

3400 Weston Road and 2405 Finch Avenue West – Official Plan Amendment and Zoning By-law Amendment Applications – Preliminary Report

Date: February 3, 2021

To: Etobicoke York Community Council

From: Acting Director, Community Planning, Etobicoke York District

Wards: 07 - Humber River-Black Creek

Planning Application Number: 20 183834 WET 07 OZ

Notice of Complete Application Issued: October 21, 2020

Current Use(s) on Site: The site currently contains two 26-storey rental apartment buildings, having a total of 517 residential units, with a daycare facility located in the base of 2405 Finch Avenue West.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the applications to amend the Emery Village Secondary Plan, the former City of North York Zoning By-law No. 7625 (as amended) and City-wide Zoning By-law No. 569-2013 for the lands at 3400 Weston Road and 2405 Finch Avenue West. The proposal would permit a third residential building on the site, while retaining the existing two buildings. The proposed new building would be 36-storeys in height (107.39 m including mechanical penthouse) with a 5-storey podium, and contain a total of 480 residential dwelling units. A new daycare is proposed in the north end of the podium. Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 3400 Weston Road and 2405 Finch Avenue West together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and

owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

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.

ISSUE BACKGROUND

Pre-Application Consultation

A Pre-application consultation meeting was held with the applicant in 2019 to discuss complete application submission requirements and to identify issues with the proposed development. Staff raised concerns related to building height and massing, on site pedestrian and vehicular circulation, outdoor amenity areas and access driveways and connections to Weston Road and Finch Avenue West.

The current submission is generally comparable to the pre-application concept, with the existing buildings on site proposed to be retained and a new 36-storey residential building with a 5-storey podium proposed.

Application Description

This application proposes to amend the Emery Village Secondary Plan, the former City of North York Zoning By-law No. 7625, as amended by By-law No. 422-2003 ("The Emery Village Zoning By-law"), and City-wide Zoning By-law No. 569-2013 for the lands located at 3400 Weston Road and 2405 Finch Avenue West. The proposal would permit a 36-storey residential building (107.39 m including mechanical penthouse) with 480 residential units and a 5-storey podium that would include a daycare. The two existing 26-storey buildings currently on the site would be retained.

The new building would have a total gross floor area of 35,658 m², including 35,093 m² of residential gross floor area and 565 m² of daycare space. This would bring the total gross floor area of the site to 86,944 m² (including the two existing buildings) resulting in a Floor Space Index of 2.85 times the area of the lot.

A total of 960 m² each of indoor and outdoor amenity space is proposed. The indoor amenity space would be split between the ground floor and 5th level. The 5th level indoor amenity space is proposed to connect with the 960 m² of outdoor amenity space proposed on the roof of the 4th level.

As part of the proposal, the remaining open space on the site is proposed to be improved with additional landscaping and enhanced amenities, including new seating, plantings, and pedestrian connections, accessible for all tenants of the overall site.

As currently proposed, the 480 residential units would be comprised of: 298 one-bedroom units (62%); 156 two-bedroom units (32%); and 26 three-bedroom units (5%).

The proposed development would continue to use the existing access from Finch Avenue West and Weston Road by a new private driveway located along the western and southern property boundaries which would extend through the subject site.

The application proposes a total of 408 new residential vehicular parking spaces, the majority of which are located in a new underground parkade, in addition to 72 visitor parking spaces (57 at grade) and 2 at grade vehicular parking spaces dedicated to the daycare. Vehicular parking is proposed across two full underground levels and two partial levels that are partly above and partly below-grade. The parking ramp and loading space will be accessed from Finch Avenue West via the new driveway, along the west elevation of the new building. The 398 existing underground parking spaces and 165 existing surface spaces would be retained and there would be a connection between the existing parking garage at 3400 Weston Road and the new building.

The proposed development would include a total of 360 new bicycle parking spaces, of which 34 would be short-term and 326 would be long-term. One new Type G loading space is also proposed.

Detailed project information is found on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachments 1&2 of this report, for a three dimensional representation of the project in context and Attachment 4 for the proposed site plan drawing.

Site and Surrounding Area

The subject site is located near the south west corner of Finch Avenue West and Weston Road (see Attachment 3: Location Map). The site is irregularly shaped with frontage on both Finch Avenue West and Weston Road and is currently occupied by two 26-storey residential buildings. The site is approximately 30,494 m² in size.

Surrounding land uses include:

North: To the north of the subject property are lands designated *Mixed Use Areas* featuring a range of commercial and residential uses, generally 1-2 storeys in height, in addition to a 12-storey mixed-use building on the south side of Finch Avenue West and a 5-storey mixed use building on the north side of Finch Avenue West. Further north are lands designated as *Core Employment Areas*, with a range of low-rise employment buildings.

West: To the west of the subject property is Lindylou Park, with a residential area further west comprised primarily of 1-2 storey detached dwellings as well as Daystrom Public School.

East: To the east of the subject property are lands designated *Mixed Use Areas* containing a range of commercial and residential uses. There are two 10-storey mixed use buildings on the east side of Weston Road, with a 28-storey mixed use building further south along Weston Road. At the south-east corner of Finch Avenue West and Weston Road an application has been submitted (File No. 20 230600 WET 07 OZ) to amend the City's Official Plan and Zoning By-law to permit the construction of a series of new mixed-use buildings ranging in height from 20 to 55-storeys.

South: To the south of the subject property is Lindylou Park, with a residential area designated *Neighbourhoods* further south comprised primarily of 1-2 storey detached dwellings.

Provincial Policy Statement and Provincial Plans

Land use planning in the Province of Ontario is a policy led system. Any decision of City Council related to this application is required to be consistent with the Provincial Policy Statement (2020) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on August 28, 2020. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2020) establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the *Planning Act*.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;

- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan (2020), builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. In accordance with Section 3 of the *Planning Act* all decisions of City Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by City Council shall also conform with the Growth Plan (2020).

Planning for Major Transit Station Areas

The Growth Plan (2020) as amended contains policies pertaining to population and employment densities that should be planned for in major transit station areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan (2020) requires that, at the time of the next municipal comprehensive review (MCR), the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs are planned for the prescribed densities.

