

2346 and 2352 Weston Road – Zoning By-law Amendment Application – Request for Interim Directions Report

Date: May 16, 2018

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: Ward 11 - York-South Weston

Planning Application Number: 18 120119 WET 11 OZ

SUMMARY

This report provides preliminary information and an early opportunity to raise issues for follow-up with regard to the application. It seeks City Council's direction on the community consultation process and indicates the expected timing for a Final Report to City Council. The application has been circulated to all appropriate agencies and City divisions for comment and a staff review of the application is underway.

This application proposes a 15 storey (44.8 m in height, including mechanical penthouse) affordable rental apartment building with 157 units and below grade parking for 52 vehicles at 2346 and 2352 Weston Road. It is proposed that all apartment units will be affordable rental housing constructed under the City's Open Door Affordable Rental Housing Program.

The applicant requested a pre-application consultation meeting for assistance in defining the requirements for application submission. Staff held meetings with the applicant on May 24, 2017, November 13, 2017 and February 7, 2018.

The application was submitted on February 22, 2018. A notice of complete application was issued on March 22, 2018.

A community consultation meeting is anticipated to be held prior to the end of July 2018. A Final Report will be submitted for City Council's consideration following community consultation, the resolution of outstanding issues related to this application, and the holding of a statutory Public Meeting under the *Planning Act*. The target timeline for the Final Report is anticipated to be in the first quarter of 2019.

City Planning staff have identified concerns with the proposal described in this report with respect to built form, density, height, massing, site layout, shadow impact, proximity to the Humber River valley, access, parking and loading. These issues and all additional matters that arise through the development review process will need to be addressed

prior to submission of the Final Report to City Council. While staff will continue to work with the applicant to address the issues noted here, since it is an election year, it is recommended that City Council direct the City Solicitor and appropriate City Staff to attend and oppose the application in its current form should the application be appealed to the Local Planning Appeal Tribunal (LPAT) on the basis of City Council's failure to make a decision on the application within the statutory timeframe of the *Planning Act*.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council direct City staff to continue to negotiate with the applicant to resolve the outstanding issues detailed in this report.
2. City Council direct the City Solicitor and appropriate City staff, to attend and to oppose the application in its current form should the application be appealed to the Local Planning Appeal Tribunal (LPAT) on the basis of City Council's failure to make a decision on the application within the statutory timeframe of the *Planning Act*.
3. City Council direct City staff to schedule a community consultation meeting for the lands at 2346 and 2352 Weston Road together with the Ward Councillor.
4. City Council direct that Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
5. City Council direct that Notice for the statutory public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

There is no recent decision history that is pertinent to this application.

ISSUE BACKGROUND

Application Description

This application proposes an affordable rental apartment building on the west side of Weston Road south of St. Phillips Road. The applicant has applied for the City's Open Door Affordable Housing Program. The Open Door application is currently under review by the Affordable Housing Office who will report to City Council once the review of all Open Door applications has been completed.

The proposal would comprise a 15 storey (44.8 m in height, including mechanical penthouse) affordable rental apartment building containing 157 units and 52 below grade parking spaces. The proposed development would have a proposed gross floor area of 8,250 m² and a Floor Space Index of 3.92. The proposed building would be quadrilateral in shape with an approximately 19 m frontage along Weston Road; an approximate depth of 33 m on the north frontage; 27 m on the south frontage; and would be 17 m in width at the rear of the building fronting the Humber River. The rear of the proposed building would be angled to accommodate the required 10 m setbacks from the top of slope of the ravine.

The proposed development would contain 15 studio apartment units (10%); 84 one bedroom units (53%); 43 two bedroom units (27%); and 15 three bedroom units (10%). It is proposed that 52 (33%) of the units would be accessible units with the intention of these units being inhabited by elderly persons. Of the accessible units, 26 would be one bedroom units; 13 would be two bedroom units; and 13 would be three bedroom units.

The main pedestrian access is proposed at grade along the Weston Road frontage. The ground floor of the proposed building would have a gross floor area of 483 m² and comprise a mix of uses, all which would be accessed from the main entrance via an internal lobby area. Proposed at ground level are: the management office; community room; laundry room; personal mobility vehicle and bicycle storage area; garbage room; and four apartment units. The proposed ground floor footprint has been reduced somewhat to accommodate a pick up / drop off area integrated into the southeast corner of the building, which is also to be used as a turning area for garbage trucks and service vehicles. Garbage trucks and service vehicles would use the proposed loading area, located outside of the proposed building on the south lot boundary. It is proposed that on collection day garbage would be rolled out to the loading area from the garbage room.

A proposed community room would provide 47 m² of internal amenity space on the ground floor fronting Weston Road. To the rear of the proposed building, the residents would have access to 451 m² of proposed outdoor amenity space, comprised of some soft landscaping in addition to a hard landscaping area with decorative paving, raised planters and seating. The amenity space to the rear would be enclosed by a 2.4 m acoustic fence on the western boundary fronting the ravine, alongside 1.8 m privacy screens on the north and south lot lines. Beyond the acoustic fencing to the west, it is proposed that deciduous trees would be planted. A landscaped strip is also proposed along the Weston Road frontage, which would include decorative paving, seating, raised planters and trees.

The proposal includes two levels of underground parking, providing a total of 52 vehicular parking spaces. The proposed underground parking would be accessed from Weston Road via a covered, external ramp situated between the proposed building and the north lot line. A total of 40 bicycle parking spaces are proposed. There would be access to TTC bus service on Weston Road (Route 89), which would link the proposed development to the Weston GO Station at Weston Road and Lawrence Avenue.

See Attachment 1: Figure 1: Application Data Sheet; Attachment 5: Figure 5: Site Plan; and Attachments 6-9: Figures 6-9: Elevations.

Site and Surrounding Area

The site is located on the west side of Weston Road south of St. Philips Road. The site consists of two lots, 2346 and 2352 Weston Road, which were merged approximately 15 years ago to form one parcel. Both parcels were previously developed with single detached dwellings and used as such for approximately 50 years. The dwellings have been demolished and the lands are now vacant.

The subject site has a frontage of approximately 36 m and a site area of 2,104 m². The site is pie-shaped and relatively flat at the east end, sloping to the west. The westerly portion of the lot is located within the Humber River valley. The valley area is lightly vegetated with grass, shrubs and trees. There is a timber wall and fence located along the visible top of bank that currently separates the valley area from the remainder of the site.

The surrounding land uses are as follows:

North: Immediately adjacent on the west side of Weston Road is a 6-storey rental apartment building, beyond which is a detached dwelling at the St. Phillips Road / Weston Road intersection. Further north of St. Phillips Road is Mallaby Park, which provides a connection to the Humber River Recreational Trail, and low rise detached dwellings on Humberview Crescent and the Humber River valley.

East: On the east side of Weston Road is Holley Park with detached dwellings to the east and south of the park. To the north of the park is the Weston Motors dealership and then a retail plaza with the Plank Road Building (2371 Weston Road), a designated heritage property on the City of Toronto Heritage Registry. Continuing north are more detached dwellings, a place of worship and Northend Parkette.

West: Immediately to the west of the property is the Humber River valley system that connects Lake Ontario north through Vaughan to the Oak Ridges Moraine. Further to the west on the west side of the Humber River is the Weston Golf and Country Club and detached dwellings. The Humber River is the Ward Boundary with Ward 2.

