

2345 Finch Avenue West and 3415C - 3499C Weston Road – Official Plan and Zoning Amendment Application – Preliminary Report

Date: April 20, 2021

To: Etobicoke York Community Council

From: Acting Director, Community Planning, Etobicoke York District

Ward: 7 - Humber River-Black Creek

Planning Application Number: 20 230600 WET 07 OZ

Current Use on Site: Temporary surface parking lot

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the combined application to amend the Emery Village Secondary Plan, and to amend the former City of North York Zoning By-law No. 7625 for the properties located at 2345 Finch Avenue West and 3415C-3499C Weston Road. The application proposes to permit five buildings of 20, 35, 40, 45 and 55-storeys consisting of 2,237 rental residential units and 1,202.7 square metres of retail space resulting in a total gross floor area of 156,153.9 square metres. A Floor Space Index of 6.43 times the area of the lot is proposed. Vehicular parking is proposed in a 3-level underground garage and a 5-storey garage consisting of 1,291 spaces. An on-site parkland dedication of 1,061 square metres, and two Privately Owned Publicly-Accessible Spaces ("POPS") of 3,355 square metres and 2,255 square metres are also proposed. Staff are currently reviewing the application. The application would implement Phases 3 and 4 of Medallion's overall development plan for the broader site.

The application 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 once the application has been deemed complete.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 2345 Finch Avenue West and 3415C-3499C Weston Road together with the Ward Councillor once the application has been deemed complete.

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.

DECISION HISTORY

In November 2002, City Council adopted the Emery Village Secondary Plan as Official Plan Amendment No. 499 to the former City of North York Official Plan. The intent of the Secondary Plan is to provide parameters for incremental mixed-use development that promotes transit use and pedestrian activity. In May 2003, City Council adopted the associated Emery Village Zoning By-law No. 422-2003 to amend the former City of North York Zoning By-law No. 7625. By-law No. 422-2003 establishes performance standards to implement the Secondary Plan, along with holding provisions that limit development pending appropriate studies are submitted to the satisfaction of the City to ensure there is adequate infrastructure services to accommodate the planned mixed-use development.

Between 2002 and 2018, the owner of the subject site ("Medallion") and the lands to the south, encompassing the southeast quadrant of the Finch Avenue West and Weston Road intersection with an area of 5.1 hectares received approval for three minor variance applications, a consent application, and a combined Official Plan and Zoning By-law Amendment application to realize the first two phases of a four phase development. Phase 1 is comprised of lands southwest of the subject site with an approved and constructed 10 and 28-storey mixed use development. Phase 2 is comprised of lands southeast of the subject site with an approved and currently under construction 26 and 30-storey mixed use development. As part of the approval of Phases 1 and 2, Medallion entered into agreements with the City to secure for the construction of public roads, public art, and financial contributions toward community facilities, among other matters. The subject site is comprised of Phases 3 and 4 of Medallion's overall development plan.

ISSUE BACKGROUND

Pre-application Consultation

On August 28, 2019, a pre-application consultation meeting was held between City Planning staff and consultants representing Medallion to discuss a proposal for four buildings of 35, 40, 45 and 55-storeys resulting in 1,673 residential units, 1,141 square square metres of ground floor retail, an on-site park of 2,600 square metres, and a Privately Owned Publicly-Accessible Space ("POPS") to serve as a vehicular driveway

and drop off of 2,900 square metres. The proposed conceptual plan showed a greater Floor Space Index for the site over the previously shown concept developed by Medallion, which in turn exceeded the Emery Village Secondary Plan's direction on density. Staff raised concerns on the proposed increase in density and building heights over and above the direction of the Secondary Plan, the mixture of land uses, the location of open spaces, and the layout of the private driveways, among other matters.

Application Description

This applicant proposes to amend the Emery Village Secondary Plan and amend the former City of North York Zoning By-law No. 7625 for the properties at 2345 Finch Avenue West and 3415C-3499C Weston Road to permit five tall buildings consisting of: a 20-storey (62.1 metres including the mechanical penthouse) building with a 11-storey base at the southwest portion of the site termed Building A; a 35-storey (107.3 metres including the mechanical penthouse) building with a 7-storey base at the northwest portion of the site termed Building B; and three buildings of 40, 45 and 55-storeys (119.6 metres, 133.1 metres and 159.8 metres including the mechanical penthouse) at the centre north, northeast and southeast portion of the site termed Buildings C, D and E, all connected by a 7-storey base. The proposed buildings would result in a gross floor area of 156,153.9 square metres consisting of 154,951.2 square metres for residential uses and 1,202.7 square metres for retail uses located on the ground floors of Buildings A and B. A Floor Space Index of 6.43 times the area of the lot is proposed.

The proposal would result in 2,237 residential rental units consisting of: 82 (3.7 percent) bachelor units; 1,264 (56.5 percent) one-bedroom units; 778 (34.8 percent) two-bedroom units; and 113 (5.1 percent) three-bedroom units. Indoor amenity space of 4,615 square metres and outdoor amenity space of 4,363 square metres would be provided on the 1st, 2nd, 6th, 8th, 9th and 11th storeys of the five buildings.

Vehicular access to the site would be provided by a north-south oriented driveway off of Finch Avenue West and Zappacosta Drive. A total of 1,291 vehicular parking spaces and 1,713 bicycle parking spaces would be provided at-grade, within a 3-level underground garage and a 5-storey garage on the eastern portion of the site abutting the railway corridor. A total of two Type "G" loading spaces and five Type "C" loading spaces are proposed to service the five buildings.

Detailed project information is found on the City's Application Information Centre at: [Toronto.ca/2345FinchAveW](https://toronto.ca/2345FinchAveW)

See Attachments 1 and 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 forms part of the larger Medallion property and represents Phase 3 and 4 of the development plan.

