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City Clerk
Planning and Growth Management Committee
Toronto City Hall
100 Queen Street West
10th Floor, West Tower
Toronto, Ontario
M5H 2N2

March 5, 2013
File 5740

Attn: Frances Pritchard

Dear Madam,

**RE: City of Toronto Draft Zoning By-law 1156-2012
107 Dawes Road & 34 Maryland Boulevard
City of Toronto**

Weston Consulting (WC) is the planning consultant for Aspen Way Investments Ltd., the owner of the property located at 107 Dawes Road and 34 Maryland Boulevard in the City of Toronto.

The owner has submitted Minor Variance and Consent applications (Files Nos. 13 117389 000 00 MV, 13 117388 000 00 MV, 13 117387 000 00 MV, 13 117386 000 00 MV, 13 117385 000 00 MV, 13 117384 000 00 MV, 13 117383 000 00 MV, 13 117382 000 00 MV, 13 117381 000 00 MV, 13 117376 000 00 CO) to develop the property for single detached dwellings and is seeking certain relief from the existing zoning by-law provisions.

The lands are currently zoned "R1C" based on the Former City of East York By-law 6752, which permits detached dwellings in accordance with specific regulations. We have conducted a review of the City's New Zoning By-law and note that the majority of the property will continue to be zoned "R1C", and is not part of the City's New Zoning By-law; however, a portion of the property is proposed to be zoned "RD – Residential Development". Given that the property is a single parcel of land, we request that the entire parcel be identified as not part of the City's New Zoning By-law. This would ensure consistency in the zoning permissions for the property and maintain the existing underlying zoning regulations under the R1C zone.

Notwithstanding the above request, we also submit the following concerns with regard to the RD zone regulations:

1. While the minimum frontage, coverage, and Floor Space Index requirements remain the same under the RD zone, when compared to the R1C zone, the height regulations will be subject to additional regulations. There are a series of proposed restrictions on building height in the proposed RD zone that do not exist under the current zoning permissions. Our

client does not support the additional regulations concerning building height as outlined in Section 10.20.40.10 of the New Zoning By-law.

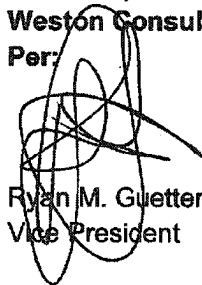
2. We do not support the proposed RD zone minimum side yard setback, which is different from the existing minimum setback requirement in the R1C zone. The existing requirement is 0.6 metres, whereas the proposed is 0.9 metres for certain lot frontages. We request that the existing permissions for a 0.6 metre side yard setback be maintained for the property.

We understand that certain provisions within the City's New Zoning By-law recognize the submission of applications under the existing zoning by-laws. Sections 2.1.3.4 and 2.1.3.6 specifically provides for the recognition of Minor Variance and Consent applications that are complete and are being processed. We trust that these provisions will be maintained as it pertains to the subject property and associated development applications.

The above comments represent our submission with respect to the City's New Zoning By-law as it relates to the property. We reserve the right to provide further comments as necessary in the future. Please notify the undersigned of the further consideration of this matter by Council or the Committee.

If you have any questions, please contact the undersigned or Christina Sgro at ext. 288.

Yours truly,
Weston Consulting
Per:



Ryan M. Guetter, BES, MCIP, RPP
Vice President

c. Brian Feeley, Aspen Way Investments Ltd.