

1695 and 1705-1707 Weston Road and 10 Victoria Avenue East – Zoning By-law Amendment Application - Preliminary Report

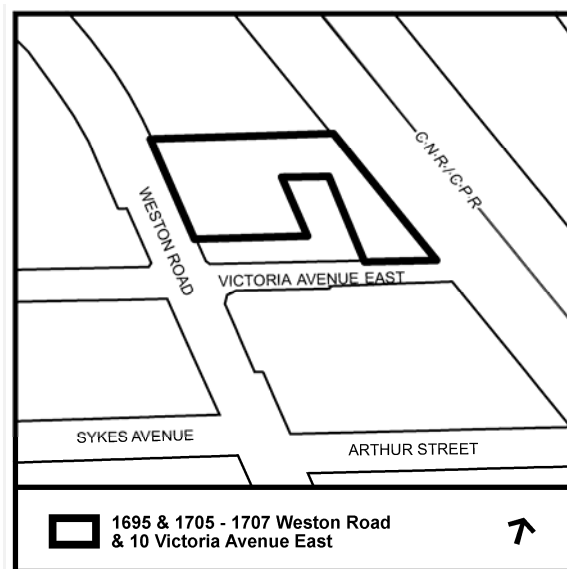
Date:	March 13, 2018
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 11 – York South-Weston
Reference Number:	17 278899 WET 11 OZ

SUMMARY

This application proposes to amend former City of York Zoning By-law No. 1-83, as amended, to permit the redevelopment of 1695 and 1705-1707 Weston Road and 10 Victoria Avenue East with a 25-storey mixed-use building (84.2 m in height, including mechanical penthouse). The proposed building would provide approximately 147 m² of street related retail uses on the ground level and 240 residential units on the upper levels. The proposed development would have a gross floor area of approximately 17,602 m² and a density of 5.25 FSI. The development would be served by a 3.5 level underground garage containing 136 parking spaces for residents, in addition to 6 surface parking spaces for visitors, resulting in a total provision of 142 parking spaces.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

A community consultation meeting to be scheduled by staff in consultation with the Ward Councillor is intended to be held in the second quarter of 2018. In a non-election year, a Final Report and statutory



public meeting under the *Planning Act* to consider this application would be targeted for the fourth quarter of 2018 (this target assumes the applicant would provide all required information in a timely manner). However, it is anticipated that the statutory public meeting under the *Planning Act* will be held in the first quarter of 2019, once Etobicoke York Community Council reconvenes following the election.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 1695 and 1705-1707 Weston Road and 10 Victoria Avenue East together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the 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

A review of planning records has determined there is no recent decision history pertinent to this application.

Pre-Application Consultation

A number of pre-application consultation meetings were held with the applicant throughout 2017, to discuss complete application submission requirements and to identify issues with the proposal. City staff provided preliminary comments regarding: building height and mass and its relationship to pedestrian scale; transition to the neighbourhoods east of the rail corridor and southwest of the site; residential lobby placement; indoor and outdoor amenity space; and compatibility with the nearby rail corridor. The applicant was also encouraged to consolidate the site with the adjacent properties on Weston Road and Victoria Avenue East.

ISSUE BACKGROUND

Proposal

This application proposes the redevelopment of the buildings currently on the site with a 25-storey (84.2 m in height, including mechanical penthouse), mixed-use building at 1695, 1705-1707 Weston Road and 10 Victoria Avenue East. The proposal has a gross floor area of approximately 17,602 m² and a density of 5.25 FSI (see Attachment 1: Site Plan).

The proposed building is comprised of two distinct structures, a base structure and a tower. The development proposes a total of 240 apartment units located both within the base building and tower structure and consisting of: 37 bachelor units (15%); 98 one bedroom units (41%); 77 two bedroom units (32%); and 28 three bedroom units (12%).

The 6-storey (20 m) base building would have an 'L' shaped floor plate and include approximately 147.3 m² of street related retail uses fronting Weston Road, with 5 floors of residential units above. An entrance and lobby extending the full width of the building is proposed at ground level, providing access from Weston Road to the apartments, alongside the pick-up / drop off area and surface visitor parking proposed at the rear of the building. Further utilities, such as bulk storage, garbage room and bicycle stackers are also located on the ground floor, providing parking for 216 bicycles.

Above the 6-storey base building, is a proposed 19-storey tower structure (64.2 m, including mechanical penthouse). The tower structure would be set back from the base building by approximately 3 m and comprises two distinct angular masses that are offset to create an irregular façade (see Attachments 3-6: Elevations). Between floors 8 and 17, the tower structure would be oriented parallel to Weston Road, above which, floor 18 would step back from the lower tower structure to provide an outdoor terrace. Floors 19 to 25 would form the upper tower structure and be offset from Weston Road at an oblique angle. Partially inset covered balconies are proposed on the western and eastern facades of the tower, alongside inset balconies for the larger two and three bedroom units on each of the corners.

At its closest point, the base building would be set back 27.5m from the Canadian Pacific Rail right-of-way, 3.9 m from the future widened extent of Weston Road and 4.5 m from the adjacent 1693 Weston Road apartment building. As there is no proposed setback, a party wall condition is proposed along the northern property line abutting the Metrolinx parking lot and the southeast property line abutting the rear yard of 8 Victoria Avenue East. The tower element would be setback a further 12.5 m from the northern property line, 6.9 m from the western property line and 5.5 m from the eastern and southern property lines, respectively.

