

## **2996 Weston Road – Zoning By-law Amendment Application – Final Report**

Date: August 18, 2020

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 7 - Humber River-Black Creek

**Planning Application Number:** *18 156670 WET 07 OZ*

### **SUMMARY**

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This application proposes to amend the former City of North York Zoning By-law No. 7625 and City-wide Zoning By-law No. 569-2013 to permit five 3-storey detached dwellings on lands municipally known as 2996 Weston Road. Three of the dwellings are proposed to have frontage on George McKenzie Court, while the remaining dwellings would front on Weston Road. The subject property is partially located on lands that are regulated by the Toronto and Region Conservation Authority (TRCA) and the Ravine and Natural Features Protection By-law. The existing dwelling would be demolished and a future Committee of Adjustment Consent application would be required to sever the property into five lots to facilitate the proposal.

The proposed development is consistent with the Provincial Policy Statement (2020), conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) and complies with the City's Official Plan.

This report reviews and recommends approval of the application to amend the Zoning By-laws.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. City Council amend former City of North York Zoning By-law No. 7625 for the lands at 2996 Weston Road substantially in accordance with the Draft Zoning By-law Amendment attached as Attachment No. 5 to this report.

2. City Council amend City of Toronto Zoning By-law No. 569-2013 for the lands at 2996 Weston Road substantially in accordance with the Draft Zoning By-law Amendment attached as Attachment No. 6 to this report.

3. City Council authorize the City Solicitor to make such stylistic and technical changes to the Draft Zoning By-law Amendments as may be required.

## **FINANCIAL IMPACT**

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City Planning confirms there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

## **PROPOSAL**

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This application initially proposed to amend the former City of North York Zoning By-law No. 7625 and City-wide Zoning By-law No. 569-2013 to permit six 3-storey single-detached dwellings at 2996 Weston Road. Four of the dwellings were proposed to have frontage on George McKenzie Court, while the remaining dwellings were proposed to front on Weston Road. The application proposed a maximum building height of 12.2 metres, minimum lot frontage of 9.9 metres, a minimum front yard setback of 3.3 metres, a maximum lot coverage of 39%, a minimum lot size of 218 m<sup>2</sup>, a maximum of 3 storeys and frontages ranging from 9.85 to 12.85 metres.

The proposal has since been modified to propose five 3-storey detached dwellings at 2996 Weston Road, with three of the dwellings proposed to have frontage on George McKenzie Court, while the two remaining dwellings would front on Weston Road. The application proposes a maximum building height of 11 metres, minimum lot frontage of 9.9 metres, a minimum front yard setback of 3.3 metres, a maximum lot coverage of 39%, a minimum lot size of 220 m<sup>2</sup> and a maximum of 3 storeys.

The existing dwelling on the lot would be demolished and a future Committee of Adjustment Consent application would be required to sever the property into five lots, each with a detached dwelling.

## **Site and Surrounding Area**

The subject property is located on the west side of Weston Road, south of George McKenzie Court. It is irregularly shaped with a lot area of approximately 3,800 m<sup>2</sup>. The subject property has approximately 45 metres frontage on Weston Road, and approximately 47 metres frontage on George McKenzie Court. The Humber River and associated natural area abut the subject property to the west. The site is currently occupied by a one-storey detached dwelling.

The surrounding land uses include:

- North: Immediately north of the subject property, flanking the north property line is George McKenzie Court, which is a cul-de-sac occupied with detached residential dwellings. North of George McKenzie Court is Burgundy Court, which is another cul-de-sac surrounded by detached dwellings. Further north at Weston Road and Sheppard Avenue West, there are two high-rise residential apartment buildings.
- South: To the south of the subject property are detached residential dwellings.
- East: To the east of the subject property, across Weston Road, are detached dwellings. St. Basil-the-Great College School is located further east of the single-detached dwellings.
- West: Immediately west of the subject property is the Humber River Valley which is a densely vegetated natural area. The Humber Valley Golf Course is located further west across the Humber River.

### **Reasons for the Application**

Amendments to the Zoning By-laws are required to permit additional residential development through the reduction of the in-effect zoning standards to reflect and accommodate the proposed lot sizes and dwellings. This includes a maximum permitted building height of 11 metres, minimum lot frontage of 9.9 metres, a minimum front yard setback of 3.3 metres, a maximum lot coverage of 39%, a minimum lot size of 220 m<sup>2</sup> and a maximum of 3 storeys.

## **APPLICATION BACKGROUND**

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### **Decision History**

A pre-application meeting was held on October 25, 2017. The current application was submitted on May 10, 2018 and deemed complete on May 23, 2018. A Preliminary Report on the application was adopted by Etobicoke York Community Council on January 15, 2019 authorizing staff to conduct a community consultation meeting with an expanded notification area. The outcome of this community consultation is summarized in the Comments Section of this report.

The Preliminary Report can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.EY2.7>

## **Application Submission Requirements**

The following reports/studies were submitted in support of the application:

- Planning Rationale
- Draft Zoning By-law Amendments
- Architectural and Landscape Plans
- Civil and Utilities Plans
- Concept Site Plan
- Geotechnical Study
- Lighting Plan
- Servicing Report
- Stormwater Management Report
- Toronto Green Standard Checklist
- Traffic Operations Assessment
- Arborist/Tree Preservation Report
- Tree Preservation Plan
- Natural Heritage Impact Study
- Archaeological Assessment

The reports and studies can be accessed by visiting the Application Information Centre (AIC) website: (<https://www.toronto.ca/city-government/planningdevelopment/application-information-centre>).

## **Agency Circulation Outcomes**

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

## **Statutory Public Meeting Comments**

In making their decision with regard to this application, City Council members have an opportunity to view the submissions received prior to and at the statutory public meeting held by the Etobicoke York Community Council. Oral submissions made at the meeting are broadcast live over the internet and recorded for review.

## **POLICY CONSIDERATIONS**

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### **Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans**

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the

Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

Section 2 of the *Planning Act* sets out matters of provincial interest that City Council shall have regard to in making any decision under the *Planning Act*. Relevant matters of provincial interest are: (j) the adequate provision of a full range of housing, including affordable housing; (p) the appropriate location of growth and development; and (r) the promotion of built form that is well designed, encourages a sense of place and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

### **The Provincial Policy Statement (2020)**

The Provincial Policy Statement (2020) (the "PPS") 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 use and management of land and infrastructure;
- Ensuring the sufficient provision of housing to meet changing needs including affordable housing;
- Ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs; and
- Protecting people, property and community resources by directing development away from natural or human-made hazards.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the *Planning Act* and all decisions of City Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by City Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.6 of the PPS states that: "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans".

### **Provincial Plans**

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. City

Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of City Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by City Council shall also be consistent with the PPS and conform with Provincial Plans.

### **A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)**

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (the "Growth Plan (2019)") came into effect on May 16, 2019. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2017. The Growth Plan (2019) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2019) establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the *Planning Act* that comprehensively applies the policies and schedules of the Growth Plan (2019), including the establishment of minimum density targets for and the delineation of strategic growth areas, the conversion of employment areas, and others.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- 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.

The Growth Plan (2019) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH

region. The policies of the Growth Plan (2019) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the *Planning Act* all decisions of City Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by City Council shall also conform with the Growth Plan.

### **Toronto Official Plan**

This application has been reviewed against the policies of the City of Toronto Official Plan as follows:

The subject lands are designated *Neighbourhoods* in the Official Plan (see Attachment 3: Official Plan Land Use Map). *Neighbourhoods* are physically stable areas providing for a variety of lower scale residential uses, such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys.

Policies and development criteria aim to ensure that physical changes to established *Neighbourhoods* are sensitive, gradual and generally “fit” the existing physical character. Development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood, including patterns of streets, blocks and lanes, parks and public building sites, the size and configuration of lots, prevailing building type(s), setbacks of buildings from the street, prevailing patterns of rear and side yard setbacks and landscaped open space. No changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the neighbourhood.

The Official Plan also contains policies related to creating healthy neighbourhoods. It notes that neighbourhoods will not stay frozen in time and some physical change will occur over time through enhancements, additions and infill housing on individual sites. Policy 2.3.1 states that *Neighbourhoods* are low rise and low density residential areas that are considered to be physically stable. Development in *Neighbourhoods* will be consistent with this objective and will respect and reinforce the existing physical character.

The majority of the subject property is within the Natural Heritage System shown on Map 9 of the Official Plan. The Official Plan describes natural heritage areas as an evolving mosaic of natural habitats that supports the variety of nature in the City. Natural heritage systems are also areas where protecting, restoring and enhancing the natural features and functions have a high priority in city-building decisions.

Policy 3.4.12 of the Official Plan states that when development is proposed on or near lands shown as part of the natural heritage system, the proposed development's impact on the system is to be evaluated and an impact study may be required. Other policies that are of particular relevance to this application are as follows:

Policy 3.4.8 states that development will be set back from the following locations by at least 10 metres, or more if warranted by the severity of existing or potential natural hazards:

- a) The top-of-bank of valleys, ravines and bluffs;
- b) Other locations where slope instability, erosion, flooding or other physical conditions present a significant risk to life or property; and
- c) Other locations near the shoreline which may be hazardous if developed because of flooding, erosion or dynamic beach processes.

Policy 3.4.9 states that land below the top-of-bank, or other hazard lands, may not be used to calculate permissible density in the zoning by-law or used to satisfy parkland dedication requirements.

Policy 3.4.10 states that where the underlying land use designation provides for development in or near the natural heritage system, development will:

- a) Recognize natural heritage values and potential impacts on the natural ecosystem as much as is reasonable in the context of other objectives for the area; and
- b) Minimize adverse impacts and when possible, restore and enhance the natural heritage system.

