

7-17 Locust Street – Official Plan Amendment and Zoning By-law Amendment Application – Decision Report – Refusal

Date: June 26, 2024

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Wards: Ward 5 - York South-Weston

Planning Application Number: 24 106919 WET 05 OZ

Related Application: 24 106947 WET 05 SA

SUMMARY

This report reviews and recommends refusal of the application to amend the Official Plan and Zoning By-law for a 48-storey residential building containing 517 dwelling units at 7-17 Locust Street.

The proposal does not have appropriate and supportable zoning standards, including setbacks, tower stepbacks and resulting separation distances from neighbouring properties for the planned context of the block and the Mount Dennis area.

The proposed development is not consistent with the Provincial Policy Statement (2020), does not conform to the City's Official Plan, does not have appropriate regard for the Mount Dennis Secondary Plan, and does not meet the intent of the Tall Building Design Guidelines.

RECOMMENDATIONS

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

1. City Council refuse the application for an Official Plan Amendment and Zoning By-law Amendment in its current form, for the lands municipally known as 7-17 Locust Street.
2. In the event the application is appealed to the Ontario Land Tribunal, City Council, pursuant to subsections 22(8.1) and 34(11.0.0.1) of the Planning Act, use mediation, conciliation or other dispute resolution techniques to resolve the concerns with the Official Plan Amendment and Zoning By-law Amendment application, to the satisfaction of the Chief Planner and Executive Director, City Planning and City Solicitor.

3. City Council direct the City Clerk, should an appeal be filed, to notify all persons or public bodies who may have filed an appeal to this decision of City Council's intention to rely on subsections 22(8.1) and 34(11.0.0.1) of the Planning Act and the City Clerk shall provide notice to all prescribed persons or public bodies under subsections 22(8.2) and 34(11.0.0.2) of the Planning Act.

4. City Council direct the City Clerk, should an appeal be filed, to notify the Ontario Land Tribunal of City Council's intention pursuant to subsections 22(8.1) and 34(11.0.0.1) of the Planning Act, and that the Ontario Land Tribunal shall receive the record, the notice of appeal and other prescribed documents and materials 75 days after the last day for filing a notice of appeal for these matters.

5. Should the Official Plan Amendment and Zoning By-law Amendment application be resolved, and there is no appeal to the Ontario Land Tribunal or the appeal to the Ontario Land Tribunal has been withdrawn, City Council direct the Director, Community Planning, Etobicoke York to bring forward a Decision Report - Approval to Etobicoke York Community Council for a statutory public meeting as required under the Planning Act.

6. City Council authorize the City Solicitor and other appropriate 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. If City Council does not make a decision on this report, there may be financial implications to the City to the current budget year and in future years.

Section 34(11.0.0.0.1) of the Planning Act stipulates that City Council must make a decision on a combined Official Plan Amendment and Zoning By-law Amendment Application within 120 days of the day the application was deemed complete. If City Council does not make a decision within the legislated timeline, the City may be subject to a request to refund all or part of the application fees. Due to the financial impact of the recommendations of this report, this matter is urgent and should be considered at the July 24-26, 2024 meeting of City Council and should not be deferred.

DECISION HISTORY

On March 10, 2016, City Council directed City Planning staff to undertake a review of the current planning framework for the Mount Dennis area including built form, density, building heights and public realm. City Council directed staff to consult with the community, landowners and stakeholder groups, and to report back on the findings of the review and to provide recommendations for changes, if necessary, to the planning framework for the study area. The motion can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.EY12.30>.

Status updates on the progress of the Picture Mount Dennis Planning Framework Study to Community Council and City Council are found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.EY32.21> and <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.EY29.2>.

On July 19, 2022, City Council adopted Official Plan Amendment (OPA) 571 including the Mount Dennis Secondary Plan. City Council directed staff to use the Mount Dennis Secondary Plan in the evaluation of all current and new development proposals within its boundaries and authorized that development may proceed by site-specific Zoning By-law Amendments that conform to the Mount Dennis Secondary Plan. City Council adopted OPA 571 through By-law 975-2022 and requested staff, through a next phase of work, to prepare a zoning by-law amendment, urban design guidelines, and a Community for All Action Plan (including an anti-displacement strategy), and to carry out related community engagement. The decision and By-law 975-2022 can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.EY33.11>.

A Pre-application Consultation (PAC) meeting was held on October 24, 2023.

The current application was submitted on January 25, 2024 and deemed complete as of April 17, 2024. A Preliminary Summary of the application is available on the Application Information Centre.

A Community Consultation Meeting for the application was on June 25, 2024. The response from the Community Consultation Meeting is summarized in the Comments section of this report.

THE SITE

The site is an assembly of five two-storey detached and semi-detached residential lots and is located on the south side of Locust Street, east of Weston Road. The site is L-shaped with a lot area of 1,482 square metres, a lot frontage of 37.5 metres and a lot depth of 44.1 metres.

Existing Use

The five existing lots are currently vacant but have been used for residential purposes.

The orientation of the streets in Mount Dennis do not match Toronto's grid. As Eglinton Avenue West is considered east-west, therefore, Weston Road is considered north-south. The surrounding land uses include:

North: Two-storey detached and semi-detached dwellings and low-rise apartments on Locust Street, open space amenity associated with the 15 Oxford Drive residential building. There is a development application at 8-16 Locust and 15 Oxford Drive for a 37-storey residential building.

South: Toronto Parking Authority Lot 651, Mount Dennis Community Hall, two-storey detached dwellings on Hollis Street.

East: Two-storey detached dwellings and the rail corridor.

West: Toronto Parking Authority Lot 651, and one- and two-storey mixed-use buildings on Weston Road.

PROPOSAL

The application proposes to amend the Official Plan and Zoning By-law to permit the development of a 48-storey residential building comprised of a tower above a two-storey base on the south side of Locust Street (see Attachment 2 for Location Map and Attachment 5 for the Site Plan). The height of the proposed tower would be approximately 165 metres (including the mechanical penthouse). The proposed development consists of a total of 30,512 square metres of residential floor area (GFA), resulting in a density of 20.6 times the area of the lot, based on a site area of 1,482 square metres. In addition, 148.2 square metres (10 percent of net site area) of off-site parkland proposed on Hollis Street.

A mix of unit types and sizes are proposed, including 102 (20 percent) studio units, 275 (53 percent) one-bedroom units, 89 (17 percent) two-bedroom units, and 51 (10 percent) three-bedroom units, for a total of 517 dwelling units.

Vehicular access is proposed via a driveway on Locust Street leading to five visitor parking spaces, one of which would be an accessible space. Residential parking spaces are not included in the proposal. One Type G and one Type C loading space are proposed. A total of 466 long-term bicycle spaces and 104 short-term bicycle parking spaces would be provided.

A total of 1,569 square metres of indoor amenity space and 569 square metres of outdoor amenity space is proposed. In total there is a combined rate of four square metres per unit which is approximately three square metres of indoor amenity space per unit and one square metres of outdoor amenity space per unit. Indoor amenity space would be located on levels 1, 2, 3 and 41. Outdoor amenity space would be located at a terrace on the third floor and 41st floor.