South: Immediately adjacent to the south on the west side of Weston Road is a 10-storey rental apartment building, beyond which are two detached dwellings, then more apartment buildings with heights ranging between 4 – 10 storeys. On the east side of Weston Road are detached dwellings extending to Rectory Road, beyond which are apartment buildings ranging between 4 – 12 storeys.

See Attachment 2: Figure 2: Location Map.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (2014) and geographically specific Provincial Plans (2017), along with municipal Official Plans, provide a policy framework for planning and development in the Province. This planning application will be tested for consistency with the PPS and conformity with the Growth Plan.

In the submission forms for development approval, the applicant has indicated that the application is consistent with the PPS and conforms to the applicable Provincial Plans. Staff will be evaluating this planning application against the PPS (2014) and the applicable Provincial Plans (2017) noted above as part of the City's development application review process.

Toronto Official Plan, Official Plan Policies and Planning Studies

The majority of the property is designated *Apartment Neighbourhoods* on Map 14 – Land Use Plan in the Official Plan (see Attachment 3: Figure 3: Official Plan Land Use Map).

Section 4.2 of the Official Plan contains the applicable *Apartment Neighbourhoods* policies. Policy 4.2.1 outlines that *Apartment Neighbourhoods* are made up of apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents.

Policy 4.2.3 outlines the development criteria within *Apartment Neighbourhoods*, including the location and massing of new buildings, which should provide a transition between areas of different development intensity and scale, with adequate setbacks, and having minimal shadow impacts on properties in adjacent lower-scale *Neighbourhoods*. The Policy further outlines that new buildings should frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces. There should be sufficient off-street motor vehicle and bicycle parking for residents and visitors including locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences. The Policy also requires the provision of appropriate indoor and outdoor recreation space for building residents in every significant multi-unit residential development and ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces.

Policy 4.2.3 specifies that significant growth is generally not intended within developed *Apartment Neighbourhoods*. However, the Policy states that compatible infill development may be permitted on a site containing an existing apartment building that has sufficient underutilized space to accommodate both developments. Infill development must meet the development criteria outlined in Policy 4.2.2 in addition to providing adequate levels of residential amenity and providing existing residents with access to community benefits. Any infill development is required to maintain adequate sunlight, privacy and landscaped open space and preserve or replace important landscape features or on-site recreational features. Adequate parking and loading should be provided and consolidated with the existing development.

Section 2.3.1 of the Official Plan 'Healthy Neighbourhoods' outlines that neighbourhoods are physically stable areas that will see little physical change. This is further reinforced by Policy 2.3.1.2 which states that *Apartment Neighbourhoods* should be consistent with this objective for stability by respecting and reinforcing the existing physical character of buildings, streetscapes and open space patterns in these areas. The need to enhance community and neighbourhood amenities is also stated in Policy 2.3.1.6.

The development criteria identified in the *Apartment Neighbourhoods* policies are supplemented by additional development criteria in the Official Plan's Built Form policies. These policies in Section 3.1.2 of the Plan provide direction for new development with respect to its location and organization such that it fits within, and respects, its existing and planned context, while limiting impacts on neighbouring streets, parks and open spaces. New buildings are required to provide appropriate massing and transition in scale that will respect the character of the surrounding area.

Policies 3.1.2.1 - 3.1.2.3 of the Official Plan identify that among other things, new development will:

- Generally locate buildings parallel to the street with a consistent front yard setback. On a corner site, the development should be located along both adjacent street frontages;
- Locate main building entrances so that they are clearly visible and directly accessible from the public sidewalk;
- Provide underground parking where appropriate;
- Limit surface parking between the front face of a building and the public street or sidewalk;
- Mass new buildings to frame adjacent streets and open spaces in a way that respects the existing and/or planned street proportion; and
- Create appropriate transitions in scale to neighbouring existing and/or planned buildings.

Section 3.1.1 of the Official Plan contains Public Realm policies that recognize the essential role of the City's streets, open spaces, parks and other key shared public assets in creating a great city. These policies aim to ensure that a high level of quality is achieved in landscaping, urban design and architecture in public works and private developments to ensure that the public realm is beautiful, comfortable, safe and accessible.

Part of the western portion of the site is designated *Natural Areas*. Policy 4.3.3 outlines that only compatible recreational, cultural and educational uses that minimize adverse impacts on natural features would be appropriate in this designation. Policies within Official Plan Section 3.4 seek to protect and improve the health of natural heritage systems and requires that all development in or near natural heritage systems be evaluated to assess the development's impact on the natural heritage system, and identify measures to mitigate negative impacts on and/or improve the natural heritage system.

This area of Weston is within Site and Area Specific Policy 51 which directs that the view corridors to the Humber River valley from street intersections of Weston Road should be maintained and that pedestrian and cycling links to the valley be improved.

This application will be reviewed against the Official Plan policies and/or planning studies described above as well as the policies of the Toronto Official Plan as a whole.

Official Plan Amendment No. 320

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment No. 320 (OPA 320) on December 10, 2015 to strengthen and refine the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support City Council's goals to protect and enhance existing neighbourhoods, allow limited infill on underutilized *Apartment Neighbourhoods* sites and implement the City's Tower Renewal Program.

The Minister of Municipal Affairs approved and modified OPA 320 on July 4, 2016, and this decision has been appealed in part. The OMB commenced the hearing of appeals of OPA 320 in May 2017 and it remains ongoing.

On December 13, 2017 the OMB issued an Order partially approving OPA 320 and brought into force new Policies 10 and 12 in Section 2.3.1, Healthy Neighbourhoods and Site and Area Specific Policy No. 464 in Chapter 7. Other portions of OPA 320 remain under appeal, and these appealed policies as approved and modified by the Minister are relevant and represent Council's policy decisions, but they are not in effect. More information regarding OPA 320 can be found at the following link: www.toronto.ca/OPreview/neighbourhoods.

Zoning By-laws

The site is zoned Residential Apartment, RA (u49) (x685) by Zoning By-law No. 569-2013 (see Attachment 4: Figure 4: Existing Zoning By-law Map). zoning permits the proposed apartment building use up to a maximum of 49 units. Exception 685 of the By-law states that 2346 and 2352 Weston Road are subject to Section 16(255) of the former City of York Zoning By-law No. 1-83.

Section 16(255) of former City of York Zoning By-law No. 1-83 sets out site specific zoning for an apartment building on the lands with twenty specific conditions addressing height, density, number of units, provision of open space, servicing, parking, site layout, Toronto Region Conservation Authority (TRCA) requirements and construction management including:

- Maximum permitted height of 10 storeys excluding the mechanical penthouse;
- Maximum permitted number of apartment units of 49;
- Average gross floor area of each unit of 88 m²;
- No unit shall contain more than 3-bedrooms or fewer than 2-bedrooms and at least 50% of the apartments shall contain 3-bedrooms;

- The maximum floor space index of the building shall be 2.55 times the area of the lot;
- A minimum of 30% open space ratio of net landscaped on-site open space to gross floor area;
- Minimum of 550 m² of usable active recreational space;
- Minimum of 72 parking spaces with 56 reserved for tenants and 16 for visitor parking all to be provided below grade;
- Relocation of hydro poles along the frontage of the site;
- Requirement for TRCA approval for grading, foundation, building permit plans and storm-water management;
- Certificate of Approval from the Ministry of the Environment required for exhaust emissions from cooking facilities, heating apparatus and parking garage; and
- Construction management requirements related to activity on site, time of day when construction is permitted, surface treatment and cleaning and storage, particularly related to the proximity to the Humber River valley.