The Phase 3 and 4 lands have frontage on Finch Avenue West to the north, Weston Road to the west, Zappacosta Drive to the south and the Canadian Pacific Railway line to the east. The site has an area of 2.4 hectares. The site's topographic grade generally slopes downward from the northeast to the southwest, with a topographic elevation range of approximately 6 metres. The site is currently used as a temporary surface parking lot for residents and visitors to the constructed Phase 1 development to the south. To the north along Finch is the future Emery Station of the Finch West Light Rail Transit project currently under construction on the street right-of-way.

Surrounding land uses include:

North: Across Finch Avenue West is a gas station and an associated 1-storey retail building, and five 1-storey commercial buildings with surface parking. Further north is the Canadian Pacific Railway line and employment uses.

South: Across Zappacosta Drive and to the southwest are the 10 and 28-storey mixed-use buildings that form Phase 1 of the development by Medallion. Southeast are the 26 and 30-storey mixed use buildings that formed Phase 2 of the development, which are currently under construction. Further south is a Hydro One Corridor and Emery Village Collegiate Institute.

East: Immediately east is the Canadian Pacific Railway. Southeast of the site is the Hydro One Corridor. Further east is a 5-storey office building connected to a 1-storey commercial plaza with surface parking, and employment uses along Arrow Road.

West: Across Weston Road is a 2-storey commercial plaza with surface parking. Southwest along the west side Weston Road is a 1-storey commercial plaza that is subject to an approved Official Plan and Zoning By-law Amendment for a 12-storey mixed-use building. Further west along the south side of Finch Avenue West is a 12-storey mixed-use building. Further southwest are two 26-storey residential buildings currently subject to an Official Plan and Zoning By-law Amendment application to permit a 36-storey residential building (file no. 20 183834 WET 07 OZ).

Provincial Policy Statement and Provincial Plans

Any decision of 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) 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.

The Growth Plan (2020) contains policies pertaining to provincially significant employment zones ("PSEZs"). PSEZs are areas defined by the Minister of Municipal Affairs and Housing for the purpose of long-term planning for job creation and economic development. The subject site is within a PSEZ.

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 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 Council shall also conform with the Growth Plan (2020).

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 subject site is located on lands identified as *Avenues* on Map 2 - Urban Structure, and designated *Mixed Use Areas* on Map 13 - Land Use of the Official Plan. See Attachment 5 for the land use designation of the Official Plan.

The subject site is also within the boundary of the Emery Village Secondary Plan ("EVSP") and is designated *Mixed Use Area 'A'* in the Secondary Plan. See Attachment 6 for the land use designation of the Secondary Plan.

Zoning By-law

The subject site is zoned "Mixed Use Commercial" C5 with a (H3) Holding symbol in the former City of North York Zoning By-law No. 7625, as amended by By-law No. 422-2003. The C5 zone permits residential uses and a range of non-residential uses. A maximum Floor Space Index of 2.5 times the area of the lot is permitted. In terms of building heights:

- a minimum 6-storeys/23.6 metres and a maximum 12-storeys/35 metres is permitted on the northwest portion of the site;
- a minimum 8 storeys/23.6 metres and a maximum 18-storeys/51.6 metres is permitted on lands within a 56 metre distance from the railway and hydro corridors to the east; and
- a minimum 3 storeys/9.6 metres and a maximum 8-storeys/23.6 metres is permitted on the remainder of the site.

The (H3) Holding symbol on the site prohibits the construction of buildings and land uses permitted under the C5 zone until the symbol is lifted. In order to lift the holding symbol, various conditions need to be fulfilled to the satisfaction of the City, including the submission of: a traffic impact study; an environmental site assessment; a servicing report; a noise and vibration study; and a development plan. The holding symbol will need to be lifted to permit the development as proposed.

As the site is subject to area specific zoning standards in the North York Zoning By-law No. 7625, the lands were excluded from the City-wide Zoning By-law No. 569-2013.

See Attachment 7 for the applicable zoning category of the site.

Design Guidelines

The following design guidelines will be used in the evaluation of this application:

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

The City's Design Guidelines may 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

The proposal requires an amendment to the Emery Village Secondary Plan as the building heights and overall density exceed the permissions directed by the Secondary Plan to encourage a balanced mixed-use community. In terms of building heights, the proposal is seeking building heights in the range of 20 to 55-storeys, whereas 8 to 12-storeys are permitted. In terms of density, the proposal is seeking a Floor Space Index of 6.43 times the area of the lot, whereas a maximum Floor Space Index of 2.5 times the area of the lot is permitted.

The proposal requires amendments to the former City of North York Zoning By-law No. 7625 to vary performance standards to allow for: the increased density; increased building heights, and various building setbacks and stepback requirements, among other performance measures.

See Attachment 8 for a summary chart of the 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

The application will be evaluated against the *Planning Act* and applicable Provincial Plans to establish the application's consistency with the PPS and conformity to the Growth Plan (2020).

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: (h) the orderly development of safe and healthy communities; (j) the adequate provision of a full range of housing, including affordable housing; (k) the adequate provision of employment opportunities; (o) the protection of public health and safety (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, 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. Policy 4.6 states that the Official Plan is the most important vehicle for implementing the PPS and Policy 1.1.3.3 states planning authorities shall identify appropriate locations for intensification and redevelopment. Further, Policy 1.2.6 requires adverse effects be avoided or mitigated between sensitive land uses and major facilities.

The Growth Plan (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 an attractive and vibrant public realm. The Growth Plan (2020) provides municipalities 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 (2020). Also, the Growth Plan (2020) directs sensitive land uses will avoid or minimize adverse impacts on uses that are particularly vulnerable to encroachment.

The application will be evaluated against the policies and objectives of the *Planning Act*, PPS and the Growth Plan (2020). In particular, the proposal will be evaluated in regards to the promotion of well-designed built form, providing for a range of housing options and mixture of uses that is compatible with surrounding industrial uses, and whether the proposal complies with the municipal direction for growth.

