

Attachment 8: Appendix A – Summary of Development Applications in Weston 7

Six active Development Applications were received in the Weston 7 Secondary Plan area

In advance of the Secondary Plan completion, six Development Applications in the Study Area were received and approved to proceed through the development review process up to and including being heard at a Committee of the Whole (Public Meeting). The applications represent significant development proposals from key landowners, including Wedgewood Columbus Limited, SmartCentres, RioCan, Sky Properties Group, Gallu Construction, and Kingsmoor Developments. In addition, four proposals were received through the Pre-Application Consultation (PAC) process from Morgaurd Corporation, PEM (Weston) Limited Partnership, Suncore Energy Inc. and CT REIT.

Together, the proposals include an intensity of development that exceeds the proposed growth in the draft Secondary Plan, with building heights ranging up to 68 storeys and densities ranging up to 19 Floor Space Index (FSI). The proposals include over 34,000 units and non-residential Gross Floor Area (GFA) of 110,663 square metres (sqm), providing approximately 2,800 jobs. The proposals also include a mix of uses with residential as the primary proposed use, supported by commercial, retail and office uses, and public and private parkland. No schools have been proposed as part of any of the proposals.

It is noted that prior to the initiation of the Weston 7 Secondary Plan process, the City adopted Official Plan Amendment No. 729 and enacted Zoning By-law No. 102-2012 on June 26, 2012, to facilitate the development of three high-rise mixed-use buildings at 7777 Weston Road, located in the northeast quadrant of the Secondary Plan area, directly at the northeast corner of the intersection at Weston Road and Highway 7. The development was completed in 2018 and consists of two high-rise mixed-use condominium apartment buildings at 30 and 33 storeys with at-grade commercial uses, as well as a 10-storey office building on a shared podium. The development includes 783 units, 17,248 sqm of office GFA, 9,310 sqm of retail GFA, and 1,596 parking spaces located primarily underground.

Details of the Development Applications and the proposals received through the PAC process are provided by quadrant below.

Northeast Quadrant

- Wedgewood Columbus Limited, OP.19.015 & Z.19.039

Applications OP.19.015 & Z.19.039 were received for the lands located at 7887 Weston Road. A PAC meeting was initially held on July 11, 2019, with a subsequent PAC meeting held on September 12, 2019 for a revised concept. Applications OP.19.015 & Z.19.039 were submitted on December 23, 2019,

deemed complete on July 27, 2020, and heard at a Committee of the Whole (Public Meeting) on September 15, 2020.

Applications OP.19.015 & Z.19.039 propose the development of four high-rise mixed-use buildings divided into two development blocks separated by a central courtyard with commercial uses at-grade. The north block contains two residential towers, Towers A and B, at 40 and 44 storeys respectively, situated atop a five-storey podium. The south block contains two residential towers, Towers C and D, at 44 and 49 storeys respectively, situated atop a five-storey podium. The applications propose a total of 2,003 units, a maximum FSI of 9.61 times the lot area, 2,822 sqm of commercial GFA and 1,801 underground parking spaces.

A revised submission was received in May 2022 which proposes the same configuration of two development blocks separated by a central courtyard with commercial uses at-grade. The north block contains two residential towers, Towers A and B, at 41 and 46 storeys respectively, situated atop a nine-storey podium. The south block contains two residential towers, Towers C and D, at 46 and 51 storeys respectively, situated atop a nine-storey podium. The revised proposal includes a total of 2,290 units, a maximum FSI of 11.09 times the lot area, 2,735 sqm of commercial GFA and 1,838 underground parking spaces.

The Official Plan Amendment seeks to redesignate the subject lands from 'Mid-Rise Mixed-Use' to 'High-Rise Mixed-Use' and the Zoning By-law Amendment seeks to rezone the subject lands from 'C7 Service Commercial Zone, Exception 9(745B)' to 'RA3 Apartment Residential Zone' with proposed site-specific exceptions.

A virtual Committee of the Whole (Public Meeting) was held on September 15, 2020, and on September 29, 2020, in which Council resolved to not approve of received Development Applications proceeding in advance of the Weston 7 Secondary Plan being considered by Council.

Applications OP.19.015 & Z.19.039 have since been appealed to the Ontario Land Tribunal (OLT-22-004652) for Council's refusal or neglect to make a decision within 120 days.

