

1175-1181 Weston Road – 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 106901 WET 05 OZ

Related Application: 24 106895 WET 05 SA

SUMMARY

This report reviews and recommends refusal of the application to amend the Official Plan and Zoning By-law to permit a 38-storey mixed-use building containing 382 dwelling units at 1175-1181 Weston Road.

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 (Application No. 24 106901 WET 05 OZ) in its current form, for the lands municipally known as 1175-1181 Weston Road.
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:

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<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 was held 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 three lots fronting onto Weston Road located on the south-east corner of Weston Road and Locust Street (see Attachment 2 for Location Map). The site is rectangular in shape with a lot area of 1,143 square metres, a lot frontage of 27 metres and a lot depth of 39 metres.

There are four commercial spaces at grade along Weston Road and two commercial units on Locust Street. Based on the applicant's submission, there are four rental dwelling units in total on the second floor of 1179-1181 Weston Road.

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: One- and two-storey mixed-use buildings on Weston Road and low-rise apartments on Locust Street. 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, one- and two-storey mixed-use buildings on Weston Road, Mount Dennis Community Hall and one- and two-storey detached dwellings on Hollis Street;

East: Toronto Parking Authority Lot 651, one- and two-storey detached and semi-detached dwellings on Locust Street; and

West: 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 38-storey mixed-use building comprised of a 36-storey tower above a two-storey base (see Attachment 5 for the Site Plan). The height of the proposed tower would be approximately 132.5 metres (including the mechanical penthouse). The proposed development consists of a total of 22,392 square metres of residential floor area (GFA), and 184 square metres of commercial floor area (GFA), resulting in a density of 21.2 times the area of the lot, based on a site area of 1,066 square metres. In addition, 106.6 square metres (10 percent of net site area) of off-site parkland dedication is proposed on Hollis Street.

A mix of unit types and sizes are proposed, including 72 (18.8 percent) studio units, 200 (52.4 percent) one-bedroom units, 70 (18.3 percent) two-bedroom units, and 40 (10.5 percent) three-bedroom units, for a total of 382 dwelling units. A total of 184 square metres of commercial space is proposed on the ground floor.

Vehicular access is proposed via a driveway on Locust Street leading to two visitor parking spaces, one of which would be an accessible space. Residential parking spaces are not included in the proposal. One Type G loading space is proposed. A total of 346 long-term bicycle spaces and 78 short-term bicycle parking spaces would be provided.

A total of 1,272 square metres of indoor amenity space and 256 square metres of outdoor amenity space is proposed. In total there is a combined rate of 4 square metres per unit which translates to 3.33 square metres of indoor amenity space per unit and 0.67 square metres of outdoor amenity space per unit. Indoor amenity space would be located on levels 2 and 3. Outdoor amenity space would be located at a terrace on the 3rd floor.

The subject lands contain four residential units on the second floor of 1179-1181 Weston Road, all of which are classified as rental dwelling units. All four units are currently occupied and are proposed to be demolished. The applicant has proposed to work with City staff to develop a tenant relocation and assistance plan to lessen possible hardship for existing tenants.

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 and create a new SASP to facilitate the

proposed development. 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/1175WestonRd.

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.

New development resulting in the loss of one or more rental units or dwelling rooms shall secure an acceptable tenant relocation and assistance plan to lessen hardship for existing tenants, per Official Plan [Policy 3.2.1.12](#).

The Official Plan can be found [here](#).

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 identified the site as within the District 4: Mixed-Use Main Street District which provides a spine for the community. The main street is a key contributor to the quality of life and the local economy. The human scale and sense of place along Weston Road will be reinforced through the Secondary Plan.

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 2.0 (c2.0; r2.0) SS2 and 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 106895 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 has 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 redevelopment and intensification; however the site is not ideally suited for a tall building development due to concerns related to separation distances to neighbouring properties, transition to surrounding existing and planned lower-scale areas, setbacks, stepbacks, height, landscaped open space, and soil volumes.

Located in the Mixed-Use Main Street District within the Mount Dennis Secondary Plan, the proposed 38-storey tower does not provide an appropriate transition in scale to the existing and planned main street scale of Weston Road. Development in this district is required to have a predominantly mid-rise character with a limited number of tall buildings in strategic locations. The proposed tower, including its balconies, provides a two-metre setback from the base building, failing the Tall Building Design Guidelines. The insufficient setback from the Weston Road frontage does not effectively emphasize the low-to-mid-rise existing and planned context along Weston Road.

The proposed separation distances and setbacks to the lands to the south and east are insufficient and create undesirable living conditions for units with primary windows on the proposed and abutting lands. The separation distance to the proposed tower at 7-17 Locust Street is 21.5 metres, which does not meet the Council adopted Tall Building Design Guidelines requirement of 25 metres, nor the 30-metre requirement found in the Council adopted, but not yet approved Mount Dennis Secondary Plan.