Reasons for Application

The proposal requires an amendment to the Official Plan to exempt the site from Site and Area Specific Policy (SASP) 43 and 53 to facilitate the proposed development and create a new SASP. The proposal also requires amendment to the city-wide Zoning By-law 569-2013 to permit the proposed height and number of dwelling units and revise other development standards as necessary to reflect the proposal.

APPLICATION BACKGROUND

Application Requirements

The materials and studies submitted in support of the application can be found by visiting the Application Information Centre: www.toronto.ca/7LocustSt.

Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to evaluate the application.

POLICY AND REGULATION CONSIDERATIONS

Provincial Land-use Policies

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

Official Plan

The land use designation for the site is *Mixed Use Areas*. See Attachment 3 of this report for the Land Use Map. 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](#).

Secondary Plan

The site is located 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 identified the site as within the District 4: Mixed-Use Growth District which will accommodate the majority of new growth in the community. Priorities for new development will include the provision of new public spaces, and residential density to support the Weston Road main street.

The Mount Dennis Secondary Plan specifies that that developments containing more than 80 residential units include a minimum of 15 percent two-bedroom units, a minimum of 10 percent three-bedroom units or more, and an additional 15 percent of units as some combination of two- and three-bedroom units.

The Mount Dennis Secondary Plan has been appealed to the Ontario Land Tribunal (OLT). Notwithstanding, 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 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.

Site and Area Specific Policy 43 and 53

SASP 43 applies to lands bounded by Weston Road, Locust Street, Canadian National Railway corridor, and Eglinton Avenue West and provides for the consideration of connecting Locust Street and Hollis Avenue by a public street in the redevelopment scheme for the lands.

SASP 53 applies to the Mount Dennis Area defined as being bounded by Rutherford Avenue in the north, the rail corridor to the east, Bushey Avenue to the south and Fergy Brown Park to the west. Staff note that the Mount Dennis Area defined by SASP 53 does not correspond directly to the Mount Dennis Secondary Plan, which covers a larger area. SASP 53 provides that development concept plans may be required to assess the appropriate assembly of land and comprehensiveness of a development proposal within a block. The policy directs that the assembly will be comprehensive enough to allow for a distribution of density, uses and massing that is both internally functional and externally compatible, and does not preclude workable and compatible redevelopment of the rest of the block or block face intended for redevelopment.

Zoning

The subject site is zoned CR 2.5 (c2.5; r2.5) SS2 (x2572) under Zoning By-law 569-2013. The CR zoning category permits commercial and residential uses. The CR 2572 Exception Zone has site-specific provisions regarding the angular plane, rear yard setback, and height requirements. See Attachment 4 of this report for the existing Zoning By-law Map.

Design Guidelines

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

- Tall Building Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities;

- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings;
- Streetscape Manual; and,
- Complete Streets Guidelines.

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.

Site Plan Control

The application would be subject to Site Plan Control once zoning permissions are in place. A Site Plan Control application (file number 24 106947 WET 05 SA) was submitted and deemed complete on April 8, 2024; however, it was refused on June 3, 2024 because the associated plans and drawings do not comply with the in-effect zoning.

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 find the proposal to be inconsistent with the PPS but in conformity with the Growth Plan.

The Official Plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans. The proposal does not conform to the policies in the Official Plan nor does it have appropriate regard for the Council adopted Mount Dennis Secondary Plan.

Land Use

While the proposal conforms to the permitted uses within a *Mixed Use Areas* designation, the intensity and scale of the proposed tall building does not conform to all of the Development Criteria for Mixed Use Areas, built form policies of the Official Plan, nor does it meet the policies of the Mount Dennis Secondary Plan which are Council adopted but not yet in effect.

Massing, Density, Height, and Placement

The proposed development site is appropriate for intensification, however, the proposed base building and tower height, building massing, including setbacks, stepbacks, and separation distances to neighbouring properties, as well as the proposed transition to surrounding existing and planned lower-scale areas, deviates from the policies of the Official Plan, the policy direction of the Mount Dennis Secondary Plan, and the Tall Building Design Guidelines.

As per Official Plan policy 3.1.4.11.d), appropriate separation distances should be provided from side and rear lot lines as well as other towers, in order to limit the physical and visual impacts of towers on the public realm. Further, the Tall Building Design Guidelines require a minimum 12.5-metre setback or greater in relation to property lines to ensure that a separation distance of at least 25 metres or greater between existing, planned or potential tall buildings is preserved. The Council-adopted but not yet in-effect Secondary Plan would require a minimum separation distance of 30 metres between towers. To the east, the application proposes a setback of 5.5 metres presupposing that the lands to the east cannot accommodate a tall building. An insufficient setback of 5.5 metres requires supportable justification.

Along the south and west property lines, insufficient tower setbacks and separation distances result in undesirable outcomes for dwelling units with primary windows facing the property lines. There is no setback from the western lot line on the second floor and a 3.5-metre setback above the second floor. The lack of appropriate separation raises concerns about the relationship with the proposed tower at 1175-1181 Weston Road. The proposed tower separation is 21.5 metres, including the encroachments of the projecting balconies, and does not meet the minimum separation distances of the applicable tall building policies and guidelines.

On the Locust Street facing elevation, the stepback from the base building to the tower component is only 0.5 metres including the balcony projections, when the guidelines recommend three metres. The lack of stepback between the base building and the tower do not reinforce the Tall Building Design Guidelines and Official Plan policies.

The Secondary Plan policies accommodate the tallest buildings being generally 45 storeys located on lands adjacent to Eglinton Avenue West, closest to Mount Dennis Station. The intent is for heights to step down as the distance from the station increases. The proposed height exceeds the maximum permitted height as envisioned in the Secondary Plan and supported by recent approved developments in the planned context. Staff note a 48-storey building was approved at 15 Hollis Street, immediately abutting Mount Dennis Station.

The Secondary Plan provides opportunities for tall buildings in appropriate locations. Although the timing of redevelopment and land assemblies of any adjacent property and within the block is presently unknown, development potential must be protected for the long-term. SASP 53 states that assembly will be comprehensive enough to allow for a distribution of density, uses and massing that is both internally functional and externally compatible, and does not preclude workable and compatible redevelopment of the rest of the block or block face intended for redevelopment. Piecemeal or scattershot development, where the development potential on adjacent properties might be negatively impacted or limited due to a proposal failing to provide adequate setbacks, separation distances or other such built form requirements on-site to meet City standards, does not represent good planning or efficient land development and results in orphaned and constrained parcels. A comprehensive block approach can deliver greater building efficiencies such as consolidated loading, access and servicing, and therefore could achieve a greater number of homes and useable gross floor area in a limited space as well as public and private open space and opportunities for mature tree planting to support quality of life and climate action objectives.