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from the *Planning Act* of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The current application is located on lands shown as *Avenues* on Map 2 - Urban Structure and designated *Apartment Neighbourhoods* on Map 13 - Land Use Plan of the Official Plan (see Attachment 4: Official Plan Land Use Map). The site is also subject to the policies of the Emery Village Secondary Plan. The western portion of the site is partially located within a Natural Heritage System as identified on Map 9 of the Official Plan.

Zoning By-laws

The lands are subject to both City-wide Zoning By-law No. 569-2013 as well as the former City of North York By-law No. 7625, as amended by By-law No. 422-2003 ("The Emery Village Zoning By-law").

According to City-wide Zoning By-law No. 569-2013, the subject property is zoned Residential Apartment (RA), with a maximum permitted height of 24 metres and a maximum permitted lot coverage of 35%. See Attachment 8 for the existing zoning by-law.

The City-wide Zoning By-law No. 569-2013 can be found here:

<https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

By-law No. 422-2003 ("The Emery Village Zoning By-law") amended the North York Zoning By-law to establish area-wide performance standards to implement the vision of the Emery Village Secondary Plan. According to By-law No. 422-2003, the subject property is zoned RM6, with a permitted height range of 3 storeys to 6 storeys (9.6 metres to 18 metres) and a maximum permitted density of 2.5 times the area of the lot.

Design Guidelines

The following Design Guidelines will be used in the evaluation of this application:

- Tall Building Guidelines;
- Growing Up: Planning for Children in New Vertical Communities;
- Pet Friendly Design Guidelines for High Density Communities;
- Emery Village BIA Streetscape Manual;
- Bird Friendly Development Guidelines; and
- Toronto Green Standard.

The application may be subject to further design guidelines as the review of the application progresses.

The City's Design Guidelines can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has not been submitted.

COMMENTS

Reasons for the Application

An application to amend the Emery Village Secondary Plan is required as the proposal does not comply with the existing performance standards with respect to: density,

height, angular plane, setbacks and parking. An amendment is also required to establish appropriate standards for the proposal to permit an increase in the permitted density from 2.5 to 2.85 times the lot area, increase the maximum building height from 6- storeys to 36-storeys (107.39 metres), and an encroachment into the 45-degree angular plan from the residential properties to the west.

In addition, amendments to the former City of North York By-law No. 7625, as amended by By-law 422-2003 ("The Emery Village Zoning By-law") and City-wide Zoning By-law No. 569-2013 are required to permit a maximum Gross Floor Area of 86,944 m², increase the maximum permitted building height to 107.39 metres, increase the permitted Floor Space Index to 2.85 times the area of the lot, and revise other development standards related to setbacks and parking standards. Other areas of non-compliance may be identified through the review of the application. See Attachment 9: Summary Chart of Proposed Amendments.

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

Provincial Policies and Plans Consistency/Conformity

This application will be evaluated against the *Planning Act* and applicable Provincial Plans to establish the application's consistency with the PPS (2020) and conformity with the Growth Plan (2020), especially with regard to ensuring that the development recognizes the local context in terms of appropriate intensification, the promotion of well-designed built form, providing for a range of housing options, transition of built form to adjacent properties and whether the proposal complies with the municipal direction for growth.

Section 2 of the *Planning Act* sets out matters of provincial interest that City Council shall have regard to in making any decision under the *Planning Act*. Relevant matters of provincial interest include: (j) the adequate provision of a full range of housing, including affordable housing; (p) the appropriate location of growth and development; (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and (r) the promotion of built form that is well designed, encourages a sense of place and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

The PPS contains policies related to managing and directing development. It requires that sufficient lands be made available for intensification and redevelopment, and that planning authorities identify and promote opportunities for intensification and redevelopment, where this can be accommodated, taking into account, among other things, the existing building stock and surrounding area.

While the PPS encourages intensification and efficient development, it recognizes that local context is important and that well-designed built form contributes to overall long-term economic prosperity. The PPS indicates that the Official Plan is the most important

vehicle for implementing the PPS and planning authorities shall identify appropriate locations for intensification and redevelopment.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) emphasizes the importance of complete communities where a range of housing options are to be provided, and that new development should provide high quality compact built form and a vibrant public realm. The Growth Plan provides municipalities with the authority to define the location and nature of growth that will occur in intensification areas in a flexible manner suitable to the local context, while still meeting the overriding objectives of the Growth Plan.

Official Plan Conformity

The subject property is designated as *Apartment Neighbourhoods* within the City of Toronto Official Plan. *Apartment Neighbourhoods* consist of apartment buildings, parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents. Significant growth is not anticipated within *Apartment Neighbourhoods*, however compatible infill development is permitted.

Policy 4.2.3 states that compatible infill development may be permitted on a site within a developed *Apartment Neighbourhood* with one or more existing apartment buildings which improves the existing site conditions by means including (but not limited to):

- Being compatible with the scale, including height and massing, of the existing apartment building(s) on and adjacent to the site;
- Providing separation distances between buildings on and adjacent to the site so as to achieve adequate sunlight and privacy;
- Maintaining or replacing and improving indoor and outdoor residential amenities on the site, including, where achievable, equipping and managing indoor and outdoor amenity space to encourage use by residents; and
- Improving upon the quality of landscaped open space and outdoor amenity space for new and existing residents, including the preservation or replacement of significant landscape features and walkways and creating such features where they did not previously exist.

Additionally, the criteria outlined in 4.2.2 of the Official Plan shall be met for infill developments within *Apartment Neighbourhoods*, including (but not limited to):

- Locating and massing new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing setbacks from, and/or a stepping down of heights towards, lower-scale *Neighbourhoods*; and
- Locating and massing new buildings so as to adequately limit shadow impacts on properties in adjacent lower-scale *Neighbourhoods*, particularly during the spring and fall equinoxes.