A total of 142 vehicle parking spaces are proposed for the site. The development would be served by a proposed 3.5 level underground garage containing 136 parking spaces for residents, in addition to 6 surface parking spaces for visitors, located to the rear of the proposed building. Access to the surface parking and underground garage would be via a proposed private driveway on Victoria Avenue East, adjacent to the railway corridor. The driveway would lead to a proposed pick up / drop off turning circle, situated adjacent to the rear of the proposed building, alongside the surface parking and underground parking access, which is to be integrated into the building. There is one Type 'G' loading area proposed, which would be situated within the building, sharing access with the underground parking.

A total of 1,131 m² of amenity space is proposed for the site. Approximately 485.5 m² of indoor amenity space is proposed on the 7th floor, which would be directly connected to

645.5 m² of outdoor amenity space on the roof of the base building. There is also a proposed landscaped open space, situated to the southeast of the site, at the proposed driveway access on Victoria Avenue East. A sidewalk is proposed within the landscaped area, providing pedestrian access from Victoria Avenue East, through the site to Weston Road via a 3 m wide exterior pedestrian walkway situated adjacent to the lobby, on the northern lot line.

Site and Surrounding Area

The site is comprised of three parcels of land which, combined, form an irregular shaped lot with an area of approximately 3,352 m². The site is located in the 'Weston Road Corridor', just south of the mixed-use commercial corridor 'Weston Village' as defined by the Weston Urban Design Guidelines. The site has approximately 45.4 m frontage on the east side of Weston Road and 30.2 m on the north side of Victoria Avenue East.

Descriptions of the three land parcels are provided below:

- 1695 Weston Road: A 2.5 storey detached brick dwelling with a front yard that consists of a surface parking area, and a small rear yard;
- 1705-1707 Weston Road: An irregular-shaped parcel that fronts on Weston Road and abuts the rear yards of 6, 8 and 10 Victoria Avenue East. The existing building on the property is comprised of a two storey structure with three residential rental units on the upper level and a vacant street-related retail space below. Adjacent to the south of this structure is a one story commercial property containing an automotive repair shop and other light industrial businesses. This part of the building extends eastwards behind properties on Victoria Avenue East where it can be accessed via a 5.7 m private driveway adjacent to the rail line; and
- 10 Victoria Avenue East: A one-storey detached dwelling with a detached garage located on the southeast portion of the property adjacent to the private driveway and rail line.

Land uses surrounding the subject site are as follows:

North: Directly adjacent to the north is the parking lot for the Weston GO Station, beyond which, a mix of uses extend along Weston Road, including two 1970's era residential tower blocks and an array of commercial uses forming the traditional centre of 'Weston Village'.

South: Directly adjacent to the site are a 2.5-storey rental apartment building at 1693 Weston Road; a 3-storey detached dwelling at 6 Victoria Avenue East; and a 2-storey detached dwelling at 8 Victoria Avenue East. On the southern side of Victoria Avenue East are detached dwellings and on the corner, the 1677-1781 Weston Road site, which currently has a Site Plan Control application under review (12 127228 WET 11 SA) for the construction of 10, 3-storey townhouses.

East: Directly east of the site is the Canadian Pacific Railway tracks, accommodating the Union Pearson Express and the GO Transit Kitchener Line. Beyond the railway to the east are predominantly low rise residential buildings extending eastwards towards Jane Street.

West: To the west of the site, fronting Weston Road is a mix of uses including a place of worship, a car dealership and other commercial and light industrial uses. Residential properties extend eastwards along Victoria Avenue West, beyond which is the Humber River and naturalised recreation area forming part of Raymore Park.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) 2014 provides policy direction Province wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The City of Toronto uses the PPS to guide its Official Plan and to inform decisions on planning and development matters. The PPS is issued under Section 3 of the *Planning Act* and all decisions of Council affecting land use planning matters "shall be consistent with" the Provincial Policy Statement.

The Growth Plan for the Greater Golden Horseshoe (2017) provides a strategic framework for managing growth in the Greater Golden Horseshoe region including:

- Setting minimum density targets within settlement areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;

- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

Like other provincial plans, the Growth Plan for the Greater Golden Horseshoe (2017) builds upon the policy foundation provided by the Provincial Policy Statement (2014) and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. All decisions by City Council affecting land use planning matters are required by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The property is designated *Apartment Neighbourhoods* on Map 14 – Land Use Map in the Official Plan. Section 4.2 of the Official Plan contains the policies in relation to *Apartment Neighbourhoods*. Policy 4.2.1 states 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 4.2.2 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 edge 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 as well as the provision of appropriate indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

Policy 4.3.3 specifies that significant growth is generally not intended within developed *Apartment Neighbourhoods*. However, the Policy does highlight that compatible infill development may be permitted on a site containing an existing apartment building that has sufficient underutilised 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.

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 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 highlighted within Policy 2.3.1.6.

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. Policy 3.1.1.14 outlines that new streets should be public streets and used to provide connections with adjacent neighbourhoods while dividing larger sites into smaller development blocks.

Section 3.1.3 of the Official Plan 'Built Form – Tall Buildings' outlines the larger civic responsibilities and obligations that tall buildings have compared to other buildings and contains policies which ensure that tall buildings fit within their existing and/or planned context and limit local impacts. This includes Policy 3.1.3.1 which states that tall buildings should consist of three parts, carefully integrated into a single whole: a base building; middle (shaft); and top.

Section 3.2.1 of the Official Plan includes policies that encourage the provision of a full range of housing, in terms of form, tenure and affordability, and the protection of rental housing units. Policy 3.2.1.5 states that significant new development on sites containing six or more rental units, where existing rental units will be kept in the new development will secure:

- The existing rental housing units which have affordable rents and mid-range rents; and
- Any needed improvements and renovations to the existing rental housing, in accordance with and subject to Section 5.1.1 of the Plan, without pass-through of such costs in the rents to tenants

The subject site is located within the Weston Area as defined by Site and Area Specific Policy 51 of the Official Plan which speaks to protecting view corridors of the Humber Valley as well as increasing connectivity to the Humber Valley for pedestrians and cyclists.