The lot area of the proposed development site is insufficient and unable to accommodate the proposed massing while maintaining appropriate setbacks, stepbacks, and separation distances to the neighbouring properties as required in the Official Plan and further prescribed in the Tall Building Design Guidelines, and the Secondary Plan.

Pedestrian Level Wind Study

The Wind Study identified uncomfortable wind conditions in certain areas around the building. Modifying the tower's setback, massing and articulation may be required to ensure acceptable wind conditions.

If the matter is appealed to the OLT, staff recommend the OLT withhold the issuance of any Orders that may approve the application until such time as the owner has provided an updated Pedestrian Level Wind Study with mitigations to the satisfaction of the Chief Planner and Executive Director, City Planning.

Landscaped Open Space At Grade

The small site is almost entirely occupied by the building, leaving no space for landscaped open areas at ground level. This does not align with the policies outlined in the Official Plan, Secondary Plan, Tall Building Design Guidelines and Toronto Green Standard which encourage increasing the tree canopies and providing open space at grade.

Parking, Access, and Transportation

A Transportation Impact Study (TIS), dated March 7, 2024, by BA Group has been submitted for the site and was reviewed by Transportation Services and Transportation Planning. According to the Site Statistics, the applicant proposes one accessible parking space for visitor use, which meets the minimum requirement for visitor-accessible parking. Nine residential accessible parking spaces are still outstanding to meet the requirements under Zoning By-law 569-2013. Further justification is required to illustrate that one accessible parking space is adequate. The site plan must be revised to comply with the minimum requirements for accessible parking spaces supply and dimensional requirements of Zoning By-law 569-2013.

According to Zoning By-law 89-2022, a maximum of 289 parking spaces for residential use are required for the proposed development, and a minimum of seven parking spaces for residential visitors. The proposed parking supply is less than the Zoning By-law 569-2013 minimum parking requirements as amended by Zoning By-law 89-2022.

Additional information is required regarding contribution to a Bike Share Toronto station in the vicinity, provision of pre-paid Presto Cards to unit owners, clarification of short-term bicycle parking spaces provided within the right-of-way, and consideration of pavement treatment to indicate where cyclists will be expected.

If the matter is appealed to the OLT, staff recommend the OLT withhold the issuance of any Orders that may approve the application until such time as the owner has addressed all comments from Transportation Services regarding the Transportation Impact Study to the satisfaction of the General Manager, Transportation Services.

Servicing

A Functional Servicing and Stormwater Management Report, Hydrogeological Review Report, Hydrological Review Summary Form, Servicing Report Groundwater Summary Form, Foundation Drainage Summary Form and associated plans have been submitted for the site and were reviewed by Engineering and Construction Services (ECS) staff. The findings of these reports and forms are unsatisfactory and revisions are required. Amongst other issues, ECS has concerns with the water capacity and pressure conclusions.

In the event that the matter is appealed to the OLT, staff recommend that the OLT withhold the issuance of any Orders that may approve the application until such time as the owner has satisfactorily addressed all comments from Engineering and Construction Services and makes satisfactory arrangements for any upgrades to municipal infrastructure as identified in the accepted servicing report.

Should it be determined that upgrades are required to the infrastructure to support the development according to the accepted Functional Servicing and Stormwater Management Report, staff recommend a Holding Provision be included in the final form of the site-specific Zoning By-law Amendment, and the Holding Provision is not to be lifted until such 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, Engineering and Construction Services.

Noise and Vibration

A Noise and Vibration Impact Study, dated December 21, 2023, by Aeroustics Engineering Ltd. has been submitted. A peer review is required.

Unit Types

The Mount Dennis Secondary Plan requires a minimum of 40 percent of the total number of new units will be a combination of two- and three-bedroom units. The proposal includes 27 percent two- and three-bedroom units.

The average unit size for all units is 51.1 square metres (550 square feet). The Growing Up Guidelines recommend the ideal unit size for a two-bedroom unit range between 87-90 square metres, and a three-bedroom unit range between 100-106 square metres.

Parkland

In accordance with Section 42 of the Planning Act, the applicable alternative rate for off-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 two percent parkland dedication. The total parkland dedication requirement is 148 square metres for 7-17 Locust Street. Additional parkland dedication for an associated application at 1175-1181 Weston Road is 106 square metres.

An off-site parkland dedication of 254.8 square metres is being proposed on property owned by the applicant south of 4 Hollis Street. Further discussion is required to determine an appropriate off-site parkland dedication. In accordance with Section 42 of the Planning Act, an off-site parkland dedication shall be satisfactory to both the General Manager, Parks, Forestry and Recreation and the applicant.

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).

Urban Forestry staff reviewed the proposed development application and do not consider the proposed streetscape changes to be acceptable as presented. The application must comply with Tier 1: Ecology elements of the Toronto Green Standard (TGS), Version 4. As proposed, the applicant does not provide adequate soil volume and space for tree planting on-site to meet TGS Version 4.0 standards.

Urban Forestry requires that the applicant provide an Application to Injure or Remove Trees to review tree removal prior to the passing of a zoning by-law amendment.

Should the application be appealed to the OLT, staff recommend the OLT withhold the issuance of any Orders that may approve the application until such time an Application to Injure or Remove Trees has been submitted by the owner and accepted by 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 Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner. Some performance measures for the Tier 1 development features will be secured through the zoning by-law amendment.

Due to the small size of the site, there is limited space available for tree planting. The proposed soil volume and number of trees meet only 25 percent and 23 percent of the requirements of the TGS, which represents a substantial deviation from the "Eco

Neighborhood" vision and the goal of achieving the highest Toronto Green standards outlined in the Mount Dennis Secondary Plan.

Toronto Catholic District School Board

At this time, the local elementary school is operating close to capacity and may not be able to accommodate additional students from the development as proposed.

Metrolinx

The application was circulated to Metrolinx staff who provided comments on the first submission. Comments will need to be addressed as part of the application review. Responses to each comment should be provided in the next submission to demonstrate how they have been addressed.

The property is subject to a Noise and Vibration Study, prepared by a qualified consultant. The applicant is required to subject the study for review and satisfaction of Metrolinx. In addition, warning clauses and permits are required.

Community Consultation

On June 25, 2024, approximately 24 members of the public attended the Community Consultation Meeting, including representatives for the applicant and the Ward Councillor and City staff. The Community Consultation Meeting was combined with the proposal at 1175-1181 Weston Road. Following presentations by City staff and the applicant, the following comments and issues were raised:

- Concern that the proposed provision of parking spaces is inadequate to meet demand and would result in parking along local streets.
- Questions about the tenure, size, accessibility and liveability of the proposed units.
- Concerns about the lack of sufficient green space, amenity space, parkland, and pet-friendly design.
- Concern about traffic on a dead-end street without a complete cul-de-sac.
- Questions about density near transit stations, provincial targets, and people and jobs per hectare.
- Questions regarding green initiatives and City requirements.
- Concern about orphaned houses and the appropriateness of tall buildings next to low-rise houses.
- Questions regarding retail space and future retail tenants.
- Questions about the planning and development review process including community consultation.
- Concerns about the community benefits, complete communities, and intensification.
- Questions about local hiring and creation of work and training opportunities during the construction phase and whether this could be provided as a community benefit.
- Concern about parking, noise and congestion during construction, especially in conjunction with other proposed developments in the surrounding area.
- Questions regarding the construction timelines and phasing.
- Concerns the proposed height is too tall and not respecting the Mount Dennis Secondary Plan.

