

# **TORONTO** STAFF REPORT

---

June 27, 2006

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Subject: Preliminary Report  
OPA & Rezoning Application 06 146936 WET 07 OZ and  
Site Plan Control Application 06 146929 WET 07 SA  
Applicant: Brian Sickle, Page & Steele Architects Planners  
Architect: Page and Steele Architects Planners  
3406-3434 Weston Road  
Ward 7 - York West

Purpose:

To provide preliminary information on the above-noted applications and to seek Community Council's directions on further processing of the applications and on the community consultation process.

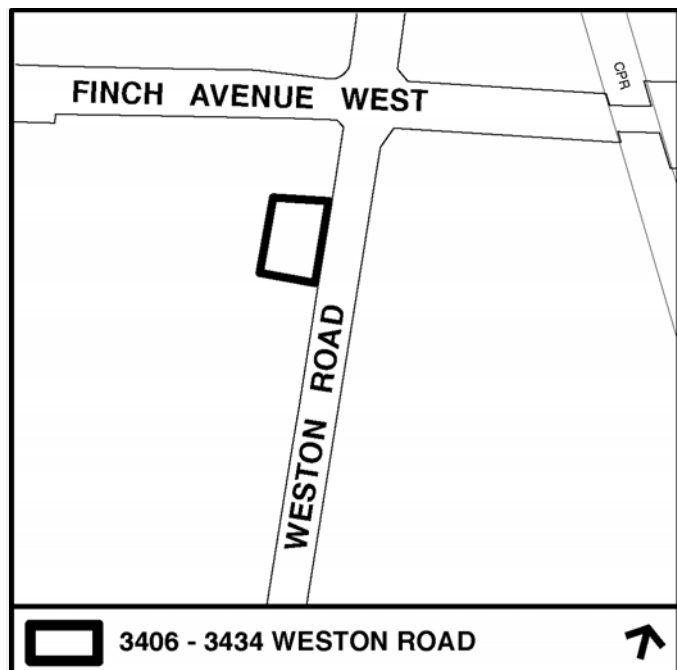
Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and



- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

Comments:

The proposal is for a mixed-use commercial residential development at 3406-3434 Weston Road. The proposed building will be 10 storeys and 44.3 metres in height and will contain 270 residential units with 688 square metres of retail space at grade. A total floor space index density of 3.46 is proposed. Parking is proposed in an underground parking facility containing 277 spaces plus 21 tandem spaces.

Site Description

The site has a lot area of 7 430 square metres, with a lot frontage of 109.7 metres and lot depth of 68.4 metres. The site fronts onto the west side of Weston Road, between Finch Avenue West and Lanyard Road. The site is currently occupied by a one-storey commercial building and parking lot.

North: strip commercial development

East: at the southeast corner of Finch Avenue West and Weston Road is the former Finch Weston Mall, which is now closed. This site is subject to redevelopment proposal for 1,471 apartment residential units and 4 459 square metres of commercial floor area.

South/West: apartment buildings ranging in height from 14 to 28 storeys.

Provincial Policy Statement

The 2005 Provincial Policy Statement sets out policies to promote the efficient land use and development patterns to support strong, livable and healthy communities, protect the environment and public health and safety, and facilitate economic growth over the long term.

Staff will review the proposed development within the context of the Provincial Policy Statement.

Official Plan for the former City of North York

The site is located within the Emery Village Secondary Plan Area and is designated Arterial Corridor Area (ACA) Site Specific Policy Area A', which permits street related retail and service commercial uses with residential uses above. Within the Site Specific Policy Area A, buildings with a height generally ranging from 8 to 12 storeys at the intersection of Finch Avenue West and Weston Road and with a maximum density of 2.5 FSI are permitted.

Policy 4.4 provides for density incentives in exchange for the provision of community benefits in the form of specific uses and facilities on lands designated Arterial Corridor Area (ACA).

#### New Official Plan for the City of Toronto

At its meeting of November 26, 2002, City Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new plan, in part, with modifications. The Minister's decision has been appealed in its entirety. The Official Plan is now before the Ontario Municipal Board and the hearing on the new Official Plan is continuing. The Board has approved most of the Plan and it is anticipated that the approved portions will come into force in June 2006. The housing and Section 37 policies remain under appeal and will be adjudicated in September and October 2006.