The property is also located within the Emery Village Secondary Plan area. The Secondary Plan seeks to reurbanize the Emery Village Community by providing new mixed-use development on an incremental basis consistent with the capacity of existing or planned infrastructure; to create a balance of high quality commercial, residential, institutional and open space uses that reduce automobile dependency and meets the needs of the local community; to locate and mass new buildings to emphasize the intersection of Finch Avenue and Weston Road, and provide transitions between areas of different development intensity and scale; to enhance and extend the existing open space network; to provide a connected, attractive, safe and comfortable system of pedestrian bicycle routes; to improve streetscapes to create an attractive pedestrian environment; and to develop a new system of roads, to provide alternative routes to the Finch/Weston intersection, to create new development parcels and provide access to an enhanced open space network.

According to the Secondary Plan, the subject lands are designated as *Apartment Neighbourhood 'A'* as shown on Map 26-1. In *Apartment Neighbourhood 'A'* new buildings will generally range from 3 to 6 storeys in height. A maximum density of 2.5 times the lot area is permitted, exclusive of any incentives discussed in Section 3.5 of the Secondary Plan. Section 3.5 outlines density incentives for the provision of community benefits to a maximum development density of 3.0 times the lot area and a maximum height of 18 storeys.

The Toronto Official Plan contains City Council's policies and objectives for the physical (re)development of the City. Section 3.2.1 of the Official Plan contains policies pertaining to the provision, maintenance, and replacement of rental housing. Policy 3.2.1.5 of the Official Plan states that significant new development on sites containing six or more rental units, where existing rental units will be kept in the new development, will secure the rental tenure of the existing rental units and should secure needed improvements and renovations to extend the life of the building(s) that are to remain, and to improve amenities, without pass-through of costs to tenants.

Through its Official Plan, the City has identified appropriate locations and opportunities for intensification. Within the *Apartment Neighbourhoods* designation significant growth is not anticipated to occur, however compatible infill development is permitted. The level of intensification of this site must reflect the existing and planned context as established by the Zoning By-law and Official Plan policies, including in particular the Emery Village Secondary Plan.

Other Official Plan policies used to evaluate this application will include, but are not limited to: the Public Realm, Built Form, Housing and Parks and Open Spaces policies in Chapter 3. Staff will continue working with the applicant to achieve a redevelopment proposal that meets the intent of City policies and conforms to the Official Plan.

Built Form, Planned and Built Context

The suitability of the proposed height, density, massing, transition and other built form issues will be assessed based on the *Planning Act*, the Provincial Policy Statement, the Growth Plan, the City's Official Plan and City Council adopted Urban Design Guidelines.

The following issues have been identified and will be evaluated through review of the application:

- Whether the application is contextually appropriate and whether it fits with the planned and surrounding built context;
- Built form transition and proximity to adjacent low-scale residential properties;
- Appropriateness of the proposed building's height, massing, density, setbacks and stepbacks;
- Conformity with the 45-degree angular plane from the property line of the adjacent low-scale residential properties;
- The provision of an appropriate mix of dwelling units and adequate location and size of amenity space;
- The potential wind and shadow impacts of the development and any appropriate mitigation measures;
- Improvements to landscaped open space and the public realm; and
- Other on-site matters, such as the storage of garbage and snow, and vehicular site ingress and egress.

Staff will continue working with the applicant to achieve a redevelopment proposal that is more in keeping with the vision for Emery Village and the existing character of the area.

Natural Heritage and Ravine Protection

The subject lands are partially located within a TRCA Regulated Area as well as partially located within the City of Toronto Ravine and Natural Feature Protection By-law area. The western portion of the lands are partially located within a Natural Heritage System as identified on Map 9 of the Official Plan.

The applicant has provided a Natural Heritage Impact Study, prepared by Beacon Environmental and dated July 2020 to document existing conditions, and to evaluate project conformance applicable natural heritage legislation and policy requirements. This Study also identifies potential effects of the project on the natural environment and provides recommendations for mitigation measures.

The City's Urban Forestry Division and Ravines and Natural Feature Protection Division will be evaluating the proposal and have been circulated for comment, in addition to the Toronto and Region Conservation Authority.

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).]

Additionally, Official Plan policies have been adopted by City Council to increase tree canopy coverage. City Council has adopted the objective of increasing the existing 27 percent tree canopy coverage to 40 percent. Policy 3.4.1 (d) states that "to support strong communities, a competitive economy and a high quality of life, public and private

city-building activities and changes to the built environment, including public works, will be environmentally friendly based on: d) preserving and enhancing the urban forest by: i) providing suitable growing environments for trees; ii) increasing tree canopy coverage and diversity, especially of longlived native and large shade trees; and iii) regulating the injury and destruction of trees".

The applicant has submitted an Arborist Report, prepared by Beacon Environmental and dated July 2020. The report indicates that a total of 41 trees comprised of 30 trees that are at least in fair condition and 11 trees that are potential hazard trees (i.e., in a state of decline, in poor condition, or dead), are proposed for removal to accommodate the proposed development. The report recommends 77 trees be preserved, primarily located along the western edge of the property and within Lindylou Park.

The Arborist Report and Tree Preservation Plan are currently under review by City staff.

Housing

A Housing Issues Report is required for Official Plan Amendments and Zoning By-law Amendments applications that seek to demolish existing rental properties, intensify existing rental sites, convert existing rental housing to condominiums or that propose residential development in excess of five hectares.

The applicant provided a Housing Issues Report, prepared by Bousefields Inc. and dated August 2020. The Housing Issues Report identifies that all 507 existing rental dwelling units on the subject lands have either affordable or mid-range rents. Consequently, Policy 3.2.1.5 applies to this proposal and the applicant has confirmed that the Owner will maintain all 507 units as rental housing for a period of at least 20 years, with no application for demolition or conversion to ownership tenure during that period.

The applicant is to conduct a tenant survey to identify improvements and/or renovations to the existing buildings and associated amenities. The applicant shall coordinate with Housing Policy staff prior to administering the survey in order to ensure it is consistent with the City's standard practices. The Owner is also required to develop a construction mitigation plan and tenant communication strategy to mitigate the impacts of construction on existing and future residents.