- Concerns about impacts on the existing buildings at the end of Locust Street (including access to sunlight and shadowing from developments).

Summary of Issues to be Resolved

The following are issues to be resolved; additional issues may be identified in the future:

- Setbacks and separation distances, including relationships to and impacts on adjacent properties.
- Height, scale, and massing of the development and fit of the development within the existing and planned context.
- Provision of sufficient accessible parking.
- Provision of appropriate streetscape design and tree preservation.
- Provision of sufficient soil volume and landscaped open space.

CONCLUSION

Staff recommend that Council refuse the application.

CONTACT

Robert Ruggiero, MCIP, RPP, Senior Planner

Tel. No.: 416-397-7992

E-mail: Robert.Ruggiero@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

Applicant Submitted Drawings

Attachment 5: Site Plan

Attachment 6: Elevations

Attachment 1: Application Data Sheet

Municipal Address: 7-17 Locust Street Date Received: January 22, 2024

Application Number: 24 106919 WET 05 OZ

Application Type: OPA & Rezoning

Project Description: Proposed development of a 48-storey residential building comprised of a 46-storey tower on a two-storey base building fronting the south side of Locust Street, east of Weston Road. The development consists of a total of 30,512 square metres of residential gross floor area (GFA), resulting in a density of 20.6 times the area of the lot (based on a site area of 1,482 square metres). The proposed building will contain a total of 517 dwelling units in a range of unit types.

Applicant	Architect	Owner
Alex Savanyu	Giannone Petricone	100072927 Ontario Inc.
Associate, Bousfields Inc.	Associates Architects Inc.	

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision: Policy no. 43 & 53 (SASP 43; SASP 53)

Zoning: CR2.5 (c2.5;r2.5) SS2(x2572) Heritage Designation: N/A

Height Limit (m): 24 Site Plan Control Area: Yes

PROJECT INFORMATION

Site Area (sq m): 1,482 Frontage (m): 37 Depth (m): 44

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	203		1237	1237
Residential GFA (sq m):	347		30,512	30,512
Non-Residential GFA (sq m):				
Total GFA (sq m):			30,512	30,512
Height - Storeys:	2		48	48
Height - Metres:			159	159

Lot Coverage Ratio (%) 83.4 Floor Space Index: 20.59

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	30,512	109
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			517	517
Other:				
Total Units:			517	517

Total Residential Units by Size

	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		102	275	89	51
Total Units:		102	275	89	51