Official Plan Conformity

The Official Plan states that *Mixed Use Areas* will absorb most of the anticipated increase in retail, office and service employment in Toronto in the coming decades, as well as much of the new housing. However, not all *Mixed Use Areas* will experience the same scale or intensity of development.

Staff are reviewing the application to determine its conformity to the Official Plan. Key Official Plan policies that will be used to evaluate this application include, but are not limited to: the Avenues and Employment Areas policies in Chapter 2; the Public Realm,

Built Form, Housing and Parks and Open Spaces policies in Chapter 3; and the development criteria for *Mixed Use Areas* in Chapter 4.

Emery Village Secondary Plan ("EVSP")

The application is located within the EVSP area. The Secondary Plan provides a framework for development that builds on the Emery Village community's historic function as a centre that serves residents in the immediate and surrounding areas. The EVSP encourages compact, street-oriented, mixed-use pattern of development, establishes building heights and development densities, promotes transit use and pedestrian connectivity, and encourages the improvement of the public realm. The site is designated *Mixed Use Area A* where new building heights are to be generally in the range of 8 to 12-storeys with a Floor Space Index of 2.5 times the lot area.

Staff will be reviewing whether the proposed Official Plan Amendment to increase the building heights and the Floor Space Index maintains the general intent of the EVSP.

Built Form, Planned and Built Context

The suitability of the proposed built form will be assessed based on Section 2 (j), (p), and (r) of the *Planning Act*, the PPS and the Growth Plan (2020). The proposed built form will also be assessed based on the City's Official Plan policies, the EVSP policies, and Urban Design Guidelines. An evaluation will be made to confirm whether the proposal is contextually appropriate and fits within its planned and built context. In particular, staff will be evaluating:

- Appropriateness of the proposed building siting, mass, and heights;
- Appropriateness of the separation distances between the tall building components;
- Appropriateness of the proposed pedestrian network and connectivity to existing transit stops and future transit stations;
- Appropriateness of the private driveway network;
- Incremental shadow impacts to the existing and proposed public realm;
- The appropriateness of the proposed parkland and POPS; and
- The location and areas of the proposed retail spaces.

The applicant was advised a Block Context Plan showing the full build out of the lands southeast of Finch Avenue East and Weston Road is required to be submitted as part of the application.

Land Use

An objective of the EVSP is to encourage a compact, street-oriented mixed-use pattern of development. Further, the site is within the PSEZ where long-term employment uses are anticipated. The proposal would result in 156,153.9 square metres of residential uses and 1,202.7 square metres for retail uses. Staff will continue to review the proposal to determine a better mix of land uses as part of a complete community.

Residential Unit Size and Mix

On July 28, 2020, City Council adopted the Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines ("Growing Up Guidelines"). The objective of the Guidelines is to steer the delivery of multi-unit tall building proposals that increases liveability for larger households, including families with children at the neighbourhood, building and unit scale. In particular, the Growing Up Guidelines direct development to provide a minimum of 25 percent of its total residential unit count towards large units, including a minimum 10 percent as three-bedroom units. The Guidelines also direct two-bedroom units be in the range of 87 to 90 square metres and three-bedrooms be in the range of 100 to 106 square metres. The application currently proposes 113 (5.1%) three-bedroom units, with two and three-bedroom units ranging in size between 56 to 88 square metres. The proposal currently does not meet the direction of the Growing Up Guidelines. Staff will continue to review the proposal against applicable policies and guidelines in supporting a broad range of households.

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 long-lived native and large shade trees; and iii) regulating the injury and destruction of trees".

The applicant submitted an Arborist Report prepared by Beacon Environmental and a Landscape Plan prepared by Forrec Ltd. The Arborist Report indicates there are three trees on and within proximity of the site, of which one is proposed to be removed. The report proposes 152 new trees will be planted. The Arborist Report was reviewed by City staff and additional information is required.

Archaeological Assessment

An archaeological resource assessment identifies and evaluates the presence of archaeological resources also known as archaeological sites. The applicant has submitted a Stage 1 Archaeological Assessment prepared by ASI Heritage which is currently under review.

Infrastructure/Servicing Capacity

The application will be reviewed to determine if there is sufficient infrastructure capacity to accommodate the proposed development. The applicant submitted a Functional Servicing and Stormwater Management Report prepared by Husson, and Geotechnical

and Hydrogeological Studies prepared by WSP. The purpose of these reports is to evaluate existing subsurface conditions and the effects of the development on the City's municipal servicing infrastructure and watercourses, and to identify and provide the rationale for any new infrastructure or upgrades to existing infrastructure necessary to adequately service the proposed development. The studies were reviewed by City staff and revisions are required.

Traffic Impact, Vehicular Access and Parking

The applicant submitted a Transportation Impact Study prepared by LEA Consulting Ltd. The purpose of the study is to evaluate the effects of the development on the transportation system, and also to identify transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development. The study was reviewed by City staff and revisions are required.

Finch West Light Rail Transit Project

The future eastbound at-grade Emery Station of the Finch West Light Rail Transit project is planned to be north of the subject site on the Finch Avenue West right-of-way. A portion of the lands between the subject site and Finch Avenue West has been expropriated to accommodate municipal and transit infrastructure. Staff will continue to review the proposal and coordinate with Metrolinx on appropriate interface conditions along this section of Finch Avenue West.

Rail Safety and Risk Mitigation

The Canadian National Railway is immediately east of the subject site. The Federation of Canadian Municipalities - Rail Proximity Guidelines ("FCM-RAC"), last updated in 2013, was established to provide best practises and mitigation measures for development in proximity to railway corridors. Informed by the FCM-RAC, City Planning initiated the Guidelines for Development Close to Rail Corridors & Yards Study in 2017 ("Rail Study"), and established terms of reference for the submission of a Rail Safety and Risk Mitigation Study as part of a development application in proximity to rail infrastructure.