Growing Up: Planning for Children in New Vertical Communities

In July 2017, Toronto City Council adopted the Growing Up Draft Urban Design Guidelines, and directed City Planning staff to apply the "Growing Up Guidelines" in the evaluation of new and under review multi-unit residential development proposals. The objective of the Growing Up Draft Urban Design Guidelines is that developments deliver tangible outcomes to increase liveability for larger households, including families with children at the neighbourhood, building and unit scale. The proposed provision of 298 one-bedroom units (62%), 156 two-bedroom units (32%) and 26 three-bedroom units (5%) falls short of the unit mix objectives of the Growing Up Guidelines, specifically for the minimum guideline percentage of 3-bedroom units (10%).

Official Plan housing policies and the Growth Plan's growth management and housing policies provide direction on how a broad range of households, including families with children, can be accommodated in new developments. Planning staff have requested that additional information be provided with regards to the proposed unit sizes and layouts, in order to evaluate the application in the context of the Growing Up Guidelines.

Community Services and Facilities

Community Services and Facilities (CS&F) are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures used for the provision of programs and services provided or subsidized by the City or other public agencies, boards and commissions. They include recreation, libraries, childcare, schools, public health, human services, cultural services and employment services, etc. The timely provision of community services and facilities is as important to the livability of the City's neighbourhoods as "hard" services like sewer, water, roads and transit. The City's Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Providing for a full range of community services and facilities in areas experiencing major or incremental growth, is a responsibility shared by the City, public agencies and the development community.

Review of this application will include an analysis of whether any capital improvements or expansion of existing facilities are required.

Section 37 Community Benefits

The Official Plan provides for the use of Section 37 of the *Planning Act* to pass by-laws for increases in height and/or density not otherwise permitted by the Zoning By-law in return for the provision by the applicant of community benefits in the form of capital facilities. It is standard to secure community benefits in a Section 37 Agreement which is then registered on title.

Given its proposed height and density, the current proposal is subject to Section 37 contributions under the *Planning Act*. Section 37 benefits have not yet been discussed. City staff intend to apply the Section 37 provisions of the *Planning Act* should this application be recommended for approval.

Infrastructure/Service Capacity

The applicant has submitted a Functional Servicing and Stormwater Management Report, prepared by Husson and dated July 2020. Engineering and Construction Services staff are currently reviewing the report to evaluate the effects of the proposed development on the City's municipal servicing infrastructure and watercourses and to identify and provide the rationale for any new infrastructure and upgrades to existing infrastructure, necessary to adequately service the proposed development.

The applicant also submitted a Transportation Impact Study (TIS), prepared by LEA Consulting Ltd. and dated August 2020. The purpose of the TIS is to evaluate the effects of the proposed development on the transportation system and to suggest any

transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development. This study is under review by Transportation Services staff.

Preliminary comments on matters relating to transportation, servicing, solid waste, stormwater management and sanitary sewers relative to the proposed development indicate that additional information is required for further review.

Archaeological Assessment

The subject site has archaeological resource potential. A Stage 1 Archaeological Assessment will be required to be submitted by the applicant and reviewed by City staff.

Toronto Green Standard

City 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.

The applicant submitted a TGS Checklist with this application. City staff are currently reviewing the Checklist for conformity with Tier 1 performance measures and will be encouraging the applicant to meet the Tier 2 or higher level of performance.

Other Matters

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

CONTACT

Jeffrey Elkow, Planner
Tel. No. (416) 394-2615
E-mail: Jeffrey.Elkow@toronto.ca

SIGNATURE

Sarah Henstock, MCIP, RPP
Acting Director, Community Planning
Etobicoke York District

ATTACHMENTS

City of Toronto Drawings

Attachment 1: 3D Model of Proposal in Context looking Northwest

Attachment 2: 3D Model of Proposal in Context looking Southeast

Attachment 3: Location Map

Attachment 4: Site Plan

Attachment 5: Official Plan Map

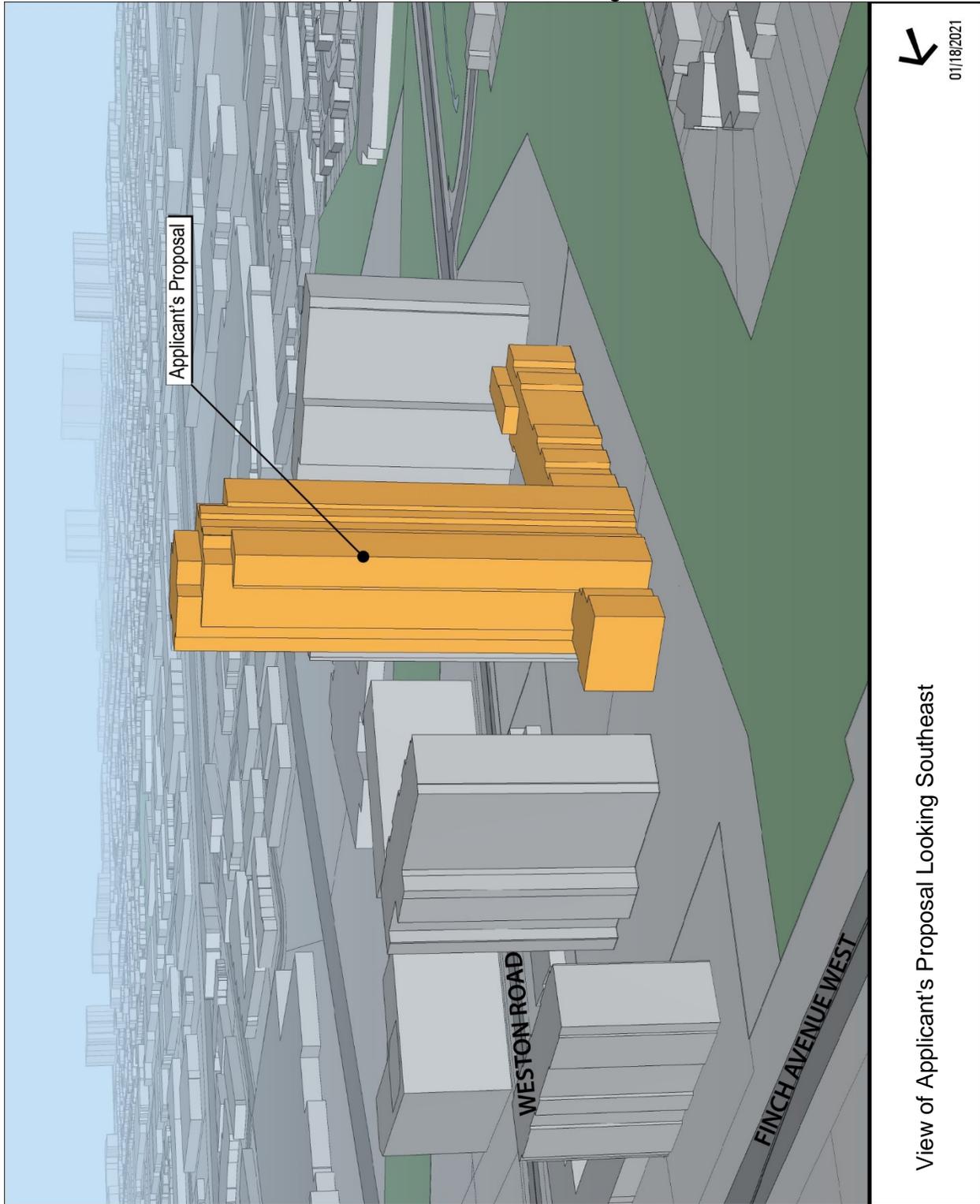
Attachment 6: Emery Village Secondary Plan – Land Use Plan