The applicant has provided a Natural Heritage Impact Study together with other materials/plans in support of the application. Planning, Urban Forestry (both Tree Protection and Plan Review and Ravine and Natural Feature Protection) and TRCA staff have evaluated the application to determine conformity with applicable natural heritage policies and other regulations.

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

The outcome of staff analysis and review of relevant Official Plan policies are summarized in the Comments section of this report.

## **Zoning**

The site is zoned 'R3' Residential by North York Zoning By-law No. 7625 and 'RD' Residential Detached by City-wide Zoning By-law No. 569-2013 (see Attachment 4: Existing Zoning By-law Map). The 'R3' and 'RD' zones permit low-rise residential uses,



including the proposed detached dwellings and a range of non-residential uses such as schools, places of worship, community centres and other community facilities.

### **Site Plan Control**

A Site Plan Control application is not required for the proposed development.

## **COMMENTS**

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### **Provincial Policy Statement and Provincial Plans**

The proposal has been reviewed and evaluated against the *Planning Act*, PPS (2020) and the Growth Plan (2019). Staff have determined that the proposal has regard for the relevant matters of provincial interest as set out in Section 2 of the *Planning Act* and is consistent with the PPS and conforms with the Growth Plan (2019) as follows:

The PPS (2020) requires provisions to be made for an appropriate range of housing types and densities to meet projected requirements of current and future residents. This policy for healthy, liveable and safe communities is achieved, amongst other means, by accommodating a range of residential, employment, institutional and other uses to meet long-term needs, facilitating all forms of residential intensification and redevelopment, promoting densities for new housing which effectively use land, resources, infrastructure and public services, and support the use of public transit.

The proposal is consistent with the PPS in this regard in that it would provide additional housing through the residential intensification of an underutilized property. In particular, the proposed development has regard to relevant matters of provincial interest in Section 2 of the *Planning Act* as the proposal provides for additional housing and a built form that is well-designed given the constraints of the site. Additionally, the proposal is consistent with the PPS as it:

- Proposes densities and land uses that efficiently use land and resources;
- Efficiently uses planned and existing infrastructure and public service facilities; and
- Contributes to providing a range and mix of housing types and densities to meet projected requirements of current and future residents.

The Growth Plan for the Greater Golden Horseshoe contains policies which promote economic growth, increase housing supply, create jobs and build communities. The proposal is consistent with the Growth Plan as it:

- Supports the achievement of complete communities by contributing to a mix of land uses;
- Provides convenient access to transportation options, contributing to public service facilities, open spaces and recreational facilities; and

- Provides for a compact built form and vibrant public realm.

The proposal is consistent with the PPS and conforms with the Growth Plan for the Greater Golden Horseshoe. Both the PPS and the Growth Plan encourage intensification and redevelopment in urban areas, which help provide healthy, liveable and safe communities. The development will accommodate residential infill growth, supporting policy objectives related to focusing growth in existing settlement areas. The proposal supports efficient land use, reduces land consumption related to residential development, makes efficient use of infrastructure and is transit supportive.

## **Land Use**

The site is designated *Neighbourhoods* in the Official Plan and zoned for a range of residential uses. The proposed is comprised of five detached dwellings, which are permitted uses and dwelling types. The proposed uses are appropriate for the site and comply with the Official Plan.

## **Density, Height and Massing**

This application has been reviewed against the Official Plan policies described in the Policy Considerations Section of this report. The proposed density, height and massing is appropriate for the subject site and fits within the character of the surrounding neighbourhood.

The proposed zoning amendments would have the effect of permitting five residential dwellings. The proposed dwellings would have a maximum height of 11 metres and be no higher than three storeys. Also proposed is a reduction of the minimum lot frontage to 9.9 metres, a reduction of the minimum front yard setback to 3.3 metres and a maximum lot coverage of 39%.

Additionally, a minimum of 23% of the front yard must be landscaping for the two lots proposed to front on Weston Road. This landscaping requirement is to ensure adequate green space and public realm, while still providing for a hammerhead driveway configuration allowing for safer vehicular access and egress to the property from Weston Road. This approach is consistent with other other properties in the area fronting on Weston Road that have received approval through the Committee of Adjustment or City Council for reductions in the required front yard landscaping standards of the zoning by-laws.

Per Official Plan Policy 4.1.5, lots fronting on a major street may have a more intense form of development provided the development reflects the prevailing building type and physical character of the neighbourhood. The existing lot is significantly larger in both area and frontage than the prevailing lot sizes in the area, whereas the proposed reductions in lot area, frontage, lot coverage and setbacks reflect the prevailing lot configuration of the neighbourhood. The proposal would effectively fill-in the remainder

of the cul-de-sac on George McKenzie Court, which currently features six lots around the cul-de-sac in addition to the subject lands. The proposal would result in a lot configuration in keeping with this Official Plan policy.

The proposed detached dwellings are also reflective of the prevailing building type in the area. The increase in maximum permitted storeys to 3 storeys and increase in maximum permitted height to 11 metres is also in keeping with the character of the immediate area as this reflects the newer dwellings constructed on George McKenzie Court, of which 5 are three-storeys.

The proposed development is compatible with the surrounding existing and planned context and the proposed built form, including the height, massing and density proposed by the applicant, is appropriate and is supported by staff.

### **Traffic Impact, Access and Parking**

A Traffic Operations Assessment dated January 15, 2018 was submitted for the development assessing the traffic impacts of the proposal.

The parking requirement for the development would be one parking space per dwelling for a total of five parking spaces. The proposed parking supply exceeds the minimum requirements of City-wide Zoning By-law No. 569-2013 as each of the dwellings proposed to front on George McKenzie Court would include integral double-car garages, with space to park an additional two cars on the driveway, while the dwellings proposed to front on Weston Road would include integral single-car garages with space to park an additional car on the driveway. There is no bicycle parking requirement for detached dwelling units.

The Traffic Operations Assessment found that despite the increase of residential units, the Weston Road and George McKenzie Court intersection is expected to operate with acceptable delays and sufficient capacity. The proposed two houses fronting on Weston Road were not shown to have any sightline issues in both northbound and southbound directions. While the proposed driveways would operate similarly to the existing houses in the area that currently have frontages on Weston Road, the concept site plan was further revised to include hammerhead driveways for both proposed units with Weston Road frontages to further ensure safe access and egress from both proposed lots.

The Traffic Operations Assessment has been reviewed by Transportation Services staff and found to be acceptable.

### **Road Widening**

In order to satisfy the Official Plan requirement of a 30 metre right-of-way for this segment of Weston Road, a 1.90 metre road widening dedication along the Weston

Road frontage of the subject site is required and is proposed to be conveyed to the City. This requirement would be secured as a condition of approval through the Committee of Adjustment consent application process when the owner applies to sever the land into five lots.

## **Servicing**

A Stormwater Management and Site Services Report, prepared by Politis Engineering Ltd., dated April 26, 2020 was submitted as part of the proposal. The report considered whether the municipal water, sanitary and storm sewer systems could support the ultimate build-out of the lands and whether upgrades or improvements of the existing municipal infrastructure would be required. No improvements were identified as being required to support the proposed development.

The report has been reviewed by the City's Engineering and Construction Services staff and found to be acceptable.

## **Open Space/Parkland**

The Official Plan contains policies to ensure that Toronto's systems of parks and open spaces are maintained, enhanced and expanded. Map 8B of the City of Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 1.57 to 2.99 hectares of local parkland per 1,000 people. The site is in the second highest quintile of current provision of parkland. The site is in a parkland priority area, as per Chapter 415, Article III, of the Toronto Municipal Code.

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. This residential proposal is subject to a cap of 10% parkland dedication.

The value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services. The appraisal will be conducted upon the submission of an application for the first above ground building permit and is valid for six months. Payment will be required prior to the issuance of said permit.

## **Ravine Protection**

The property is subject to the provisions of the City of Toronto Municipal Code, Chapter 658 – Ravine and Natural Features Protection. The Ravine and Natural Features Protection By-law is applicable throughout the City and regulates activities within protected areas. Specifically, the purpose of the By-law is to promote the management, protection and conservation of ravines and associated natural and woodland areas, and to prohibit and regulate the injury and destruction of trees, filling, grading and dumping

in defined areas. A permit is required to conduct any of the above activities on ravine protected lands.

Additionally, the subject property is located within a TRCA Regulated Area of the Humber River watershed. In accordance with Ontario Regulation 166/06 (Development, Interference with Wetlands and Alterations to Shoreline and Watercourse Regulation), a permit is required from the TRCA prior to any development taking place on the property.

The proposed buildings would be set back 10 metres from the long-term stable top-of-bank of the Humber River, which complies with PPS Policy 3.1.1(b) and Official Plan Policy 3.4(8)(a). TRCA staff have accepted the location and alignment of the proposed long-term stable top-of-bank.

Additionally, a Ravine Stewardship Plan is required to be implemented for the proposed valley slope and buffer area as part of this development proposal in order to provide a net gain to the Natural System prior to the issuance of any TRCA permits. The applicant is proposing a stewardship plan that includes the planting of 32 trees, 32 shrubs and 90 groundcover plants. Overall, the proposed development would provide an expanded naturalized area and would positively contribute to the Natural Heritage System.

The natural system which includes those lands located 10 metres inland from the long term stable top of slope is to be conveyed to public ownership. These valley lands would include a 10 metre buffer. The valley lands including the buffer are required to be zoned "Open Space-Natural Areas" and have been included in the Draft Zoning By-law Amendments. The required conveyance would be secured as a condition of approval through the Committee of Adjustment consent application process when the owner applies to sever the land into five lots.