The western portion of the site, which is adjacent to the Humber River valley, is zoned Open Space - Natural Zone 'ON' by Zoning By-law No.569-2013, which permits a limited amount of recreational, public utilities and service uses subject to conditions.

City-Wide Tall Building Design Guidelines

In May 2013, Toronto City Council adopted the updated City-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The City-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

Growing Up Draft Urban Design Guidelines

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 application will be reviewed by staff against the Design Guidelines noted above.

Site Plan Control

The proposed development is subject to Site Plan Control; however an application in this regard has yet to be submitted.

TRCA and Ravine Control

The site is subject to the Toronto and Region Conservation Authority (TRCA) regulation limit and the City's Ravine and Natural Feature Protection By-law. City staff will coordinate the application review with TRCA staff.

COMMENTS

Reasons for the Application

An amendment to City-Wide Zoning By-law No. 569-2013, and former City of York Zoning By-law No. 1-83 as amended, is required to permit the proposed increase in building height and density, number of units, lot coverage, amenity space provision, the many site specific provisions of Section 16(255) and other development standards as necessary to reflect the development proposal. Through the review of the application, staff may identify additional areas of noncompliance.

Complete Application Submission

A complete application was submitted on February 22, 2018.

A Notification of Complete Application was issued on March 22, 2018.

The following reports/studies were submitted with the application:

- Draft Zoning By-law Amendments (City-Wide Zoning By-law No. 569-2013 and former City of York Zoning By-law No. 1-83);
- Planning Rationale Report;
- Sun/Shadow Study;
- Community Services and Facilities Study;
- Public Consultation Plan;
- Toronto Green Standard Template and Checklist;
- Pedestrian Level Wind Assessment;
- Phase 1 Environmental Site Assessment;
- Transportation Impact Study;
- Geotechnical Investigation;
- Hydrogeological Assessment;
- Stage 1 and 2 Archaeological Assessment;
- Natural Heritage Impact Statement;
- Noise impact Study;
- Functional Servicing and Stormwater Management Report;
- Tree Inventory and Preservation Plan (Arborist Report);
- Boundary and Topographical Plan of Survey; and
- Architectural Plans (including Context Plan, Underground Garage Plans, Site and Building Elevations, Site Plan, Floor Plans and Site and Building Sections Grading, Servicing Plan and Landscape and Lighting Plan).

The application submission documents can be found at the following link:

<http://app.toronto.ca/DevelopmentApplications/associatedApplicationsList.do?action=init&folderRsn=4326423&isCofASearch=false&isTlabSearch=false>

Community Consultation

The applicant submitted a Public Consultation Plan as part of the complete application submission requirements. The Plan outlined the property owner's ambition to develop a long-term partnership within the Weston Road community and set out ways in which it proposes to engage with the community throughout the application process.

Community consultation helps to inform City Council in respect of the exercise of its authority to make a decision with regard to the planning application. This report seeks City Council's direction on the community consultation process.

ISSUES TO BE RESOLVED

City Planning staff have identified, on a preliminary basis, the following issues to be resolved. In addition to the issues summarized below, additional matters may be identified through the review of the application, agency comments and the community consultation process.

Provincial Policies and Plans Consistency/Conformity Exercise Issue:

- Evaluating this planning application against the PPS (2014) and the applicable Provincial Plans (2017) to establish the application's consistency with the PPS (2014) and conformity with the Growth Plan (2017).

Official Plan Conformity Exercise Issue:

- Determining conformity with the Official Plan, including Site and Area Specific Policy 51 (Weston Area).

Ravine Protection Issue:

- The subject lands are within a TRCA Regulated Area and it is to be determined whether a permit will be required from the TRCA prior to any development taking place.
- The subject site is within the City of Toronto Ravine and Natural Feature Protection (RNFP) By-law area and it is to be determined if this planning application conforms to the by-law.
- The proposal includes building(s) which are shown to be setback 10 meters from top of bank or toe of slope and it is to be determined if the applicant has sufficiently demonstrated that the proposed 10 metre setback adequately addresses the Official Plan and Provincial Policy Statement with respect to set backs from the top of bank.
- The proposal may include lands within TRCA Regulated Area as proposed amenity space, which may be conveyed to TRCA.

- City of Toronto Urban Forestry and TRCA staff will be evaluating the proposal and have been circulated this application for comment.

Natural Heritage Protection Issue:

- The subject lands are in a Natural Heritage area as identified on Map 9 of the Official Plan and it is to be determined if the environmental features on site will be protected.
- Evaluating if a comprehensive ecological restoration plan, which secures improvements to the natural heritage system in the area, both on and off site, will be required as part of both the City's and the TRCA's permit processes.
- An evaluation of the proposal done by the TRCA and Urban Forestry required the submission of a Natural Heritage Impact Statement for review.

Tree Preservation Issue:

- 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).
- The applicant proposes to remove and replace 4 trees subject to the Ravine and Natural Features Protection By-law and 3 trees subject to the Private Tree By-law.
- It is proposed that new trees will be planted along the Weston Road frontage, along the north side of the lot and behind the proposed building. All trees below top of bank would be retained.
- The applicant has submitted an Arborist Report/Tree Preservation Plan, which is currently under review by City staff.

Housing Issue:

- The proposal could contribute to the City's supply of affordable rental housing.
- Evaluating the size of the proposed residential dwelling units and whether they are suitable for a broad range of households, including families with children.

Archaeological Assessment Issue:

- The subject site has archaeological resource potential. A Stage 1 and 2 Archaeological Assessment was submitted and is currently under review by City staff.

Community Services Assessment Issue:

- Evaluating the impact of the proposed development and local development activity on community services and facilities, including an assessment of existing capacity to support the proposed future population.
- Reviewing relevant Community Services and Facilities policies, site specific policies and growth related studies that apply to the application.
- Reviewing whether the site is within or adjacent to a Neighbourhood Improvement Area (NIA).

- Reviewing the Community Services and Facilities Study submitted with the application and determine whether any capital improvements or expansion of facilities opportunities were identified by the applicant or by staff and follow up any study deficiencies to be addressed.

Infrastructure/Servicing Capacity to Support Application Issue:

- Reviewing the application to determine if there is sufficient infrastructure (roads, transit, water, sewage, hydro, etc.) capacity to accommodate the proposed development.
- Determining if the potential cumulative impact of all proposed applications in the area of this application should also be reviewed/or is being reviewed comprehensively by staff.
- Staff will be reviewing a Servicing Report provided by the applicant with the submission, the purpose of which is intended to evaluate the effects of the proposed development on the City's municipal servicing infrastructure and watercourses and identify and provide the rationale for any new infrastructure and upgrades to existing infrastructure necessary to provide for adequate servicing to the proposed development.
- Reviewing the Transportation Impact Study submitted by the applicant, the purpose of which is to evaluate the effects of the proposed development on the transportation system, but also to suggest any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the proposed development.
- Reviewing the proposals conformity with the required conveyance of a 4.2m+/- to a 4.9m+/-widening along the Weston Road frontage of the subject site to satisfy the Official Plan requirement of a 27m wide right-of-way.