Similarly, the proposed setbacks and stepbacks on the north and west are deficient and do not adhere to the Tall Building Design Guidelines. Including the balconies, the proposed stepback from the base building to the tower is 0.5 metres along the Locust Street frontage, and two metres along Weston Road. The Official Plan requires tall buildings to have distinguishable bases, middles and tops. The Tall Building Design Guidelines recommends three-metre minimum stepbacks to distinguish the base building streetwall from the tower component. Currently, the deficient setbacks and stepbacks diminish the components, and exacerbate the vertical massing. Given the right-of-way of Locust Street is only 18 metres, the tall buildings on both sides of the street should provide setbacks from the street property line to achieve the minimum tower separation distances as per the applicable tall building policies and guidelines.

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 by the Official Plan and further prescribed in the Tall Building Design Guidelines and the Council adopted but not yet in force Mount Dennis Secondary Plan.

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. Eight 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 the Zoning By-law 569-2013.

According to Zoning By-law 89-2022, a maximum of 217 parking spaces for residential use are required for the proposed development, and a minimum of five 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 Aercoustics 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 29 percent two- and three-bedroom units.

The average unit size for all units is 49.6 square metres (534 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.

Rental Housing Demolition and Conversion By-law

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

Since the proposed development would require the demolition of four existing rental dwelling units, Policy 3.2.1.12 of the Official Plan applies to this proposal and the applicant would be required to provide an acceptable tenant relocation and assistance plan to lessen hardship for any tenants that occupied rental units at the time of the application. The applicant has indicated that they will work with staff on this matter.

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 106 square metres for 1175-1181 Weston Road. Additional parkland dedication for an associated application at 7-17 Locust Street is 148 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 would 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 34 percent and 31 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 submit 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, as well as representatives for the applicant and the Ward Councillor. The Community Consultation Meeting was combined with the proposal at 7-17 Locust Street. 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:

- Building location, typology, scale, and massing of the development and fit of the development within the existing and planned context.
- Setbacks and separation distances, including relationships to, and impacts on, adjacent properties.
- Demolition of rental housing.
- 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

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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: 1175-1181 Weston Road Date Received: January 22, 2024

Application Number: 24 106901 WET 05 OZ

Application Type: OPA and Rezoning

Project Description: Proposed development of a 38-storey mixed-use building comprised of a 36-storey tower on a two-storey base building at the southeast corner of Weston Road and Locust Street. The development consists of a total of 22,392 square metres of residential gross floor area (GFA) and 184 square metres of commercial area at grade, resulting in a density of 21.2 times the area of the lot (based on a site area of 1,066 square metres). The proposed building will contain a total of 382 dwelling units in a range of unit types.

Applicant	Architect	Owner
Alex Savanyu	Giannone Petricone	2642319 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: CR2.0 (c2.0;r2.0)
SS2 and CR2.5
(c2.5;r2.5) SS2(x2572)

Heritage Designation: N/A

Height Limit (m): 15 Site Plan Control Area: Yes

PROJECT INFORMATION

Site Area (sq m): 1,066 Frontage (m): 27 Depth (m): 39

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	577		941	941
Residential GFA (sq m):			22,392	22,392
Non-Residential GFA (sq m):	1,027		184	184
Total GFA (sq m):			22,576	22,576
Height - Storeys:	2		38	38
Height - Metres:			132.52	132.52

Lot Coverage Ratio 88.3 Floor Space Index: 21.17
(%):

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	22,392	170
Retail GFA:	184	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			382	382
Other:				
Total Units:			382	382

Total Residential Units by Size

	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		72	200	70	40
Total Units:		72	200	70	40