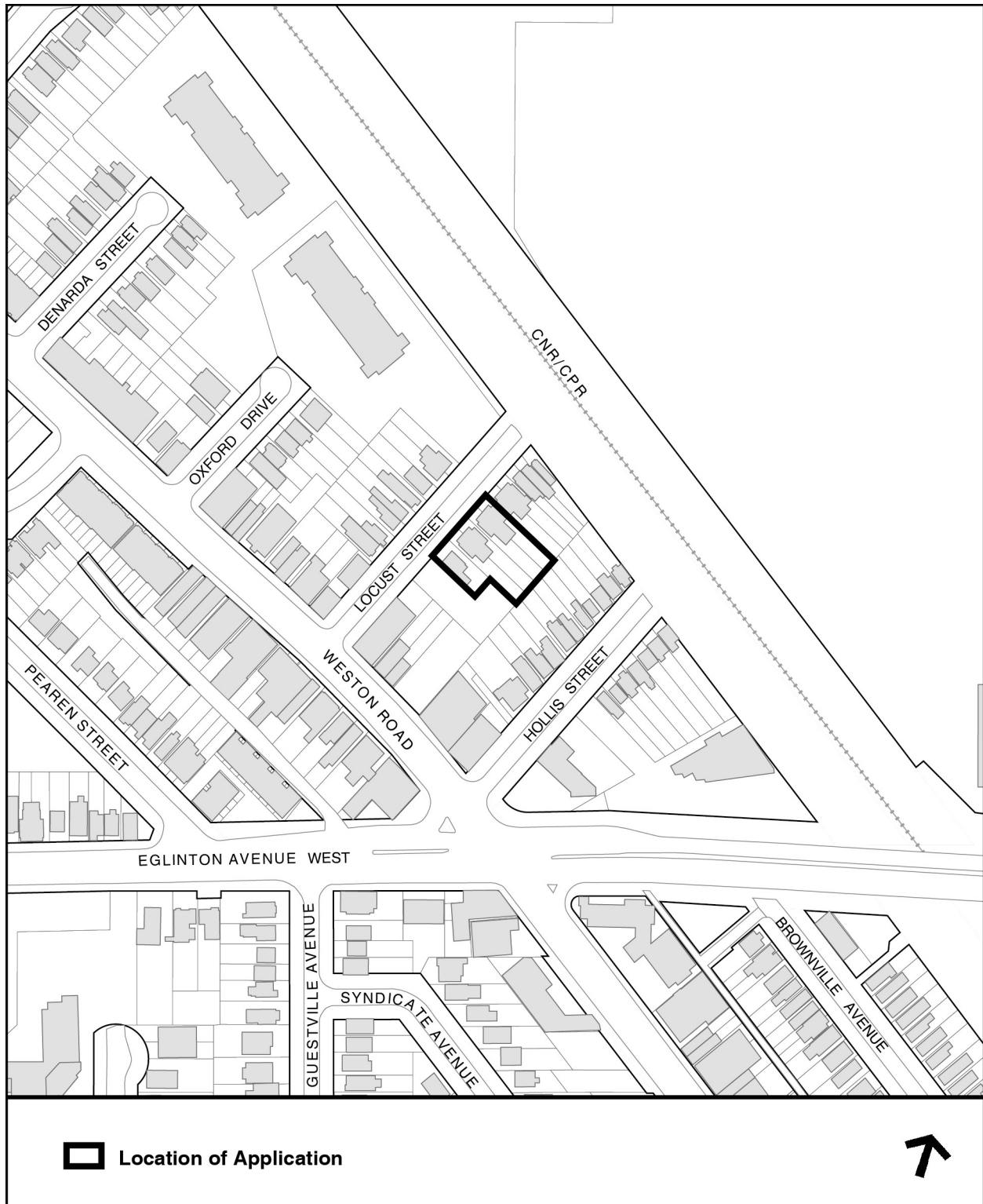
Parking and Loading

Parking Spaces:	5	Bicycle Parking Spaces:	466	Loading Docks:	2
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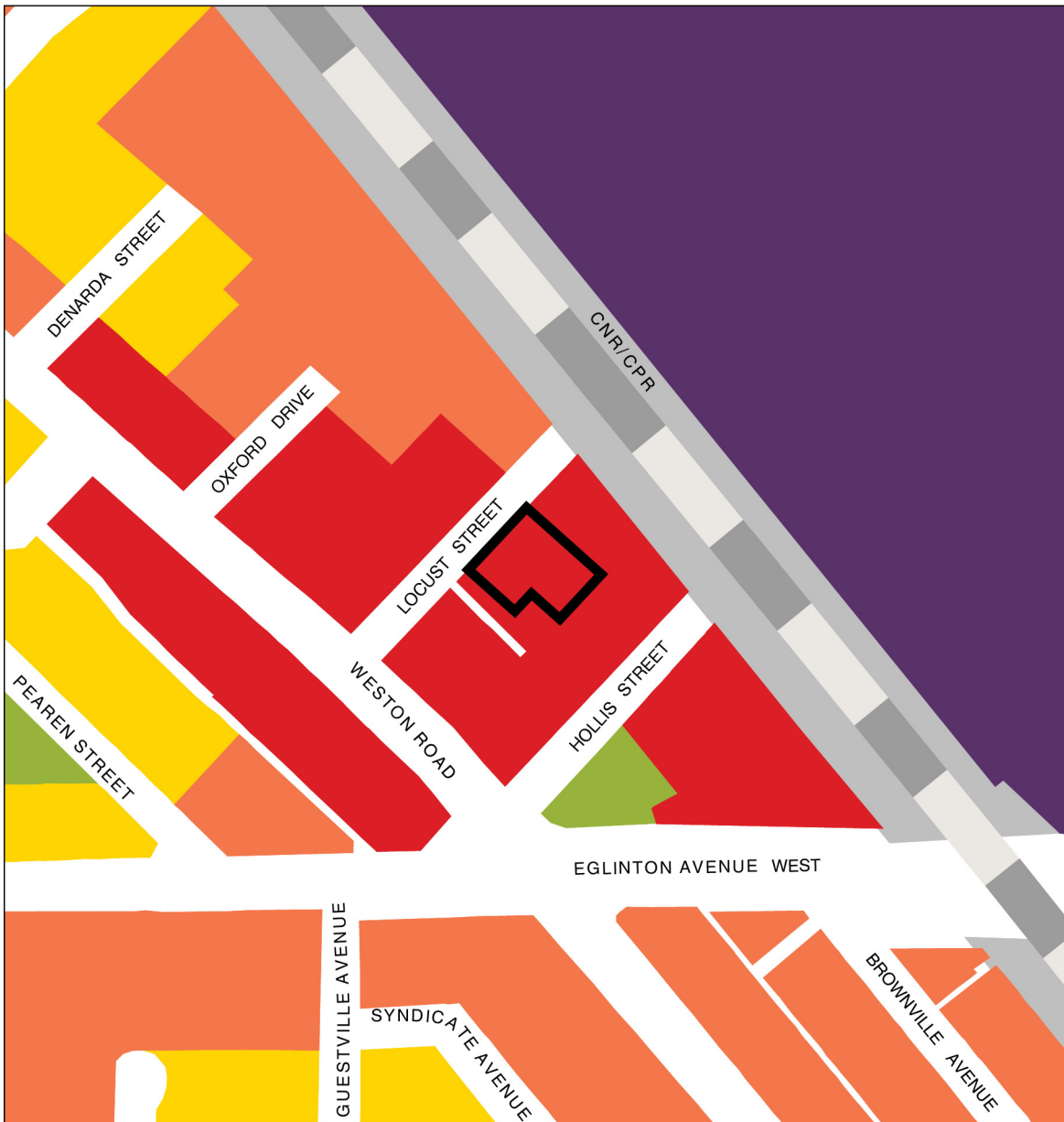
CONTACT:

Robert Ruggiero, Senior Planner, Community Planning
416-397-7992
Robert.Ruggiero@toronto.ca

Attachment 2: Location Map



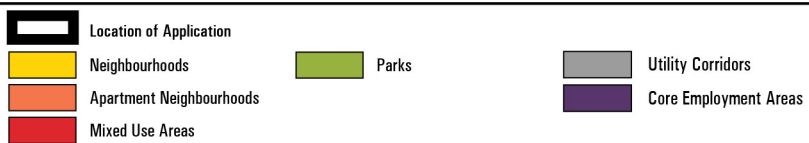
Attachment 3: Official Plan Land Use Map