Toronto Green Standard Issue:

- Reviewing the TGS Checklist submitted by the applicant for compliance with the Tier 1 performance measures.

Built Form Impacts Issue:

- Assessing and confirming the suitability of the proposed height, density and massing of the application based on Provincial policies and plans, and the City's Official Plan policies and urban design guidelines.
- Reviewing the background studies submitted with the application such as the Sun/Shadow Study, Pedestrian Level Wind Assessment, etc.
- Assessing transition impacts to adjacent areas, location of proposed indoor and outdoor amenity space, impacts on the public realm, etc.

Other Matters:

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

CONTACT

Sean Rooney, Planner
Tel. No. (416) 394-8245
E-mail: Sean.Rooney@toronto.ca

SIGNATURE

Neil Cresswell, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

City of Toronto Data/Drawings

- Attachment 1: Figure 1: Application Data Sheet
- Attachment 2: Figure 2: Location Map
- Attachment 3: Figure 3: Official Plan Land Use Map
- Attachment 4: Figure 4: Existing Zoning By-law Map

Applicant Submitted Drawings

- Attachment 5: Figure 5: Site Plan
- Attachment 6: Figure 6: North Elevation
- Attachment 7: Figure 7: East Elevation
- Attachment 8: Figure 8: West Elevation
- Attachment 9: Figure 9: South Elevation

Attachment 1: Figure 1: Application Data Sheet

Municipal Address: 2346 and 2352 Weston Road
Date Received: February 22, 2018

Application Number: 18 120119 WET 11 OZ

Application Type: Rezoning

Project Description: Proposed 15-storey, 157 unit rental apartment building with 52 vehicular parking spaces and a proposed GFA of 8,250 m². It is proposed that all apartment units will be affordable rental housing constructed under the City's Open Door Affordable Rental Housing Program.

Applicant	Agent	Architect	Owner
W.E. Oughtred and Associates Inc 2140 Winston Park Drive, Suite 28		Chamberlain Architect Services Limited	2346 Weston.Com Inc. 52 Chartwell Road, L6J 3Z5

EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods	Site Specific Provision:	No
Zoning:	RA (u49) (x685)	Heritage Designation:	No
Height Limit:	10 Storeys	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq m): 2,104 Frontage (m): 35.94 Depth (m): 76.52

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	0	0	483	483
Residential GFA (sq m):	0	0	8,250	8,250
Non-Residential GFA (sq m):	0	0	0	0
Total GFA (sq m):				
Height - Storeys:	0	0	15	15
Height - Metres:	0	0	44.8	44.8

Lot Coverage Ratio (%): 0.23 Floor Space Index: 3.92

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	8,250	0
Retail GFA:	0	0
Office GFA:	0	0
Industrial GFA:	0	0
Institutional/Other GFA:	0	0

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	0	0	157	157
Freehold:	0	0	0	0
Condominium:	0	0	0	0
Other:	0	0	0	0
Total Units:	0	0	157	157

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:		0	0	0	0
Proposed:		15	84	43	15
Total Units:		15	84	43	15