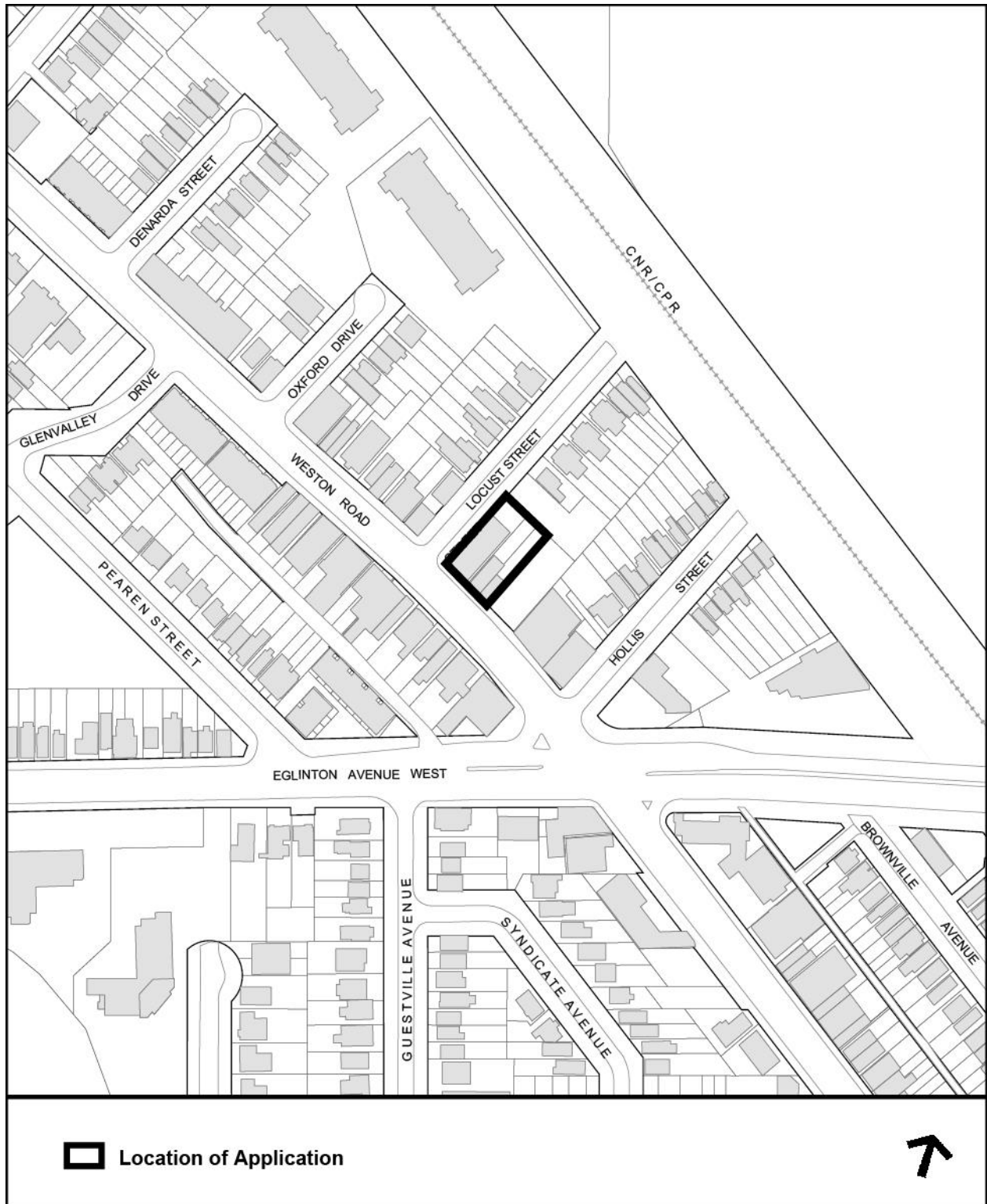
Parking and Loading

Parking Spaces:	2	Bicycle Parking Spaces:	424	Loading Docks:	1
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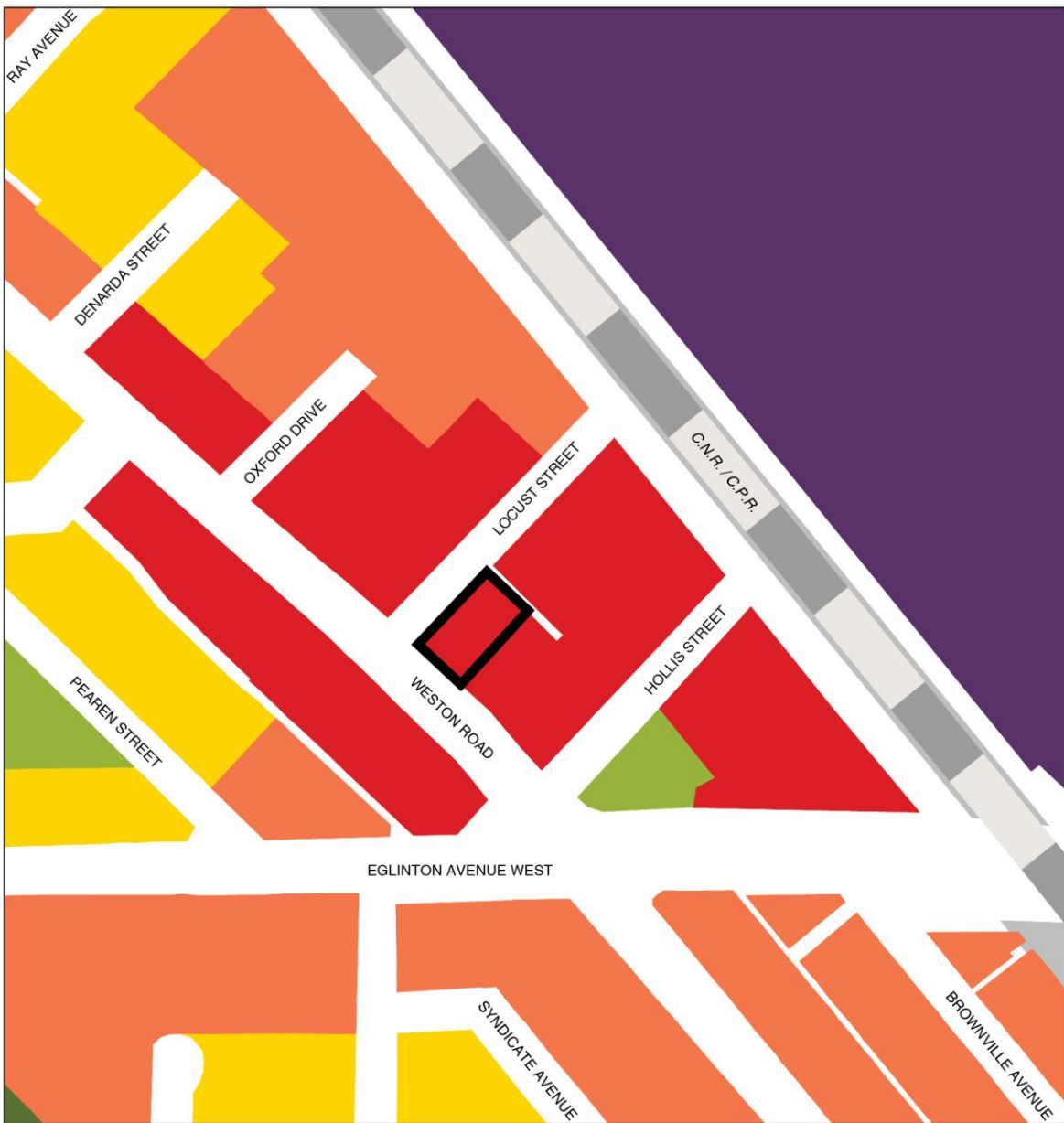
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Attachment 2: Location Map