Conformity with other relevant policies of the Official Plan including the environment and transportation policies will also be addressed. The Official Plan is available at: http://www.toronto.ca/planning/official_plan/introduction/htm.

Official Plan Amendment No. 320

As part of the City's ongoing Official Plan Five Year Review, 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 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

The site is zoned Main Street Commercial/Residential (MCR) under former City of York Zoning By-law No. 1-83 as amended (see Attachment 7: Zoning). The MCR zone permits a wide variety of uses including: apartment buildings, townhouses, retail stores, offices, restaurants, recreational uses and limited institutional uses. The proposed apartment building is a permitted use. The maximum permitted height in the MCR zone is 8 storeys or 24 m, whichever is the lower, and the maximum floor space index is 2.5 times the area of the lot. Any portion of a building or structure constructed within 6 m of the front lot line adjacent to Weston Road shall be limited to 9 m in height. The maximum permitted front yard setback is 3 m, while parking and loading facilities are prohibited in the front yard.

The site is not subject to City-wide Zoning By-law No. 569-2013 because the zoning does not conform to the Official Plan *Apartment Neighbourhoods* designation.

Site Plan Control

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

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>.

In Policy 1 in Section 5.3.2 'Implementation Plans and Strategies for City-Building', the Official Plan states that Guidelines will be adopted to advance the vision, objectives and policies of the Plan. Urban Design Guidelines specifically are intended "to provide a more detailed framework for built form and public improvements in growth areas." The City-wide Tall Building Design Guidelines address this policy, helping to implement Chapter 3.1 'The Built Environment' and other policies within the Plan related to the design and development of tall buildings in Toronto.

Growing Up: Planning for Children in New Vertical Communities

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 Growing Up Draft Urban Design Guidelines will be considered in the review of this proposal.

Weston Urban Design Guidelines

The Weston Urban Design Guidelines were adopted by City Council in 2004. These Guidelines help manage change within Weston to achieve the following goals:

- The revitalization of retail and community activity along Weston Road as the strong and attractive heart of Weston;
- The maintenance of the quality of life in the neighbourhoods;
- The introduction of new residential development along the Weston Road corridor;
- The generation of new employment opportunities on former industrial lands; and
- The enhancement of the Humber Valley as an environmental and recreational asset for the city.

Within the Guidelines, the site falls within the 'Weston Road Corridor' Sub-Area, where *Apartment Neighbourhood* uses are encouraged in forms that are sensitive to their surroundings. One of the key objectives for the 'Weston Road Corridor' is to increase the residential population of the area to support activity within the adjacent Weston Village. This is subject to establishing an appropriate built form and land use pattern for apartment buildings, including a maximum height of 8 storeys (24 m). The Weston Urban Design Guidelines can be viewed at the following link:

https://www1.toronto.ca/city_of_toronto/city_planning/urban_design/files/pdf/41weston.pdf.

Tree Preservation

There are 15 trees within the subject site. The applicant has submitted an Arborist Report, which is currently under review by Parks, Forestry and Recreation staff.

Reasons for the Application

An amendment to the former City of York Zoning By-law No.1-83, as amended, is required in order to increase the permitted height, density and lot coverage of the proposed building, amend the amenity space provision, and revise other development standards as necessary to reflect the development proposal. Through the review of the application, staff may identify additional areas of non-compliance.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Draft Zoning By-law Amendment (former City of Zoning York By-law No.1-83);
- Computer-Generated Building Mass Model;
- Planning Rationale Report, including Community Services and Facilities Study;
- Public Consultation Strategy;
- Rental Housing Demolition and Conversion Declaration of Use and Screening Form;
- Toronto Green Standard Template and Checklist;
- Noise Impact Study;
- Stage 1 and 2 Archaeological Assessment;
- Qualitative Pedestrian Level Wind Assessment;
- Transportation Impact Study;
- Stormwater Management Report;
- Functional Servicing Report;
- Tree Inventory and Preservation Plan (Arborist Report);
- Boundary and Topographical Plan of Survey;
- Architectural Plans (including Context Plan, Underground Garage Plans, Site and Building Elevations, Site Plan, Floor Plans and Site and Building Sections);
- Sun/Shadow Study; and
- Landscape Plan.

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

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:

1. Consistency with the Provincial Policy Statement and conformity to the Growth Plan for the Greater Golden Horseshoe;
2. Conformity with all applicable Official Plan policies, including in particular the *Apartment Neighbourhoods* Development Criteria and Built Form policies in Chapter 3;
3. Appropriateness of the proposed 25 storey building within the context of the surrounding area;
4. The built form, height and massing of the proposed building and its relationship to the public realm;
5. Appropriateness of the increase in site density and lot coverage;
6. Separation distances to adjacent buildings and setbacks to property lines;
7. Appropriateness of the proximity of the proposed building to the properties at 1693 Weston Road, 6 and 8 Victoria Avenue East;

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8. Proximity of the proposed development to the rail corridor and potential mitigation measures;
9. Shadow impacts, particularly on adjacent properties;
10. Conformity with Weston Urban Design Guidelines;
11. The preservation and replacement of existing trees on site;
12. Mitigation of potential wind conditions created by the proposed development;
13. Privacy and overlook of adjacent residential properties (light, sky view and privacy);
14. Applicability of the City-wide Tall Building Design Guidelines and the Growing Up Guidelines;
15. Appropriate transition in scale to neighbouring lands including setbacks, stepbacks and angular planes;
16. Confirmation of the number of existing on-site residential rental units;
17. Adequacy of existing infrastructure to support the proposed development and identification of any required improvements;
18. Transportation impacts arising from the proposed residential density;
19. Proposed mix of units and provision of family-sized units;
20. Functionality of ground floor spaces;
21. Indoor and outdoor amenity space provision and safety/visibility considerations;
22. Compliance with the Tier 1 performance measures of the Toronto Green Standard;
23. Provision and location of vehicular parking, loading and bicycle parking; and
24. Should the application be recommended for approval, identification of appropriate community benefits or affordable housing provision under Section 37 of the *Planning Act* as a result of the proposed increase in height and density of the proposal.