On December 8, 2020, the Planning and Housing Committee considered the draft Official Plan amendment to formally identify the Rail Safety and Risk Mitigation Study as part of a complete application, along with associated Zoning By-law amendments that introduce holding provisions to limit land uses within 30 metres of rail infrastructure pending the completion and review of the Rail Safety and Risk Mitigation Study. The Committee directed the final Official Plan and Zoning By-law amendments be brought forward for City Council's consideration after public and stakeholders' consultation. The Decision document can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PH19.2>

The proposal currently contemplates a five-storey garage on lands within 30 metres from the railway line. The applicant was advised a Rail Safety and Risk Mitigation Study is required to be submitted as part of the application. The report will require a peer review to be conducted on behalf of the City by a third party consultant at the applicant's expense.

Land Use Compatibility

The subject site is within proximity to various industrial operations on lands designated *Employment Areas* in the Official Plan to the north and east. The applicant submitted a Land Use Compatibility Assessment prepared by WSP. The purpose of this report is to: identify land use compatibility issues (traffic, noise, vibration, and air emission) between facilities within *Employment Areas* and the proposed sensitive land uses; and evaluate and recommend measures to eliminate or mitigate the adverse effects.

A separate Noise Feasibility Study prepared by Valcoustics Ltd. was also submitted to identify and evaluate the transportation, stationary, and potential on-site noise sources that may adversely impact the proposed sensitive uses on the site.

The applicant was advised a Vibration Study to evaluate the impact of vibration generated by the existing environment on the proposed development is required to be submitted as part of the application.

The Land Use Compatibility Assessment, the Noise Feasibility Study, and the Vibration Study will require peer reviews be conducted on behalf of the City by a third party consultant(s) at the applicant's expense.

Pedestrian Wind Impact

The applicant submitted a Pedestrian Level Wind Study prepared by Theakston Environmental. The study indicates the proposal would result in comfortable wind conditions based on their intended uses for pedestrians and residents. The study is currently under review by city staff. The applicant will be required to revise both the built form of the proposal and provide additional mitigation measures if deemed necessary to ensure wind conditions are comfortable for pedestrians.

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 intended to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement.

The applicant has submitted the TGS Checklist indicating they are pursuing Tier 1 performance measures. Staff are reviewing the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures. Planning staff will encourage the applicant to pursue Tier 2 or higher performance measures through the application review process.

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 sewers, 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.

The applicant submitted a Community Services and Facilities Study prepared by Bousfields as an appendix to the Planning Rationale report. The report is being reviewed by City staff to determine 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. The EVSP provides further direction on potential capital facilities that may be secured as part of the development. It is standard to secure community benefits in a Section 37 Agreement which is then registered on title.

The proposal in its current form meets the minimum size threshold of 10,000 square metres of new development for consideration of Section 37 benefits. Should this application be approved in some form, Section 37 contributions could be secured for specific community benefits on and/or within vicinity of the proposal.

Discussions with the Ward Councillor, City staff, residents and the applicant will be undertaken to determine the extent and nature of the required Section 37 community benefits should the application be recommended for approval. The EVSP and the City Council approved Implementation Guidelines and Protocol for Negotiating Section 37 Community Benefits will be used to determine appropriate Section 37 benefits.

Other Matters

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

CONTACT

Henry Tang, Senior Planner, Community Planning
Tel. No. (416) 392-7572
E-mail: Henry.Tang@toronto.ca

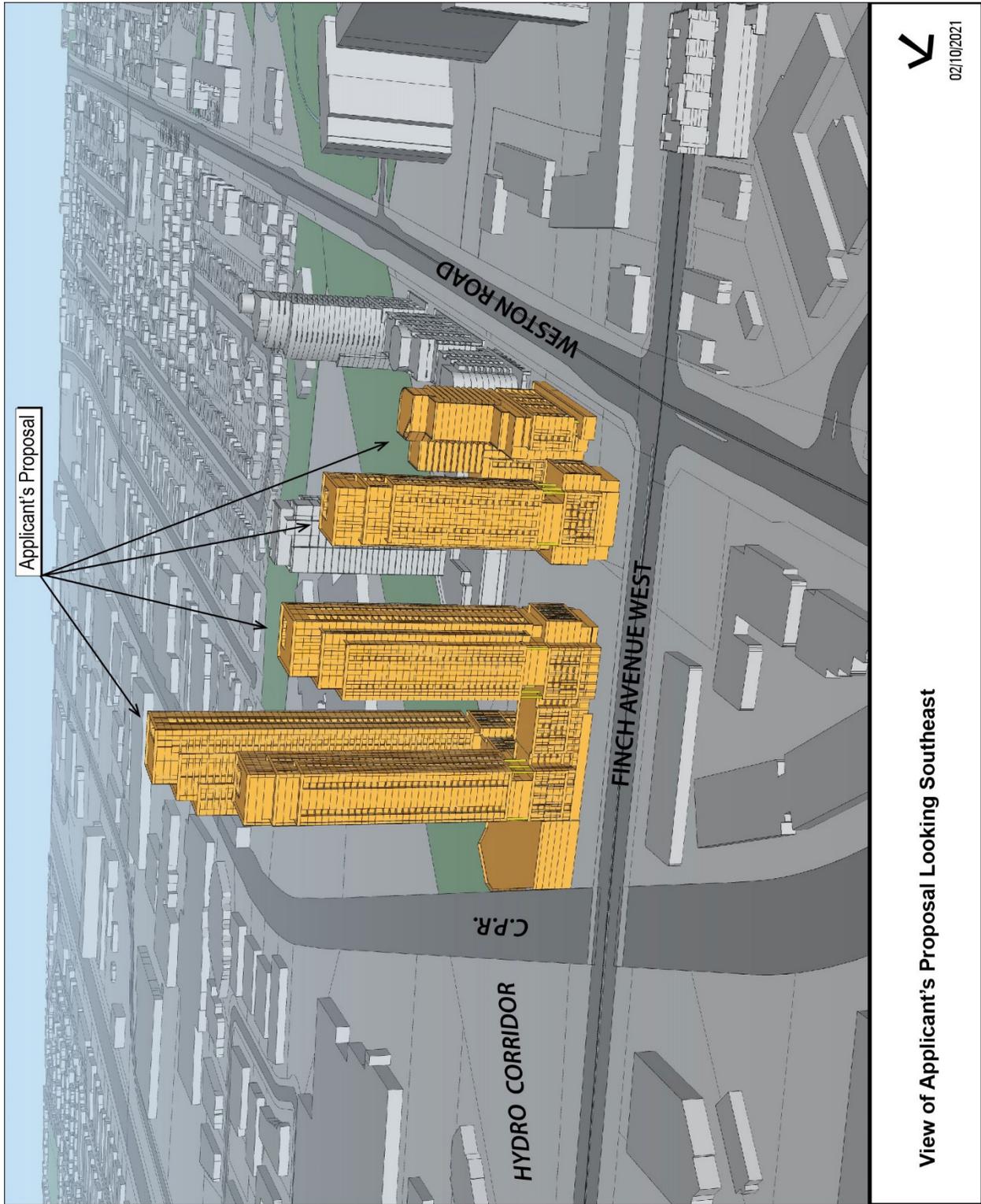
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Luisa Galli, MCIP, RPP
Acting Director, Community Planning
Etobicoke York District