Once the Plan comes into full force and effect, it would designate the property as Mixed Use Areas "B" within the Emery Village Secondary Plan. Mixed Use Areas are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings. The Secondary Plan permits buildings generally ranging in height from 8 storeys up to 12 storeys at the intersection of Finch Avenue West and Weston Road and a maximum density of 2.5 times the lot area, exclusive of any incentives discussed in Policy 3.5 of the Secondary Plan.

Policy 3.5 of the Secondary Plan provides for density incentives in exchange for the provision of community benefits in the form of specific uses and facilities within the Mixed Use Areas.

The density of proposed residential development does not conform to the designation of the New Toronto Official Plan and would require an amendment.

#### Zoning

The majority of the site is zoned Mixed Commercial C5 (H4). This zone permits residential and commercial uses. The maximum floor space index permitted is 2.5 and the maximum height is 8 storeys and 23.6 metres. The site is also subject to a minimum height of 3 storeys and 9.6 metres.

#### Holding Designation

The former City of North York Zoning By-law No. 7625 zones the property C5 (H4). Section 27(10) states no person shall use any lot or erect or use any building or structure for any purpose except as permitted in this by-law. Upon fulfillment of the following conditions on terms satisfactory to the City of Toronto, the "H" prefix shall be lifted, in whole or in part as set out in the existing Zoning By-law:

- (A) For development that exceeds 5 000 square metres in gross floor area, submission of a Traffic Impact Study and Traffic Certification Report to the satisfaction of the Commissioner, Works and Emergency Services demonstrating that the following criteria have been met:

- (i) The site layout provides adequately for the movement needs of pedestrians, automobiles and commercial vehicles without disrupting bordering streets and properties;
  - (ii) The development will not increase local residential road traffic so significantly as to produce appreciable new hazards, noise dust and fumes for nearby residential communities;
  - (iii) The development provides sufficient parking while still encouraging the use of public transit, walking and cycling as alternatives to automobile use; and
  - (iv) The traffic resulting from occupancy of the proposed development does not significantly contribute to reducing the level of service of nearby arterial roads and their intersections with local roads to below a generally acceptable level.
- (B) Completion of a Phase I Environmental Assessment Report to determine the likelihood of on-site and off-site contamination and, if required, Phase II Environmental Assessment Report and Peer Review to the satisfaction of the Director, Works and Emergency Services and in accordance with the applicable Ministry of Environment Guidelines to remediate on-site and off-site contamination.
- (C) Submission of a Soil Investigation Report to the satisfaction of the Commissioner, Works and Emergency Services.
- (D) Completion of a Preliminary Engineering Report to the satisfaction of the Commissioner, Works and Emergency Services, which demonstrates the feasibility of proposed engineering works.
- (E) Developments which exceed 5 000 square metres in gross floor area shall submit a Development Plan to the satisfaction of the Commissioner, Urban Development Services which addresses:
- (i) The proposed massing of buildings, building heights, setbacks and distribution of density;
  - (ii) The location, dimensions and character of publicly accessible private open spaces and pedestrian routes, showing their continuity and complementary relationship to adjacent public spaces, pedestrian routes and streets;
  - (iii) Protection and enhancement of significant views and landscape focal points;
  - (iv) The general location, size and treatment of surface parking facilities and vehicular access points in sufficient detail to identify locations where parking amongst different building sites or uses may be shared and to assess the effect of these facilities on public sidewalks and pedestrian routes;

- (v) The location of street-related uses and principle pedestrian entrances to buildings and the relationship of such uses and entrances to street frontages to ensure that the role of the public street and pedestrian movement along the street is supported and reinforced; and
- (vi) Possible phasing of development and new infrastructure including roads, parks and open spaces.

#### Site Plan Control

The site and proposed development are subject to Site Plan Control. An application for Site Plan Approval has been filed and is being processed concurrently with the Official Plan and Zoning By-law Amendments (Site Plan Application 06 146929 WET 07 SA).

#### Tree Preservation

This application is subject to the provisions of By-law No. 780-2004, regarding tree protection. The applicant is required to submit an arborist report/tree preservation plan.

#### Reasons for the Application

Amendments to the North York Official Plan, as well as amendments to the New Toronto Official Plan and Zoning By-law amendments are required to permit the density of the proposed mixed use building.

A rezoning application is required to permit the height and density of the proposed mixed use building. The applicant has also requested to lift the “H” zoning designation for the lands.

