks, provided as terraces at the first and second storey above the two-storey streetwall element.

Policies pertaining to the Mixed-Use Growth District, which apply to the remainder of the site not along the Weston Road frontage, outline a vision of tall buildings not exceeding 45 storeys to be located closest to the Mount Dennis LRT Station, and for heights to gradually step down as the subject site is further from the Mount Dennis Station and as buildings get further from the rail corridor. The proposed heights of 34 storeys for the building closer to the station and 24 storeys for the building slightly further away provides an appropriate transition from the envisioned peak heights at the station. The 25-metre separation distance between the two towers meets the recommended separation distance in the Tall Building Design Guidelines. The 10-storey stepdown from the 34-storey tower to the 24-storey provides adequate transition to lower-scaled uses beyond the edge of the Mixed-Use Growth District. On the Lambton Avenue side, the proposed tower and mid-rise element provide a gradual stepdown at the sixth, fourth, and second storey, towards the proposed public park and currently existing low-rise residential neighbourhood to the west of the site.

The tower floorplates of both towers are approximately 764 square metres, which is slightly larger than the recommended 750 square metre floorplate size in Tall Building Design Guidelines and Mount Dennis Secondary Plan. However, it is a slight increase that staff consider acceptable considering the limited shadow and wind impacts of the development on the public realm.

## **Sun and Shadow Impacts**

Sun and Shadow Studies, prepared by Turner Fleischer Architects Inc., dated December 2, 2022, with subsequent revisions, the latest of which is dated April 26, 2024, were submitted in support of the application. The proposed development will cast shadows on Keelesdale South Park, to the east of the development site. There is shadowing on the park at 4:18 pm, 5:18 pm and 6:18 pm on March 21st and September 21st. However, the shadow impacts are relatively minimal and do not appear to impact

the active areas of the park (the sports fields); therefore, the utility of the park will be preserved.

### **Wind Impacts**

A Pedestrian Level Wind Study, dated September 17, 2021, and a revised report dated December 5, 2022, prepared by Theakston Environmental, were submitted in support of the proposed application. Wind impacts associated with the tall buildings are appropriately mitigated through design features such as stepbacks, balconies and terraces, and the irregular facades of the proposed development.

The study concludes that wind conditions expected at the site and in the surroundings are predicted as comfortable and suitable for the intended uses throughout the year. A localized uncomfortable winter condition has been noted proximate to the southmost corner of the site; staff will work with the applicant to further review and implement recommendations of the wind study during the Site Plan Control review process.

### **Unit Mix and Size**

The application proposes 134 (13.6 percent) studio units, 603 (61.3 percent) one-bedroom units, 148 (15 percent) two-bedroom units, and 99 (10 percent) three-bedroom units across the two towers and mid-rise element, for a total of 984 residential units. The average size of the units in Building A is 53.6 square metres, and the average size of units in Building B is 55.1 square metres.

The proposed unit mix meets the minimum recommended rates in the Growing Up Guidelines, which recommends a minimum of 25 percent of units to be provided as larger, family sized units (15 percent as two- bedroom units and 10 percent as three-bedroom units). The minimum recommended sizes of two and three bedrooms (87-90 square metres and 100-106 square metres, respectively) are not being met. Staff will continue to work with the applicant through the Site Plan Control application to encourage increases to the sizes of family units.

### **Amenity Space**

The proposed development would provide approximately 1,966 square metres of outdoor amenity space and 2,223 square metres of indoor amenity space. Outdoor amenity space is proposed on level one, within the internal courtyard between the mid-rise element and the base buildings of the towers to the rear, and on level eight on the rooftop of the mid-rise portion of the building. Indoor amenity space connected to the outdoor amenity space on level one is provided in both the base buildings of the towers and the mid-rise component. Additional indoor amenity space is also proposed on level two and level eight.

The Zoning By-law requirement for amenity space is a minimum of four square metres per unit, of which a minimum of two square metres per unit are for indoor amenity space

and a minimum of two square metres per unit are for outdoor amenity space. The proposed development would provide indoor amenity space at a rate of 2.3 square metres per unit and outdoor amenity space at a rate of two square metres per unit, for a combined indoor and outdoor amenity space rate of approximately 4.3 square metres per unit. Detailed design of the amenity space would be reviewed and secured as part of the Site Plan Control application.

### **Traffic Impact, Access, Parking**

A Transportation Impact Study, dated December 2022, and a subsequent comments response letter, dated December 2023, prepared by LEA Consulting Ltd., was submitted in support of the application. Staff are satisfied that the projected increase in vehicular traffic generated by the proposed development can be adequately accommodated by the existing road network.

Vehicular access to the development would be provided via an unsignalized full movement driveway off Lambton Avenue. The driveway would lead to a six-metre-wide private drive aisle that would provide a turnaround area adjacent to the internal courtyard and a turn off for the underground parking garage entrance that is incorporated into the massing of Building A. The proposed development would have 318 parking spaces, of which 214 parking spaces would be for residents, 98 spaces would be for visitors, two spaces would be reserved for car-share vehicles and four spaces would be for the community agency space. A total of 22 accessible parking spaces would be provided. These parking rates are in line with rates provided in the City of Toronto's new parking by-law (89-2022), and are satisfactory.