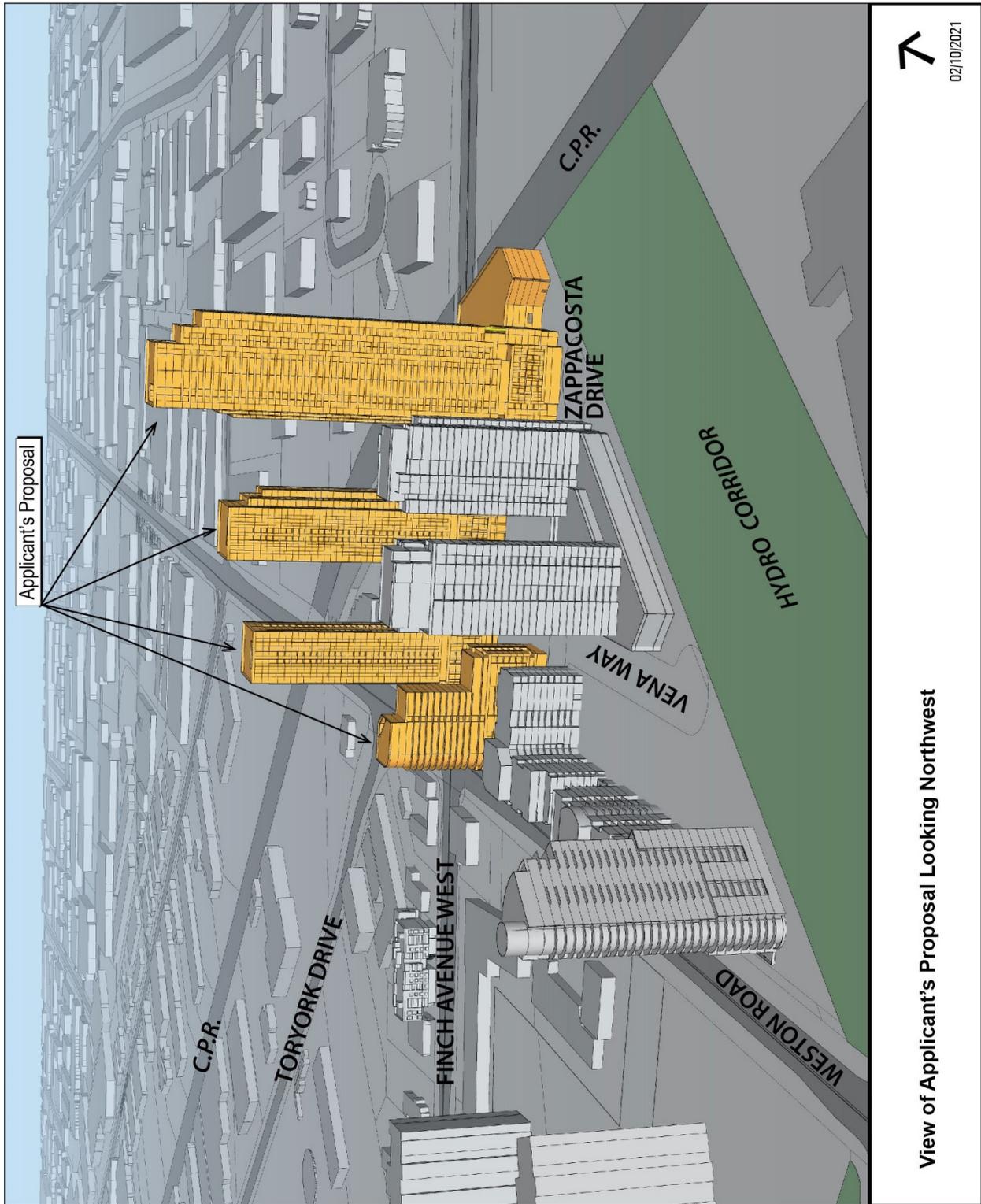
ATTACHMENTS

Attachment 1: 3D Model of Proposal in Context Looking Southeast
Attachment 2: 3D Model of Proposal in Context Looking Northwest
Attachment 3: Location Map
Attachment 4: Site Plan
Attachment 5: Official Plan Map Land Use Map
Attachment 6: Emery Village Secondary Plan Land Use Map
Attachment 7: Zoning Map
Attachment 8: Summary Chart of Proposed Amendments

