

1736-1746 Weston Road – Zoning By-law Amendment Application – Preliminary Report

Date: April 29, 2022

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward 5 - York South-Weston

Planning Application Number: 22 111715 WET 05 OZ

SUMMARY

This report provides information and identifies a preliminary set of issues regarding a Zoning By-law Amendment application for a 25-storey mixed-use development. A total of 253 dwelling units and 472 square metres of non-residential floor area is proposed at grade fronting onto Weston Road.

Staff are currently reviewing the application. It has been circulated to all appropriate agencies and City divisions for comment. City Planning staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 1736-1746 Weston Road together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

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

THE SITE

Description:

The site is relatively flat located at the southeast corner of Weston Road and Hickory Tree Road and includes properties municipally known as 1736 Weston Road and 1746 Weston Road. The site is irregular in shape and has an area of 1849 square metres, with a frontage of 41.45 metres along Weston Road. Although the front of the property is fairly square, the rear of the property angles to almost a pie-shape along Wilby Crescent. The frontage along Wilby Crescent angles around the corner with 30.53 metres from Weston Road to the corner and an additional 41.45 metres after turning the corner on Wilby Crescent. The east property line also has a bend with 44.4 metres along the side running from Weston Road to the rear angle and an additional 14.17 metres to join to Wilby Crescent. Given the angled rear of the site, there is an approximate lot depth of 52.69 metres as measured from the front property line of Weston Road to the furthest point of the rear property line.

Existing Uses:

The site contains a one-storey commercial building at 1746 Weston Road, and a two-storey commercial building, including a place of worship, at 1736 Weston Road. The site currently contains approximately 716 square metres of gross floor area and surface parking spaces.

Official Plan Designation:

The site is designated Apartment Neighbourhoods and identified as Avenues on Map 2 of the Official Plan. Weston Road is defined as a Major Street with a planned right-of-way width of 27 metres.

The site is also within Site and Area Specific Policy No. 51 which applies to lands located in the Weston Area (as identified on Map 25 in the Official Plan).

See Attachment 5 of this report for Official Plan Land Use Map.

Toronto Official Plan policies may be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Zoning:

The site is zoned Main Street Commercial/Residential (MCR) under former City of York By-law 1-83 as amended by By-law 3507-97, which permits townhouses, apartment buildings, offices, retail stores, recreational uses, restaurants, and limited institutional uses.

The maximum permitted height in the MCR zone is eight storeys or 24 metres (any construction within six metres of the front lot line is limited to nine metres in height) and the maximum floor space index is 2.5 times the area of the lot. Therefore, an amendment to the Zoning By-law is required.

The site is not subject to city-wide Zoning By-law 569-2013.

See Attachment 6 of this report for Zoning Map.

THE APPLICATION

Complete Application Submission Date: February 15, 2022

Description: A 25-storey (including mechanical penthouse/elevator access to roof 84.7 metres) mixed-use building with a seven-storey podium, containing 253 residential units. The building would have a residential gross floor area of 18,914 square metres and a non-residential gross floor area of 472 square metres for retail space located at grade fronting onto Weston Road.

Density: 10.5 times the lot area.

Dwelling Units: The proposed 253 dwelling units includes: five studio (1.98%); 135 one-bedroom (53.36%); 85 two-bedroom (33.60%); and 28 three-bedroom (11.07%) units.

Access, Parking and Loading: Access to the three-level underground parking garage containing 108 vehicle parking spaces (87 residential, 16 visitor and 4 commercial) would be from the south driveway off Wilby Crescent into the proposed building. In addition, one Type 'G' loading space and 190 bicycle parking spaces are proposed.

Additional Information: See Attachments 1, 2, 4 and 6 of this report for a three-dimensional representation of the project in context, a site plan of the proposal and the Application Data Sheet, respectively. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at www.toronto.ca/1746WestonRd.

Reason for the Application

The proposal requires an amendment to the former City of York By-law 1-83 as amended by By-law 3507-97, in order to increase the permitted height, permitted floor space index, and revise other development standards as necessary to reflect the proposal, as well as amending city-wide Zoning By-law 569-2103 to bring the site into that by-law with corresponding development standards that reflect the proposal.

COMMENTS

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. Staff will review this application to determine its consistency with the Provincial Policy Statement, conformity with the Growth Plan, and conformity to the Official Plan.

City Council has declared a Climate Emergency, and set goals to achieve a net zero greenhouse gas emissions by 2050 or sooner. To support strong communities and a high quality of life, development should positively contribute to its neighbourhood, including efforts toward climate change mitigation and resilience.