The application includes 996 bicycle parking spaces, of which 100 are for short-term use and 886 are for long-term use. The development would also have one Type G loading space and two Type C loading spaces. The proposed bicycle parking rates and loading spaces would meet the minimum requirements outlined in Zoning By-law 569-2013, as amended, and are satisfactory.

### **Road Widening**

To satisfy the Official Plan requirement of a 27-metre-wide right-of-way for this segment of Weston Road, the following road widening dedications along the Weston Road frontage of the subject site are required and are proposed to be conveyed to the City with this application:

- 955-969 Weston Road: A 2.3-metre widening (parallel to the south limit) is required along the Weston Road frontage of this property. Weston Road has an approximate width of 24.7 metres.
- 975 Weston Road: 2.46-metre (on north) and 2.28-metre (on south) widenings are required along the Weston Road frontage of this property. Weston Road has an approximate width of 23 metres.

- 971 Weston Road: 2.28-metre (on north) and 0.4-metre (on south) widenings are required along the Weston Road frontage of this property. Weston Road has an approximate width of 23 metres and 26 metres.

## **Streetscape**

Mount Dennis Secondary Plan Policy 8.41 requires buildings to be setback to provide for an expanded sidewalk zone, of a minimum of 4.8 metres wide and up to six metres. The proposed development would provide a 2.5-metre road widening along the Weston Road frontage and proposes to provide a building setback of 3.3 metres, for a total sidewalk zone, measured from the curb to the building face, of 5.8 metres. This satisfies the policy requirement and provides adequate space for a minimum 2.1-metre-wide unobstructed sidewalk and street tree planting, which would be secured through Site Plan Control.

A pedestrian entrance is proposed along the Weston Road frontage, adjacent to the public park. A pedestrian pathway with outdoor stairs is proposed abutting the public park on one side and the residential lobby on the other, providing pedestrian access to the internal courtyard and outdoor amenity space.

Further streetscape improvements would be secured through Site Plan Control.

## **Servicing**

A Functional Servicing and Stormwater Management Report by Schaeffers Consulting Engineers, dated September 2021, with subsequent revisions dated December 2022, December 2023, and April 2024, was submitted in support of the application. Engineering and Construction Services staff have reviewed the report and require revisions to the report.

Revisions to the submitted Functional Servicing and Stormwater Management Report are required to demonstrate whether the existing infrastructure can adequately support the development or to determine whether any municipal infrastructure upgrades would be required. The draft Zoning By-law includes a Holding Provision that would require the applicant to submit a revised Functional Servicing and Stormwater Management Report to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services prior to lifting the Holding Provision.

## **Parkland**

The Mount Dennis Secondary Plan envisions the creation of several new parks within the Secondary Plan area, including a potential park on the northwest side of Lambton Avenue, directly across from the subject site. This conceptual direction for the general location of new public parkland within the Secondary Plan would be implemented through the provision of a public park on the development site at 955-975 Weston Road.

In accordance with Section 42 of the *Planning Act*, the applicable alternative rate for on-site parkland dedication is one hectare per 600 net residential units to a cap of 10 percent of the development site as the site is less than five hectares, with the non-residential uses subject to a 2% parkland dedication. The total parkland dedication requirement is 1,292.4 square metres.

The owner is required to satisfy the parkland dedication requirement through an on-site dedication. The proposal includes a parkland dedication of an approximately 1,463 square metre public park at the corner of Weston Road and Lambton Avenue, which complies with Policy 3.2.3.8 of the Official Plan.

This report seeks direction from City Council on authorizing a credit of the Parks and Recreation component of the Development Charges in exchange for Above Base Park Improvements to be provided by the owner upon agreement with the City. The Development Charge credit would be in an amount that is the lesser of the cost to the owner of installing the Above Base Park Improvements, as approved by the General Manager, Park, Forestry and Recreation, and the Parks and Recreation component of Development Charges payable for the development in accordance with the City's Development Charges By-law. The owner would be required to enter into an agreement with the City to provide for the design and construction of the improvements and would be required to provide a financial security to ensure completion of the works.

### **Tree Preservation**

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law).

As proposed, this proposal would require the removal of 16 by-law protected private trees, and the removal of 10 by-law protected City street trees.

The applicant has provided a Landscape Plan indicating 53 trees would be planted on private property and 16 trees would be planted on the City road allowances along Weston Road and Lambton Avenue.

The application must comply with the Tier 1: Ecology elements of the Toronto Green Standard (TGS), Version 4.

Should the City Council approve the Zoning By-law as proposed, Urban Forestry requires that the owner submit a Tree Loss Payment, Tree Planting Security Deposit, and a complete Agreement for Arborists Retained by Private Property Owners to Undertake Work on City Trees to the satisfaction of the General Manager of Parks, Forestry and Recreation.



## **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 a Registered Plan of Subdivision.

Performance measures for the Tier 1 development features would be secured through the site-specific Zoning By-law, including electric vehicle parking and soil volume on site. Other applicable TGS performance measures, including the possibility of achieving Tier 2 or higher levels of sustainability, would be secured through the Site Plan Control process.