The TGS Checklist has been submitted by the applicant and is currently under review by City staff for compliance with the Tier 1 performance measures.

CONTACT

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E-mail: Sean.Rooney@toronto.ca

SIGNATURE

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

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: Context Plan

Attachment 3: North Elevation

Attachment 4: East Elevation

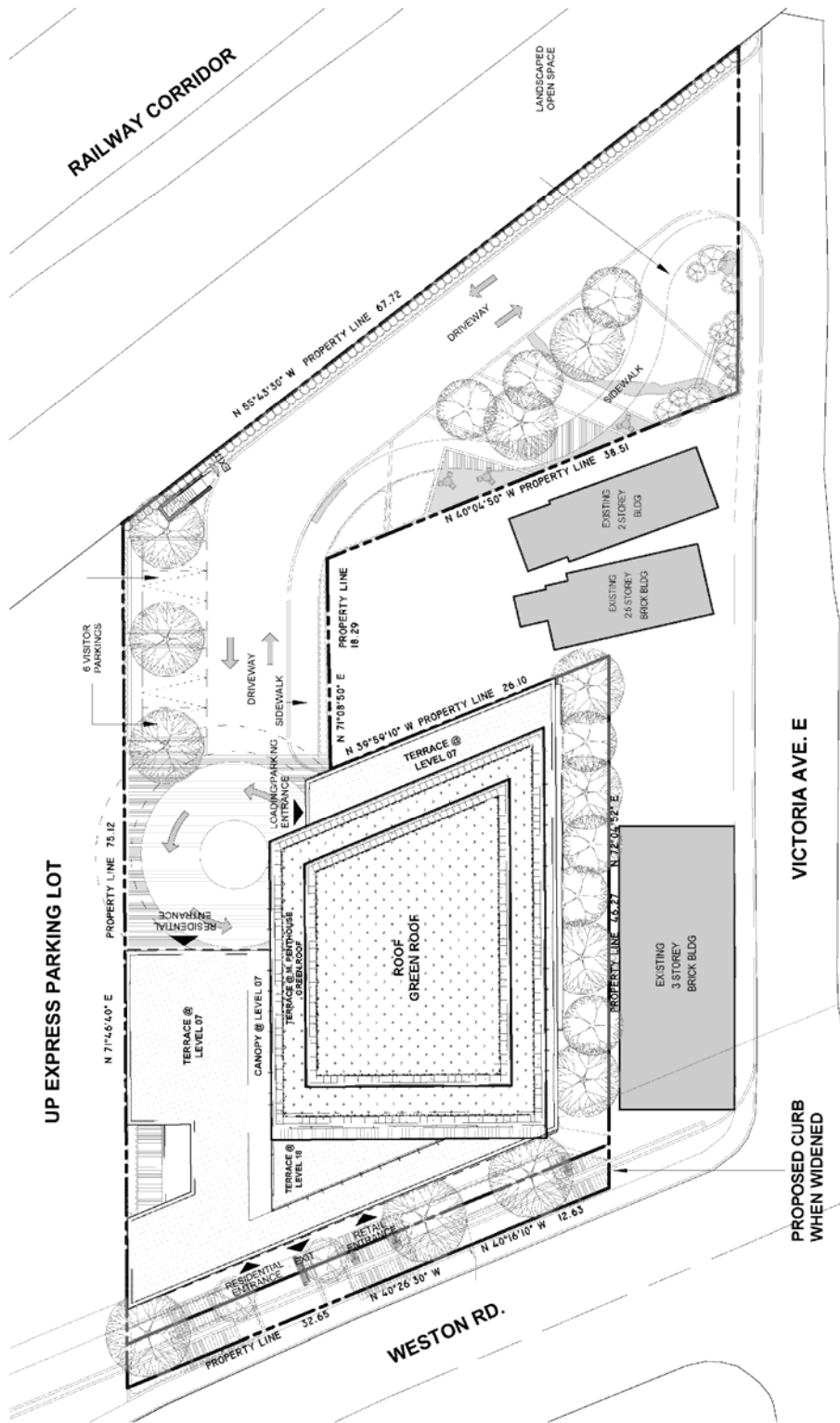
Attachment 5: South Elevation

Attachment 6: West Elevation

Attachment 7: Zoning

Attachment 8: Application Data Sheet

Attachment 1: Site Plan



1695 & 1705 - 1707 Weston Road
10 Victoria Avenue East

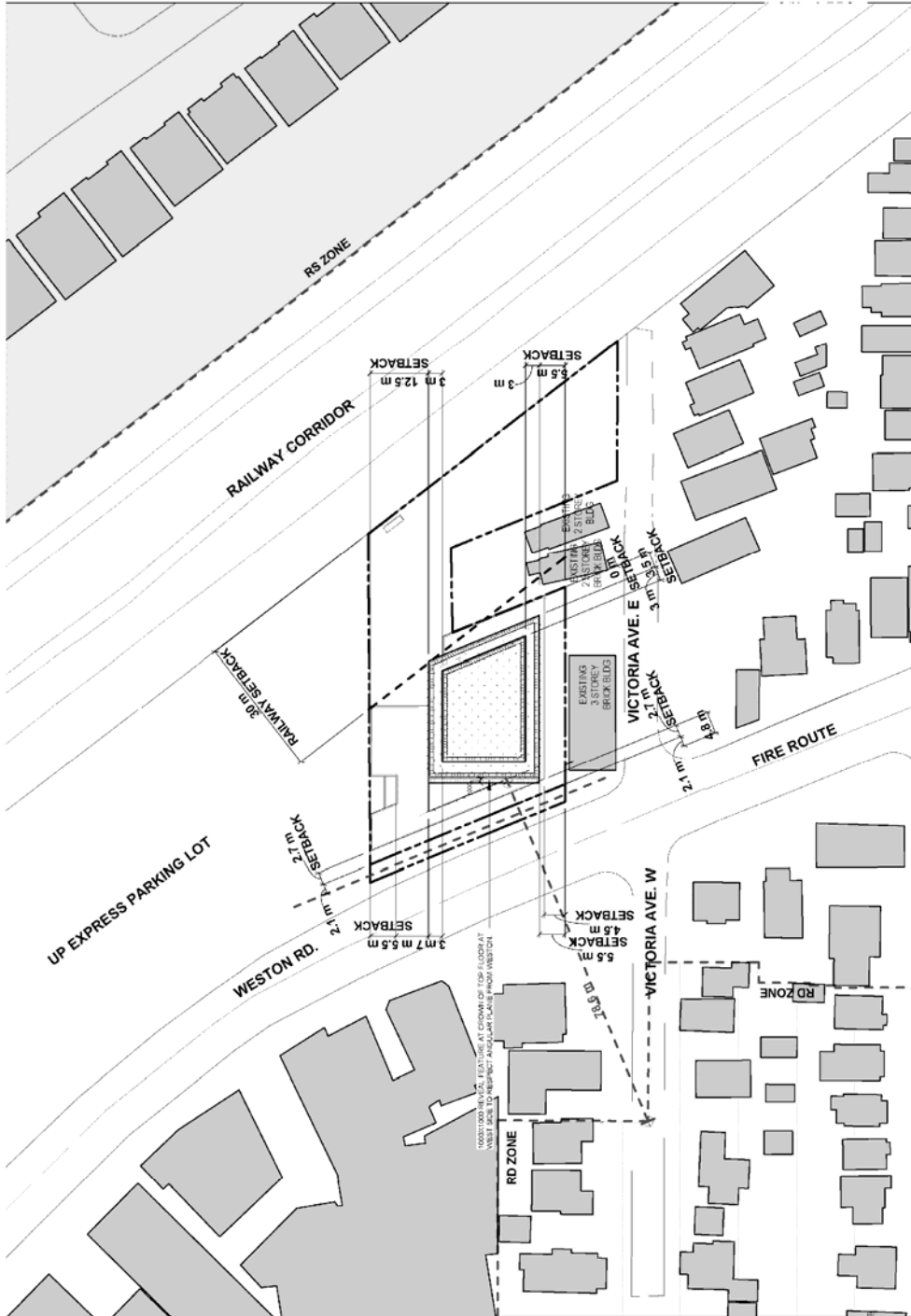
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Site Plan
Applicant's Submitted Drawing (Modified by City Staff)