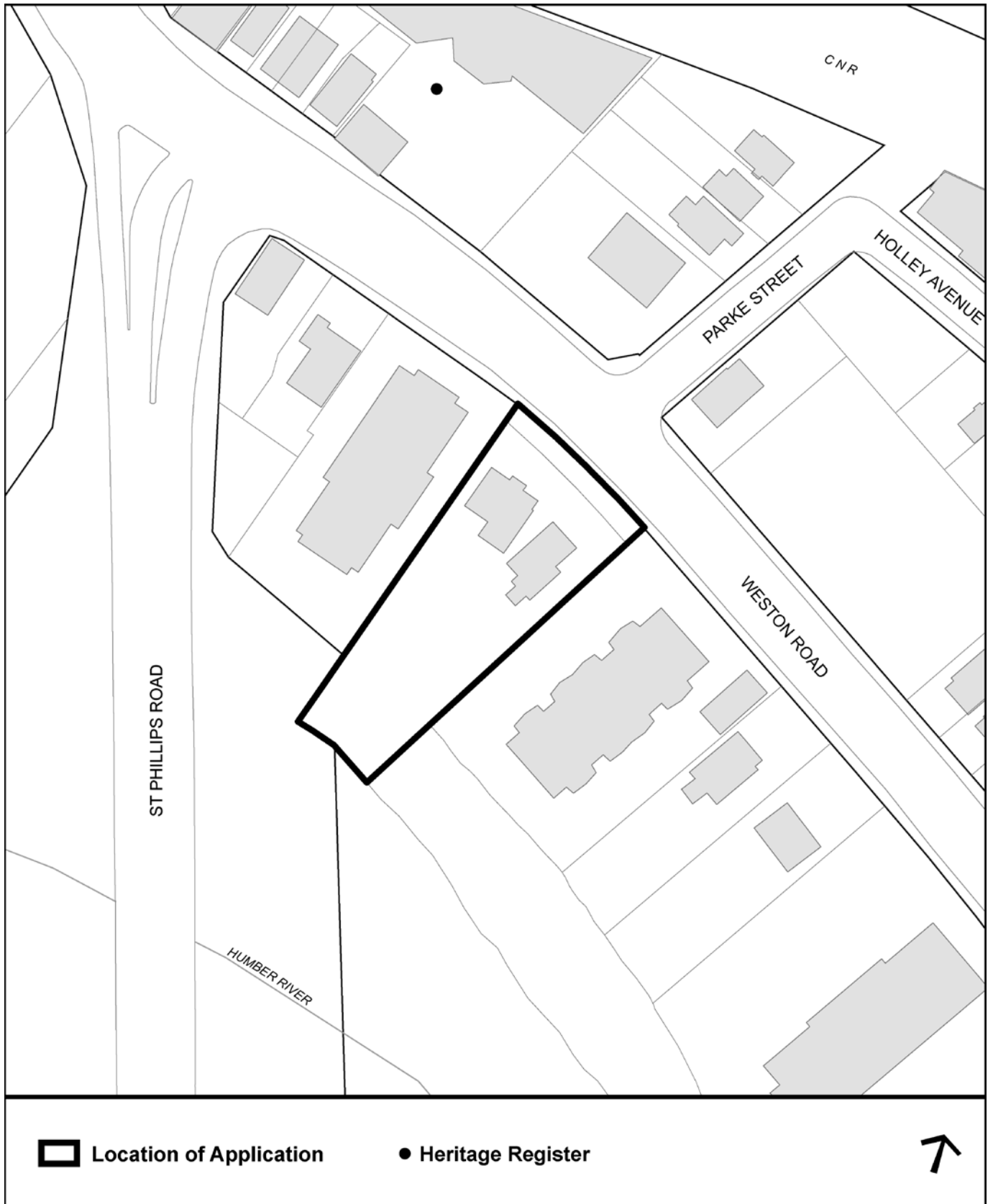
Parking and Loading

Parking Spaces: 52 Bicycle Parking Spaces: 20 Loading Docks: 1

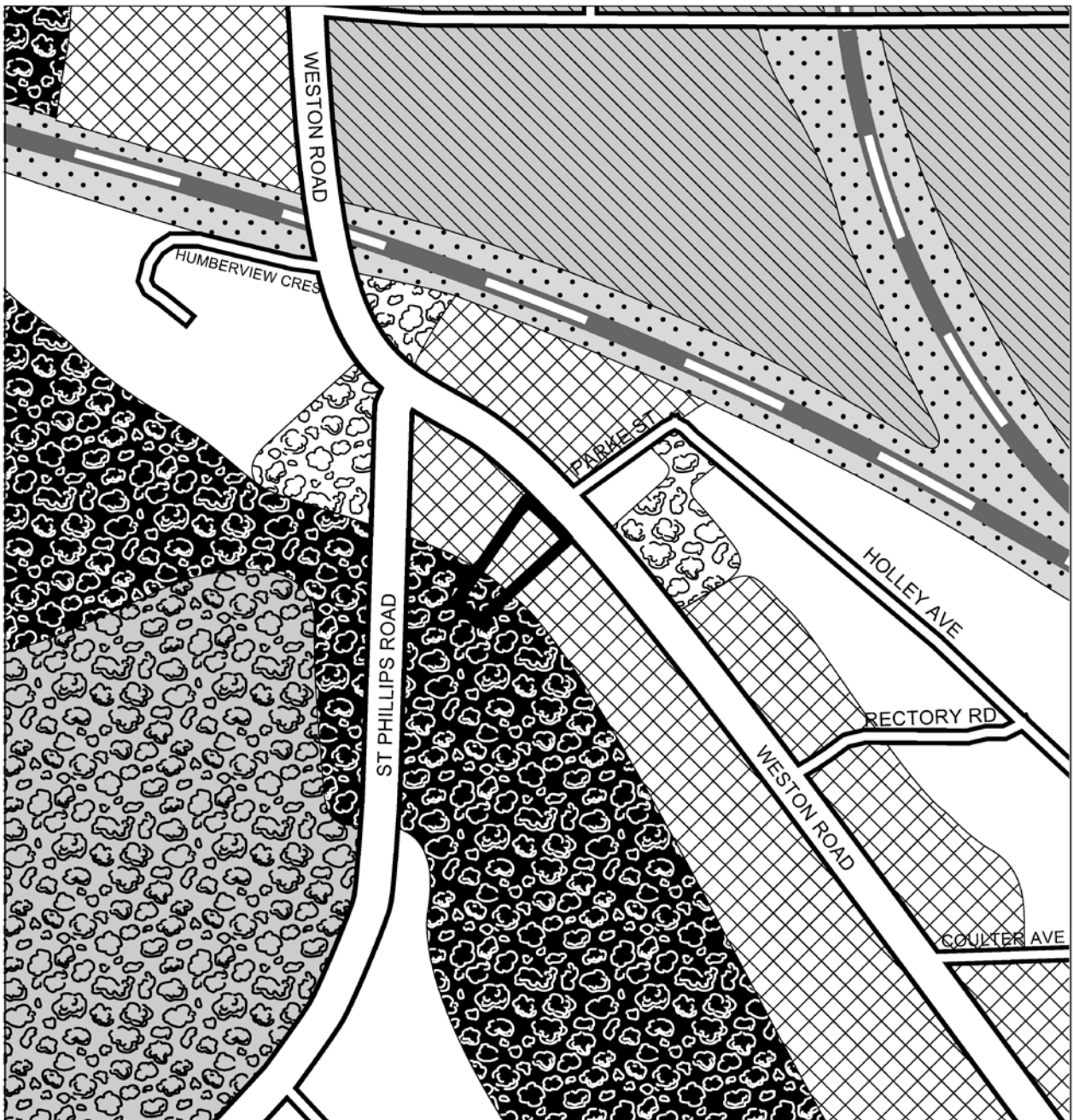
CONTACT:

Sean Rooney, Planner
(416) 394-8245
Sean.Rooney@toronto.ca

Attachment 2: Figure 2: Location Map



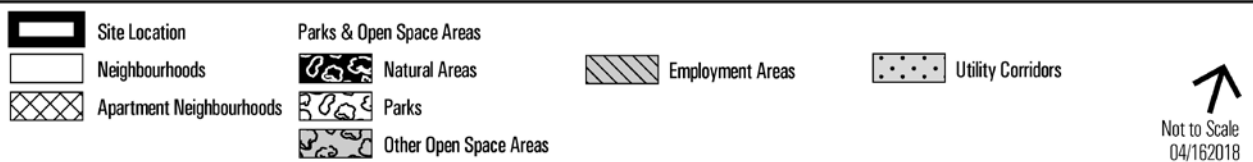
Attachment 3: Figure 3: Official Plan Land Use Map