## **Community Services Assessment**

This site is located within the Community Services and Facilities (CS&F) Study Area for the Picture Mount Dennis Planning Framework Study. Through outreach to the local human services sector, the need for more affordable multi-purpose space has been identified. Human service agencies identified that there is a need for more unprogrammed, flexible, multi-purpose space in Mount Dennis that would allow community organizations to host events and deliver a variety of programs. More flexible spaces for youth programming were also identified as an opportunity.

In response to the community services and facilities priority needs identified in the Picture Mount Dennis Study, a community space is proposed in the mid-rise component of Building B as a Community Benefits Charge By-law contribution. The community space is proposed to be located along the Weston Road frontage and adjacent to the residential lobby, which would be adjacent to the proposed park. The community space would consist of a gross floor area of 465 square metres with an entrance at grade from Weston Road, on the first partially below grade level, under level one. The community space would also include four parking spaces for the users of the community space, including one accessible parking space. The space and associated parking would be conveyed to the City and tenanted to an eligible community agency under the City's Community Agency Tenancy Policy. Staff from City Planning, Corporate Real Estate Management, and Social Development, Finance and Administration support the inclusion of a community space as part of the proposed development, subject to the terms as set out in the Community Space Tenancy Term Sheet.

## **Rail Safety Review**

A Derailment Protection Report and Derailment Protection Plans, dated September 2021, with subsequent revisions dated December 2022, December 2023 and April 2024, prepared by JSW and Associates, were submitted in support of this application. A

Crash Wall Protection Report was prepared by Jablonski, Ast, and Partners, Consulting Engineers, dated December 2023 and revised April 2024, was also submitted in support of the application. These reports were peer reviewed by an external expert retained by the City and, after some revisions, found to be satisfactory.

### **Noise and Vibration Impacts**

A Compatibility and Mitigation Study including an Air Quality, Noise and Vibration assessment, prepared by SLR Consulting Ltd., dated April 2024, was submitted in support of the application. This report was peer reviewed by an external expert retained by the City and, after some revisions, found to be satisfactory.

### **School Boards**

Both the Toronto District School Board (TDSB) and Toronto Catholic District School Board (TCDSB) have reviewed the development proposal. The local TDSB schools in the area include Dennis Avenue Community School and York Memorial Collegiate Institute. The local TCDSB schools in the area include Our Lady of Victory Catholic School, St. Oscar Romero Catholic Secondary School and St. Basil-the-Great Catholic Secondary School.

TDSB staff have indicated that sufficient capacity exists within the local schools to accommodate new students from the proposed development. TCDSB staff indicated that the local elementary school is operating close to capacity and may not have sufficient room for additional students. The local secondary schools have sufficient capacity to accommodate new students from the proposed development.

### **Community Consultation**

Staff conducted an in-person Community Consultation Meeting for this application on June 13, 2023 at the Learning Enrichment Foundation at 116 Industry Street. City staff, the Ward Councillor, the applicant's team and members of the public were in attendance.

Community comments included:

- Concerns around the provision of parking and the generation of additional traffic and congestion because of the new development;
- Concerns around the height of the tall buildings and the introduction of significant density adjacent to existing low-rise neighbourhoods;
- Questions on whether there would be any affordable housing or affordable rental units;
- Questions on the provision of retail or grocery stores within the development;
- Questions on the amenity spaces to be provided in the development;
- Questions on how the grading and slope of the public park would be addressed;
- Questions regarding benefits to the community from the proposed development;

- Concerns around the adequacy of existing infrastructure to support the additional density; and
- Concerns regarding construction and noise impacts on residents.

## **Holding Provision**

Section 5.1.2 of the Official Plan contemplates the use of a Holding Provision and outlines the types of conditions that may have to be satisfied prior to the removal of a Holding Provision. This report recommends the adoption of a Zoning By-law Amendment subject to a Holding (H) Provision under Section 36 of the *Planning Act* to restrict the proposed use of the lands until the specific conditions to lift the Holding Provision, are satisfied. Conditions to lifting the Holding Provision relate to required revisions including satisfactory Functional Servicing and Stormwater Management Reports and securing any new or upgraded infrastructure needs identified in the revised reports.

## **CONCLUSION**

---

Staff have worked with the applicant and the community to address and resolve issues identified during the review process. The current proposal will provide a mid-rise mixed-use building along the Weston Road frontage and an on-site public park while providing appropriately placed towers to the rear of the site. The proposed development aligns with the vision of the Mount Dennis Secondary Plan by contributing to the number of new residential units and providing community agency space to the area.

Staff recommend that Council support the approval of the application.

## **CONTACT**

---

Rabia Ahmed, Planner, Community Planning  
Tel. No.: 416-392-2821  
E-mail: [Rabia.Ahmed@toronto.ca](mailto:Rabia.Ahmed@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  
Attachment 5: Draft Official Plan Amendment  
Attachment 6: Draft Zoning By-law Amendment

**Applicant Submitted Drawings**

Attachment 7: Site Plan  
Attachment 8a: Northwest Elevation  
Attachment 8b: Southeast Elevation  
Attachment 8c: Northeast Elevation  
Attachment 8d: Southwest Elevation

## Attachment 1: Application Data Sheet

Municipal Address: 955, 965-969, 971, 975 Weston Road Date Received: October 21, 2021

Application Number: 21 228762 WET 05 OZ

Application Type: OPA and Rezoning

Project Description: Two 34- and 24-storey towers with a seven-storey, mid-rise, mixed-use base building wrapping around the Weston Road frontage, along with a new approximately 1,463 square metre public park located at the northwest corner of the subject site.