- SmartCentres Calloway REIT (400 and 7) Inc., OP.19.012 & Z.19.036 and DA.20.046

Applications OP.19.012 & Z.19.036 were received for a phased masterplan concept for the lands located at 137 Chrislea Road and 57 to 101 Northview Boulevard. A PAC meeting was initially held on November 29, 2019 for both the masterplan and for the first phase of development. Applications OP.19.012 & Z.19.036 were submitted on December 20, 2019, deemed complete on February

19, 2021, and heard at a Committee of the Whole (Public Meeting) on September 15, 2020.

Applications OP.19.012 & Z.19.036 propose a masterplan for the subject lands consisting of a mix of mid-rise and high-rise buildings across 10 development blocks ranging in height from eight to 45+ storeys and generally transitioning down in height away from Highway 400, with a centrally located private park. The applications propose a total of 3,962 units, a maximum FSI of 5.84 times the lot area, 4,273 sqm of commercial GFA primarily fronting Chrislea Road and Portage Parkway, and 3,284 parking spaces located primarily underground. The Official Plan Amendment seeks to redesignate the subject lands from 'Community Commercial Mixed-Use' and 'High-Rise Mixed-Use' to 'High-Rise Mixed-Use' with a maximum density of 5.84 FSI and a maximum height of 45 storeys. The Zoning By-law Amendment seeks to maintain the 'C10 Corporate District Zone' and permit proposed site-specific exceptions.

A Site Development Application DA.20.046 was subsequently received for the first phase of the three-phase masterplan, for the lands located at 101 and part of 137 Northview Boulevard. Site Development Application DA.20.046 was submitted on October 13, 2020, and deemed complete on February 19, 2021.

The application for Phase 1 proposes the development of four high-rise residential buildings divided into two development blocks. The first block includes a 15-storey residential building fronting Northview Boulevard and the second block includes three high-rise residential buildings at 39, 39 and 45 storeys along the eastern boundary of the Highway 400 ramp arranged as "towers-in-the park". The application proposes the removal and reconfiguration of the private central park space established in the masterplan. A total of 1,742 units, an FSI of 6.37 times the lot area and 393 parking spaces located primarily underground are proposed as part of Phase 1.

A virtual Committee of the Whole (Public Meeting) was held on September 15, 2020, and on September 29, 2020, in which Council resolved to not approve of received Development Applications proceeding in advance of the Weston 7 Secondary Plan being considered by Council.

Southeast Quadrant

- RioCan Management Inc., OP.22.002 & OP.22.005

Applications OP.22.002 & OP.22.005 were received for a masterplan concept for the lands located at 3555 Highway 7, 7501, 7575, 7601 and 7621 Weston Road, 10, 11, 20, 21, 30, 31, 40, 41, 55 and 67 Colossus Drive, and 16, 21, 30 and 31 Famous Road. A PAC meeting was initially held on March 23, 2021. Applications OP.22.002 & OP.22.005 were submitted on March 1 and March 29, 2022,

respectively, deemed complete on July 23, 2022, and heard at a Committee of the Whole (Public Meeting) on January 17, 2023.

Applications OP.22.002 & OP.22.005 propose a masterplan for the subject lands consisting of more than 40 mid-rise and high-rise buildings in five development blocks which make up a majority of the southeast quadrant. The proposal consists of a mix of uses including residential, commercial, office, community services and parks and open space. Buildings range in height from eight to 55 storeys generally transitioning down towards the south portion of the subject lands, with one landmark building at 68 storeys proposed in the northwest portion of the subject lands. The applications propose a total of 13,129 units, an FSI of 4.0 times the lot area, 58,131 sqm of non-residential GFA including 40,000 sqm of commercial GFA, 48,000 sqm of parks and open space including 29,200 sqm of public parkland, and 3,400 parking spaces located primarily underground.

The Official Plan Amendment seeks to redesignate the subject lands from 'High-Rise Mixed-Use', 'Mid-Rise Mixed-Use' and 'Community Commercial Mixed-Use' to one land use designation of 'High-Rise Mixed-Use' with a maximum density of 4.0 FSI across the entirety of the subject lands and maximum heights ranging up to 55 storeys with one site identified for 68 storeys with related site-specific policies.