Attachment 7: Emery Village Secondary Plan – Structure Plan

Attachment 8: Zoning By-law 569-2013 Exerpt

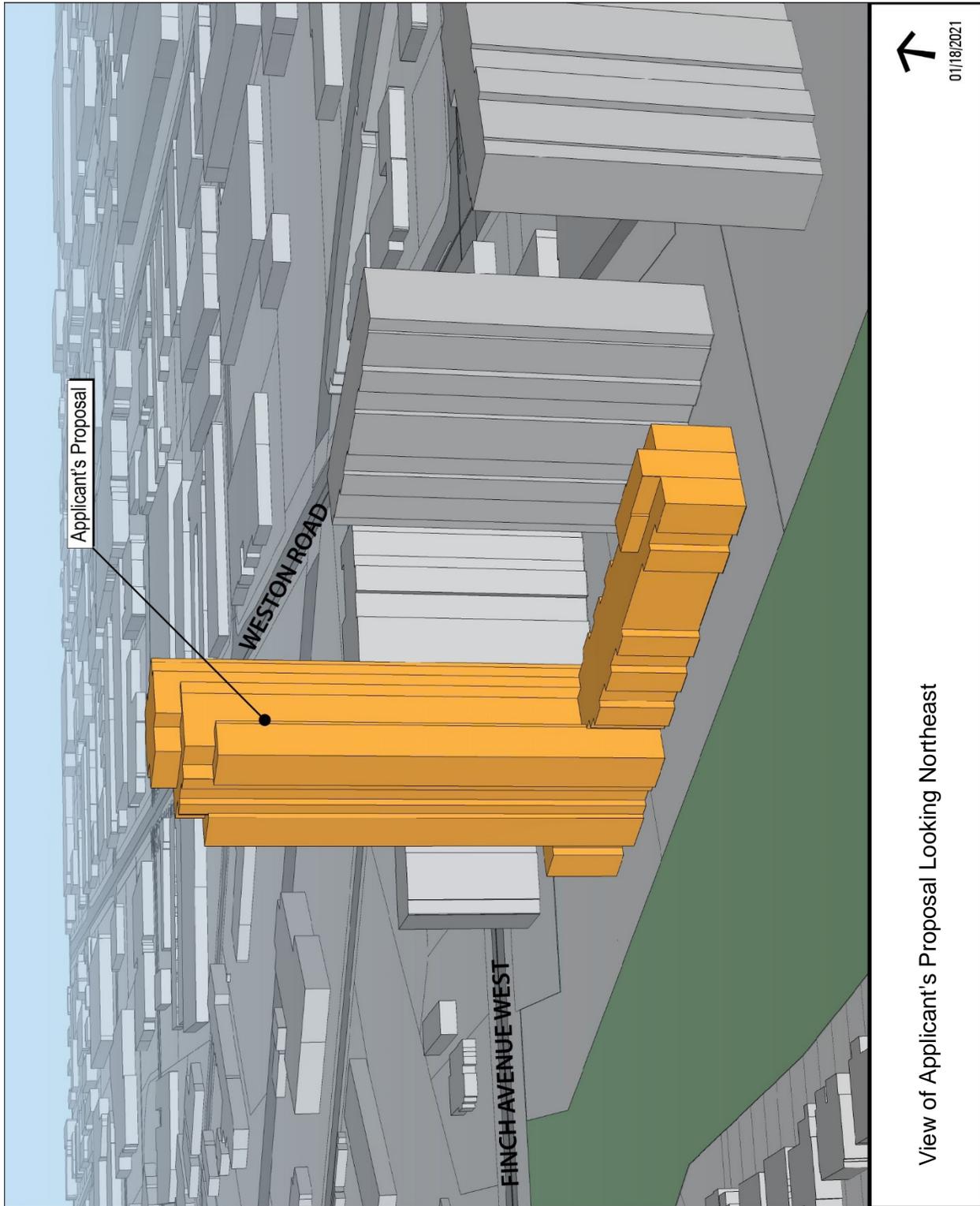
Attachment 9: Summary Chart of Proposed Amendments