Official Plan Land Use Map #14

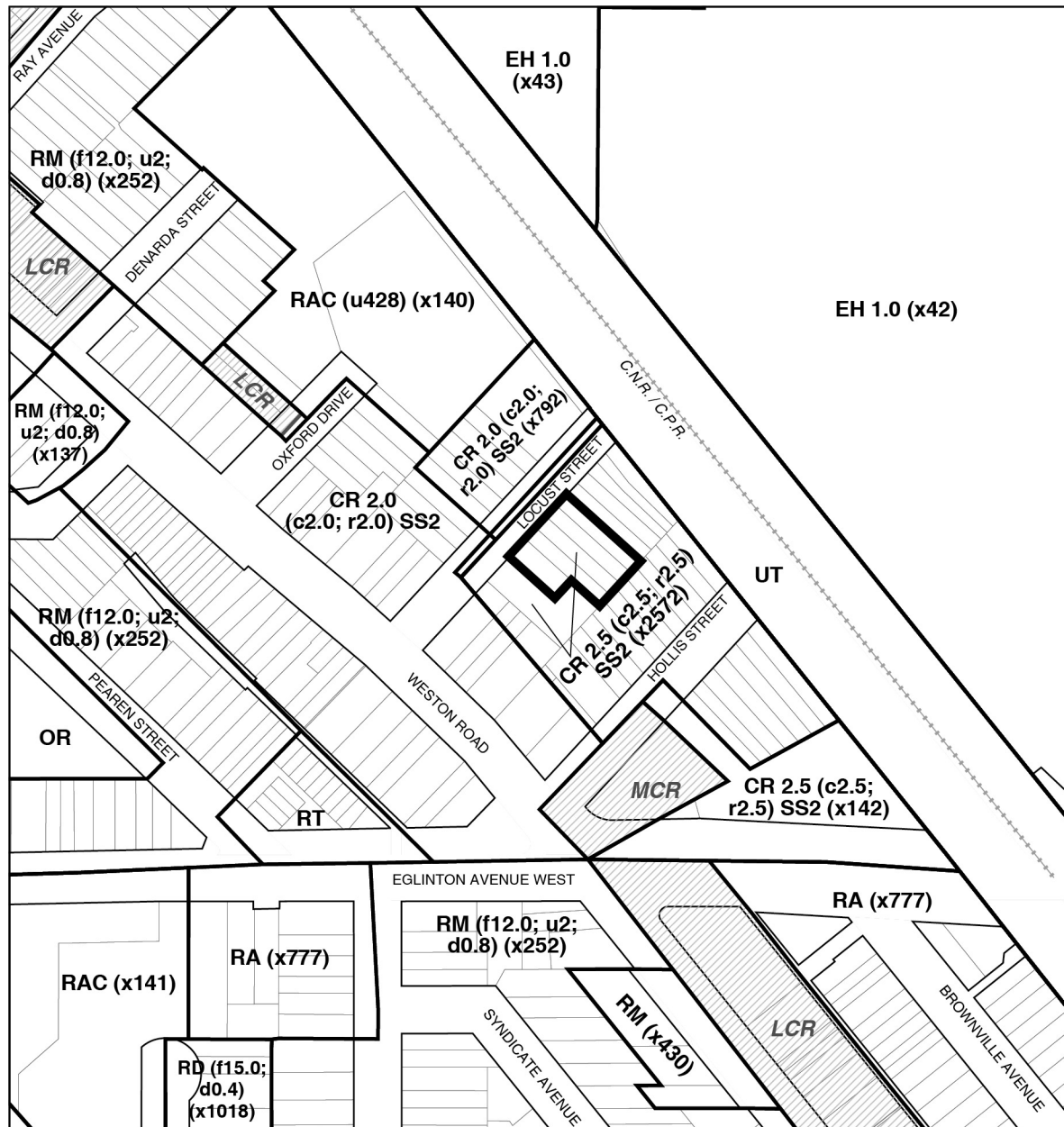
7-17 Locust Street

File # 24 106919 WET 05 0Z




 Not to Scale
 Extracted: 01/29/2024

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

7-17 Locust Street

File # 24 106919 WET 05 02



Location of Application

RD
RT
RM
RA
RAC
CR

Residential Detached
Residential Townhouse
Residential Multiple
Residential Apartment
Residential Apartment Commercial
Commercial Residential