The following preliminary issues have been identified to be resolved:

- The proposed building height, built form, massing, siting, scale and floor plate size;
- The proposed transition, separation distances, setbacks, step-backs, angular plane and shadow impacts as well as the relationship to adjacent properties;
- The unit mix and sizes with respect to the City's Growing Up: Planning for Children in New Vertical Communities guidelines;
- The location, quality and quantity of indoor and outdoor amenity space;
- The proposed relationship of the ground floor to the public realm, including entrance location and configuration, pedestrian level comfort and functionality;
- The proposed driveway width, access, site circulation, quantity of vehicular and bicycle parking spaces, loading and garbage spaces;
- The increase in density and the impact to existing services and infrastructure in the area, public transit, roads, community facilities and services;
- Provision of parkland (on-site or cash-in-lieu);
- The general quality of site landscaping including the provision of soil volume, appropriate planting species selection and large growing shade trees to meet the Toronto Green Standard;
- The evaluation and mitigation of potential impacts due to proximity to the railway right of way as it relates to noise, vibration and air quality;
- The proposed public right-of-way improvements (curbs, sidewalk, driveway entrances, etc.) in accordance with City standards;
- The civil engineering design in order to properly address foundation drainage and the potential for long-term dewatering;
- The capacity of existing municipal infrastructure (watermains and sewers) to support the proposed development;
- The need for a pet relief area and on-site pet facilities with respect to the Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings;
- Revisions to submission drawings, and studies;
- The applicant is encouraged to pursue Tier 2, 3 or 4 of the Toronto Green Standard, for climate change mitigation and resilience purposes; and
- In the event City accepts in-kind benefits from the applicant pursuant to Section 37 of the Planning Act, the City's Fair Wage Policy and Labour Trades Contractual Obligations will apply to such work.

Additional Issues

Additional issues may be identified through the review of the application, agency comments, peer reviews of studies and the community consultation process.

CONTACT

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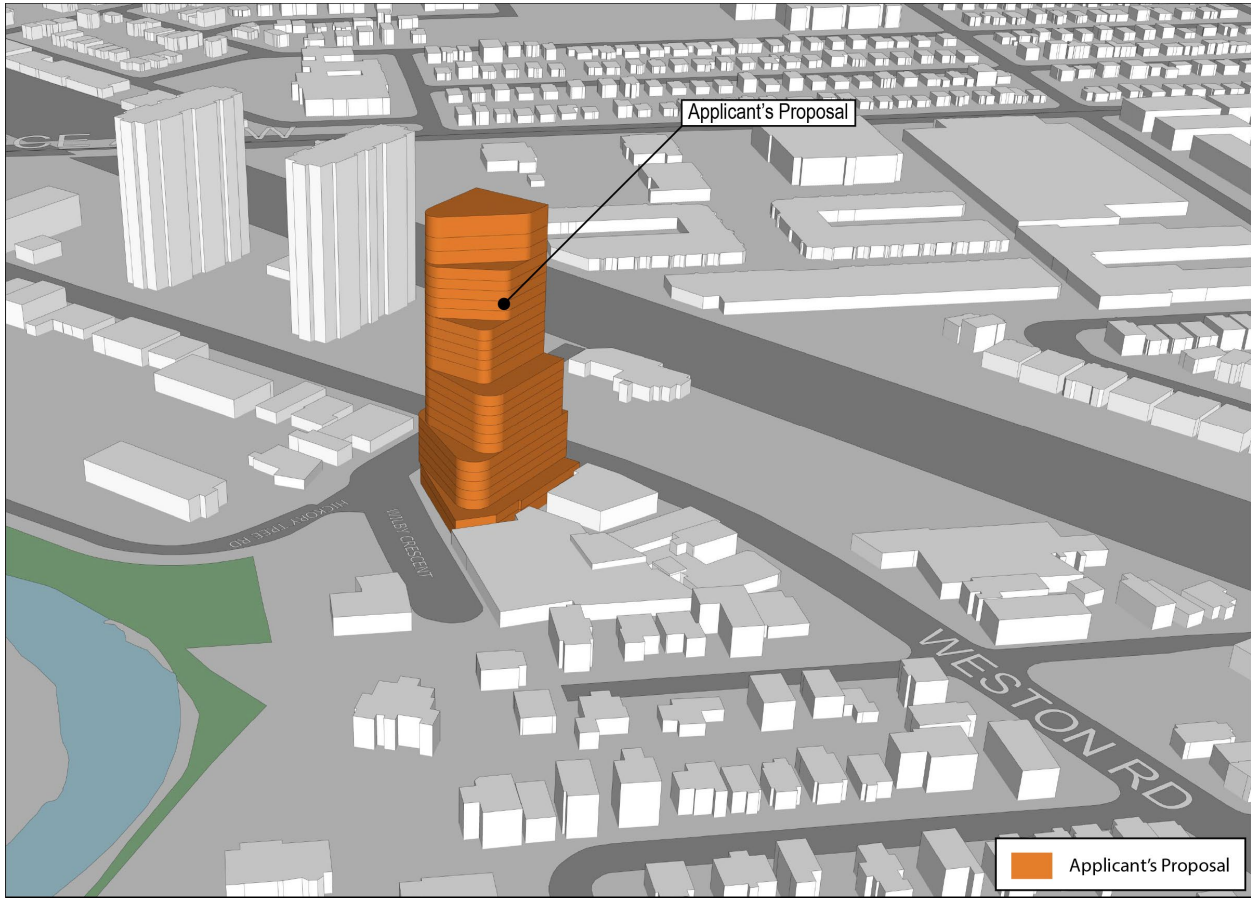
SIGNATURE