Attachment 1: 3D Model of Proposal in Context Looking Southeast



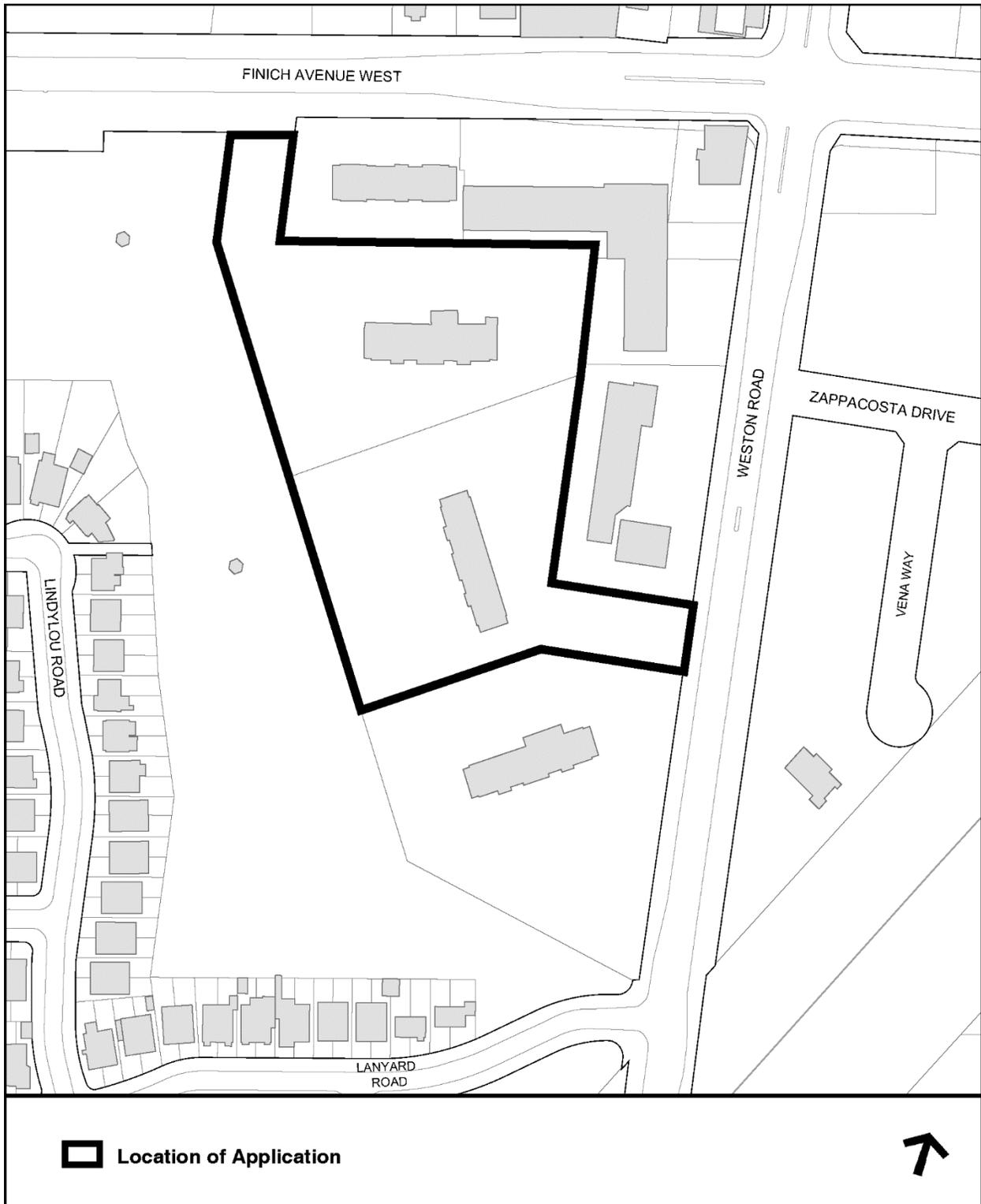
View of Applicant's Proposal Looking Southeast