Not to Scale
03/09/2018



Attachment 2: Context Plan



1695 & 1705 - 1707 Weston Road
10 Victoria Avenue East

File # 17 278899 WET 11 0Z

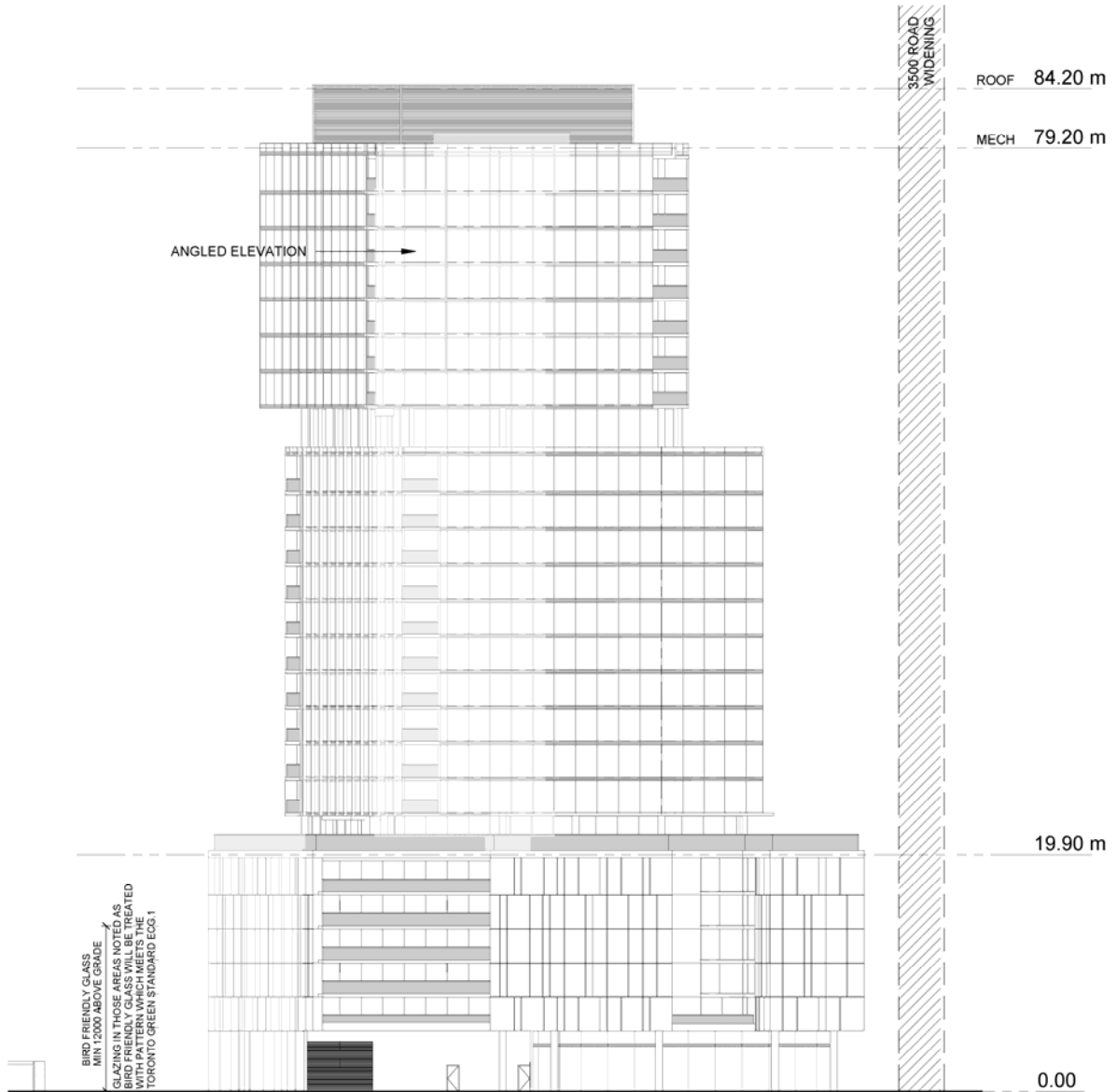
Context Plan

Applicant's Submitted Drawing

Not to Scale
03/09/2018



Attachment 3: North Elevation



North Elevation

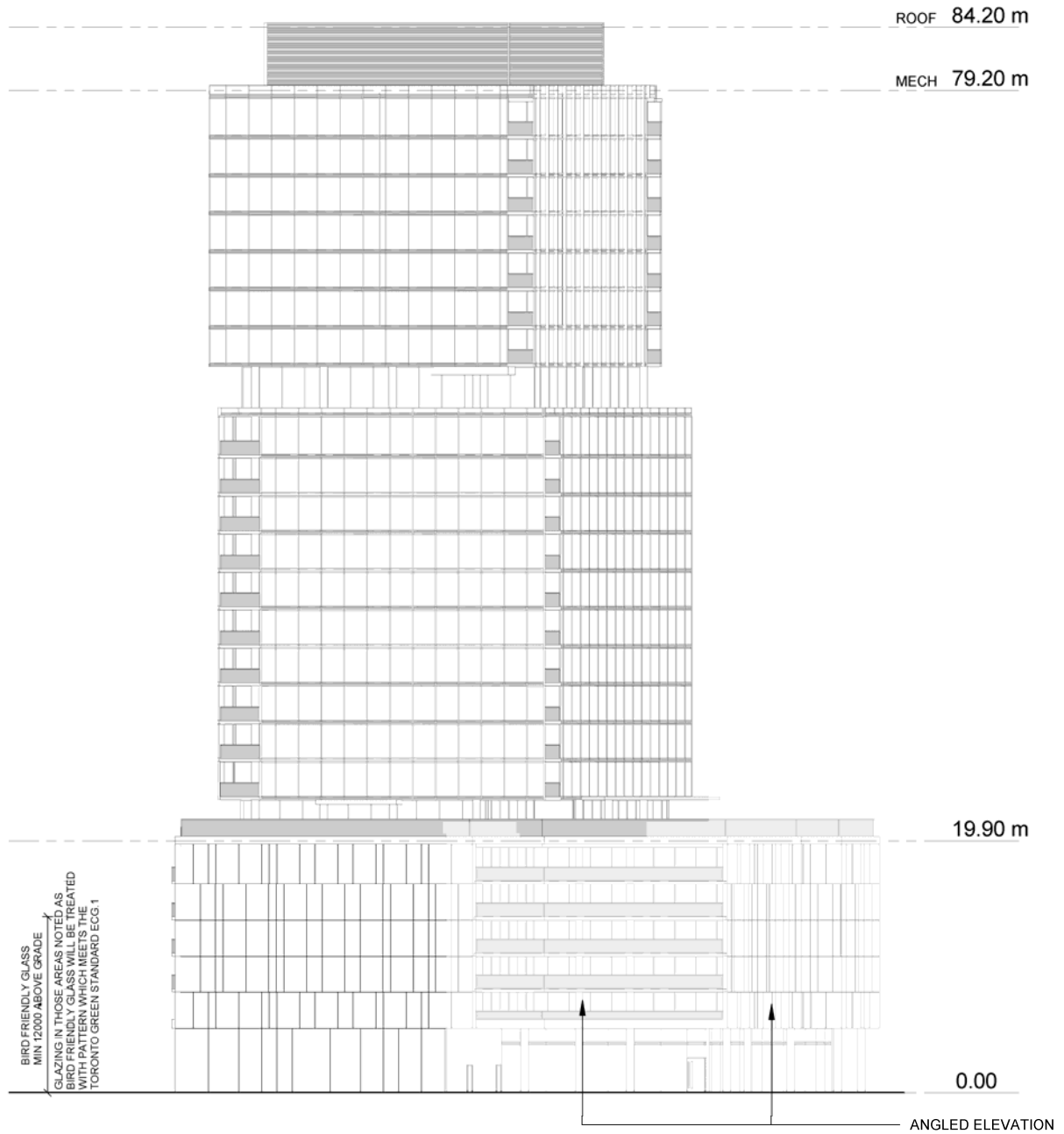