EH
OR
UT

Employment Heavy Industrial
Open Space Recreation
Utility and Transportation



LCR
MCR

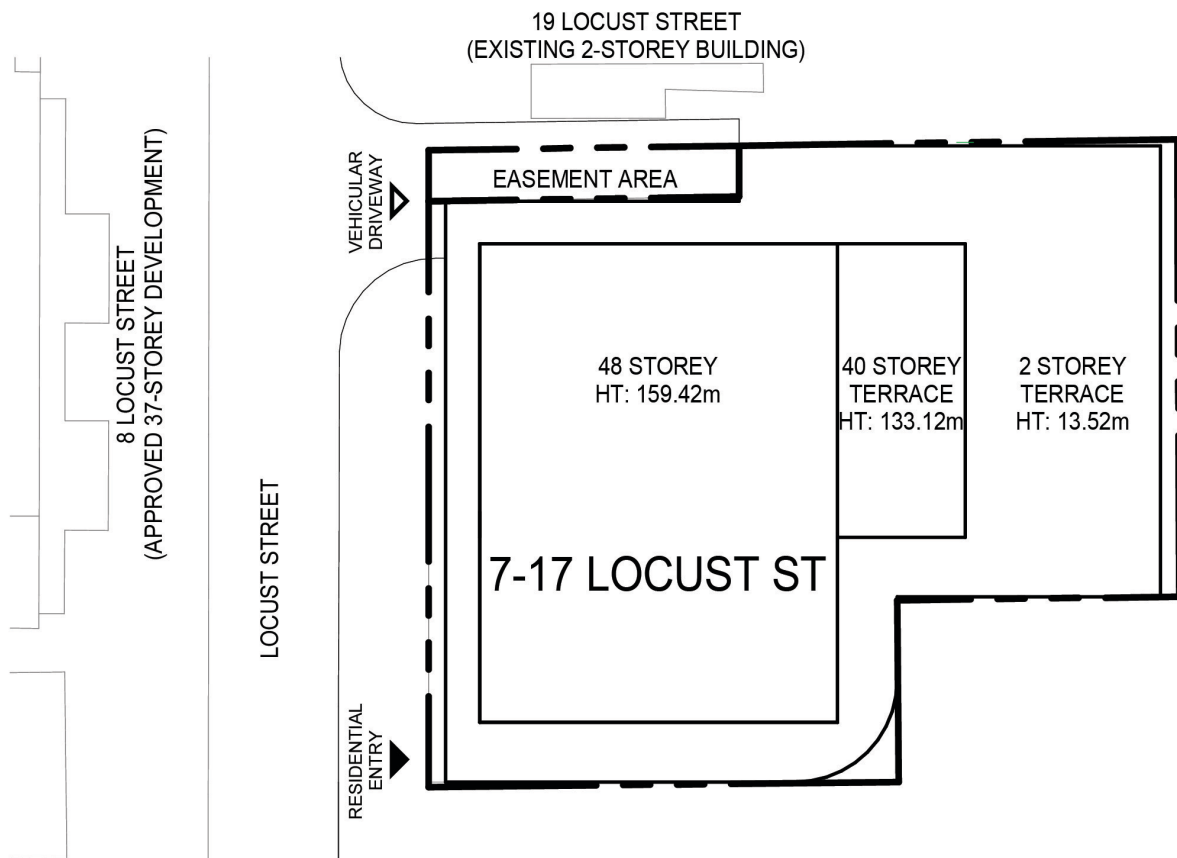
See Former City of York By-law No. 1-83

Local Commercial Residential
Mixed Commercial Residential



Not to Scale
Extracted: 02/02/2024

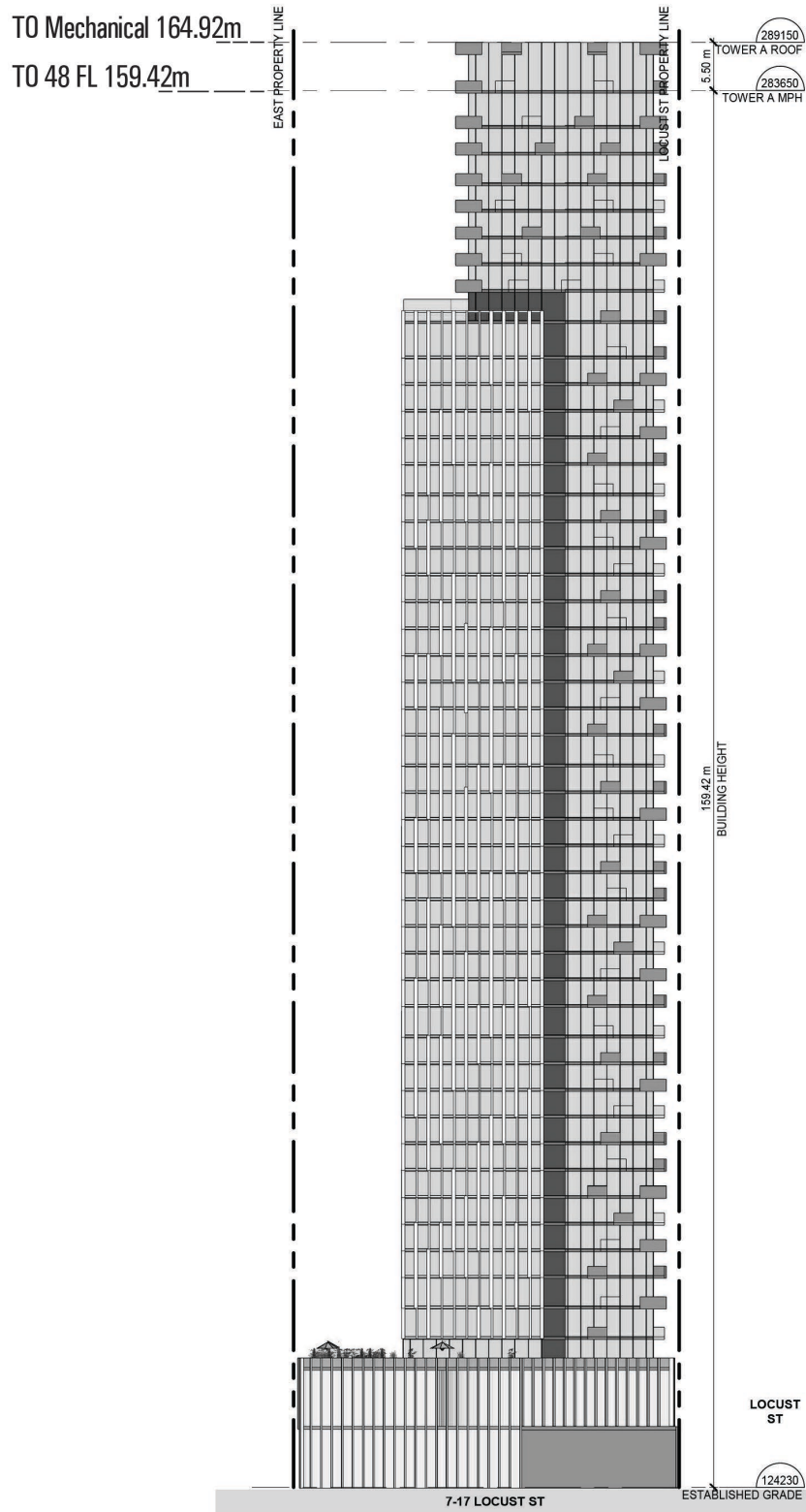