Applicant	Architect	Owner
Mike Dror	Raza Mehdi	Haven
Bousfields Inc.	Turner Fleischer Architects Inc.	Developments 955-
3 Church Street, Suite 200	67 Lesmill Road	969 Weston Road
Toronto, ON, Canada M5E 1M2	Toronto, ON, M3B 2T8	Development Inc.

### EXISTING PLANNING CONTROLS

Official Plan Designation: Neighbourhoods Site Specific Provision: Site and Area Specific Policy (SASP) 53 - Mount Dennis Area

Zoning:	Former City of York By-law 1-83 R3 16(446) and R3(H1) 16(453)	Heritage Designation:	N
Height Limit (m):	127.8 Metres Above Sea Level	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq m): 13,337 Frontage (m): 134 Depth (m): 114

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			5,291	5,291
Residential GFA (sq m):			60,686	60,686
Non-Residential GFA (sq m):			465	465
Total GFA (sq m):			61,151	61,151
Height - Storeys:			34, 24 and 7	34, 24 and 7

Height - Metres:	105.6, 75, 23.5	105.6, 75, 23.5
------------------	--------------------	--------------------

Lot Coverage Ratio (%)	39.7	Floor Space Index:	4.57
------------------------	------	--------------------	------

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	57,350	3,335.3
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:	465	

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			984	984
Other:				
Total Units:			984	984

#### Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		134	603	148	99
Total Units:		134	603	148	99

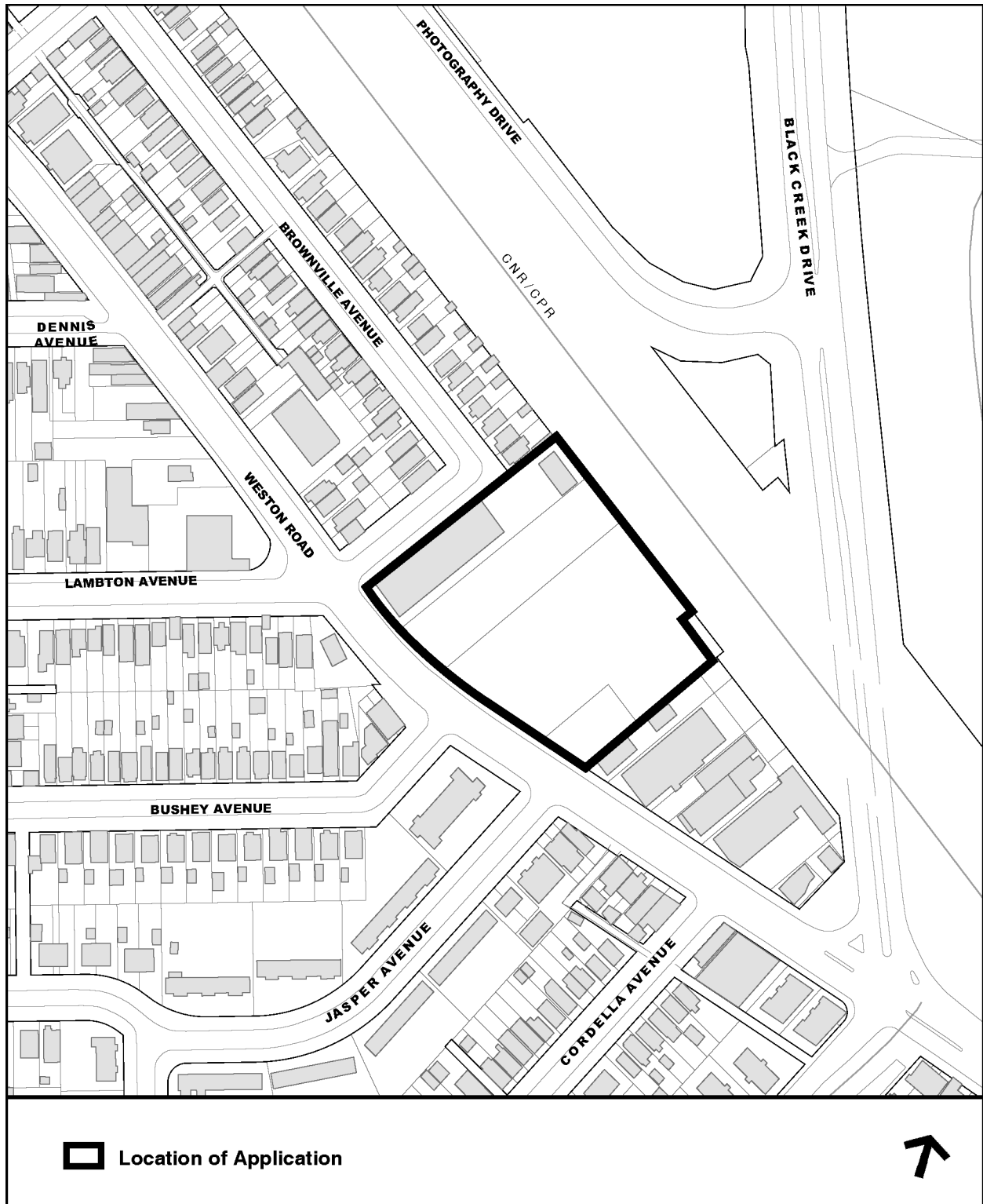
#### Parking and Loading

Parking Spaces:	318	Bicycle Parking Spaces:	996	Loading Docks:	3
-----------------	-----	-------------------------	-----	----------------	---