A Committee of the Whole (Public Meeting) was held on January 17, 2023, and recommended that, to be consistent with the previous September 29 2020, Council resolution for planning applications with the Weston 7 Secondary Plan area, the applications do not proceed in advance of the Secondary Plan being considered by Council.

To facilitate an overall masterplan for the subject lands, Site-Specific Policy 13.36 Colossus Centre was adopted in VOP 2010 Volume 2 as approved by the Ontario Municipal Board (now the Ontario Land Tribunal) on March 20, 2018.

Southwest Quadrant

- Sky Properties Group (Ontario 2371933 Ontario Inc.), OP.21.006 & Z.21.009

Applications OP.21.006 & Z.21.009 were received for the lands located at 7520, 7540 and 7560 Weston Road. A PAC meeting was initially held on November 25, 2020. Applications OP.21.006 & Z.21.009 were submitted on March 16, 2021, deemed complete on January 29, 2022, and heard at a Committee of the Whole (Public Meeting) on June 22, 2021.

Applications OP.21.006 & Z.21.009 propose the development of two high-rise mixed-use buildings with heights of 42 and 45 storeys atop a shared four-storey podium with commercial uses at-grade. The applications propose a total of 952

units, a maximum FSI of 7.38 times the lot area, 819 sqm of commercial GFA and 831 underground parking spaces.

An addendum was received on October 20, 2021 which proposed a revised FSI of 8.25 times the lot area.

The Official Plan Amendment seeks to redesignate the subject lands from 'Mid-Rise Mixed-Use' to 'High-Rise Mixed-Use' with a maximum density of 8.25 FSI and a maximum height of 45 storeys. The Zoning By-law Amendment seeks to rezone the subject lands from 'C7 Service Commercial Zone, Exception 9(477B)' to 'RA3 Apartment Residential Zone'.

A virtual Committee of the Whole (Public Meeting) was held on June 22, 2021, and recommended that, to be consistent with the previous September 29 2020, Council resolution for planning applications with the Weston 7 Secondary Plan area, the applications do not proceed in advance of the Secondary Plan being considered by Council.

- Kingsmoor Developments Inc., OP.21.026 & Z.21.055 and DA.22.007

Applications OP.21.026 & Z.21.055 were received for the lands located at 177 Whitmore Road. A PAC meeting was initially held on January 15, 2021. Applications OP.21.026 & Z.21.055 were submitted on December 23, 2021, deemed complete on March 25, 2022, and heard at a Committee of the Whole (Public Meeting) on May 17, 2022.

Applications OP.21.026 & Z.21.055 propose the development of three high-rise mixed-use buildings with heights of 32, 35 and 38 storeys atop a shared podium ranging from two to seven storeys and containing 18 townhouse units and retail at-grade. The applications propose a total of 1,172 units, a maximum FSI of 10.5 times the lot area, 1,520 sqm of retail GFA, 1,489 sqm of public parkland and 885 parking spaces located primarily underground.

The Official Plan Amendment seeks to redesignate the subject lands from 'Mid-Rise Mixed-Use' to 'High-Rise Mixed-Use' with a maximum density of 10.5 FSI and a maximum height of 38 storeys. The Zoning By-law Amendment seeks to rezone the subject lands from 'C1 Service Commercial Zone, Exception 9(477D)' to 'RA3 Apartment Residential Zone' with proposed site-specific exceptions.

A Site Development Application DA.22.007 was subsequently received to facilitate the development proposed through OP.21.026 & Z.21.055. Site Development Application DA.22.007 was submitted on March 22, 2022, and deemed complete on April 21, 2022.

A Committee of the Whole (Public Meeting) was held on May 17, 2022, and recommended that, to be consistent with the previous September 29 2020

Council resolution for planning applications with the Weston 7 Secondary Plan area, the applications do not proceed in advance of the Secondary Plan being considered by Council.

- Gallu Construction Inc., OP.23.009 & Z.23.017

Applications OP.23.009 & Z.23.017 were received for the lands located at 3899 and 3901 Highway 7, and 40 & 60 Wings Road. A PAC meeting was initially held on August 11, 2022. Applications OP.23.009 & Z.23.017 were submitted on June 30, 2023, and deemed complete on July 28, 2023.