#### Issues to be Resolved

##### Emery Village Structure Plan

The provision of new infrastructure and improvements to existing infrastructure, including roads as identified on the Structure Plan (Map D.17.2) of the Emery Village Secondary Plan requires further discussions with the applicant to determine how these policies will be achieved as part of these applications.

The development for this site must be considered in the context of the larger area and should have consideration for the integration and organization of any redevelopment of the adjacent properties and achieving the goals and objectives of the Emery Village Secondary Plan.

##### Emery Village Transportation Master Plan

The City of Toronto has retained a Consulting Engineering Firm to assist in undertaking a Transportation Master Plan Study for the Emery Village Area. The Transportation Master Plan will recommend the transportation infrastructure required to support proposed development in

Emery Village. The Master Plan will have regard for the infrastructure identified in the Emery Village Secondary Plan and the potential infrastructure modifications/improvements that Council authorized staff to investigate in June 2002. The study is currently in the early stages of the process with an expected completion date in spring 2007.

#### Emery Village BIA

The Emery Village BIA, in consultation with staff of Economic Development, Culture and Tourism Division, retained the services of Terraplan Landscape Architects in 2005 to prepare a Streetscape Master Plan for the Emery Village area. The master plan was completed earlier this year and is currently being reviewed by staff.

The proposed streetscape for this site must be considered in the context of the Emery Village BIA Streetscape Master Plan.

#### Phasing of the Development

If the proposed development is to be phased, a detailed phasing plan will be required.

#### Built Form

The proposed development will be reviewed having regard to the built form policies of the new City of Toronto Official Plan to ensure that it is located and organized to fit within the existing built form context, vehicle parking is appropriately located and organized, the building is appropriately massed for its context, and appropriate amenity and open spaces are provided.

#### Community Improvements

The Emery Village Secondary Plans contains provisions pertaining to the exchange of public benefits for increased height and density for new development pursuant to Section 37 of the Planning Act. City staff will be discussing with the applicant and local Councillor how these will be addressed in these applications.

#### Agency Circulation and Public Consultation

The application has been circulated to all appropriate agencies and City divisions. As responses are received, additional issues may be identified including issues identified by the City Planning Division in the further review of this application. In addition, a community consultation meeting is recommended which may identify additional issues.

#### Conclusions:

It is recommended that a community meeting be scheduled to present the proposal and obtain comments be held. Once the review is completed, a Final Report will be prepared for the consideration of Community Council. The statutory public meeting at Community Council, to consider the recommendations of the Final Staff Report, should be held in early 2007. The target

date assumes that the applicant provides all required information and addresses all issues in a timely manner.

Contact:

Gregory Byrne, Senior Planner  
Tel: (416) 394-8238; Fax: (416) 394-6063  
Email: gbyrne@toronto.ca