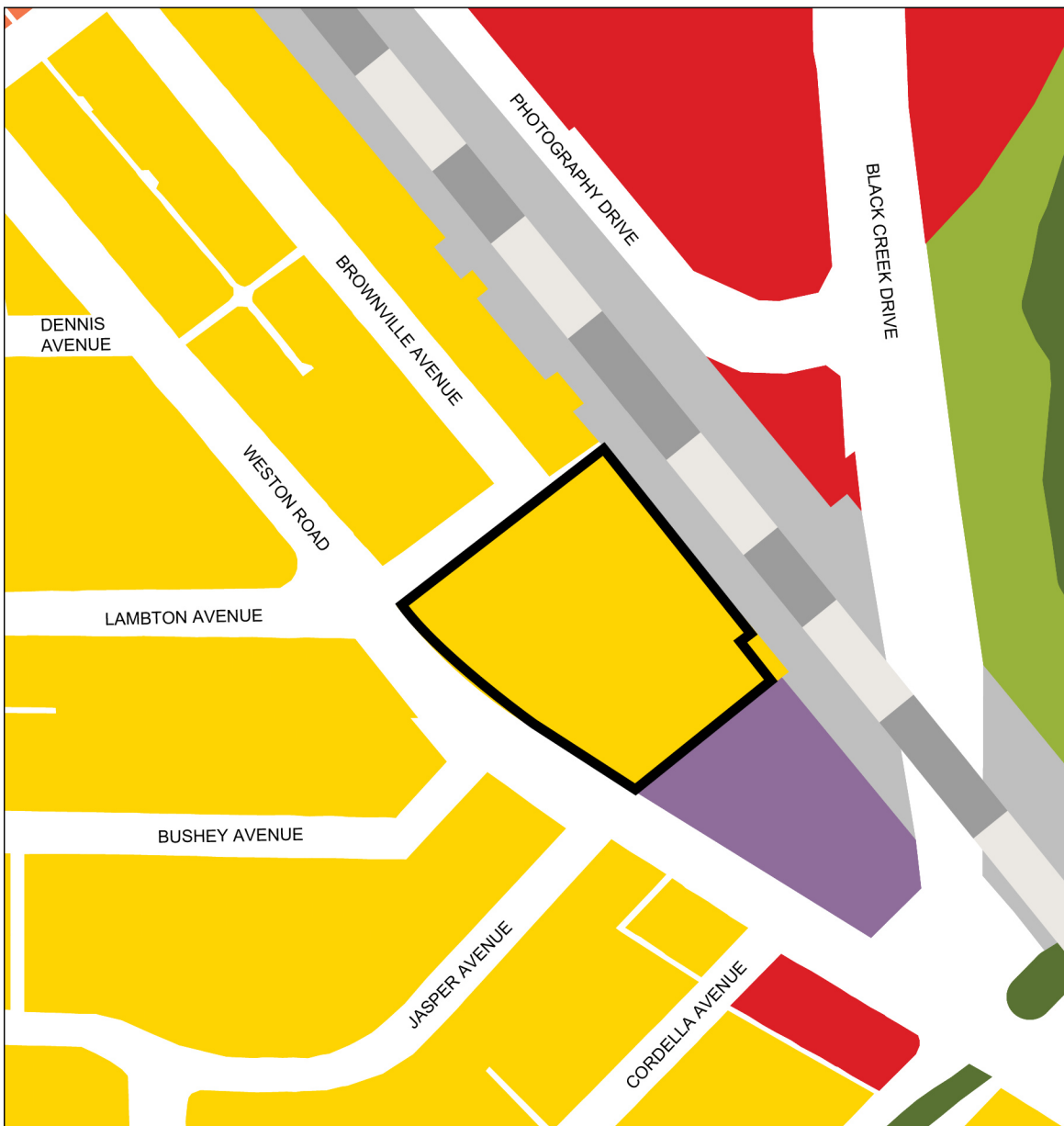
#### CONTACT:

Rabia Ahmed, Planner, Community Planning  
 416-392-2821  
[Rabia.Ahmed@toronto.ca](mailto:Rabia.Ahmed@toronto.ca)

## Attachment 2: Location Map



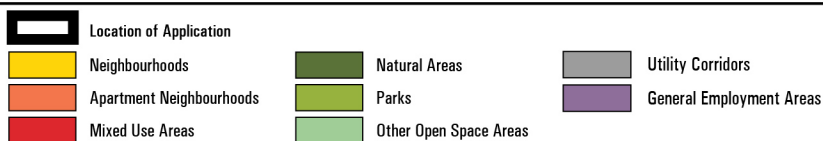
### Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #17