Applicant's Submitted Drawing

Not to Scale
03/09/2018

1695 & 1705 - 1707 Weston Road
10 Victoria Avenue East

File # 17 278899 WET 11 OZ

Attachment 4: East Elevation



East Elevation

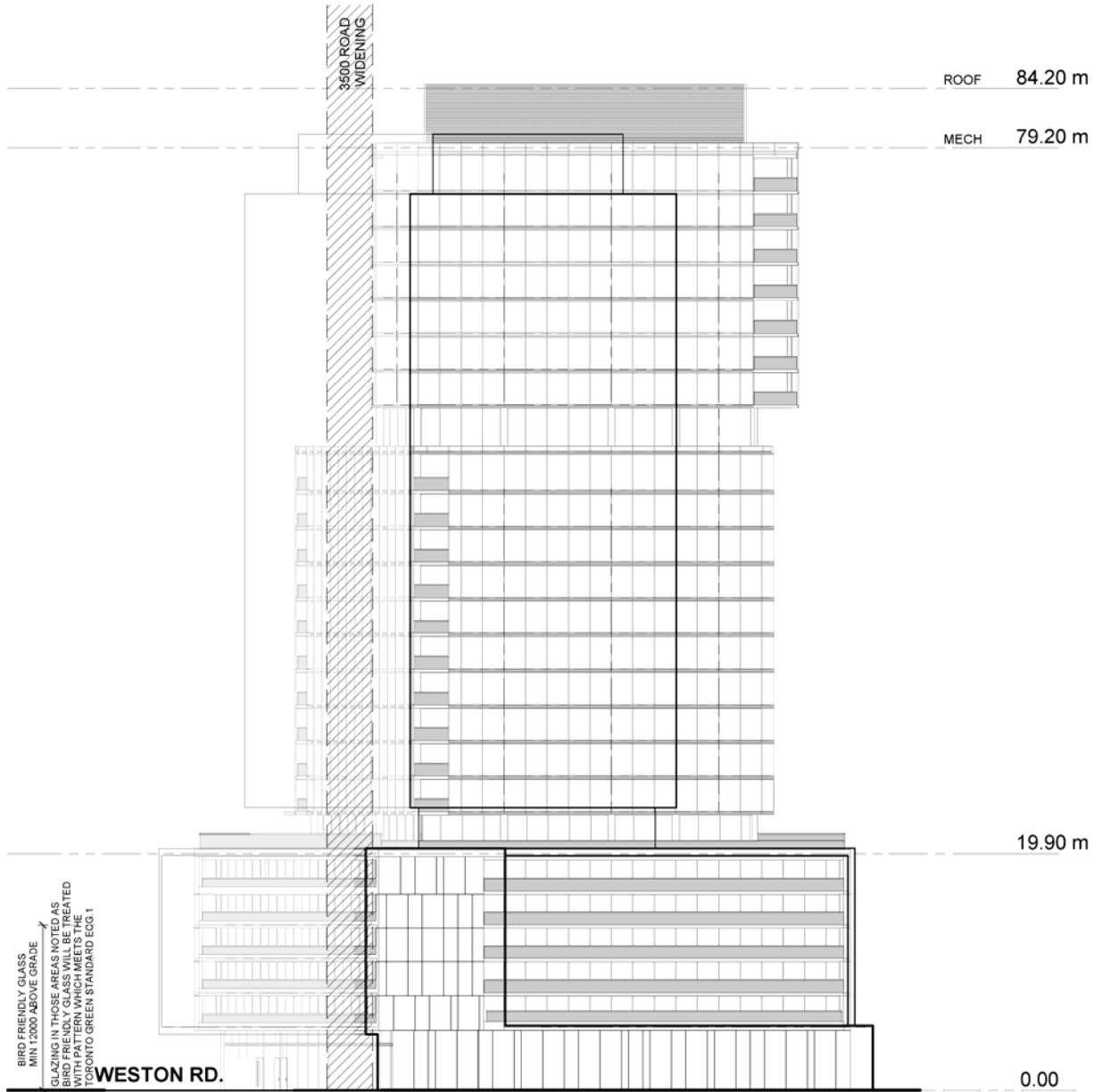
Applicant's Submitted Drawing

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1695 & 1705 - 1707 Weston Road
10 Victoria Avenue East