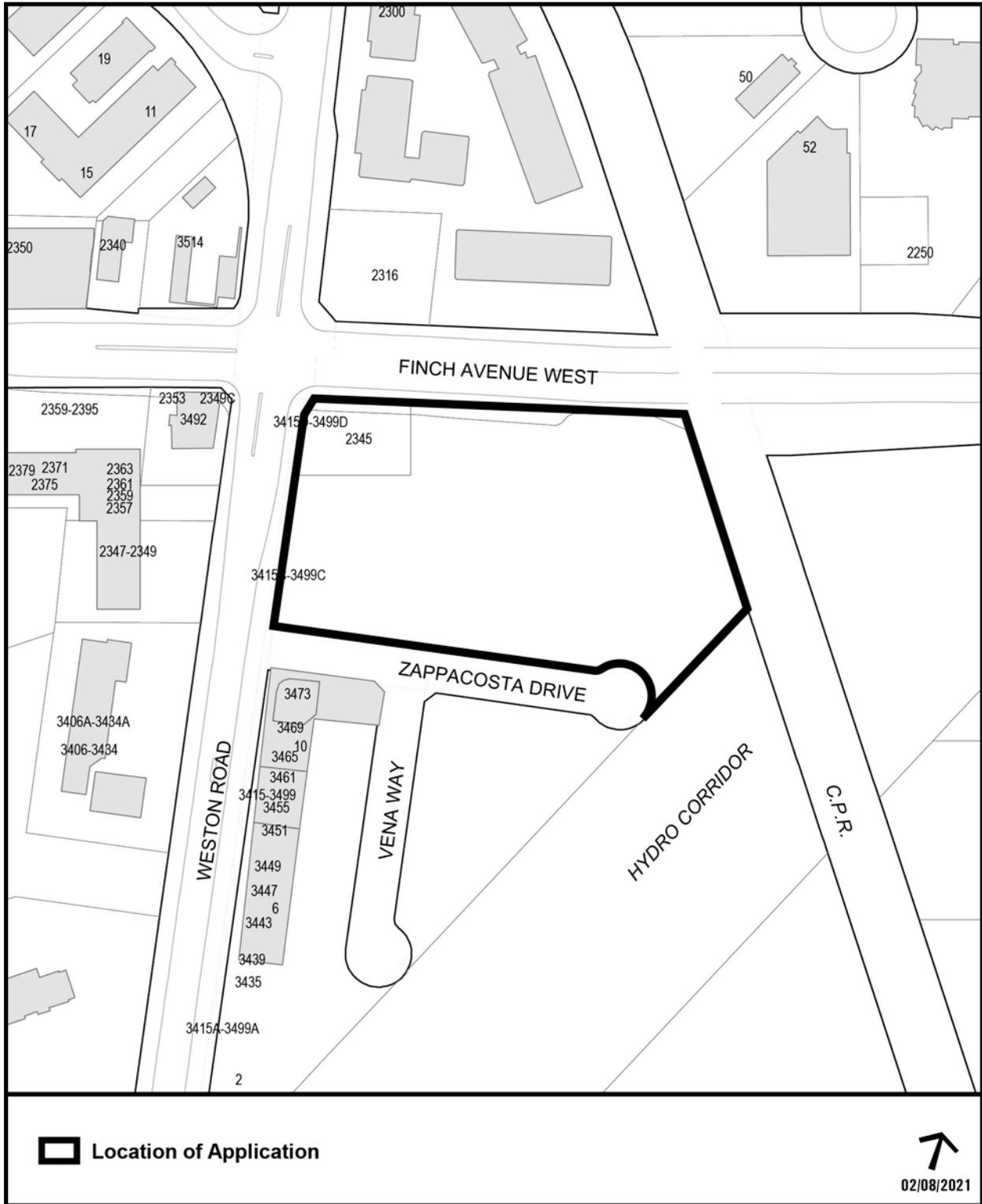
Attachment 1: 3D Model of Proposal in Context Looking Southeast