955, 965-969, 971 and 975 Weston Road

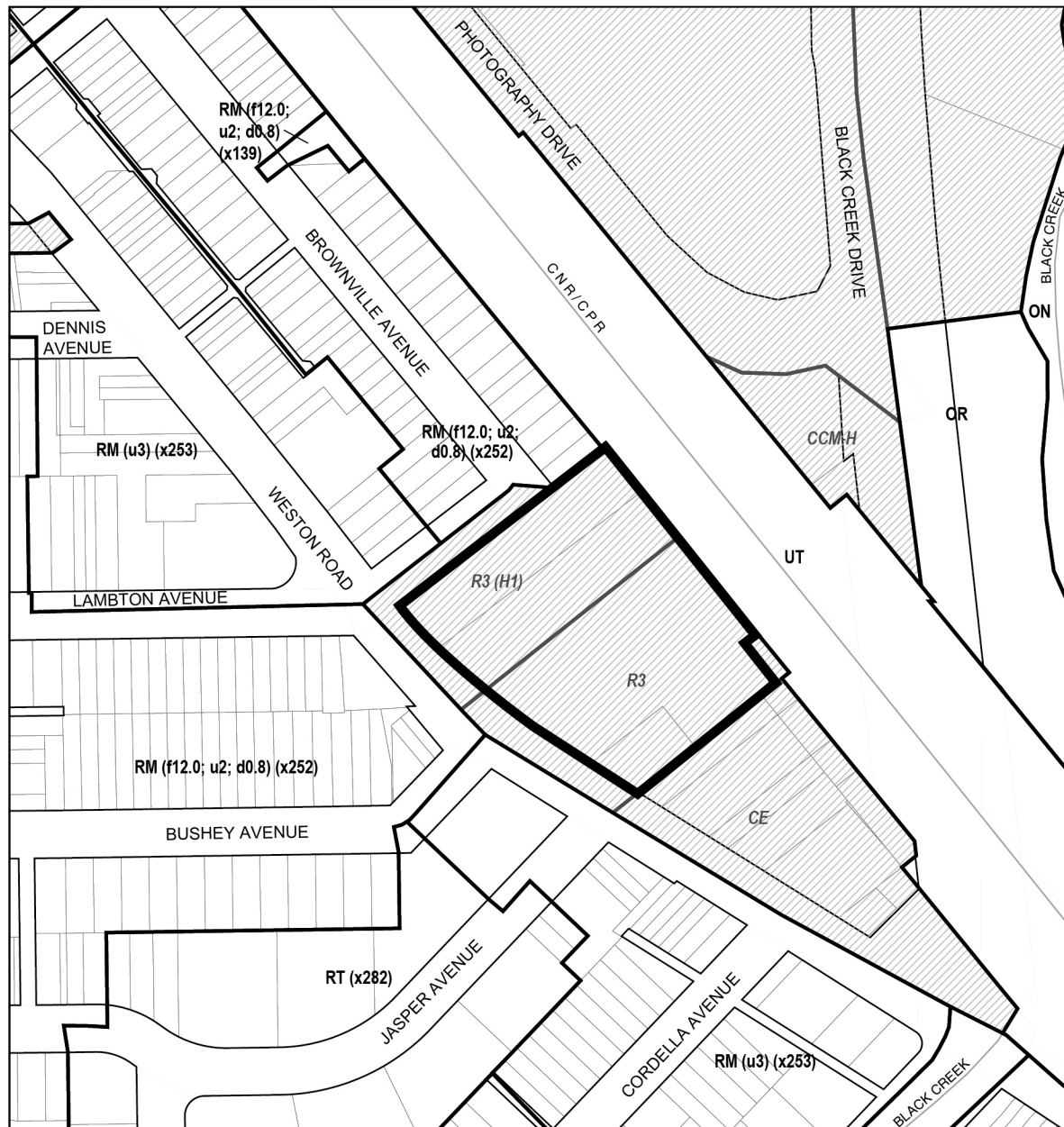
File # 21 228762 WET 05 0Z



Not to Scale  
 Extracted: 10/25/2021



## Attachment 4: Existing Zoning By-law Map



**Zoning By-law 569-2013**

**955, 965-969, 971 and 975 Weston Road**

**File # 21 228762 WET 05 02**

	Location of Application
RT	Residential Townhouse
RM	Residential Multiple
RA	Residential Apartment
ON	Open Space Natural
OR	Open Space Recreation
UT	Utility and Transportation