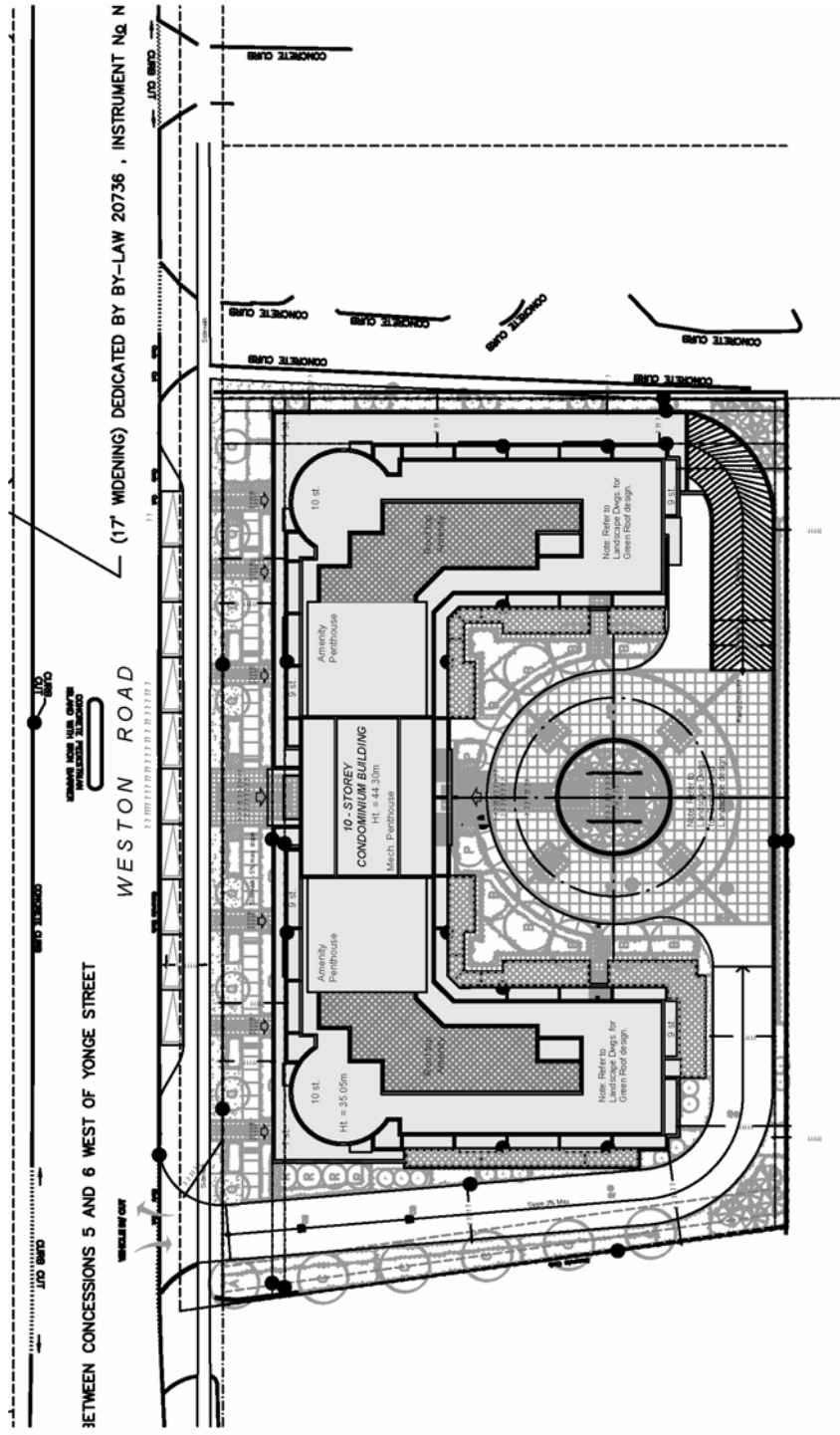
---

Gregg Lintern, MCIP RPP  
Director, Community Planning  
Etobicoke York District

List of Attachments:

Attachment 1: Site Plan  
Attachment 2: Elevations (as provided by applicant)  
Attachment 3: Official Plan  
Attachment 4: Zoning  
Application 5: Application Data Sheet