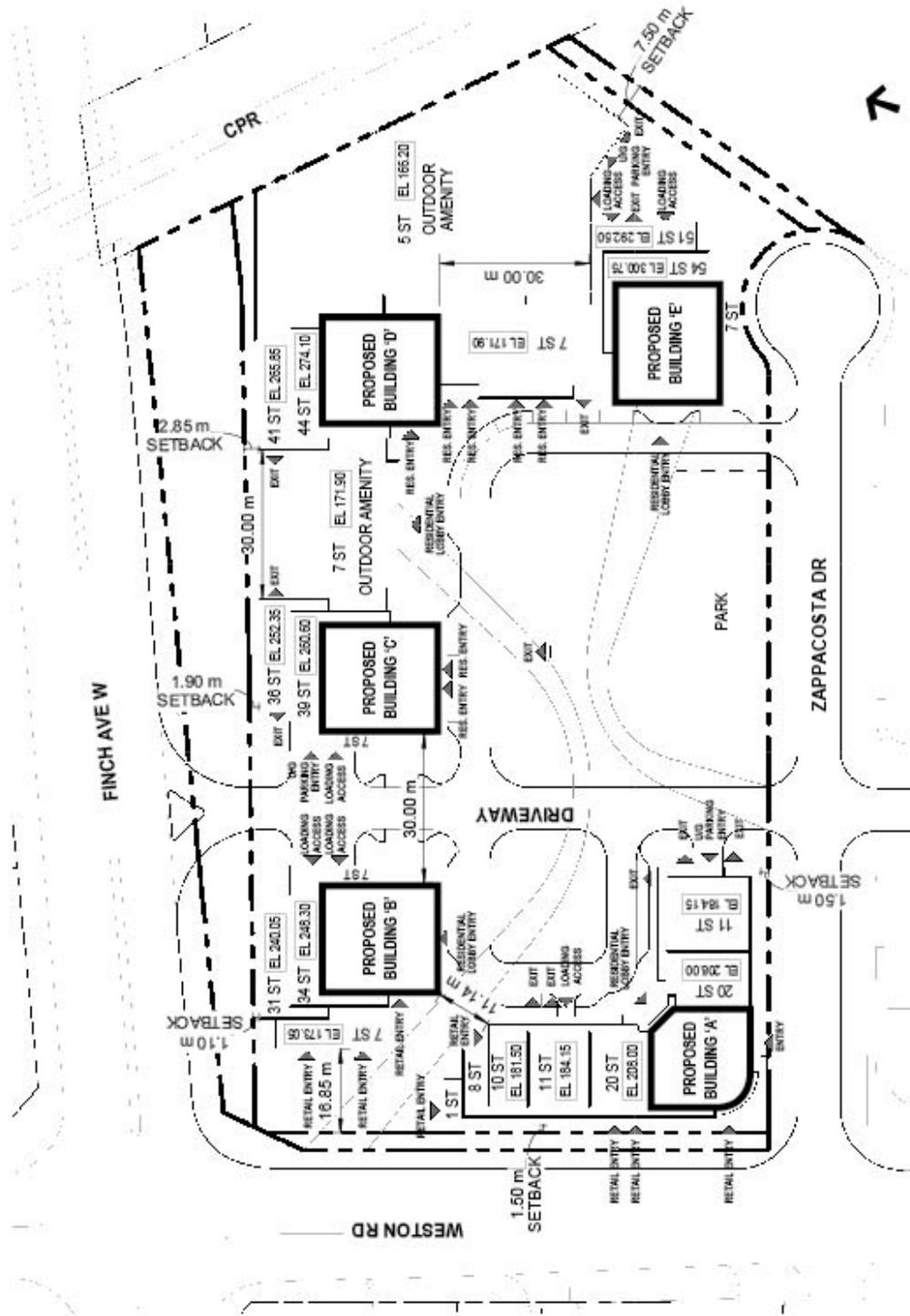
Attachment 2: 3D Model of Proposal in Context Looking Northwest