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

Not to Scale  
Extracted: 10/25/2021

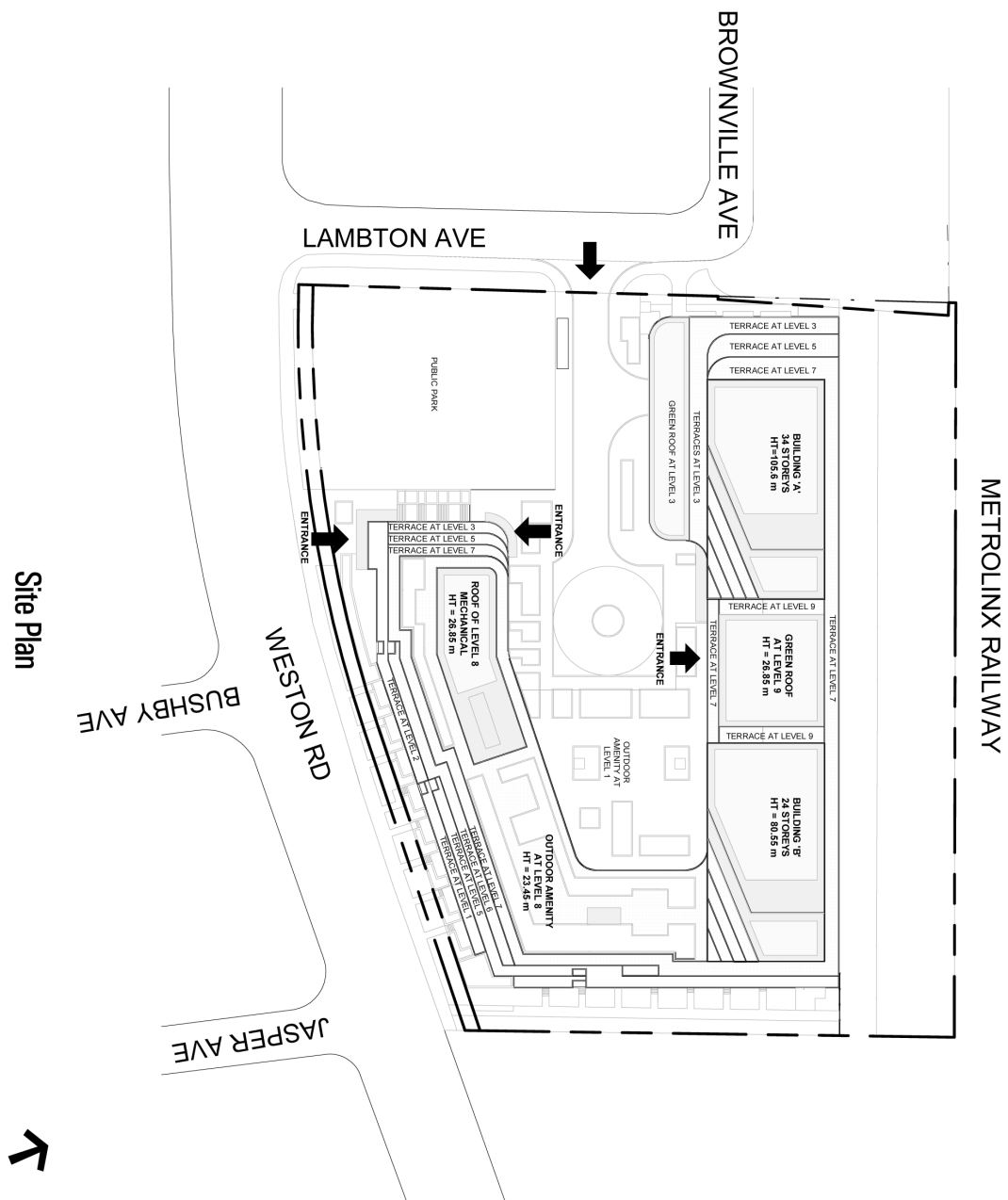
Attachment 5: Draft Official Plan Amendment

Attached under separate cover.

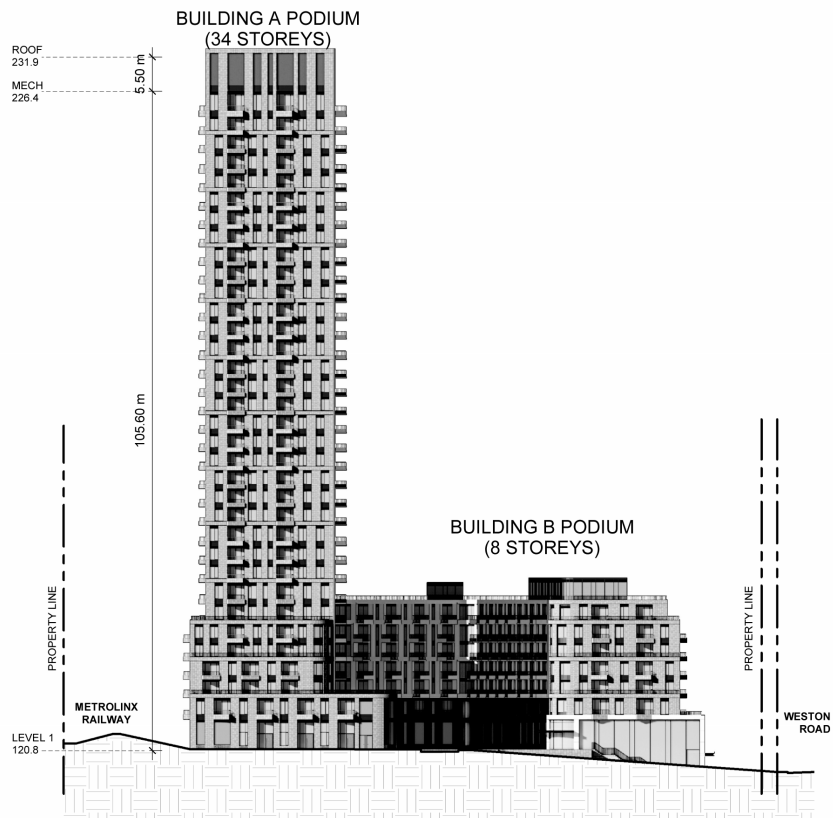
Attachment 6: Draft Zoning By-law Amendment

Attached under separate cover.