Attachment 2: 3D Model of Proposal in Context looking Northeast

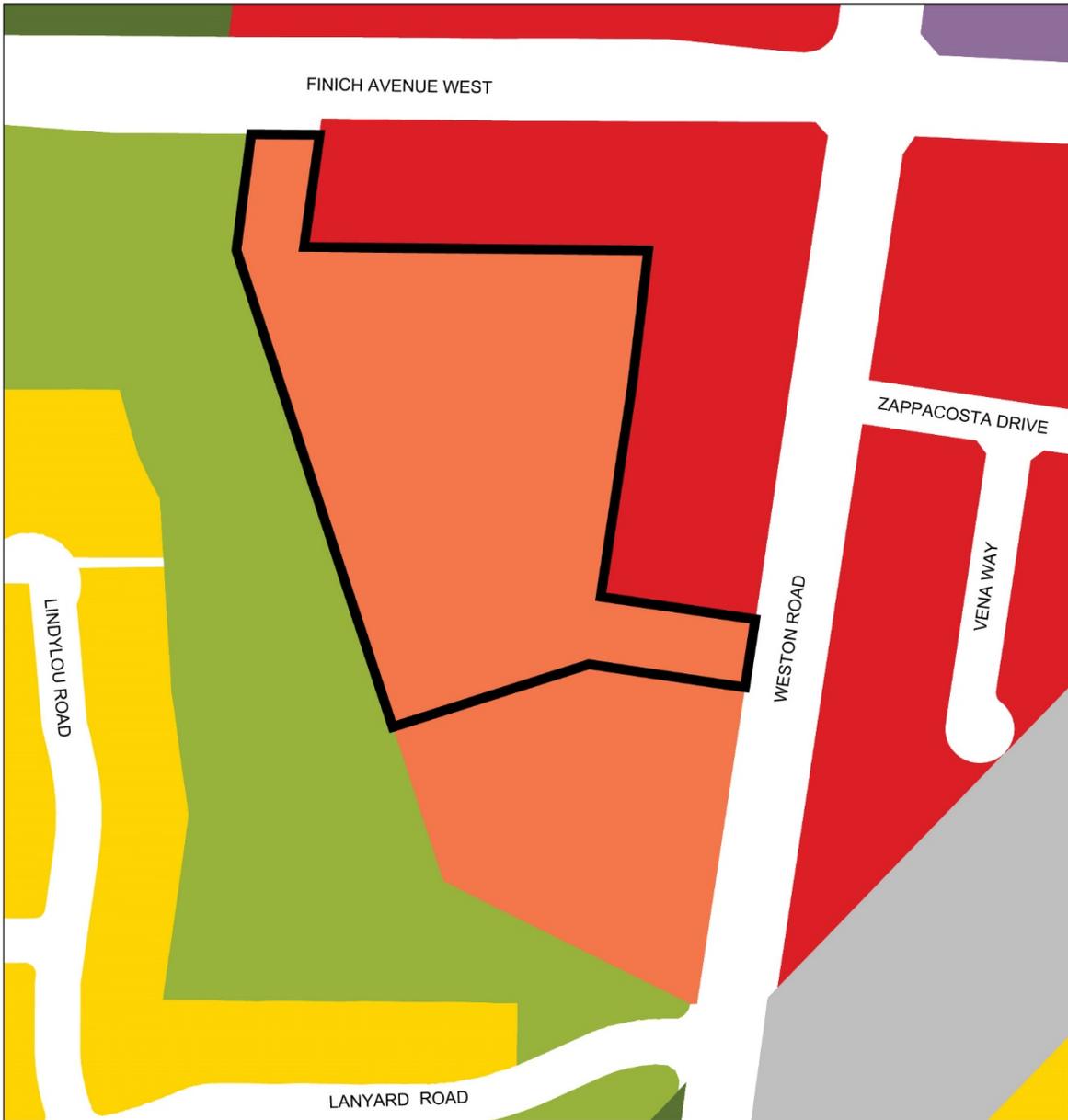


View of Applicant's Proposal Looking Northeast

Attachment 3: Location Map



Attachment 5: Official Plan Map



Official Plan Land Use Map #13

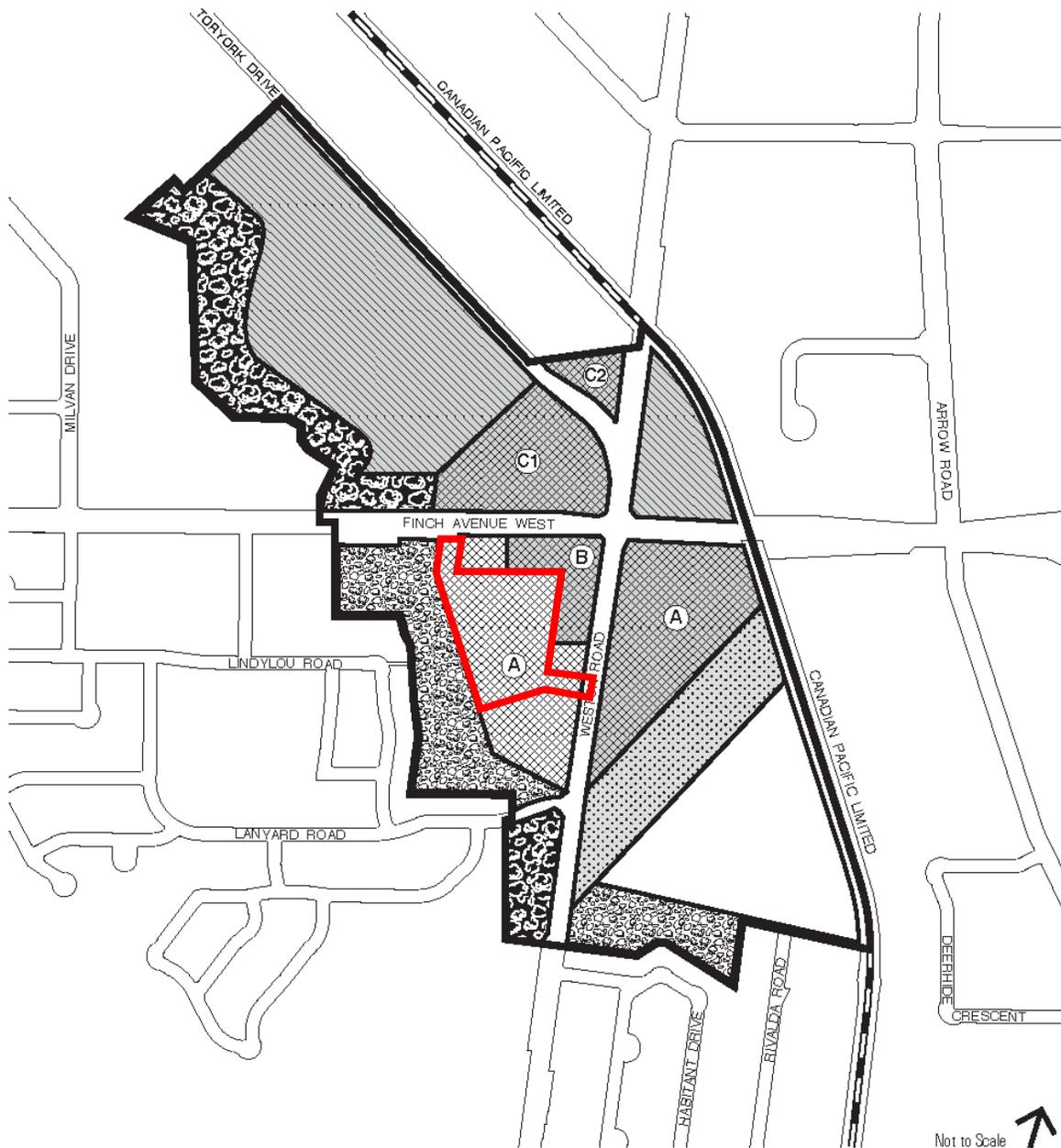
3400 Weston Road and 2405 Finch Avenue West

File # 20 183834 WET 07 0Z

 Location of Application	 Natural Areas	 Hydro Corridor
 Neighbourhoods	 Parks	 General Employment Areas
 Apartment Neighbourhoods		
 Mixed Use Areas		

Not to Scale
Extracted: 12/17/2020

Attachment 6: Emery Village Secondary Plan – Land Use Plan



Emery Village Secondary Plan

MAP 26-1 Land Use Areas

- | | |
|---|---------------------|
| Secondary Plan Boundary | Institutional Areas |
| Apartment Neighbourhoods | Employment Areas |
| Mixed Use Areas | Utility Corridors |
| Parks and Open Space Areas - Park | |
| Parks and Open Space Areas - Natural Area | |