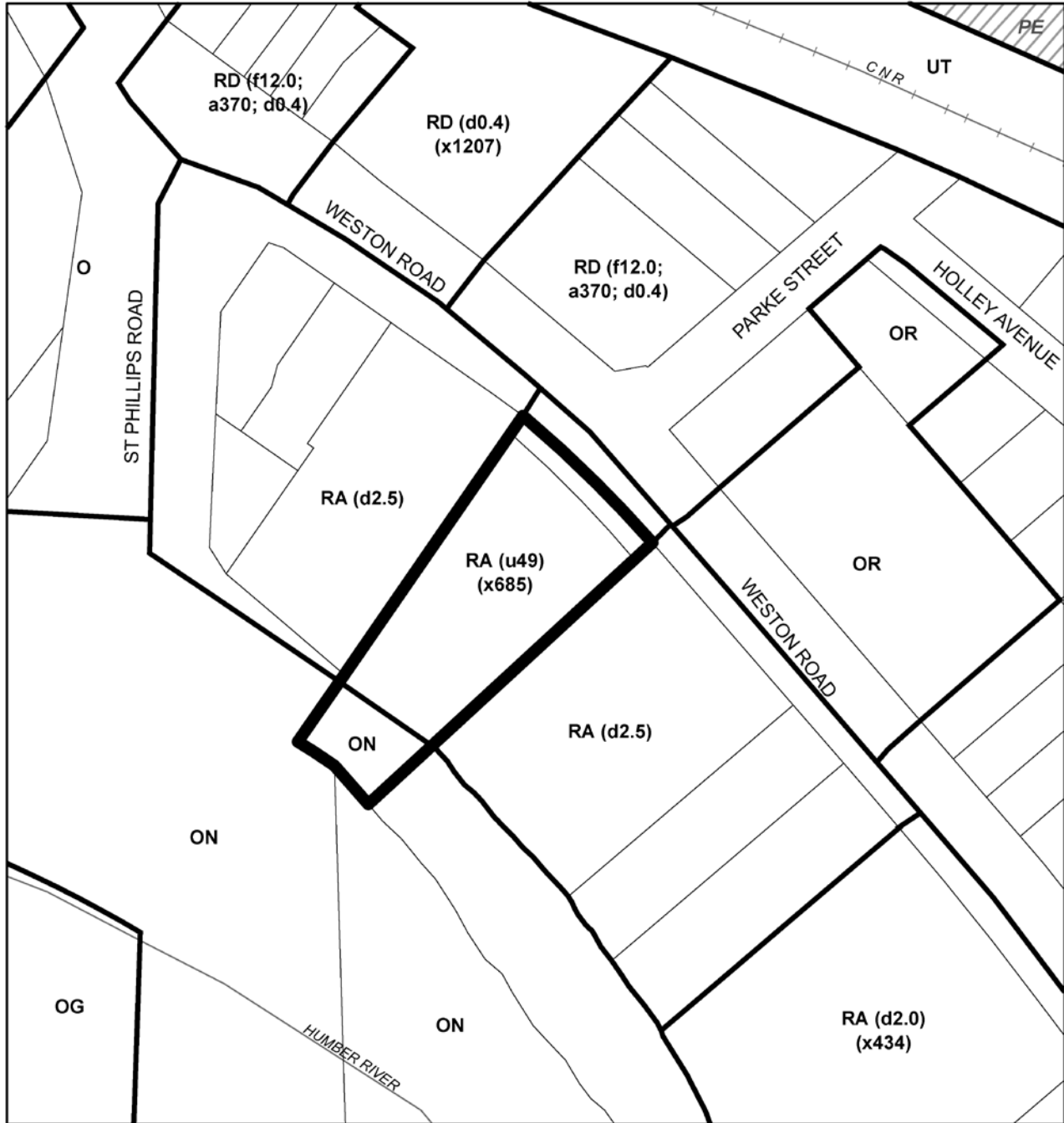
TORONTO
Extract from Official Plan

2346 Weston Road

File # 18 120119 WET 11 0Z



Attachment 4: Figure 4: Existing Zoning By-law Map



Zoning By-law 569-2013

2346 Weston Road

File # 18 120119 WET 11 0Z

Location of Application

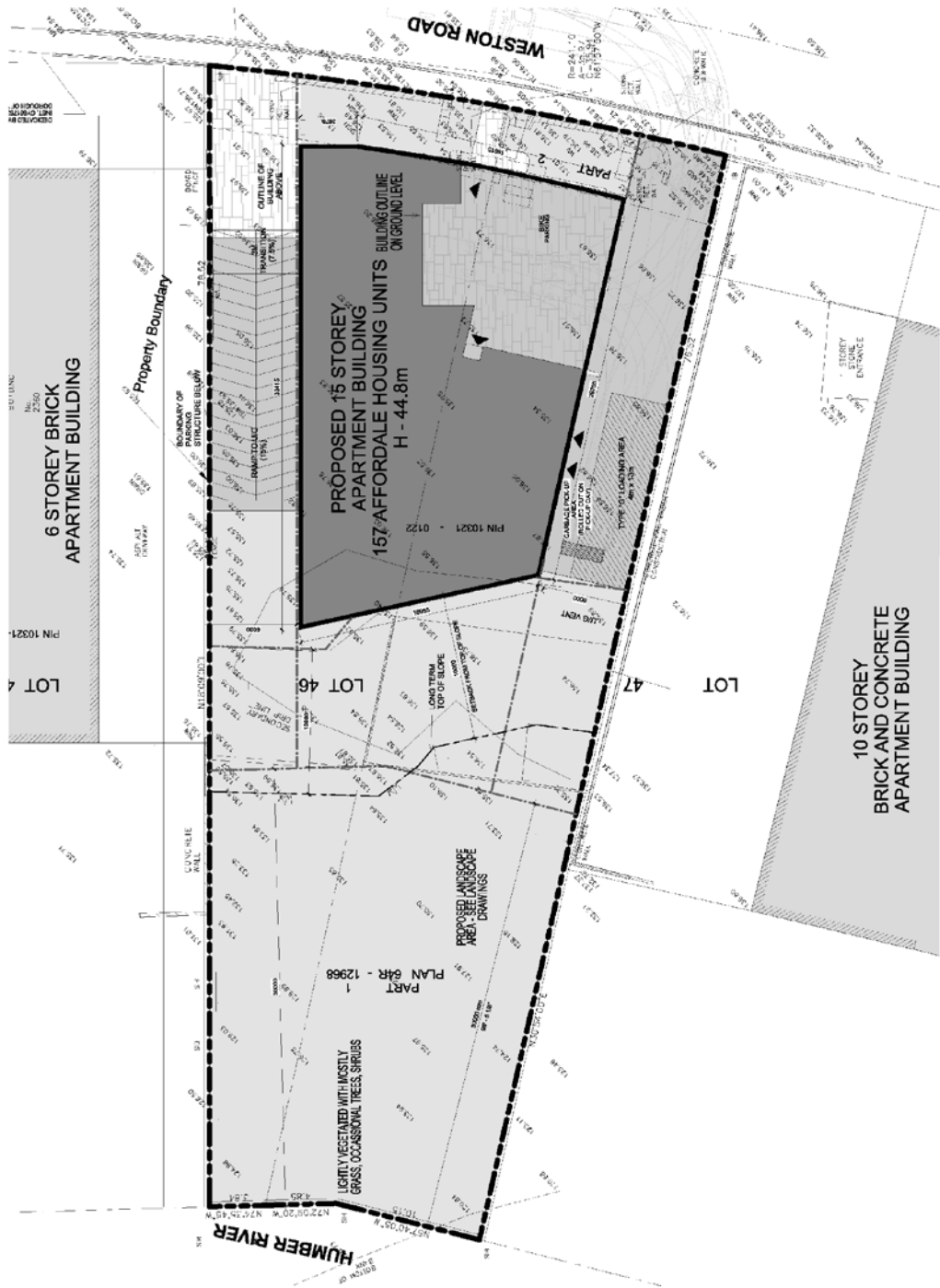
See Former City of York By-Law No. 1-83
PE Prestige Employment Zone

- | | |
|--------------------------|-------------------------------|
| RD Residential Detached | ON Open Space Natural |
| RA Residential Apartment | OR Open Space Recreation |
| O Open Space | OG Open Space Golf Course |
| | UT Utility and Transportation |