### **Archaeological Assessment**

The site is within the Interim Screening Areas for Archaeological Potential identified in the Archaeological Master Plan of the City. The applicant submitted a Stage 1-2 Archaeological Assessment for review. Heritage Planning staff accepted the recommendation of the Archaeological Assessment that there are no further archaeological concerns regarding the subject property. Should any deeply buried and/or previously undocumented archaeological remains be encountered on the property during construction activities, the Heritage Operations Unit of the Ministry of Tourism, Culture and Sport is to be notified immediately as well as Heritage Planning staff, and further archaeological assessment may be required.

### **Tree Preservation**

This 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). An Arborist

Report and Tree Preservation Plan was submitted for the development outlining which trees would remain on site and which trees are proposed to be removed. The Arborist Report and Tree Preservation Plan were reviewed by Urban Forestry staff and found to be acceptable.

The application proposes to remove two City-owned trees and two protected privately owned trees. The proposed landscape plans also include two new trees to be planted on the City right-of-way and ten new trees on private property.

The applicant is to submit a Tree Protection Security of \$14,498.00 to ensure protection for two City-owned trees throughout the construction period and a Tree Planting Security of \$3,498.00 to ensure the planting and survival of trees proposed within the City road allowance. In addition, the applicant must obtain a permit to Injure or Destroy Trees from the City of Toronto's Urban Forestry Division for the removal of two Norway maple trees located on the subject property.

The required securities and permit would be secured as a condition of approval through the Committee of Adjustment consent application process when the owner applies to sever the land into five lots.

### **Toronto Green Standard**

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS. Performance measures for the Tier 1 development features were examined through the zoning by-law review process and found to be compliant.

### **Public Realm**

As part of this application, a landscaping plan was required to identify any tree removals and the location and type of all proposed landscaping. This included plantings on each proposed lot as well as any new plantings along the Weston Road right-of-way. To ensure the works are completed as outlined in the landscaping plan, the City requires a Letter of Credit in the amount of \$59,421.00 to secure these works. The required Letter of Credit would be secured as a condition of approval through the Committee of Adjustment consent application process when the owner applies to sever the land into five lots.

## **Community Consultation**

A community consultation meeting was held on March 26, 2019, at St Andre Catholic School. Approximately 20 people from the local community attended. Key issues and objections raised include increased traffic impact on local streets, overall height and scale of the development, and impact on street parking.

Following the meeting, the applicant revised the proposal by reducing the previously proposed 6-lot configuration to the current 5-lot proposal. This change addressed concerns related to the overall scale of the development, vehicular traffic and parking issues as well as the driveway to the former sixth lot crossing private property.

A second community consultation meeting was held on March 26, 2020, at St. Basil The Great College School where approximately 15 people attended. Concerns were again raised about the increased traffic impact on local streets, overall height and scale of the development, access onto Weston Road and impact on street parking.

Following the meeting the application was further refined to address concerns, resulting in hammerhead driveways now shown for the two proposed lots fronting on Weston Road, and a reduction in the permitted maximum height of the dwellings.

## **Conclusion**

The proposal has been reviewed against the policies of the PPS (2020), the Growth Plan (2019) and the Toronto Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020) and does not conflict with the Growth Plan (2019). Furthermore, the proposal is in keeping with the intent of the Toronto Official Plan, particularly as it relates to appropriate land use, built form and the expansion of public open spaces. Staff worked with the applicant and the community to address and resolve key concerns, which has resulted in one fewer dwelling proposed, hammerhead driveways for the two proposed lots fronting on Weston Road, and a reduction in the permitted maximum height of the dwellings. Staff recommend that City Council approve the subject application.

## **CONTACT**

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Jeffrey Elkow, Planner  
Tel. No. (416) 394-2615  
E-mail: [Jeffrey.Elkow@toronto.ca](mailto:Jeffrey.Elkow@toronto.ca)

## **SIGNATURE**

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

## **ATTACHMENTS**

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### **City of Toronto Data/Drawings**

Attachment 1: Application Data Sheet

Attachment 2: Location Map

Attachment 3: Official Plan Land Use Map

Attachment 4: Existing Zoning By-law Map

Attachment 5: Draft Zoning By-law Amendment – Former City of North York Zoning By-law No. 7625

Attachment 6: Draft Zoning By-law Amendment - City-Wide Zoning By-law No. 569-2013

### **Applicant Submitted Drawings**

Attachment 7: Site Plan

Attachment 8: Elevations



## APPLICATION DATA SHEET

**Municipal Address:** 2996 WESTON ROAD **Date Received:** May 10, 2018

**Application Number:** 18 156670 WET 07 OZ

**Application Type:** OPA / Rezoning, Rezoning

**Project Description:** The proposal is to sever the existing lot into 5 new residential lots and construct a detached dwelling on each of the new lots. The existing single family detached dwelling would be demolished. The property is within the Natural Heritage System, TRCA Regulation Limit and Ravine and Natural Feature Protection By-law.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
STERLING HOMES (WESTON RD) INC			STERLING HOMES (WESTON RD) INC.

## EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	R3 RD	Heritage Designation:
Height Limit (m):		Site Plan Control Area:

## PROJECT INFORMATION

Site Area (sq m):	3,800	Frontage (m):	45	Depth (m):	86
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<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):	313		377	<b>377</b>
Residential GFA (sq m):	626		1,175	<b>1,175</b>
Non-Residential GFA (sq m):				
<b>Total GFA (sq m):</b>	<b>626</b>		<b>1,175</b>	<b>1,175</b>
Height - Storeys:	1		3	<b>3</b>
Height - Metres:	3		11	<b>11</b>

Lot Coverage Ratio (%):	9.92	Floor Space Index:	0.31
-------------------------	------	--------------------	------

<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	1,175	
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:				
Freehold:			5	5
Condominium:				
Other:				
<b>Total Units:</b>			<b>5</b>	<b>5</b>

#### **Total Residential Units by Size**

	<b>Rooms</b>	<b>Bachelor</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3+ Bedroom</b>
Retained:					
Proposed:					5
<b>Total Units:</b>					<b>5</b>

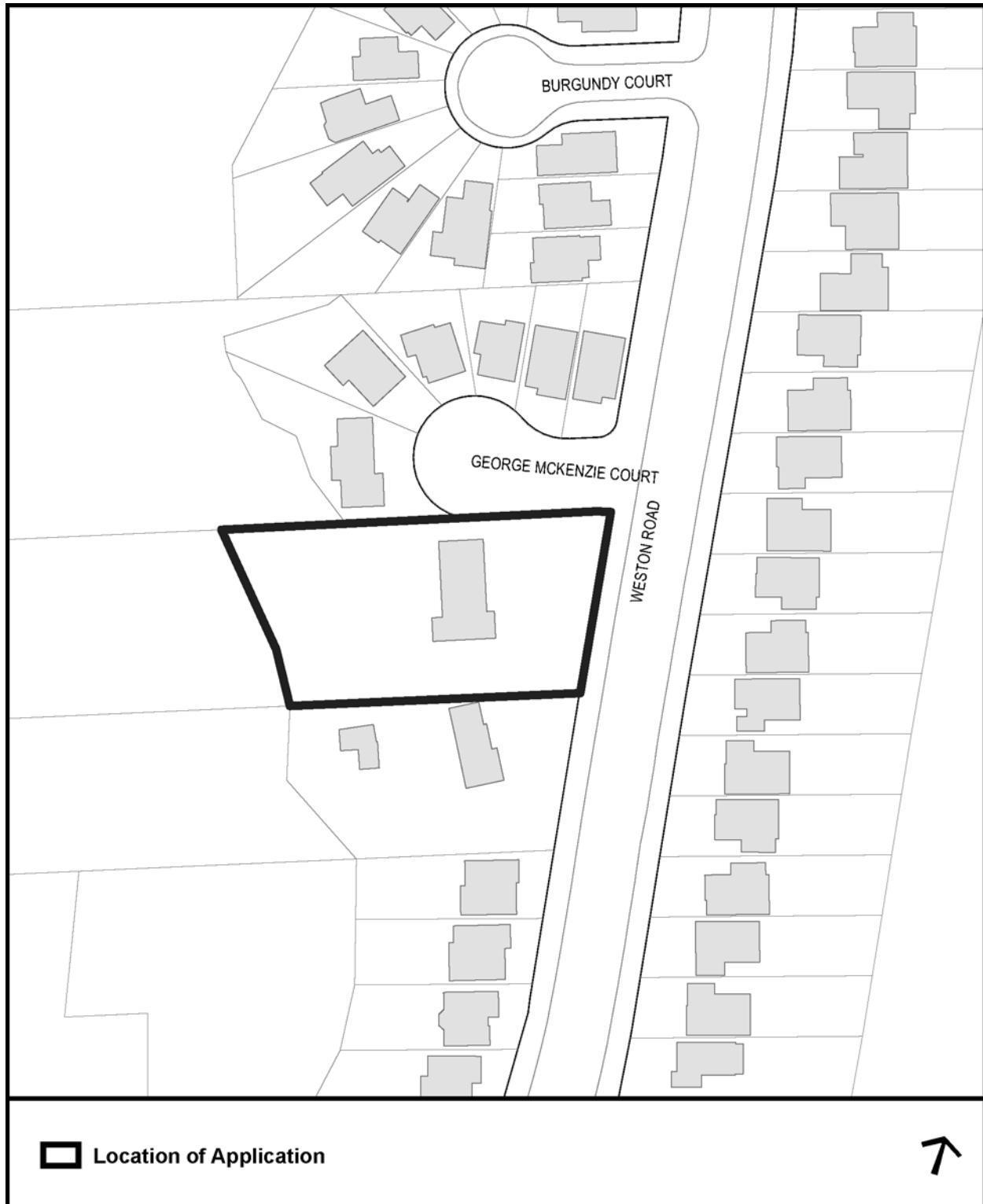
#### **Parking and Loading**

Parking Spaces: 5      Bicycle Parking Spaces:      Loading Docks:

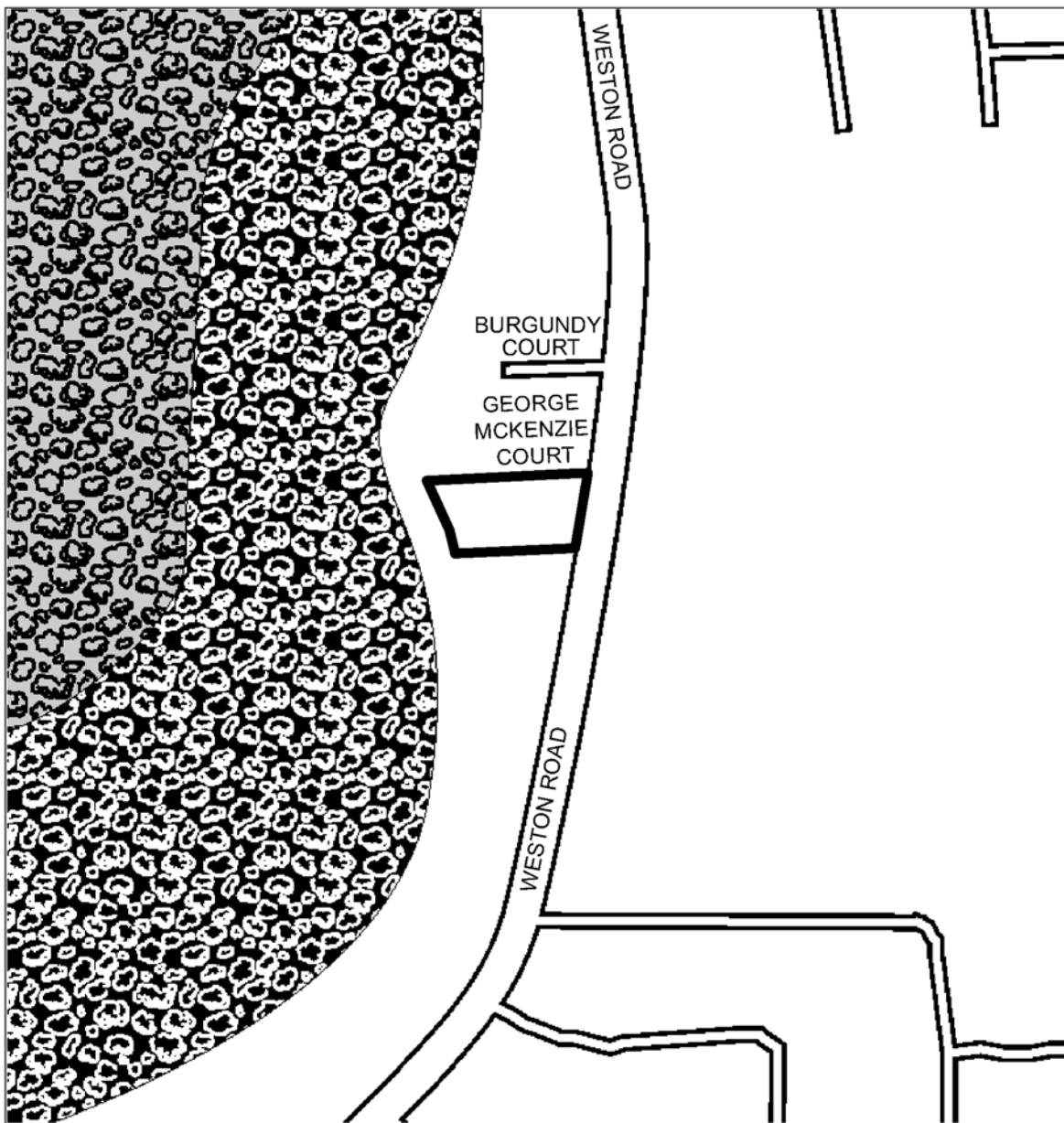
#### **CONTACT:**

Jeffrey Elkow, Planner  
(416) 394-2615  
Jeffrey.Elkow@toronto.ca

## Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



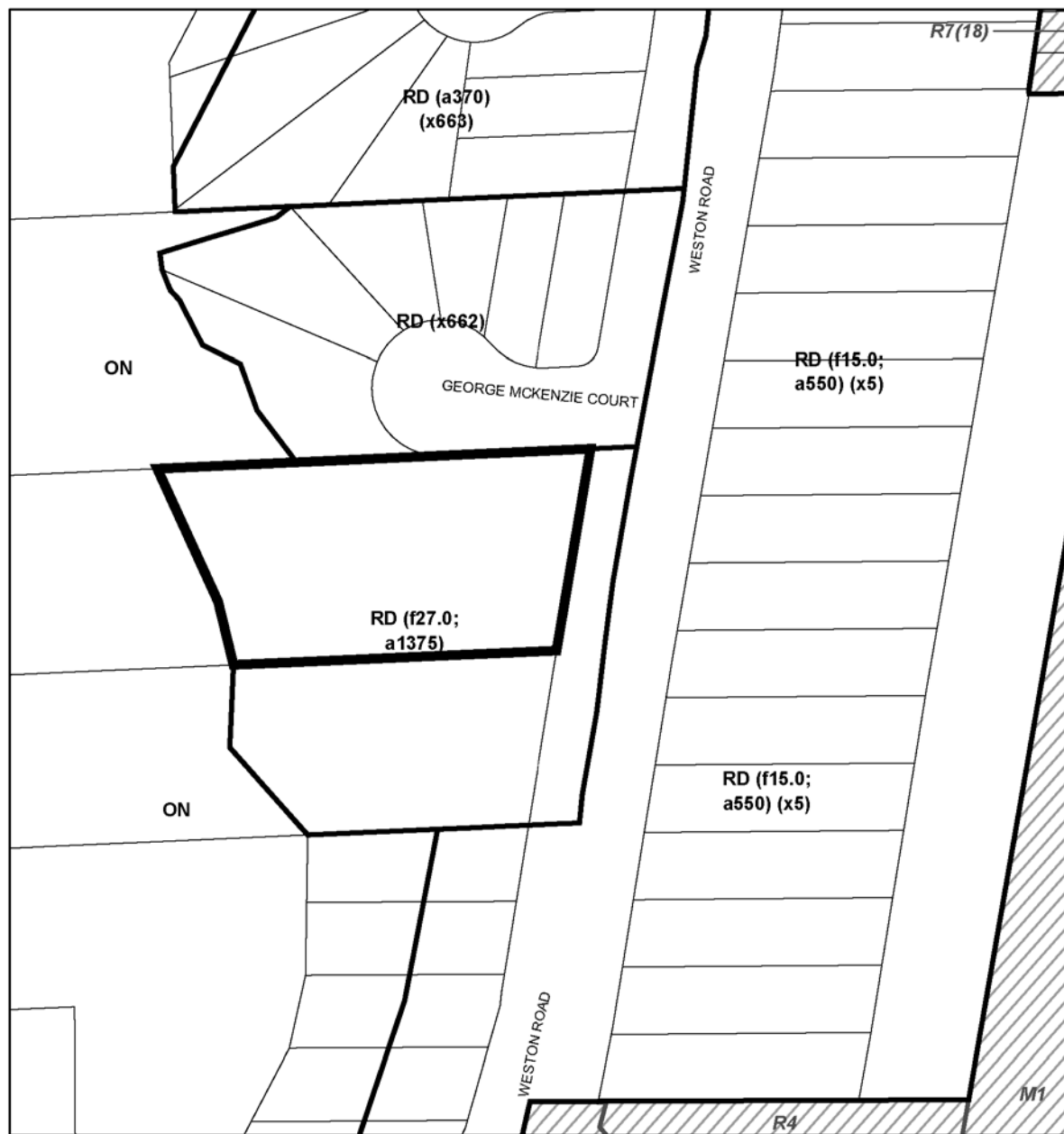
Official Plan Land Use Map 13

2996 Weston Road

File # 18 156670 WET 07 02



# Attachment 4: Existing Zoning By-law Map



**Zoning By-law No. 569-2013**

**2996 Weston Road**

**File # 18 156670 WET 07 0Z**



Location of Application

RD Residential Detached ON Open Space Natural



See Former City of North York By-Law No. 7625

R4 One-Family Detached Dwelling Fourth Density Zone  
R7 One-Family Detached Dwelling Seventh Density Zone  
M1 Industrial Zone One

Not to Scale  
Extracted: 11/23/2018

**CITY OF TORONTO**

**BY-LAW No. ~-2020**

**To amend former City of North York Zoning By-law No. 7625, as amended, respecting lands municipally known in 2020 as 2996 Weston Road.**

WHEREAS authority is given to Council by Section 34 of the Planning Act, R.S.O 1990, c.P.13, as amended, to pass this By-law; and,

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

THEREFORE, the Council of the City of Toronto HEREBY ENACTS as follows:

1. The lands subject to this By-law are outlined in heavy black lines on Schedule 1 attached to this By-law.
2. Except as otherwise provided herein, the regulations of Zoning By-law No. 7625 will apply to the lands outlined on Schedule 1 attached hereto and forming part of this By-law.
3. The words highlighted in bold type in this By-law are to have meaning provided in Zoning By-law No. 7625, Section No. 2.
4. Section 64.12 of By-law No. 7625 is amended by adding the following subsection:

**Exception R3 (XXX)**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions.

Site Specific Provisions:

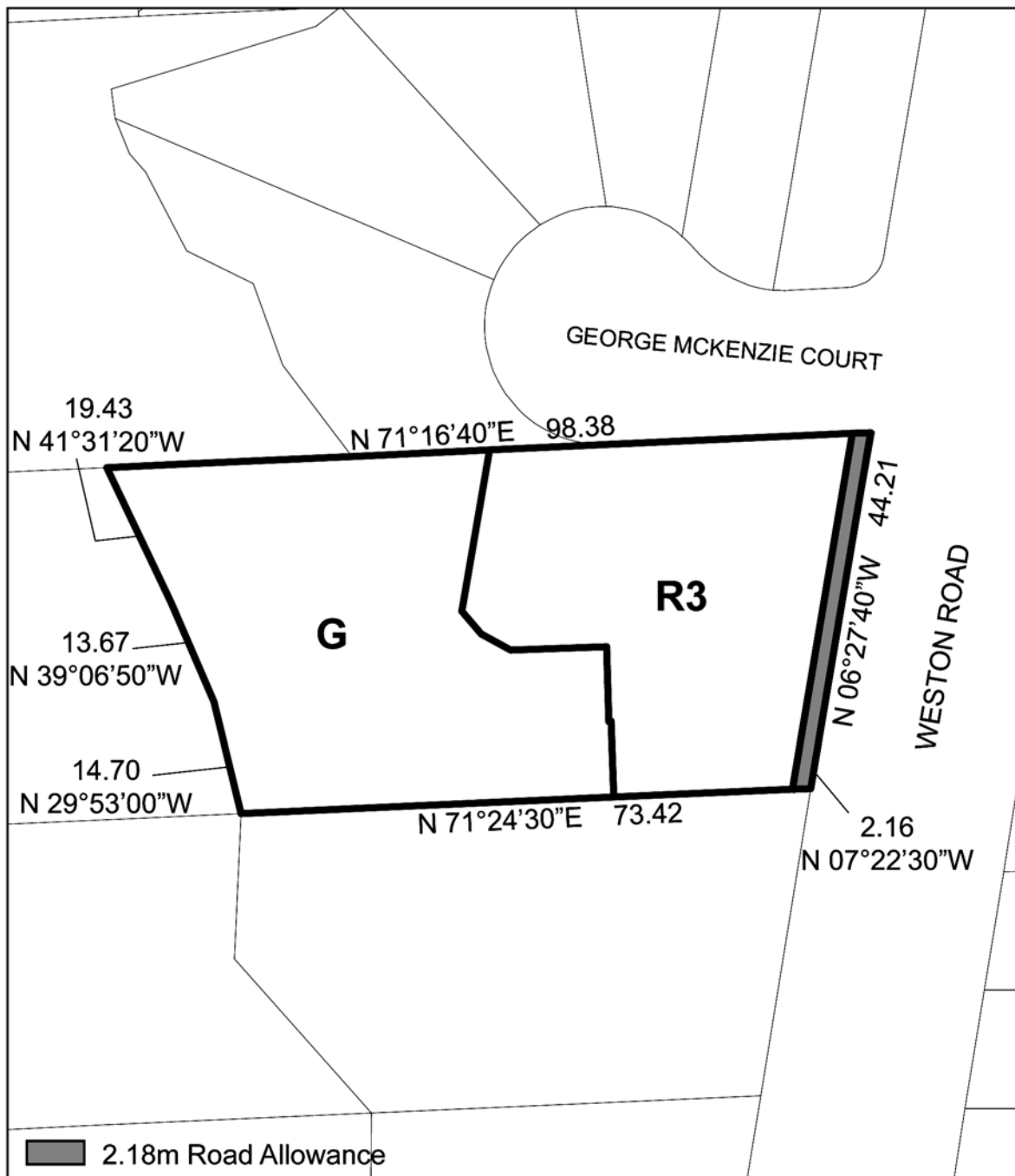
- (A) Notwithstanding Section 12.7 the maximum permitted:
- (i) **Height** is 11 metres.
  - (ii) **Storeys** is three.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

JOHN TORY,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)



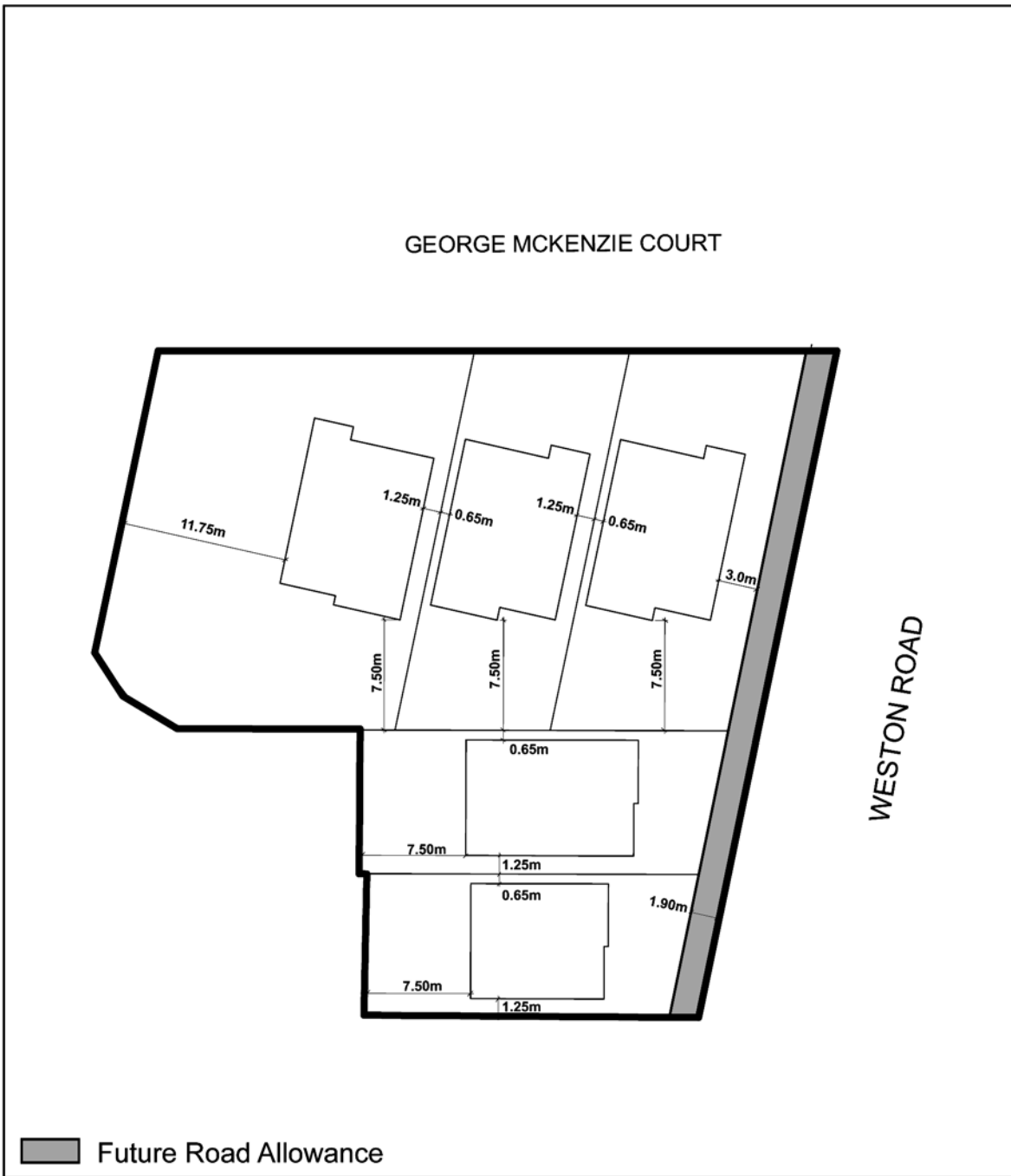
**Toronto**  
Schedule 1

**2996 Weston Road**

File # 18 156670 WET 07 02

Part of Lot 14, Consession 5 WYS and Part of Road Allowance  
between Consessions 5 & 6 WYS  
Registered Plan 64R-15375, City of Toronto.  
nanfara & ng Surveyors Inc. 24 October, 2017.