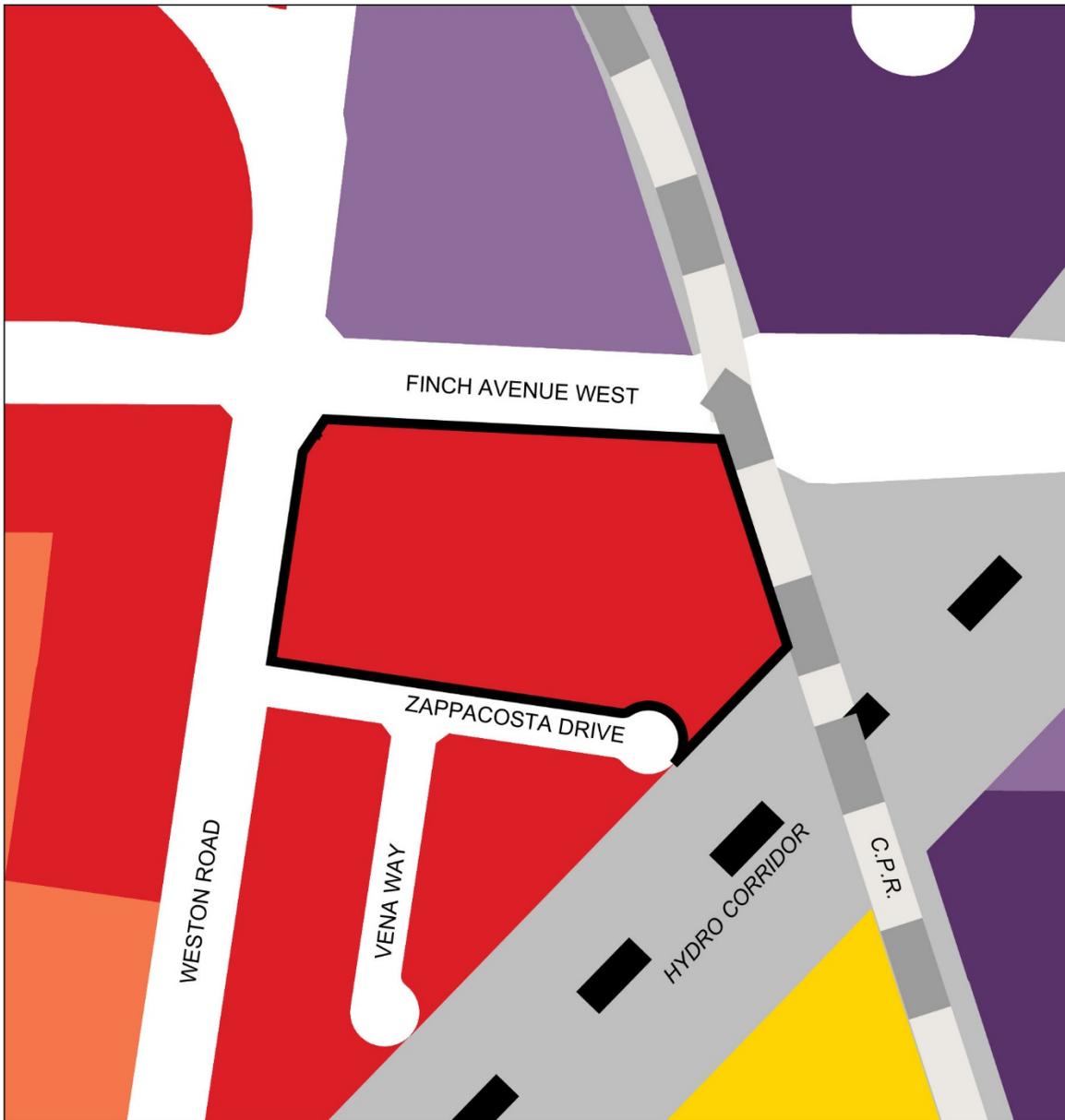
Attachment 3: Location Map



Attachment 4: Site Plan



Attachment 5: Official Plan Land Use Map



2345 Finch Avenue West and
3415-3499 Weston Road

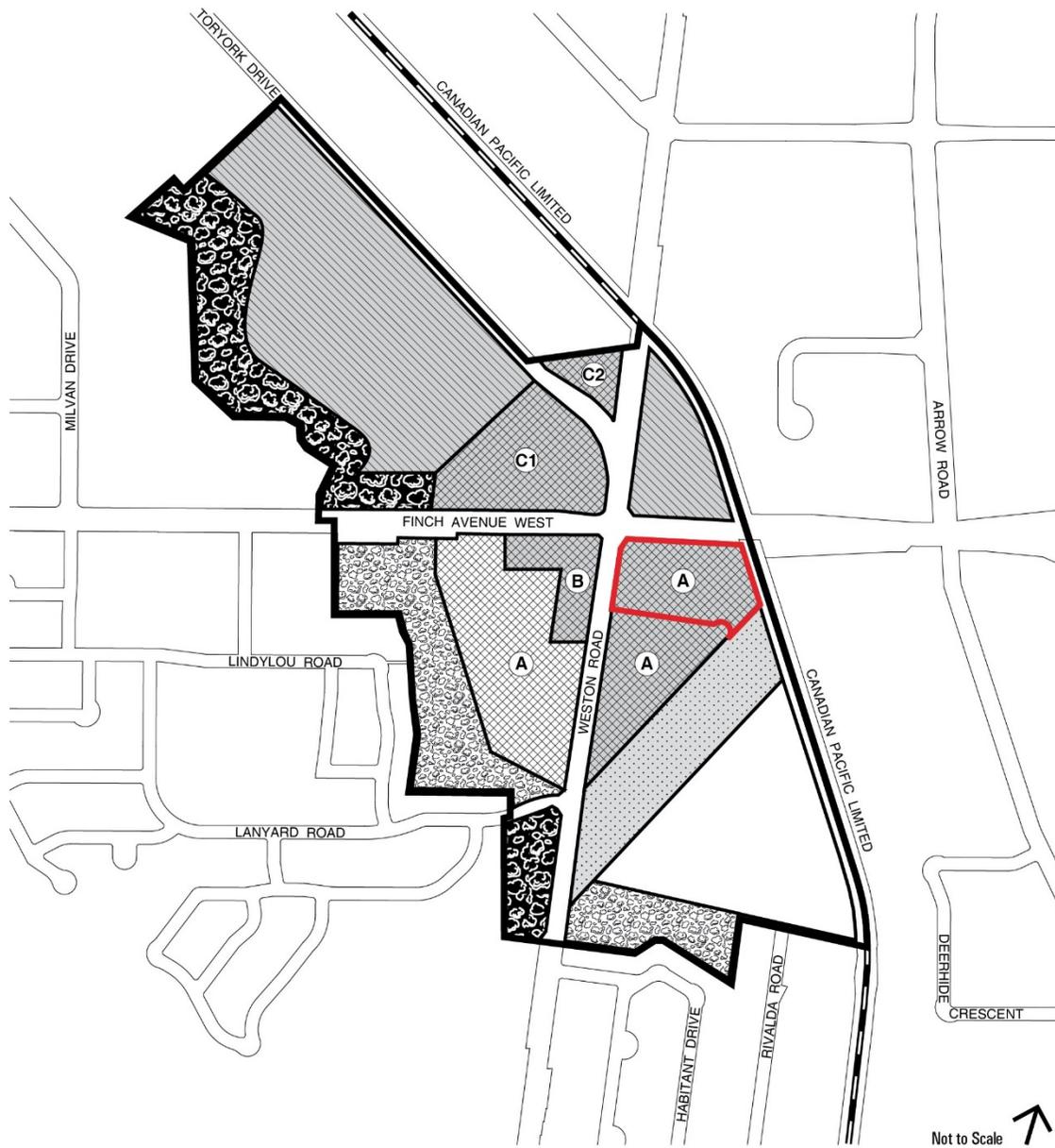
Official Plan Land Use Map #13

File # 20 230600 WET 07 0Z

	Location of Application		Utility Corridors
	Neighbourhoods		General Employment Areas
	Apartment Neighbourhoods		Core Employment Areas
	Mixed Use Areas		

↑
Not to Scale
Extracted: 02/02/2021

Attachment 6: Emery Village Secondary Plan Land Use Map



Emery Village Secondary Plan

MAP 26-1 Land Use Areas

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

June 2006

Attachment 7: Zoning Map



Zoning By-law 569-2013

2345 Finch Avenue West and
3415-3499 Weston Road
File # 20 230600 WET 07 0Z

	Location of Application		See Former City of North York By-law No. 7625
RA	Residential Apartment	C5	Mixed Use Commercial Zone
CR	Commercial Residential	M1	Industrial Zone One
EH	Employment Heavy Industrial	MC	Industrial-Commercial Zone
UT	Utility and Transportation		

↑
Not to Scale
Extracted: 02/02/2021

Attachment 8: Summary Chart of Proposed Amendments

Proposed amendments to the Emery Village Secondary Plan

	Permitted	Proposed
Floor Space Index (FSI)	2.5 (3.0 with incentives)	6.43
Maximum Storeys	8 to 12 storeys (18 with incentives)	20, 35, 40, 45 and 55 storeys

Proposed amendments to Former City of North York Zoning By-law No. 7625, as amended by By-law 422-2003

	Permitted	Proposed
Floor Space Index (FSI)	2.5	6.43
Maximum Storeys	12, 8 and 18	20, 35, 40, 45 and 55
Maximum Height (metres)	35.0, 23.6 and 51.6	62.1, 107.3, 119.6, 133.1, and 159.8

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