June 2006

Attachment 7: Emery Village Secondary Plan – Structure Plan



Emery Village Secondary Plan

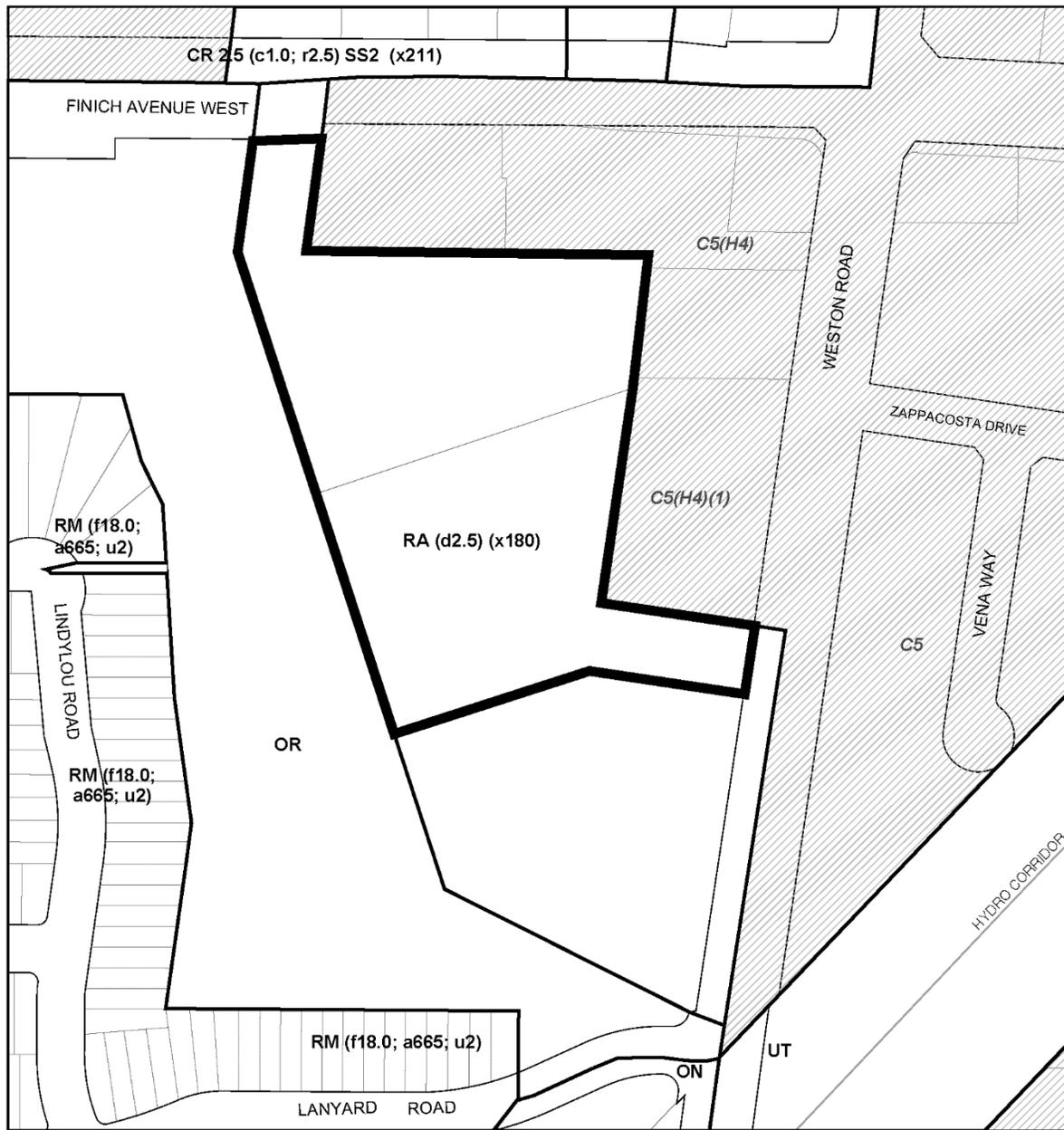
MAP 26-2 Structure Plan

- Secondary Plan Boundary
- Existing and Potential Building Edges
- Possible Location of Local Roads
- Possible Road Extensions beyond Secondary Plan Boundary
- Possible Location of Local Lanes
- Area for Streetscape Improvement
- Open Space
- Significant Corner
- Potential Pedestrian Connections
- Gateway Feature
- Possible Future Commuter/Transit Station
- Proposed Off-Road Path

Note: The proposed alignment and location of specific projects remains conceptual at this time. These concepts are subject to further review through the applicable environmental assessment process established under the EA Act.

December 2010

Attachment 8: Zoning By-law 569-2013 Exerpt



3400 Weston Road and 2405 Finch Avenue West

Zoning By-law 569-2013

File # 20 183834 WET 07 0Z

-  Location of Application
- RM** Residential Multiple
- RA** Residential Apartment
- CR** Commercial Residential
- ON** Open Space Natural
- OR** Open Space Recreation
- UT** Utility and Transportation

-  See Former City of North York By-law No. 7625
- C5** Mixed Use Commercial Zone
- M1** Industrial Zone One
- G** Greenbelt Zone


 Not to Scale
 Extracted: 12/17/2020

Attachment 9: Summary Chart of Proposed Amendments

Proposed amendments to the Emery Village Secondary Plan

	Permitted	Proposed
Floor Space Index (FSI)	2.5 FSI 3.0 FSI with Incentives	2.85 FSI (without incentives)
Maximum Storeys	6 Storeys 18 Storeys with incentives	36 Storeys

Proposed amendments to City-wide Zoning By-law No. 569-2013 and former City of North York Zoning By-law No. 7625, as amended by By-law 422-2003 ("The Emery Village Zoning By-law")

	Permitted	Proposed
Floor Space Index (FSI)	2.5 FSI	2.85 FSI
Maximum Height	18 metres	107.39 metres
Maximum Storeys	6 Storeys	36 Storeys
Angular Plane	Not permitted to encroach into 45 degree angular plane when abutting residential or open space zone categories	Encroaches into 45 degree angular plane

Other areas of non-compliance may be identified through the review of the application.