

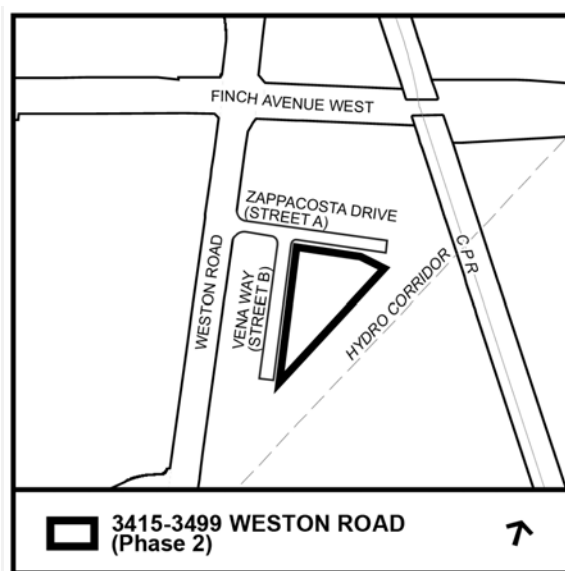
3415-3499 Weston Road – Official Plan and Zoning By-law Amendment, Lifting of the (H) Holding Symbol and Site Plan Control Applications – Request for Direction Report

Date:	October 27, 2017
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 7 – York West
Reference Number:	15 266555 WET 07 OZ, 15 266570 WET 07 OZ and 17 157361 WET 07 SA

SUMMARY

The purpose of this report is to advise that a staff report entitled "3415-3499 Weston Road – Official Plan and Zoning By-law Amendment, Lifting of the (H) Holding Symbol and Site Plan Control Applications – Request for Direction Report " will be finalized and available for consideration at the November 14, 2017 meeting of the Etobicoke York Community Council. Currently discussions are ongoing with the applicant regarding community benefits under Section 37 of the *Planning Act* (and in accordance with Policy 2.3.1.6 and 5.1.1 of the Official Plan) in consultation with the Ward Councillor.

An appeal to the Ontario Municipal Board has been filed by the applicant on the Official Plan and Zoning By-law Amendment, Lifting of the (H) Holding Symbol and Site Plan Control applications (File Numbers 15 266555 WET 07 OZ, 15 266570 WET 07 OZ and 17 157361 WET 07 SA) citing City Council's failure to make a decision on the applications within the time period prescribed under the *Planning Act*.



These applications are for Phase 2 of a four phased development comprised of 10 buildings, currently planned to contain approximately 1,717 residential units and 4,459 m² of commercial floor area. Based on the revised application received on March 17, 2017 the proposed Phase 2 development is for a total of 514 rental apartment units in two towers. The development would be comprised of a 30-storey (Building J) and a 26-storey (Building K) tower connected by a 3 to 4-storey podium. A total of 186 m² of non-residential space is proposed on the ground floor. This development would have a Floor Space Index of 7.0 times the area of the Phase 2 lands.

COMMENTS

As of October 27, 2017, discussions are ongoing between staff, the applicant and the Ward Councillor regarding potential community benefits. A detailed report is being prepared requesting that Council provide direction to the City Solicitor and City staff to attend the OMB hearing. The report will be finalized and made available for consideration in advance of the November 14, 2017 meeting of Etobicoke York Community Council.

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SIGNATURE

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