Attachment 1: Site Plan



3406 - 3434 Weston Road

File # 06\_146936

Site Plan

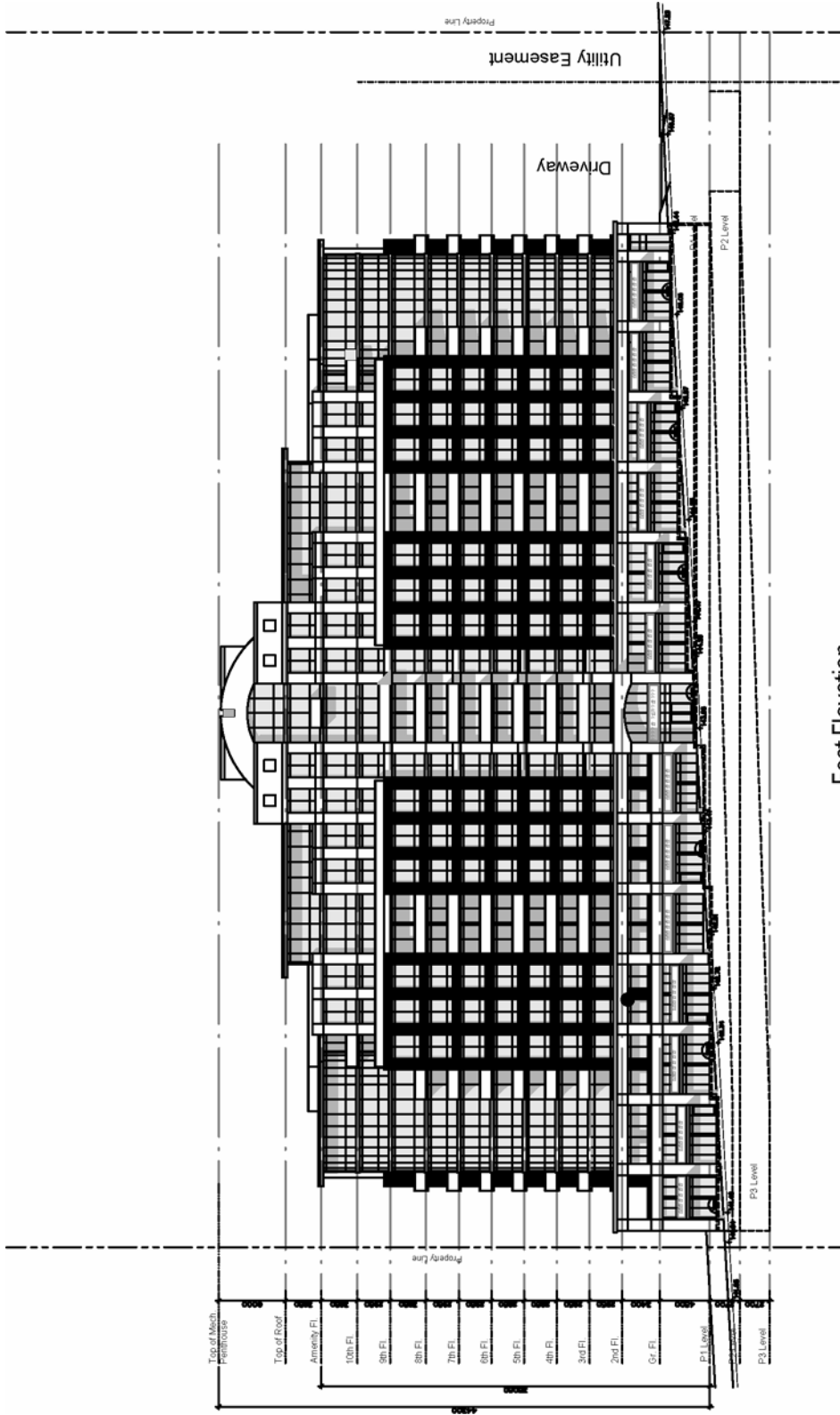
Applicant's Submitted Drawing

Not to Scale  
06/21/06





Attachment 2: Elevation



East Elevation

Elevations

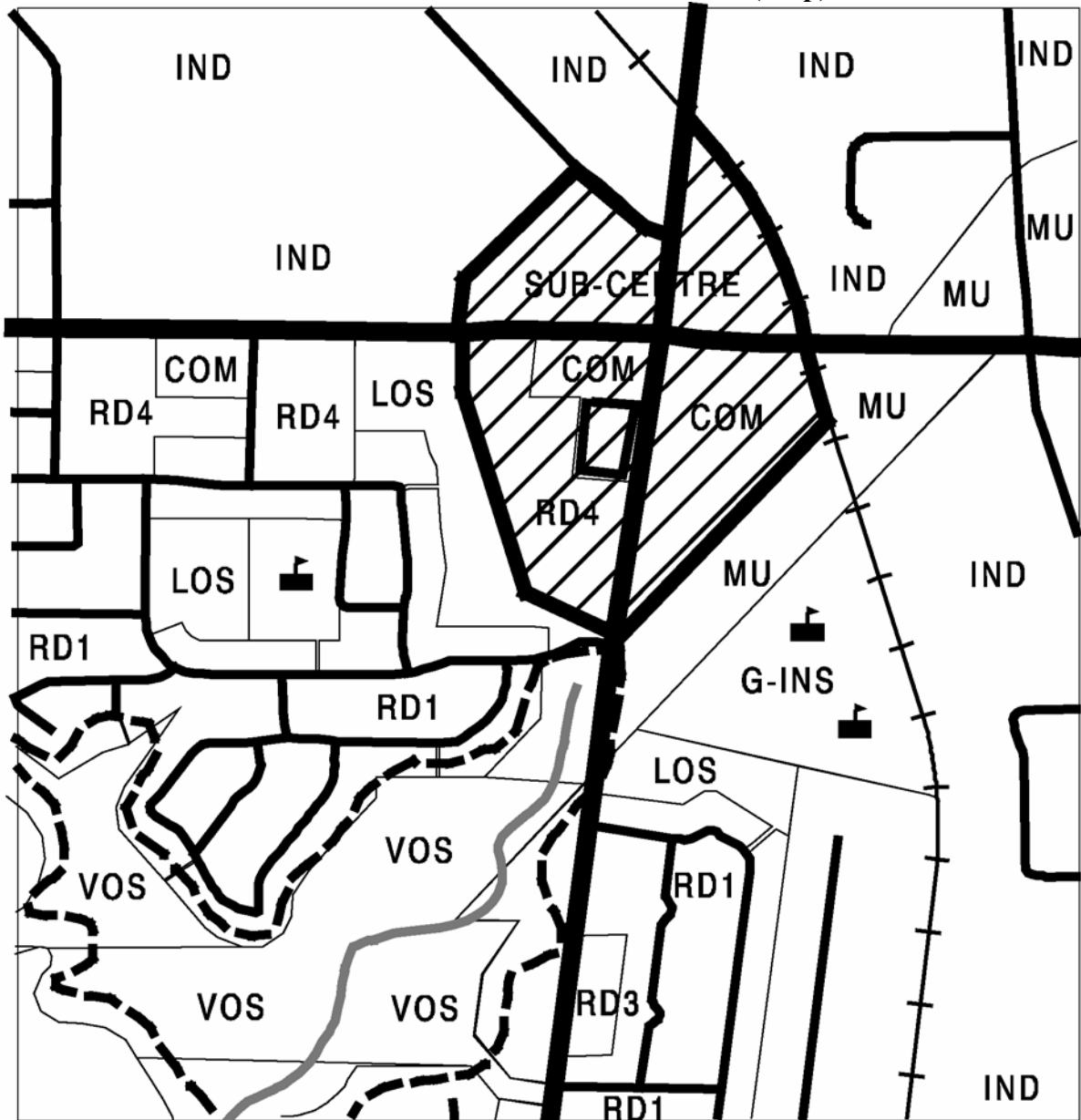
Applicant's Submitted Drawing

Not to Scale  
06/21/06

3406 - 3434 Weston Road

File # 06\_146936

Attachment 3: Official Plan (Map)



Site	Residential Density Four	Industrial	Sub-Centre
Residential Density One	Local Open Space	Commercial	School Site
Residential Density Three	Valley Open Space	Mixed-Use	