Not to Scale
Extracted: 04/16/2018

Attachment 5: Figure 5: Site Plan



2346 Weston Road

File # 18 120119 WET 11 0Z

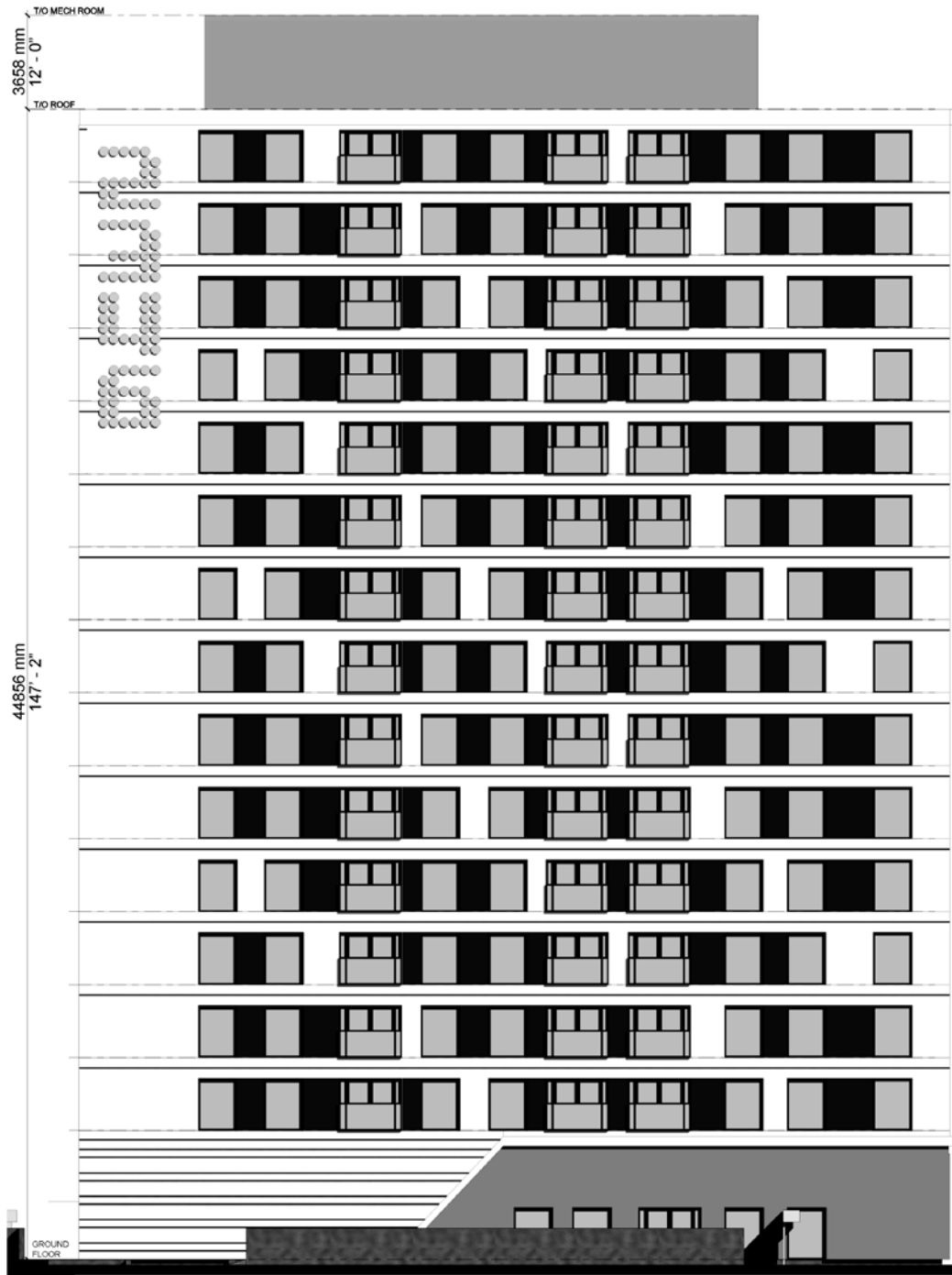
Site Plan

Applicant's Submitted Drawing

Not to Scale
04/16/2018



Attachment 6: Figure 6: North Elevation



North Elevation

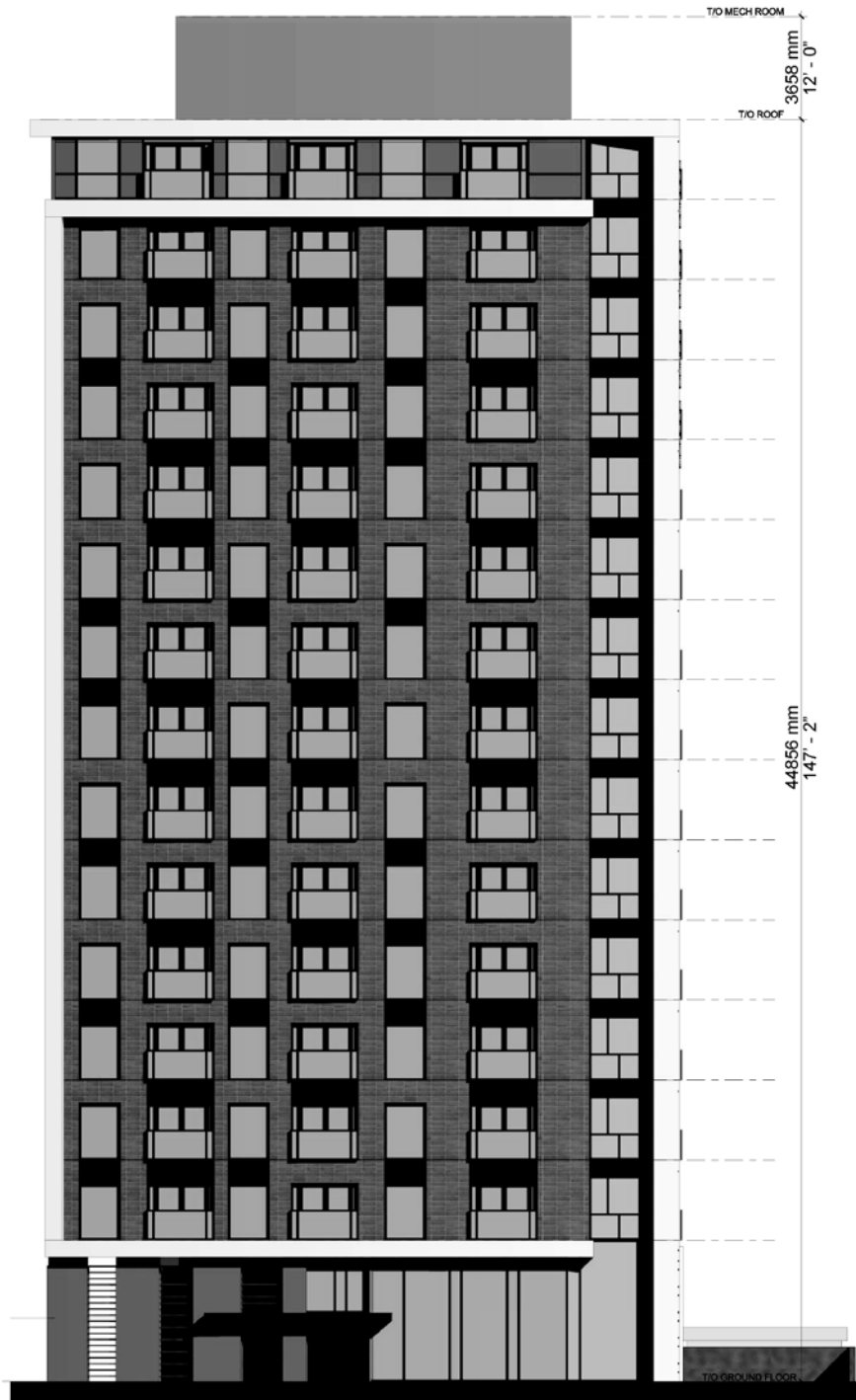
Applicant's Submitted Drawing

Not to Scale
04/16/2018

2346 Weston Road

File # 18 120119 WET 11 0Z

Attachment 7: Figure 7: East Elevation



East Elevation