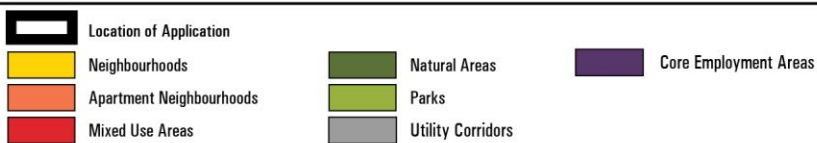
Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 14

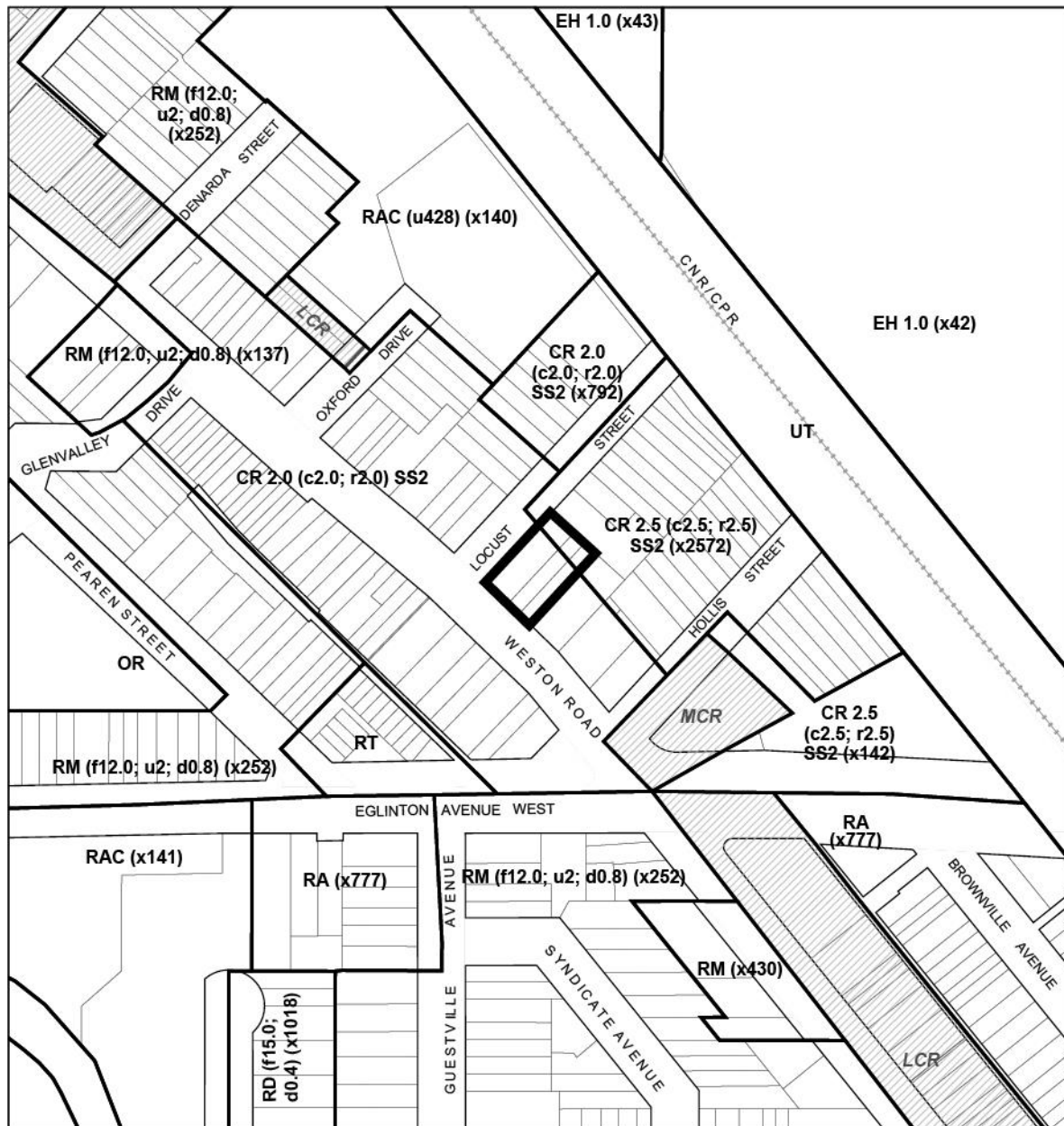
1175 -1181 Weston Road

File # 24 106901 WET 05 0Z



Not to Scale
 Extracted: 09/05/2023

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

1175-1181 Weston Road

File # 24 106901 WET 05 0



Location of Application

RD Residential Detached
RT Residential Townhouse
RM Residential Multiple
RA Residential Apartment
RAC Residential Apartment Commercial
CR Commercial Residential