Attachment 5: Site Plan



Site Plan

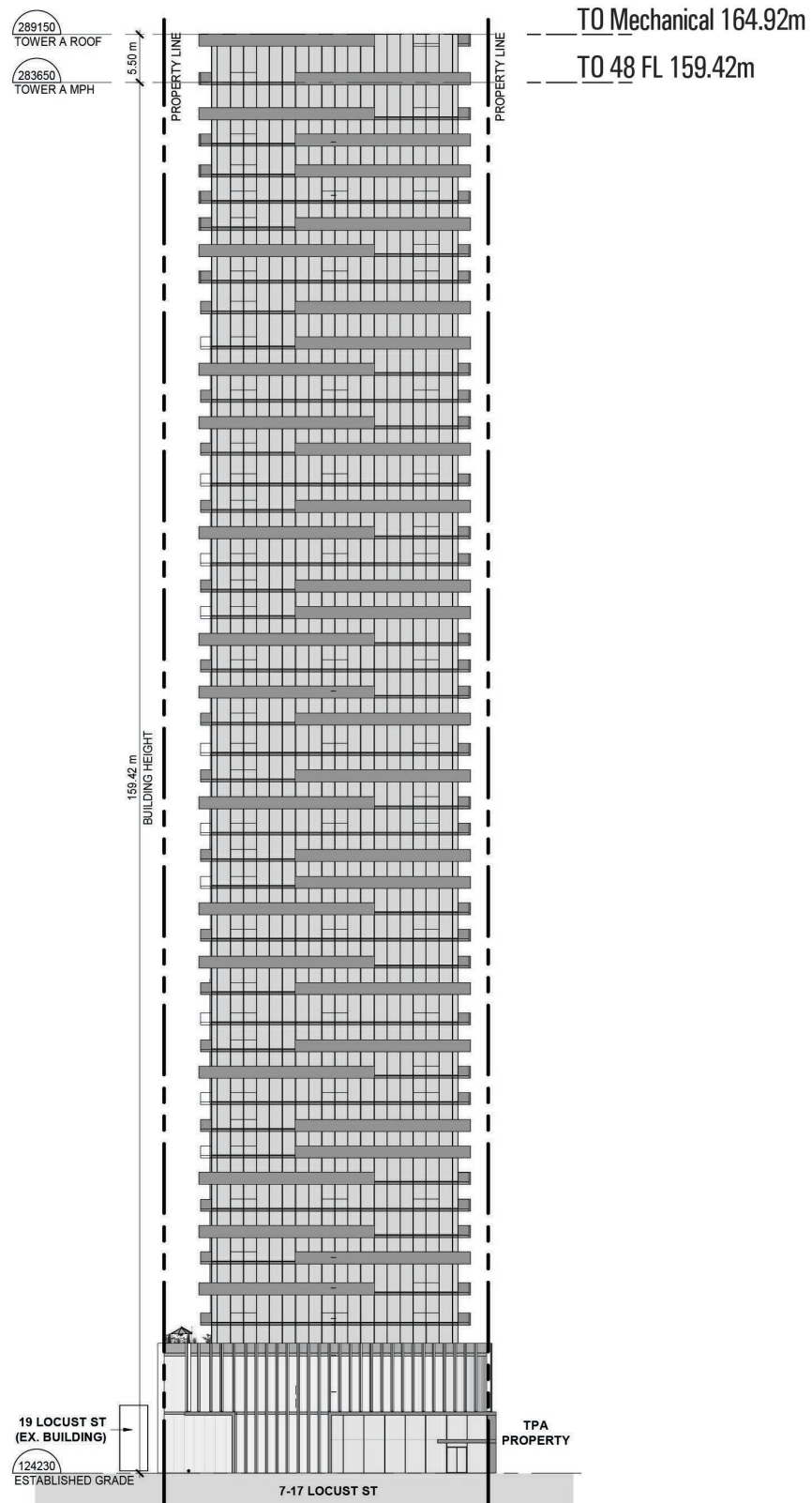


Attachment 6a: Elevations



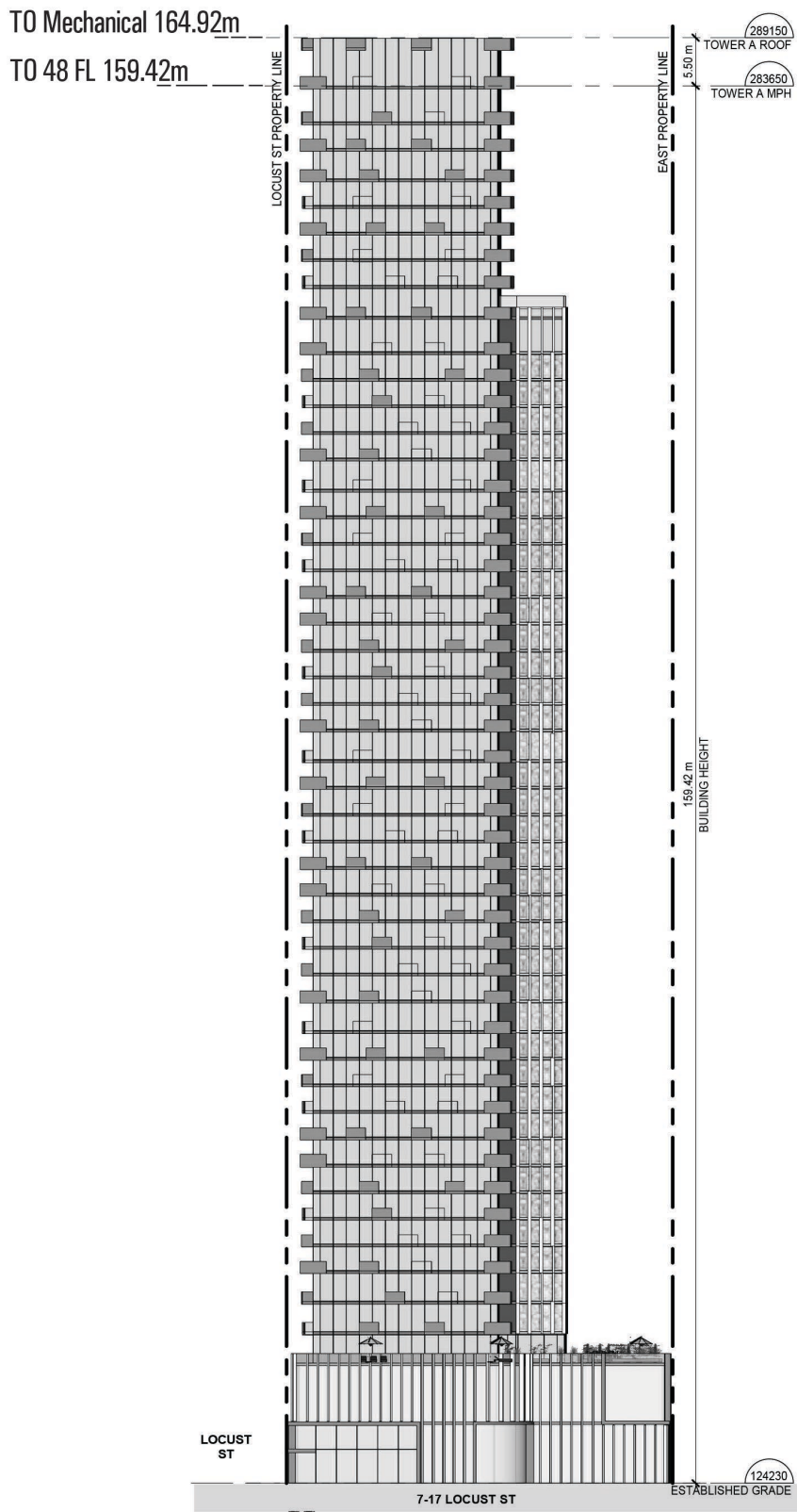
East Elevation

Attachment 6b: Elevations



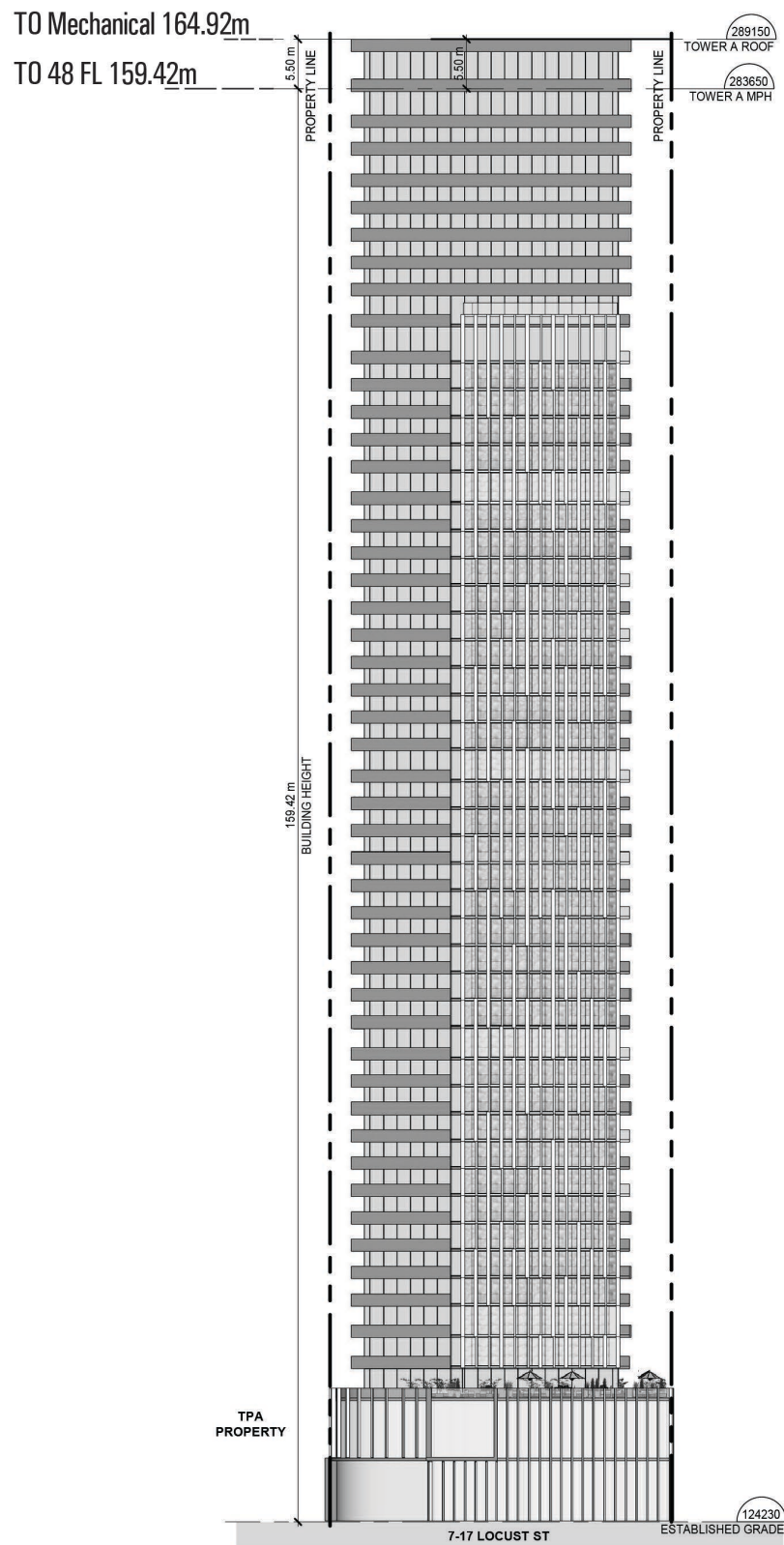
North Elevation

Attachment 6c: Elevations



West Elevation

Attachment 6d: Elevations



South Elevation