Michael Mizzi, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: 3D Model of Proposal in Context (looking northwest)
Attachment 2: 3D Model of Proposal in Context (looking southeast)
Attachment 3: Location Map
Attachment 4: Site Plan
Attachment 5: Official Plan Map
Attachment 6: Zoning Map
Attachment 7: Application Data Sheet

Attachment 1: 3D Model of Proposal in Context (looking northwest)



View of Applicant's Proposal Looking Northeast

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03/23/2022

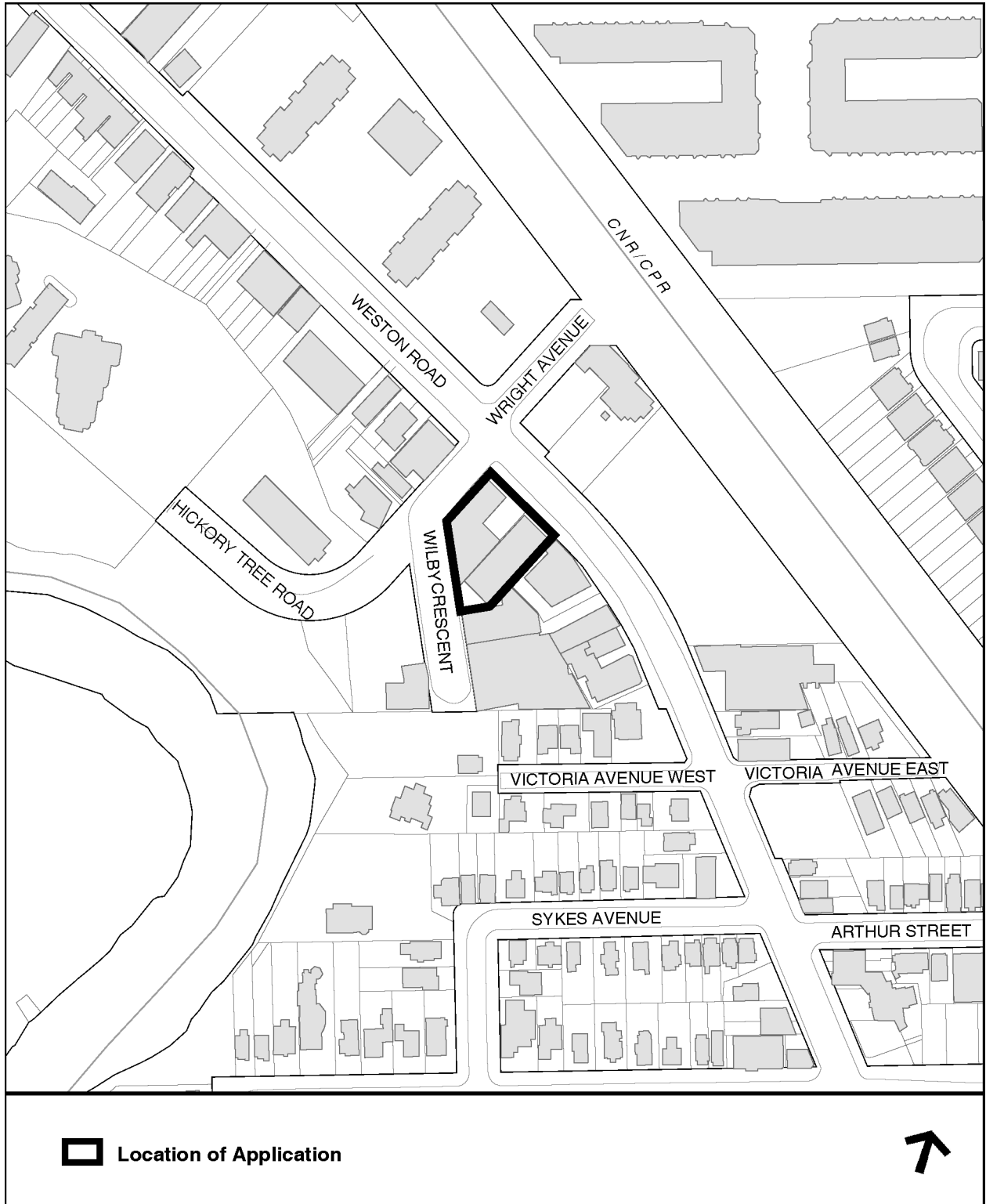
Attachment 2: 3D Model of Proposal in Context (looking southeast)