EH Employment Heavy Industrial
ON Open Space Natural
OR Open Space Recreation
UT Utility and Transportation



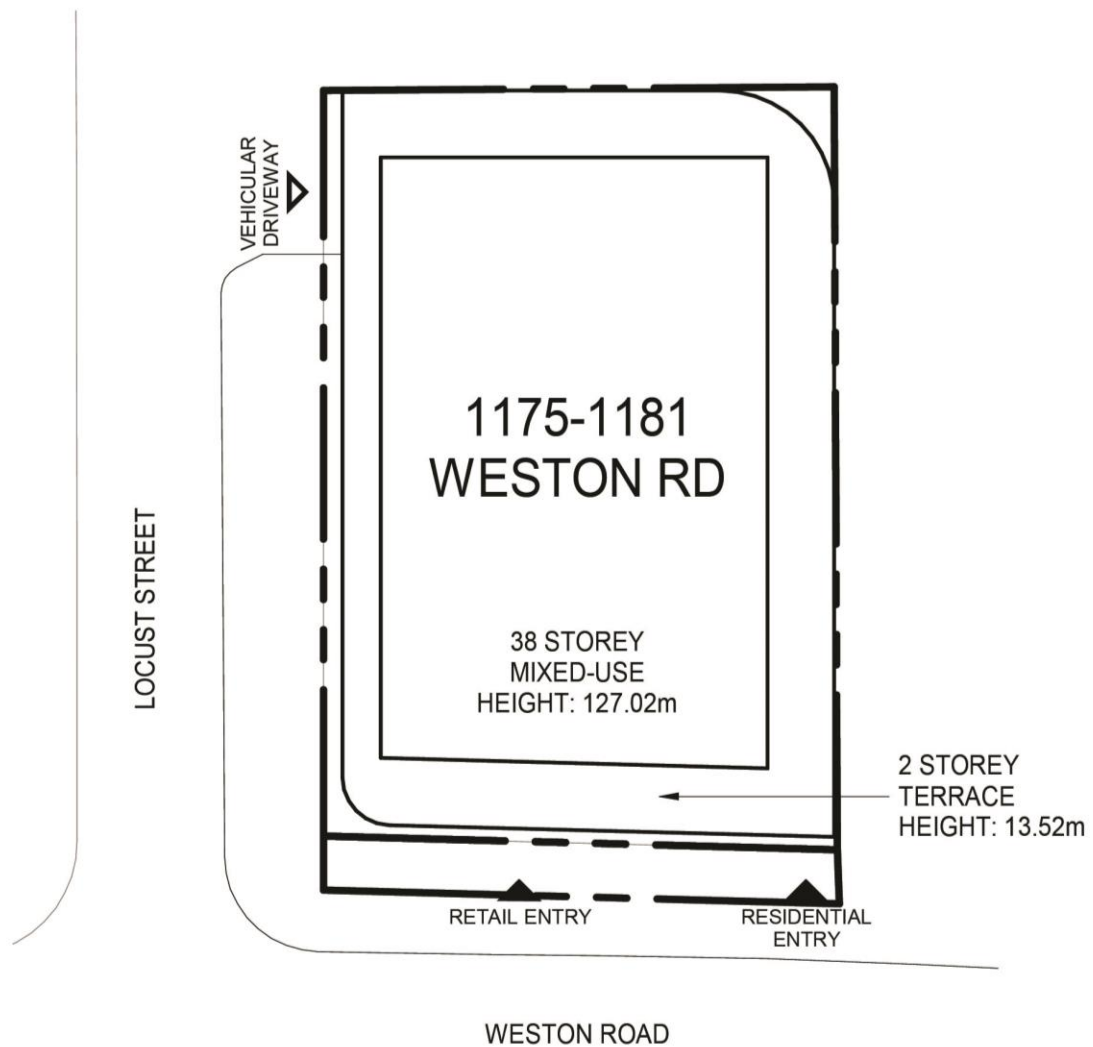
See Former City of York By-law No. 1-83