File # 17 278899 WET 11 0Z

Attachment 5: South Elevation



South Elevation

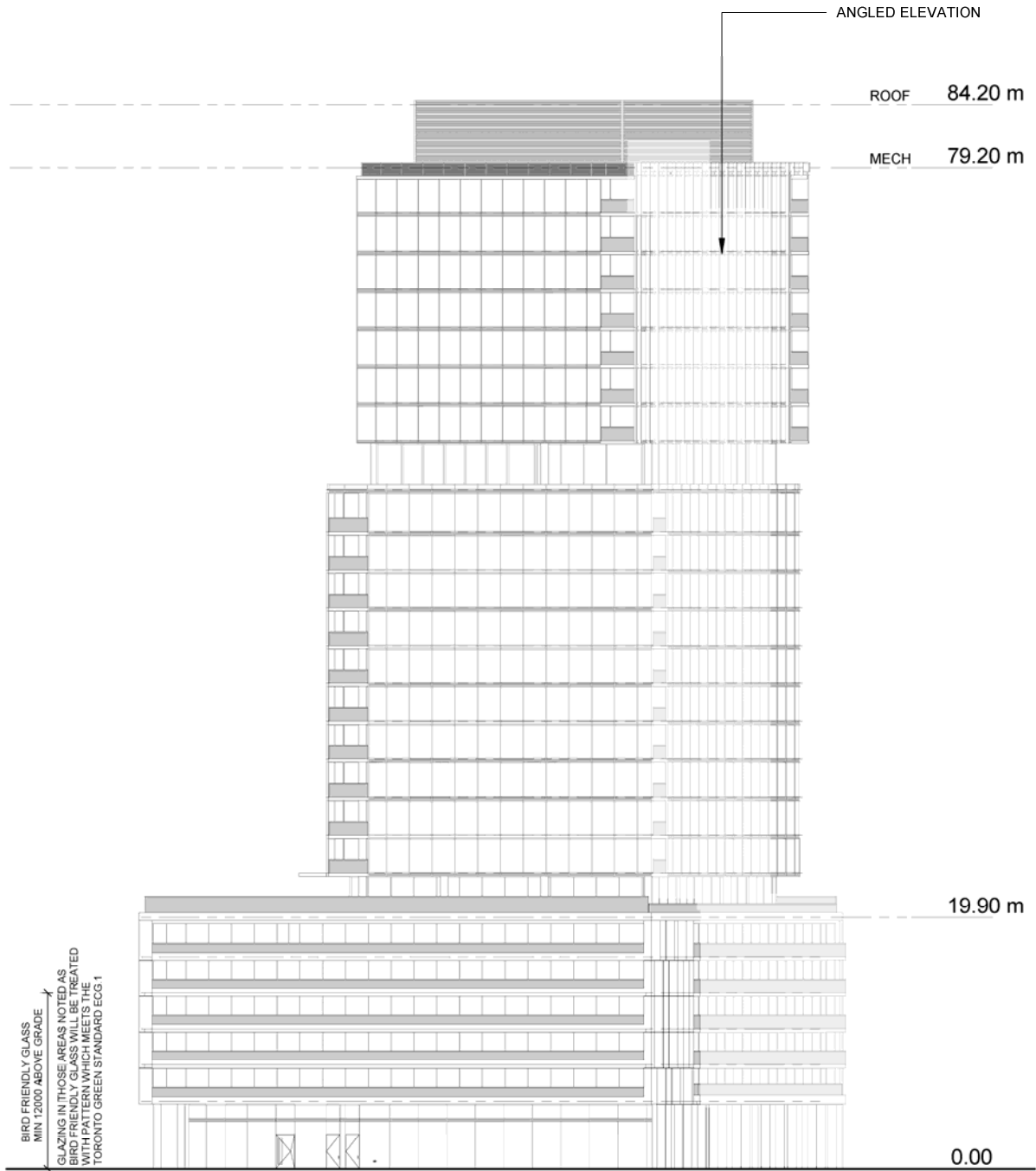
Applicant's Submitted Drawing

Not to Scale
03/09/2018

**1695 & 1705 - 1707 Weston Road
10 Victoria Avenue East**

File # 17 278899 WET 11 0Z

Attachment 6: West Elevation



West Elevation

Applicant's Submitted Drawing

Not to Scale
03/09/2018

1695 & 1705 - 1707 Weston Road
10 Victoria Avenue East

File # 17 278899 WET 11 0Z

Attachment 7: Zoning



1695 & 1705 - 1707 Weston Road & 10 Victoria Avenue East

Zoning By-Law No. 569-2013

File # 17 278899 WET 11 0Z



Location of Application



See Former City of York By-Law No. 1-83

- | | |
|-------------------------------------|--------------------------------------|
| RD Residential Detached | RM Residential Multiple |
| RS Residential Semi-Detached | RA Residential Apartment |
| | UT Utility and Transportation |

- | |
|--|
| R1 Residential Zone |
| RM2 Residential Multiple Zone |
| MCR Main Street Commercial/Residential Zone |



Not to Scale
Extracted: 02/07/2018

Attachment 8: Application Data Sheet

Application Type:	Rezoning	Application Number:	17 278899 WET 11 OZ
Details:	Rezoning, Standard	Application Date:	December 22, 2017

Municipal Address: 1695 WESTON RD
 Location Description: CON 5 WY PT LOT 4 **GRID W1104
 Project Description: The redevelopment of the subject site with a 25-storey mixed-use building containing 240 apartment units and 147 m² of retail space at grade. A total of 142 parking spaces would be provided.

Applicant:	Agent:	Architect:	Owner:
BOUSFIELDS INC 3 CHURCH STREET M5E 1M2		CORE ARCHITECTS 317 ADELAIDE ST W M6V1P9	1705 WESTON ROAD HOLDINGS LIMITED 1133 YONGE, M4T 2Y7

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods	Site Specific Provision:	No
Zoning:	MCR (York 1-83)	Historical Status:	No
Height Limit (m):	24	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq. m):	3,352	Height:	Storeys:	25
Frontage (m):	45.4		Metres:	84.2 (Incl. Mech.PH)
Depth (m):	30.2			
Total Ground Floor Area (sq. m):	1,023.6			Total
Total Residential GFA (sq. m):	17,454.9		Parking Spaces:	142
Total Non-Residential GFA (sq. m):	147.3		Loading Docks	1
Total GFA (sq. m):	17,602.2			
Lot Coverage Ratio (%):	31			
Floor Space Index:	5.25			

DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	37 (15.4%)
1 Bedroom:	98 (40.8%)
2 Bedroom:	77 (32.1%)
3 + Bedroom:	28 (11.7%)
Total Units:	240

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	17,454.9	0	0
Retail GFA (sq. m):	147	0	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

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