Applications OP.23.009 & Z.23.017 propose the development of three high-rise mixed-use buildings with heights of 32, 35 and 38 storeys, two high-rise residential buildings with heights of 28 and 32 storeys, and one mid-rise office building with a height of eight storeys. Live/work space is proposed along the Highway 7 frontage as well as a public park adjacent to Wings Road. The applications propose a total of 1,981 units, a maximum FSI of 9.57 times the lot area, 949 sqm of live/work GFA, 5,165 sqm of office GFA, 1,603 sqm of public parkland and 1,587 parking spaces located primarily underground.

The Official Plan Amendment seeks to redesignate the subject lands from 'Mid-Rise Mixed-Use' to 'High-Rise Mixed-Use'. The Zoning By-law Amendment seeks to rezone the subject lands from 'General Mixed Use Zone GMU-278' to 'High-Rise Mixed-Use Zone HMU-XXX'.

Applications OP.23.009 & Z.23.017 will be heard at a future Committee of the Whole (Public Meeting), currently anticipated for November 28, 2023.

The City also received four proposals through the PAC process.

- Suncor Energy Inc.

A PAC meeting was held on December 16, 2022, for the lands located at 3733 Highway 7 in the southeast quadrant of the Secondary Plan area. The PAC concept proposes a 52-storey mixed-use residential apartment building and a 20-storey hotel atop a four-storey podium. The preliminary proposal includes 976 units, 200 hotel rooms, 4,570 sqm of retail GFA, 4,470 sqm of office GFA, 2,100 sqm GFA of entertainment uses, and an FSI of 19 times the lot area. No parkland is proposed as part of the preliminary proposal.

- Morguard Corporation

A PAC meeting was held on October 2, 2020, for the lands located at 7600 Weston Road in the southwest quadrant of the Secondary Plan area. The PAC concept proposes 10 high-rise mixed-use buildings ranging from 26 to 47 storeys with retail and commercial uses at-grade. The preliminary proposal includes 3,984 units, 8,318 sqm of retail GFA, and an FSI of 7.98 times the lot area. No

public parkland is provided as part of the preliminary proposal, instead a large privately owned public space (POPS) is proposed at the northeast corner of the site. A revised concept was submitted in April 2021 which proposes eight high-rise mixed-use buildings ranging from 26 to 45+ storeys with retail and commercial uses at-grade. The revised concept includes 3,666 units, 6,380 sqm of retail GFA, and an FSI of 7.44 times the lot area. The proposed POPS is relocated to the centre of the site.

- PEM (Weston) Limited Partnership – Muzzo Group of Companies

A PAC meeting was held on May 14, 2021, for the lands located at 3790 Highway 7 in the northwest quadrant of the Secondary Plan area. The PAC concept proposes three high-rise mixed-use buildings at 43, 45 and 45 storeys, connected by a two and six-storey podium with retail and commercial uses at-grade. The preliminary proposal includes 1,561 units, 530 sqm of retail GFA, 745 sqm of public parkland, and an FSI of 12.0 times the lot area. A second PAC meeting was held on May 8, 2023 for a revised concept. The revised concept proposes three high-rise mixed-use buildings at 43, 45 and 45 storeys, connected by a two and six-storey podium with retail and commercial uses at-grade. The revised concept includes 1,666 units, 1,038 sqm of retail GFA, 745 sqm of public parkland, and an FSI of 10.7 times the lot area.

- CT REIT – Canadian Tire

A PAC meeting was held on September 15, 2023, for the lands located at 3850 Highway 7 in the northwest quadrant of the Secondary Plan area. The PAC concept proposes eight high-rise mixed-use buildings ranging in height from 30 to 55 storeys, on podiums ranging in height from five to 10 storeys. Retail is proposed fronting Highway 7 which includes an urban format Canadian Tire to be relocated from its existing site within the first two storeys of the podium. The preliminary proposal includes 4,242 units, 15,433 sqm of retail GFA, and an FSI of 9.59 times the lot area. No public parkland is provided as part of the preliminary proposal, instead an eight metre wide POPS is contemplated along the easterly property line spanning from Windflower Gate to Highway 7, and a 1,678 sqm central POPS is proposed along Nova Star Drive.