LCR Local Commercial Residential
MCR Mixed Commercial Residential



Not to Scale
Extracted: 01/29/2024

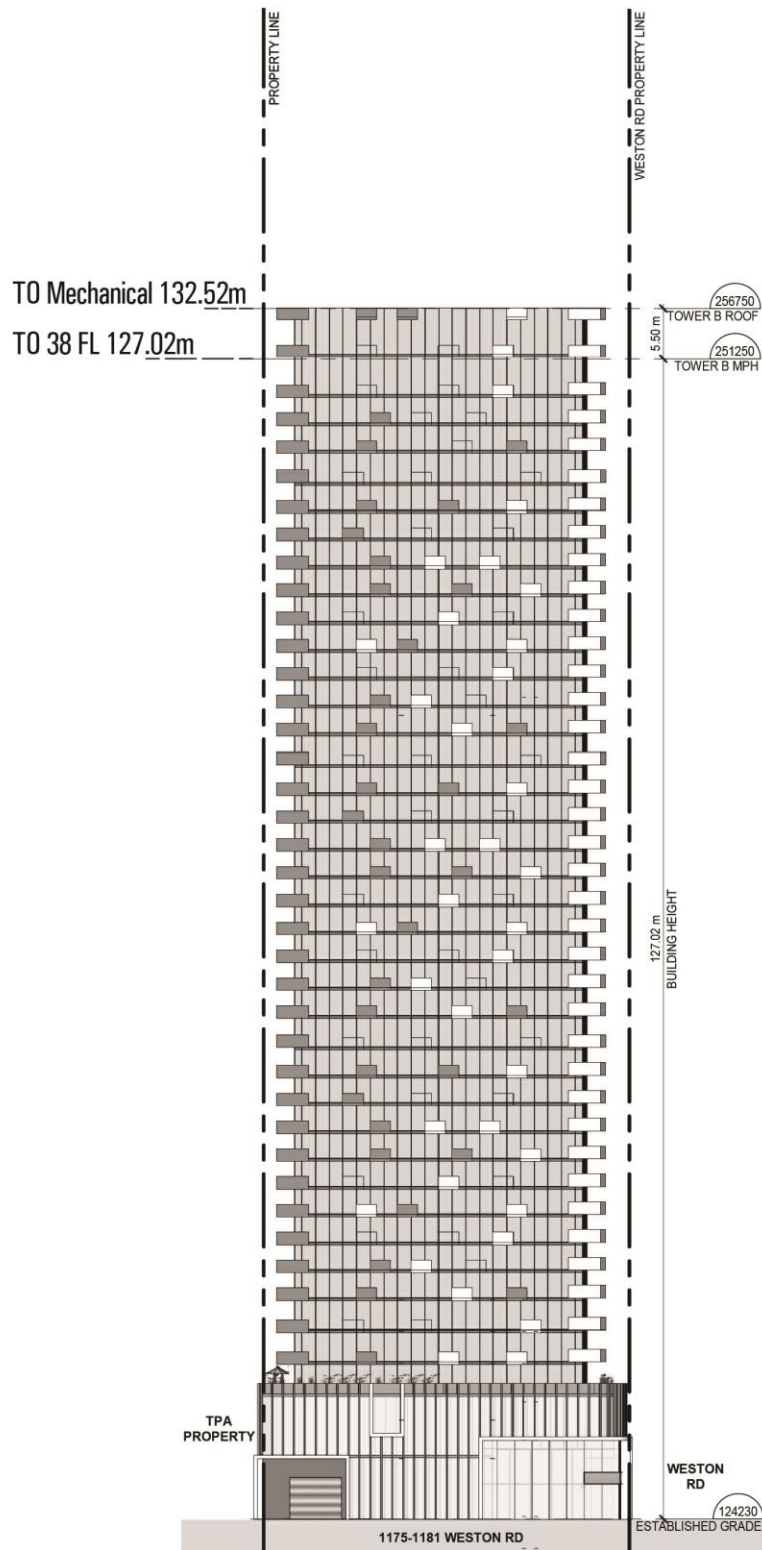