City of North York By-law 7625  
Not to Scale  
07/31/2020



**Toronto**  
Schedule 2

2996 Weston Road

File # 18 156670 WET 07 02

City of North York By-law 7625  
Not to Scale  
07/31/2020



Attachment 6: Draft Zoning By-law Amendment - City-Wide Zoning By-law No.  
569-2013

Authority: Etobicoke York Community Council ##, as adopted by City of Toronto Council  
on ~, 20~

**CITY OF TORONTO**

**BY-LAW No. ~-2020**

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally  
known in the year 2019 as 2996 Weston Road.**

WHEREAS authority is given to Council by Section 34 of the Planning Act, R.S.O 1990, c.P.13,  
as amended, to pass this By-law; and,

WHEREAS Council of the City of Toronto has provided adequate information to the public and  
has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

5. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached  
to this By-law.
6. The words highlighted in bold type in this By-law have the meaning provided in Zoning  
By-law 596-2013, Chapter 800 Definitions.
7. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label  
on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black  
lines to RD (f 9.9, a220) (x###) and ON, as shown on Diagram 2 attached to this By-law;
8. Zoning By-law No. 569-2013, as amended, is further amended by amending the Height  
Overlay Map in Section 995.20.1 for the lands subject to this By-law, from a height and  
storey label of HT 10.0, ST 2, to HT 11.0, ST 3 and a null value, as shown on Diagram 3  
attached to this By-law;
9. Zoning By-law No. 569-2013, as amended, is further amended by amending the Lot  
Coverage Overlay Map in Section 995.30.1 for the lands subject to this By-law, from a lot  
coverage label of 30 % to 39 % and a null value as shown on Diagram 4 attached to this  
By-law;
10. Zoning By-law No. 569-2013, as amended, is further amended by adding Article to  
900.3.10 Exception Number XXX, so that it reads:

**Exception RD (XXX)**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions,  
Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (B) Despite regulation 5.10.30.20(1), if a **corner lot** is bounded by **lot lines** which abut George McKenzie Court and Weston Road, the **lot line** abutting George McKenzie Court is the **front lot line**;
- (C) Despite regulations 10.5.40.70(1) and 10.20.40.70(1), the required minimum **front yard setback** is 3.3 metres;
- (D) Despite regulation 10.20.40.70(2) the required minimum **rear yard setback** is 7.5 metres;
- (E) Despite regulation 10.20.40.70(3) the required minimum **side yard setbacks** are as shown in metres on Diagram 5 attached to By-law #####-2020 [Clerk's to insert]; and
- (F) Despite regulation 10.5.50.10(1)(B), on the **lots** labelled "Lot 1" and "Lot 2" on Diagram 5 attached to By-law #####-2020 [Clerk's to insert], a minimum of 23% of the **front yard** must be **landscaping**.

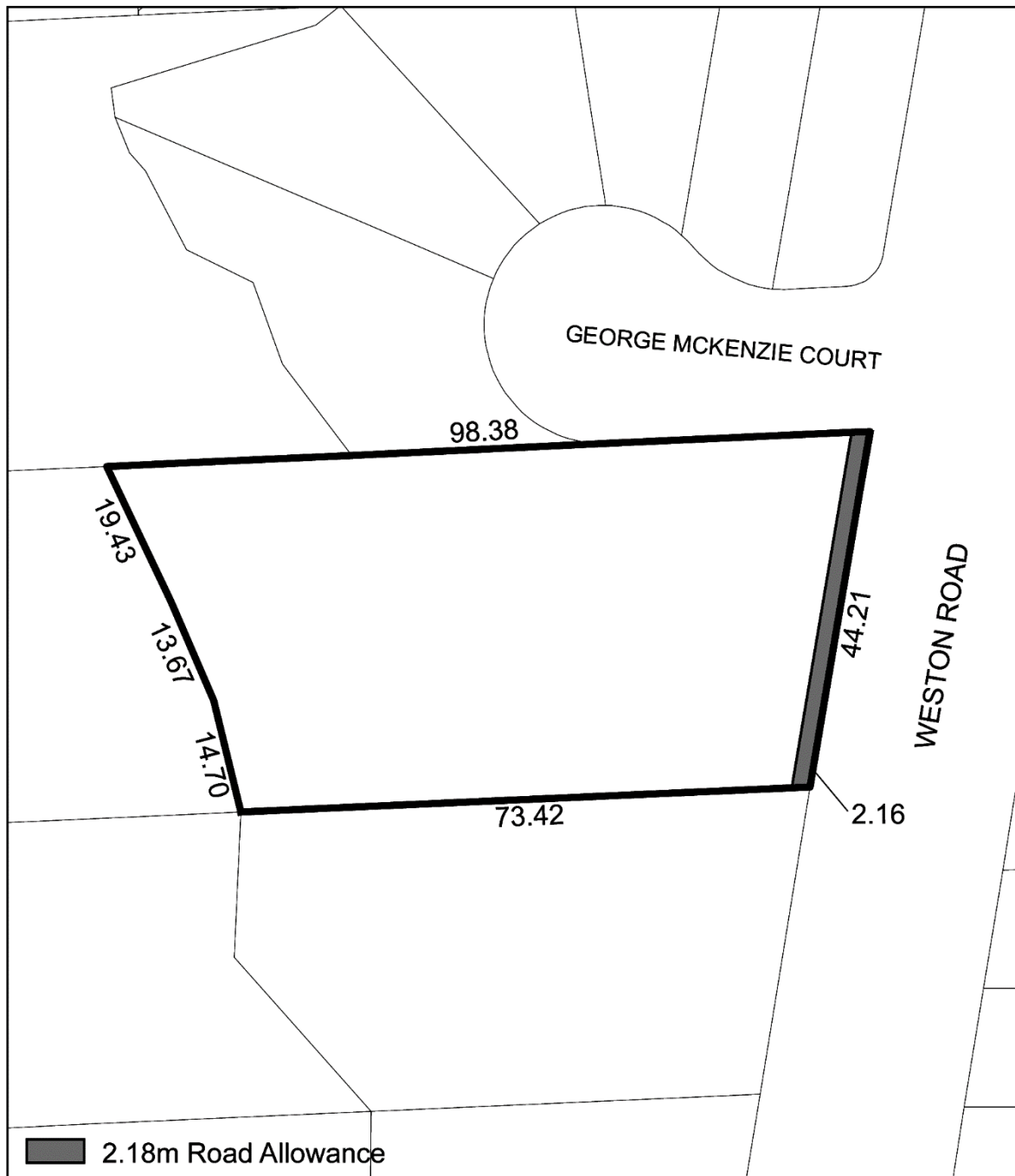
Prevailing By-laws and Prevailing Sections: (None Apply)

Enacted and passed on month ##, 20##.

Name,

Ulli S. Watkiss,  
Speaker                      City Clerk

(Seal of the City)

