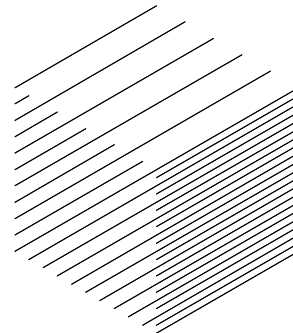


May 5, 2014

**Walker, Nott, Dragicevic
Associates Limited**
Planning
Urban Design

City of Toronto
Zoning By-law Team
City Planning Division
Metro Hall, 55 John Street, 22nd Floor
Toronto, ON
M5V 3C6



Attention: Joe D'Abramo

Dear Mr. D'Abramo

**Re: Residential Apartment Commercial Zone
1765-1775 Weston Road
Our Files: 12606**

90 Eglinton Avenue East
Suite 701
Toronto, Ontario
M4P 2Y3
Tel. 416/968-3511
Fax. 416/960-0172
e-mail: admin@wndplan.com
web: www.wndplan.com

We represent Weston Property Management, the owners of 1765-1775 Weston Road ('subject site'). The subject site is located on the east side of Weston Road, south of Lawrence Avenue West in the Weston neighbourhood.

At the February 27, 2014 meeting of the Planning and Growth Management Committee considered criteria developed by City staff for the inclusion of areas within a Residential Apartment Commercial (RAC) zone. The criteria, as described in the report, are as follows:

- Located in an Residential Apartment (RA) zone currently;
- Comprise a minimum of 100 dwelling units containing either condominium or rental apartments; and,
- 29% or more of the current residents of the building(s) live below the Low Income Cut-Off (LICO), as per the 2006 Census Dissemination Areas

While City staff also identified areas for inclusion within this zone category, the subject site was not included on the list of sites/areas to include in the proposed RAC zones.

The subject site is currently placed within a Residential Apartment zone. The subject site has 483 existing residential apartments in two 25-storey apartment buildings. There are an additional 9 tall apartment buildings in the immediate vicinity of the subject site.

Wendy Nott, FCIP, RPP
Robert A. Dragicevic, MCIP, RPP
Senior Principals

Peter R. Walker, FCIP, RPP
Special Consultant

Andrew Ferancik, MCIP, RPP
Senior Associate

Martha Coffey
Controller

There are limited commercial opportunities in the vicinity of the subject site; however, these are generally small scale service uses. While the proportion of residents of these buildings living below the Low Income Cut-Off cannot be precisely confirmed, the median income in the census tract encompassing the subject site was \$20,338 per year based on the 2006 census, compared to the median income for Toronto as a whole of \$22,545. Approximately 38.9% of people were considered low income before tax compared to 24.5% for the City as a whole. Therefore, there is a clear pattern of low income residents in the immediate area.

The addition of permissions for commercial floor area through the application of an RAC zoning would benefit both the residents of the subject site and the other residents in the area. While there are commercial opportunities in the vicinity, there is limited variety in unit sizes and diversity of commercial tenants. Additional retail spaces of varying sizes would assist in the diversification of the commercial landscape in the neighbourhood.

It is our opinion that the subject site merits consideration for inclusion in the Residential Apartment Commercial zone.

We trust that the information contained herein is sufficiently clear. If you require additional information or have any questions, please do not hesitate to contact the undersigned.

Yours very truly,

WALKER, NOTT, DRAGICEVIC ASSOCIATES LIMITED

Planning · Urban Design



Wendy Nott, FCIP, RPP
Senior Principal

cc. Roslyn Brown
Planning and Growth Management Committee