TORONTO City Planning

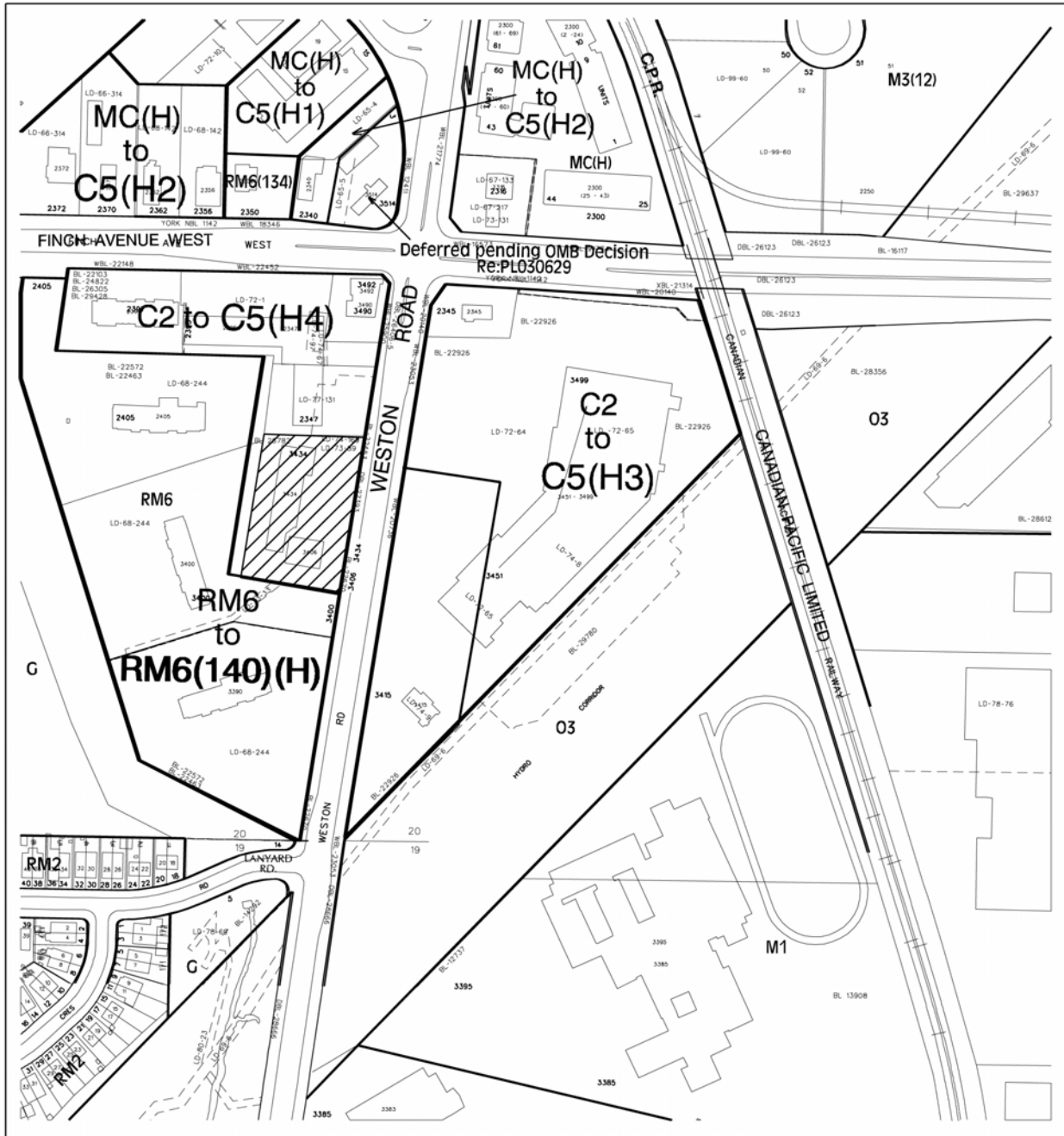
Official Plan - North York

3406 -3434 Weston Road

Not to Scale  
06/23/06

File # 06\_146936

- 11 -  
Attachment 4: Zoning (Map)



**3406 - 3434 Weston Road**

File # 06\_146936

- RM2 Multiple-Family Dwellings Second Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone
- G Greenbelt Zone
- C5 Mixed Use Commercial Zone
- M1 Industrial Zone One

- M3 Industrial Zone Three
- MC Industrial-Commercial Zone
- O3 Semi-Public Open Space Zone



Not to Scale  
Zoning By-law 7625 as amended  
Extracted 06/23/06 - RAZ

**Attachment No. 5**

**APPLICATION DATA SHEET**

Application Type	Official Plan Amendment & Rezoning	Application Number:	06 146936 WET 07 OZ
Details	OPA & Rezoning, Lifting the Hold	Application Date:	June 15, 2006
Municipal Address:	3406-3434 WESTON RD, TORONTO ON		
Location Description:	CON 6 WY PT LOT 20 **GRID W0704		
Project Description:	Mixed-use commercial residential development: 10-storey condo (approx. 270 residential units) with 688 sq.m of retail space at grade with underground parking facility.		

**PLANNING CONTROLS**

Official Plan Designation:	Site Specific Provision:	C5(H4)
Zoning:	Historical Status:	
Height Limit (m):	Site Plan Control Area:	

**PROJECT INFORMATION**

Site Area (sq. m):	7743	Height: Storeys:	10
Frontage (m):	109.37	Metres:	44.3
Depth (m):	68.97		
Total Ground Floor Area (sq. m):	2366.79		<b>Total</b>
Total Residential GFA (sq. m):	26119.72	Parking Spaces:	297
Total Non-Residential GFA (sq. m):	688	Loading Docks	0
Total GFA (sq. m):	26807.72		
Lot Coverage Ratio (%):	30.5		
Floor Space Index:	3.46		

**DWELLING UNITS**

**FLOOR AREA BREAKDOWN (upon project completion)**

		<b>Above Grade</b>	<b>Below Grade</b>
Tenure Type:			
Rooms:	0	Residential GFA (sq. m):	26119.72
Bachelor:	14	Retail GFA (sq. m):	688
1 Bedroom:	79	Office GFA (sq. m):	0
2 Bedroom:	144	Industrial GFA (sq. m):	0
3 + Bedroom:	33	Institutional/Other GFA (sq. m):	0
Total Units:	270		

**CONTACT: PLANNER NAME: Gregory Byrne, Senior Planner**  
**TELEPHONE: (416) 394-8238**