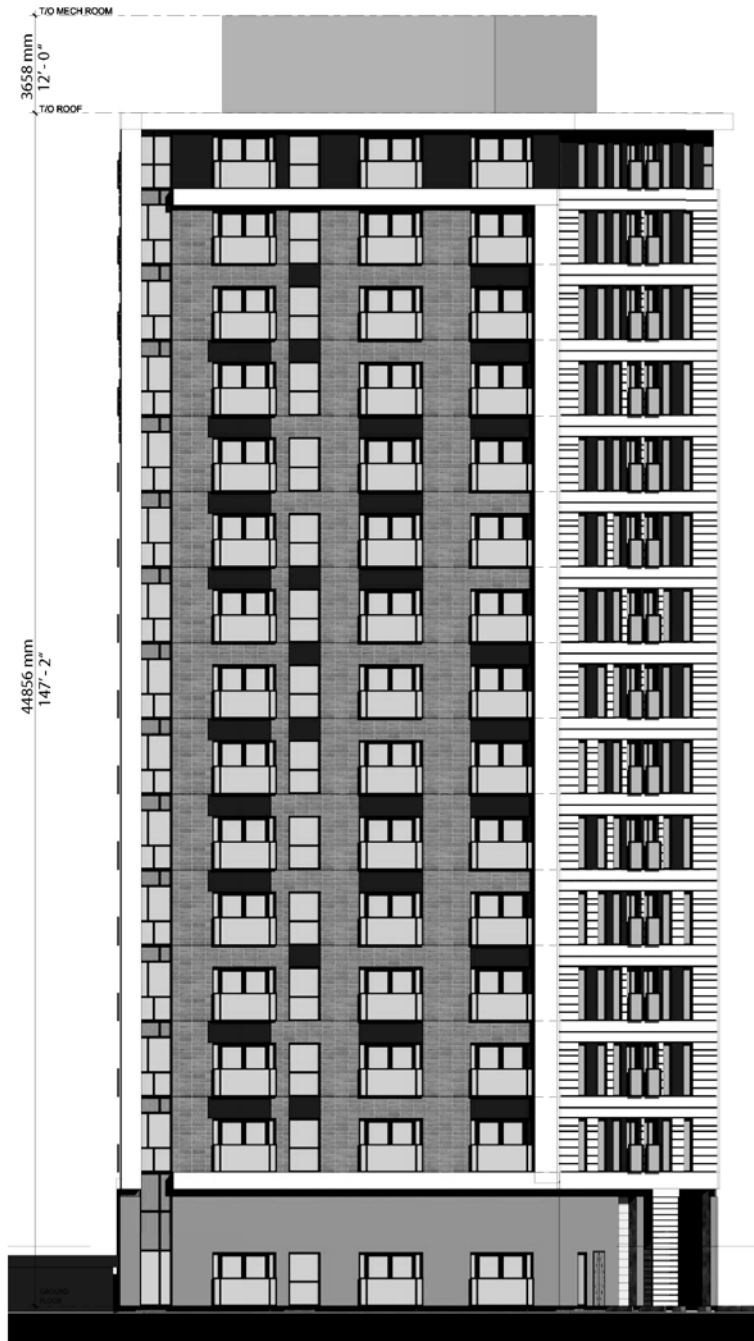
2346 Weston Road

Applicant's Submitted Drawing

Not to Scale
04/16/2018

File # 18 120119 WET 11 0Z

Attachment 8: Figure 8: West Elevation



West Elevation

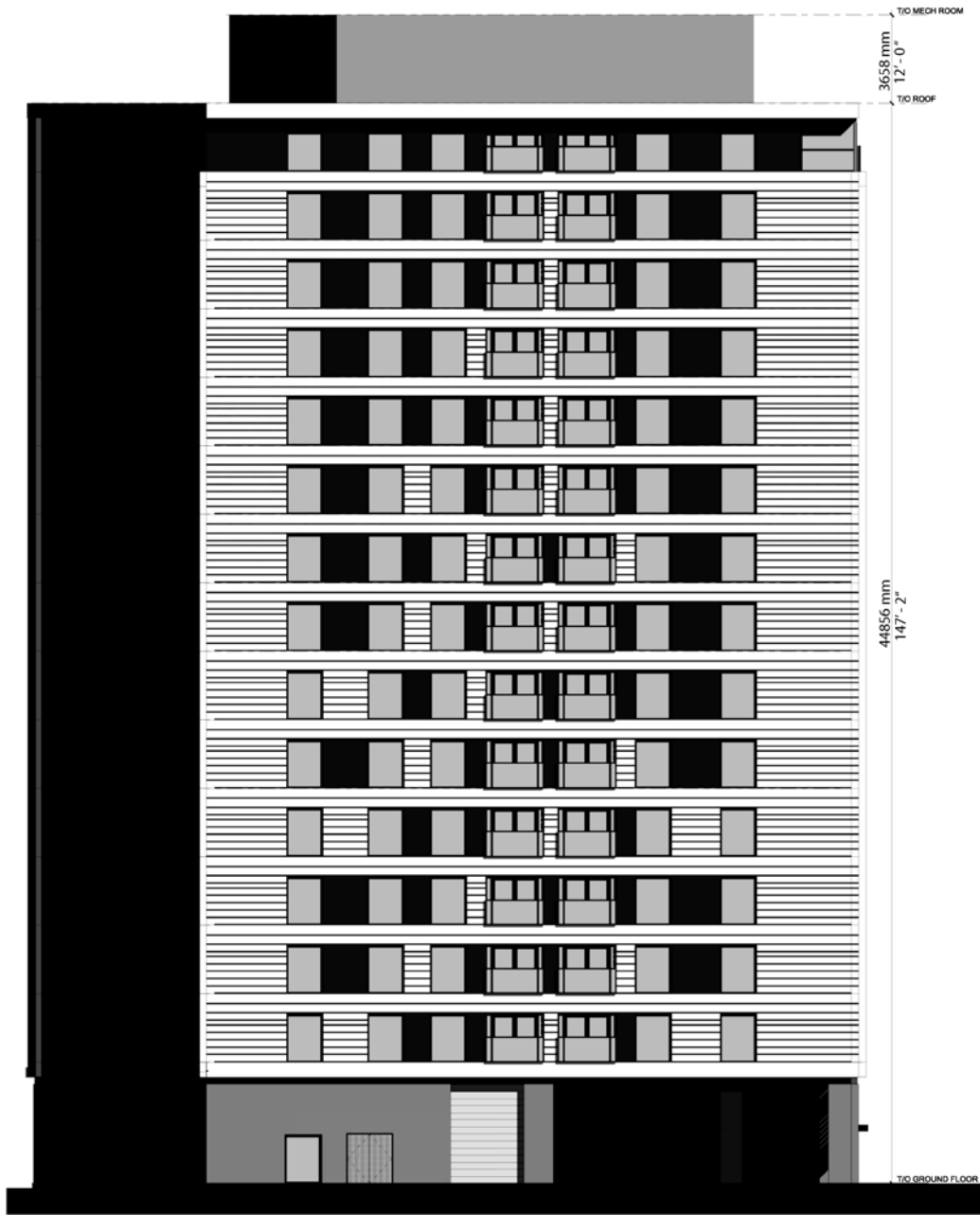
2346 Weston Road

Applicant's Submitted Drawing

Not to Scale
04/16/2018

File # 18 120119 WET 11 OZ

Attachment 9: Figure 9: South Elevation



South Elevation

2346 Weston Road

Applicant's Submitted Drawing

Not to Scale
04/16/2018

File # 18 120119 WET 11 OZ