Attachment 5: Site Plan



Site Plan

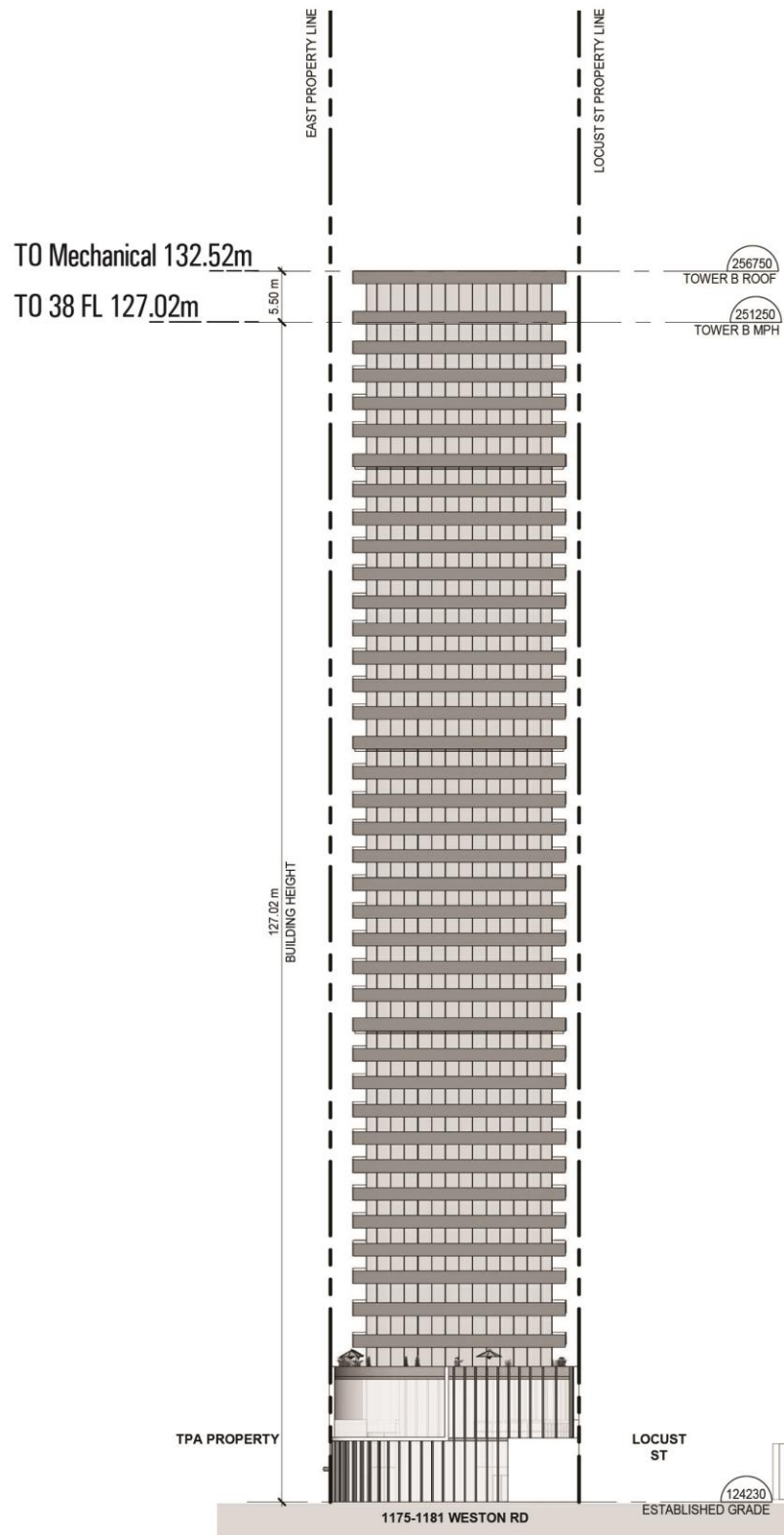


Attachment 6a: North Elevation



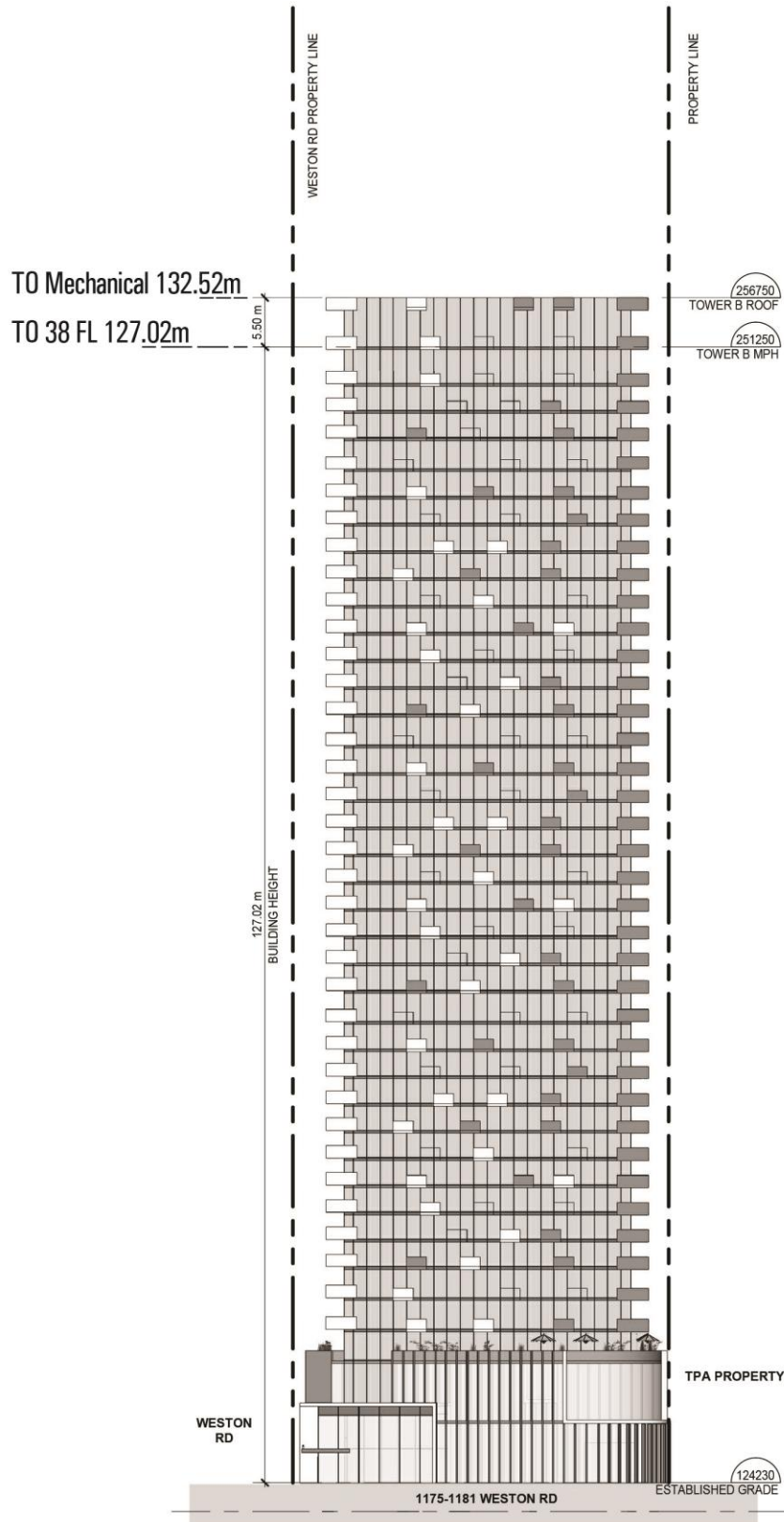
North Elevation