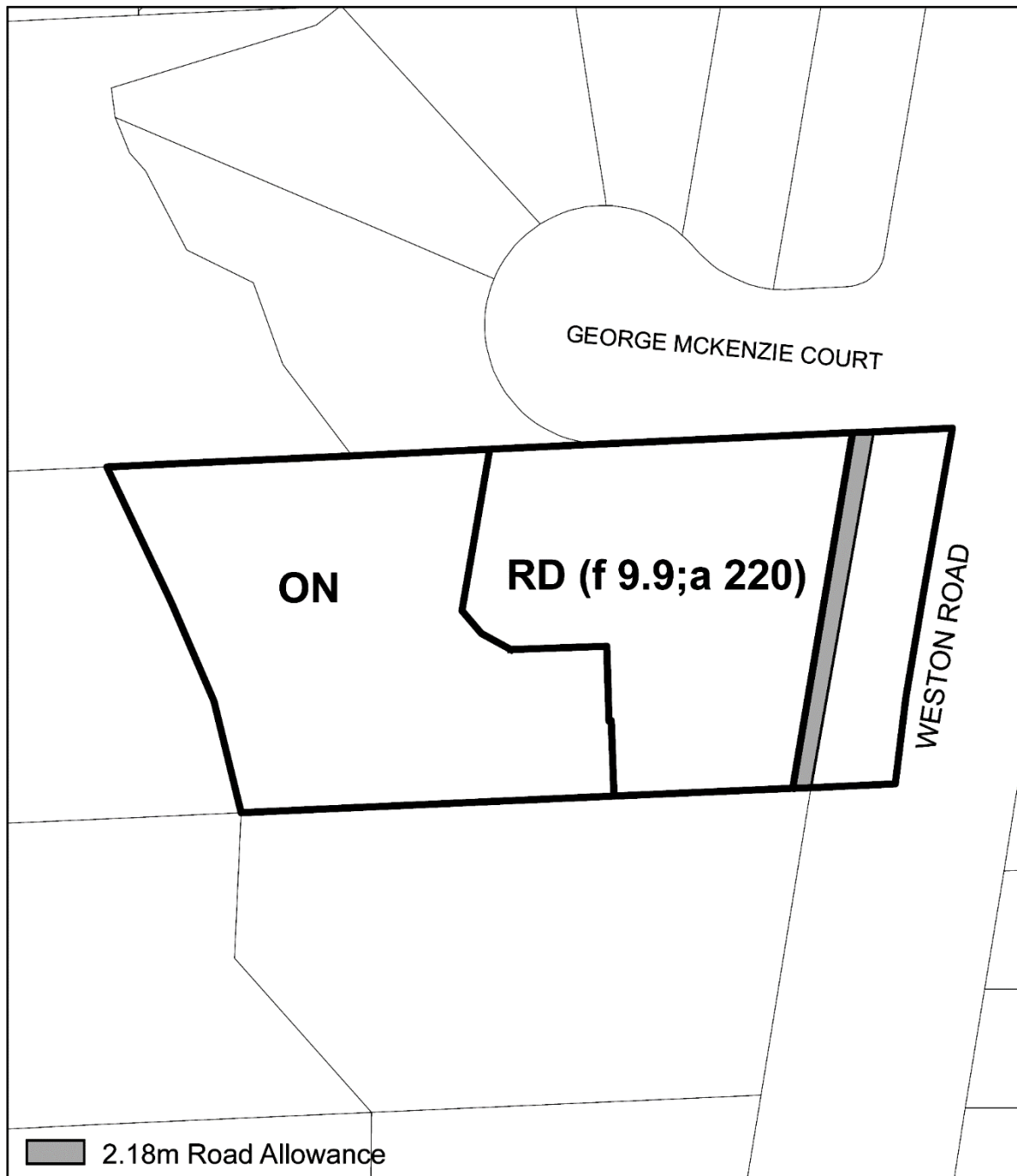


**Toronto**  
Diagram 1

**2996 Weston Road**

File # 18 156670 WET 07 02


City of Toronto By-law 569-2013  
Not to Scale  
07/31/2020

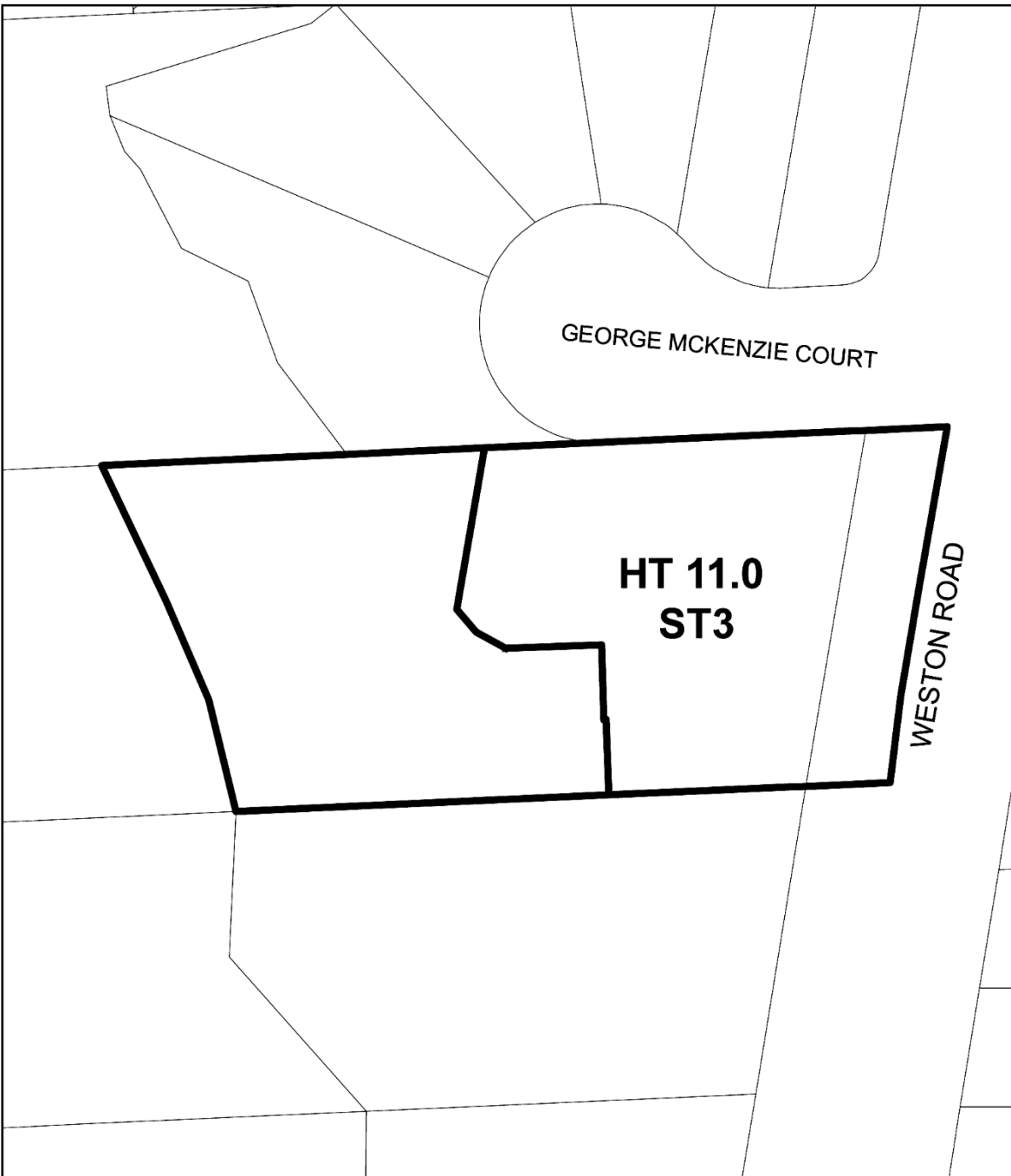


**Toronto**  
Diagram 2

**2996 Weston Road**

File # 18 156670 WET 07 02


  
 City of Toronto By-law 569-2013  
 Not to Scale  
 07/31/2020

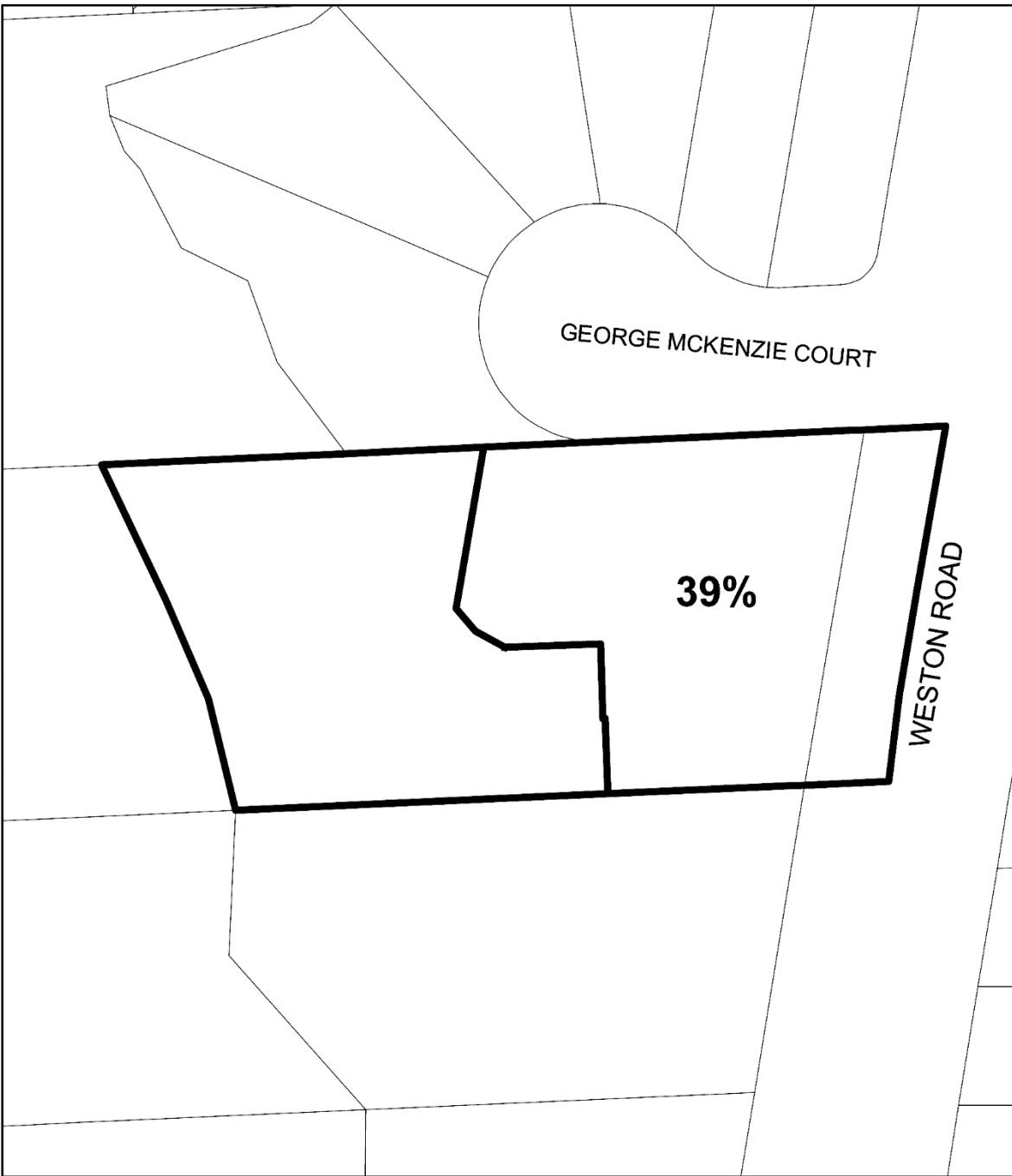


 **Toronto**  
Diagram 3

**2996 Weston Road**

File # 18 156670 WET 07 02


  
City of Toronto By-law 569-2013  
Not to Scale  
07/31/2020

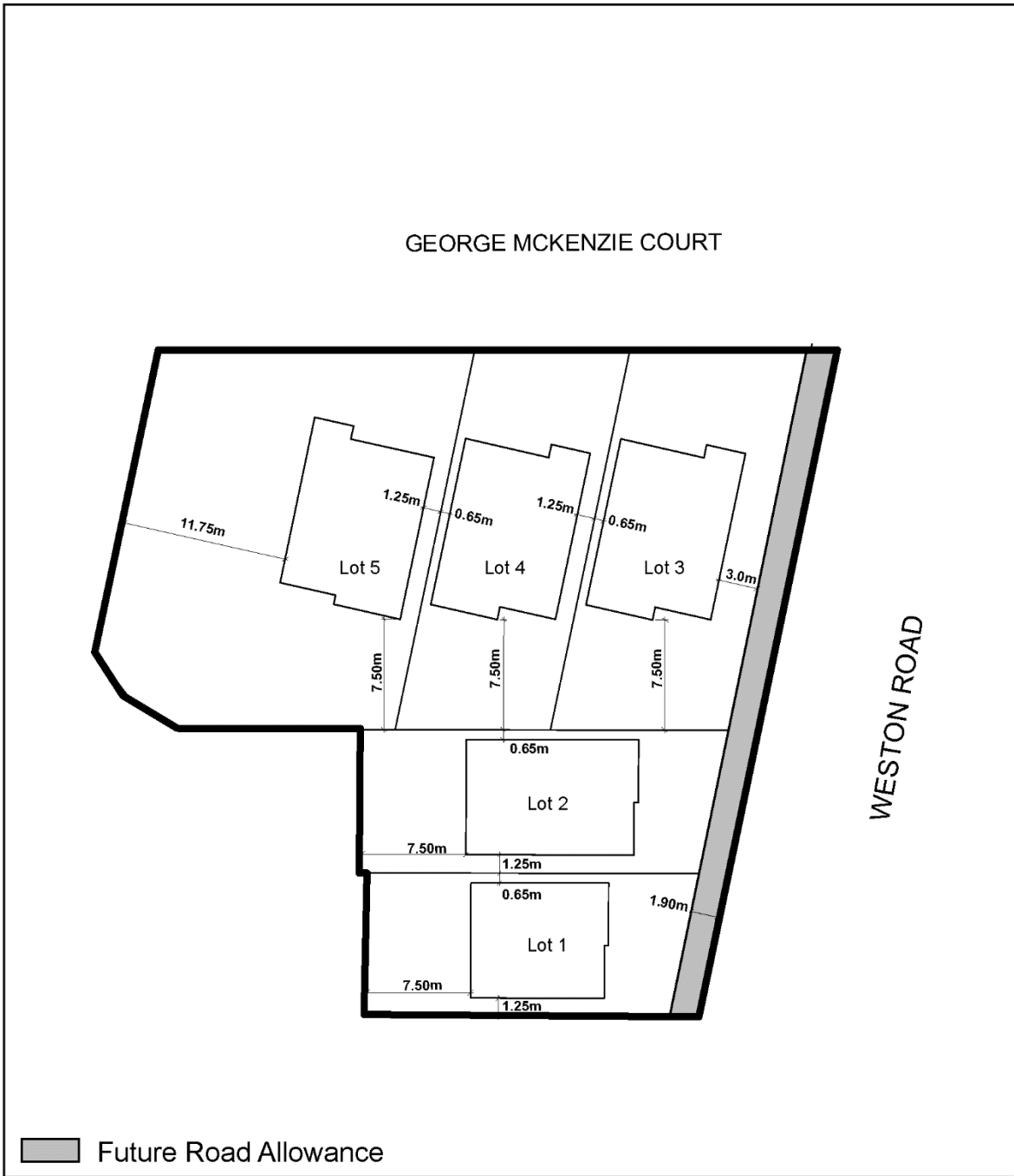


 **TORONTO**  
**Diagram 4**

**2996 Weston Road**

File # 18 156670 WET 07 0Z

  
City of Toronto By-law 569-2013  
Not to Scale  
07/31/2020



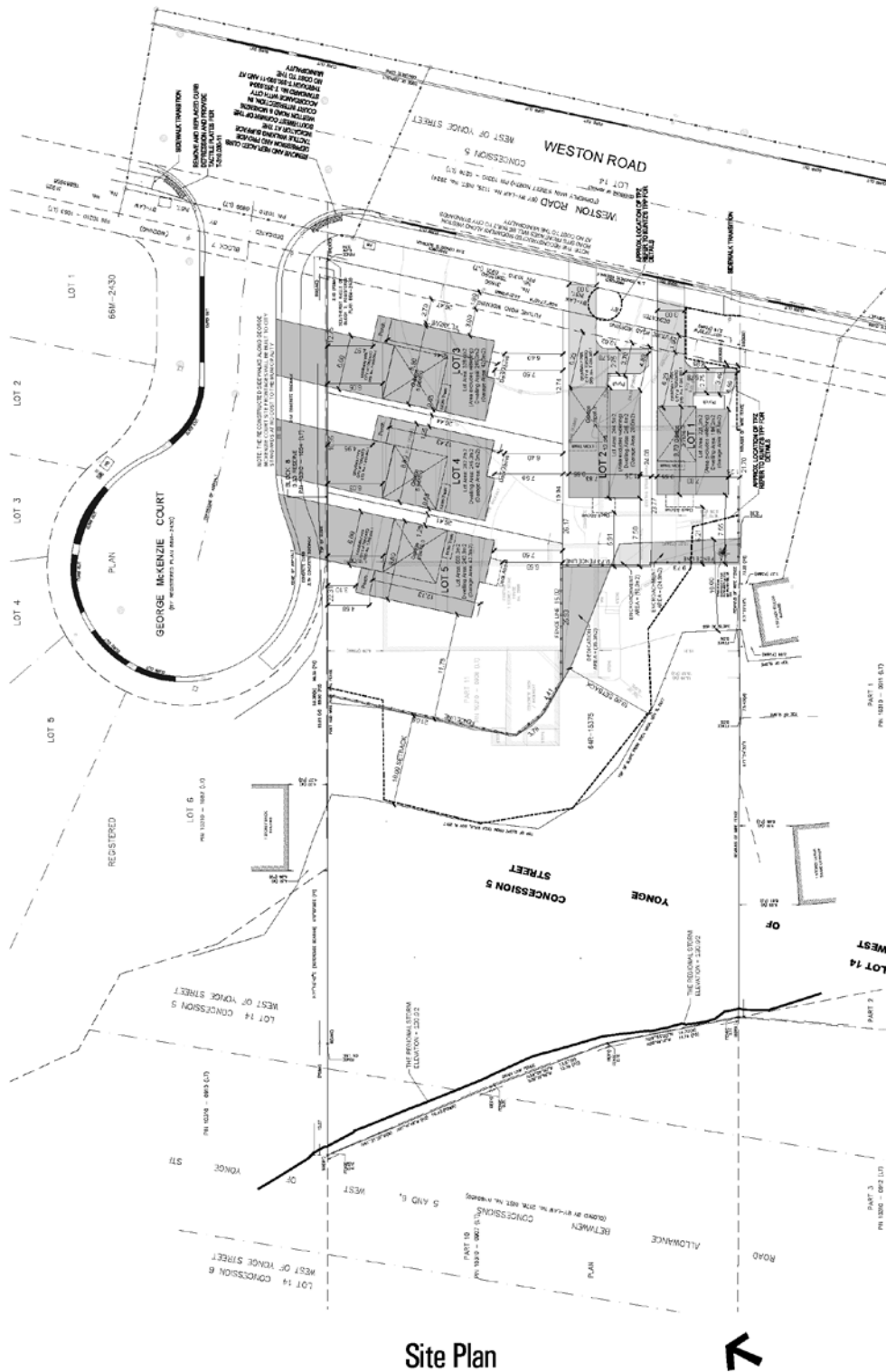
**Toronto**  
Diagram 5

2996 Weston Road

File # 18 156670 WET 07 0Z

City of Toronto By-law 569-2013  
Not to Scale  
07/31/2020

## Page 32 of 36





## Attachment 8: Elevations

ROOF PEAK 11.06m



Proposed Front Elevation A



Proposed Rear Elevation A & B

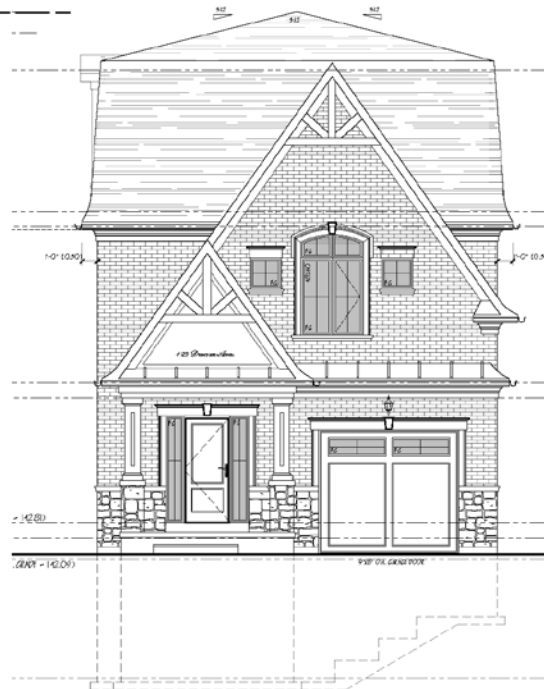
**Front Elevation Lot 3 (facing George McKenzie Court)**

[illegible]

This architectural elevation drawing shows a two-story house with a gabled roof. The roof has a central peak labeled '9'-0"'. The dormer section features two windows, each labeled '6'-0" x 6'-0"'. The main floor has a central entrance with a small balcony, flanked by windows. The left side has a window labeled '6'-0" x 6'-0"'. The right side has a window labeled '6'-0" x 6'-0"'. The ground level is marked with a dashed line, and the overall width is indicated as '17'-0" x 10'-0"'. The drawing includes various annotations for window sizes and dimensions.

### Front Elevation Lot 2 (facing Weston Road)

ROOF PEAK 10.71m \_\_\_\_\_



Proposed Front Elevation



Proposed Rear Elevation

## Front Elevation Lot 1 (facing Weston Road)

The architectural drawing shows the front elevation of a two-story house. The roof is gabled with a small dormer window. The main facade features a large window on the left, a central entrance with a balcony, and a large window on the right. The walls are brick, and the roof is gabled. The drawing includes dimensions and labels for various elements.

### Front Elevation Lot 4 (facing George McKenzie Court)