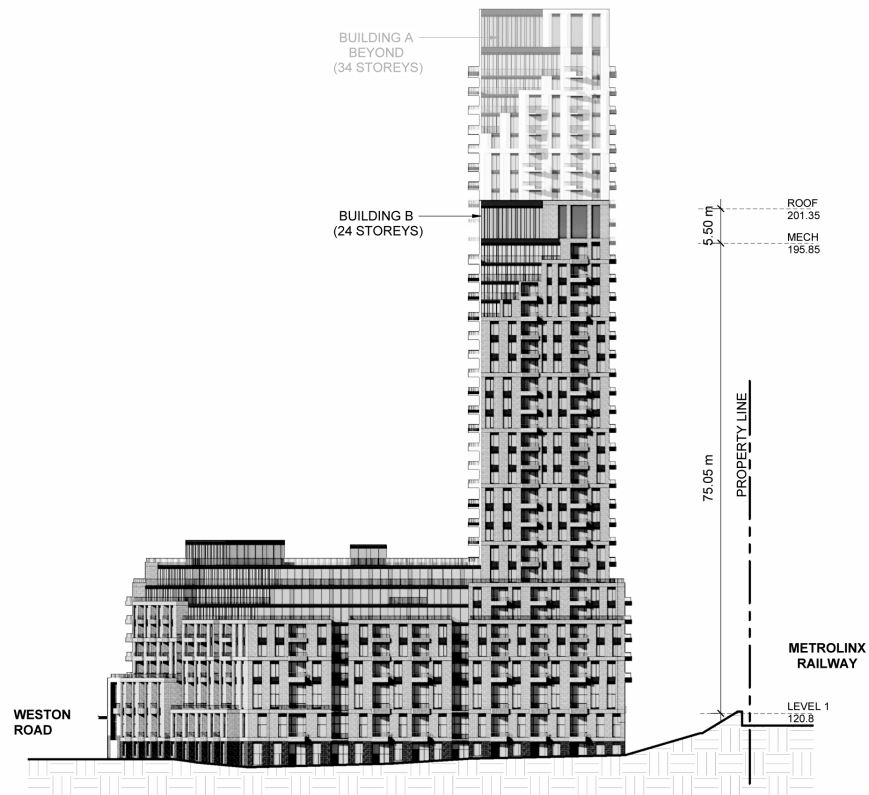
Attachment 7: Site Plan



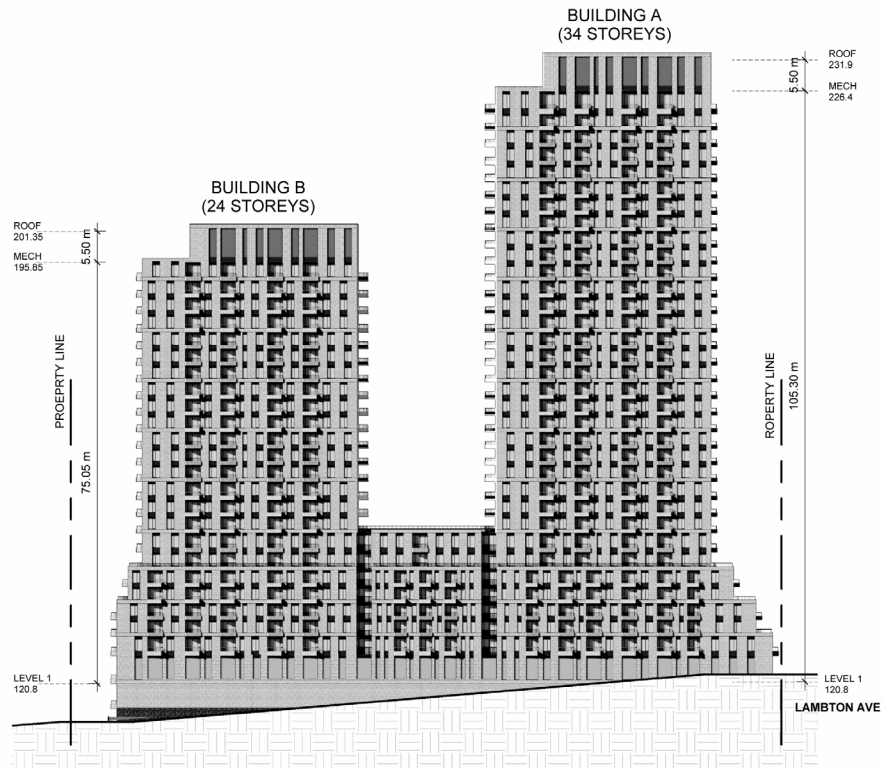
## Attachment 8a: Northwest Elevation



## Attachment 8b: Southeast Elevation



## Attachment 8c: Northeast Elevation



## Attachment 8d: Southwest Elevation