Attachment 6b: East Elevation



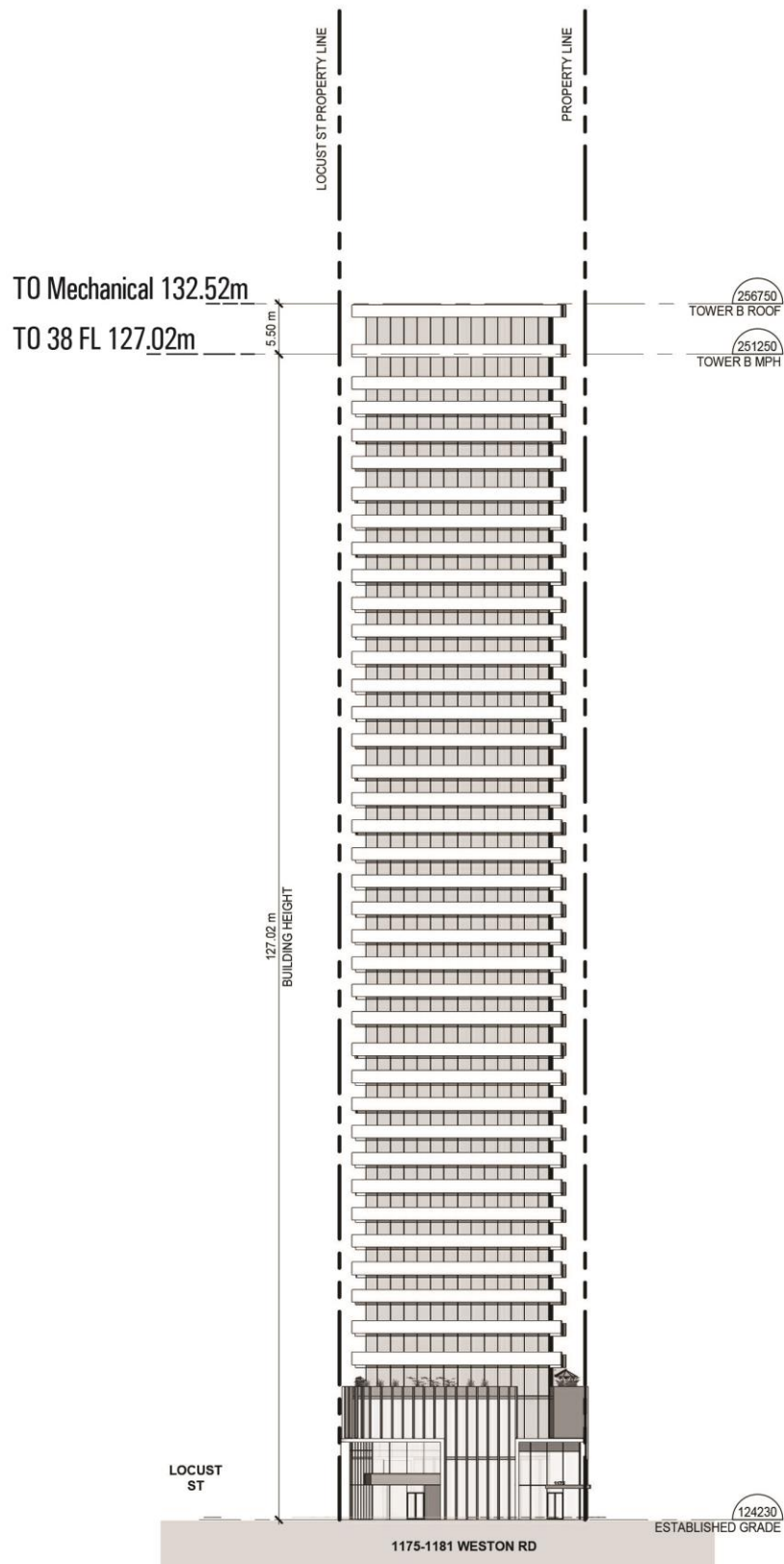
East Elevation

Attachment 6c: South Elevation



South Elevation

Attachment 6d: West Elevation



West Elevation