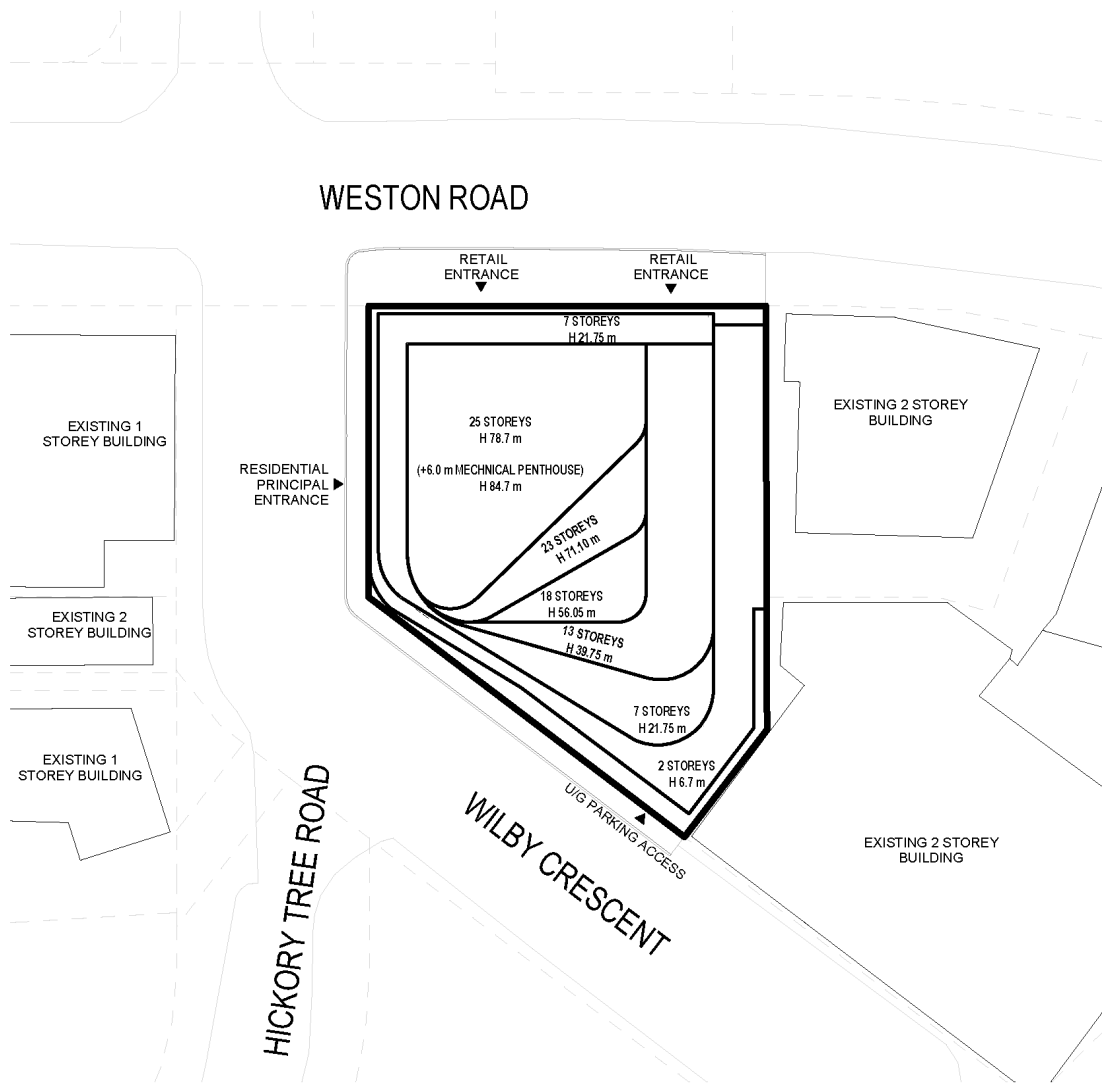
View of Applicant's Proposal Looking Southwest



Attachment 3: Location Map



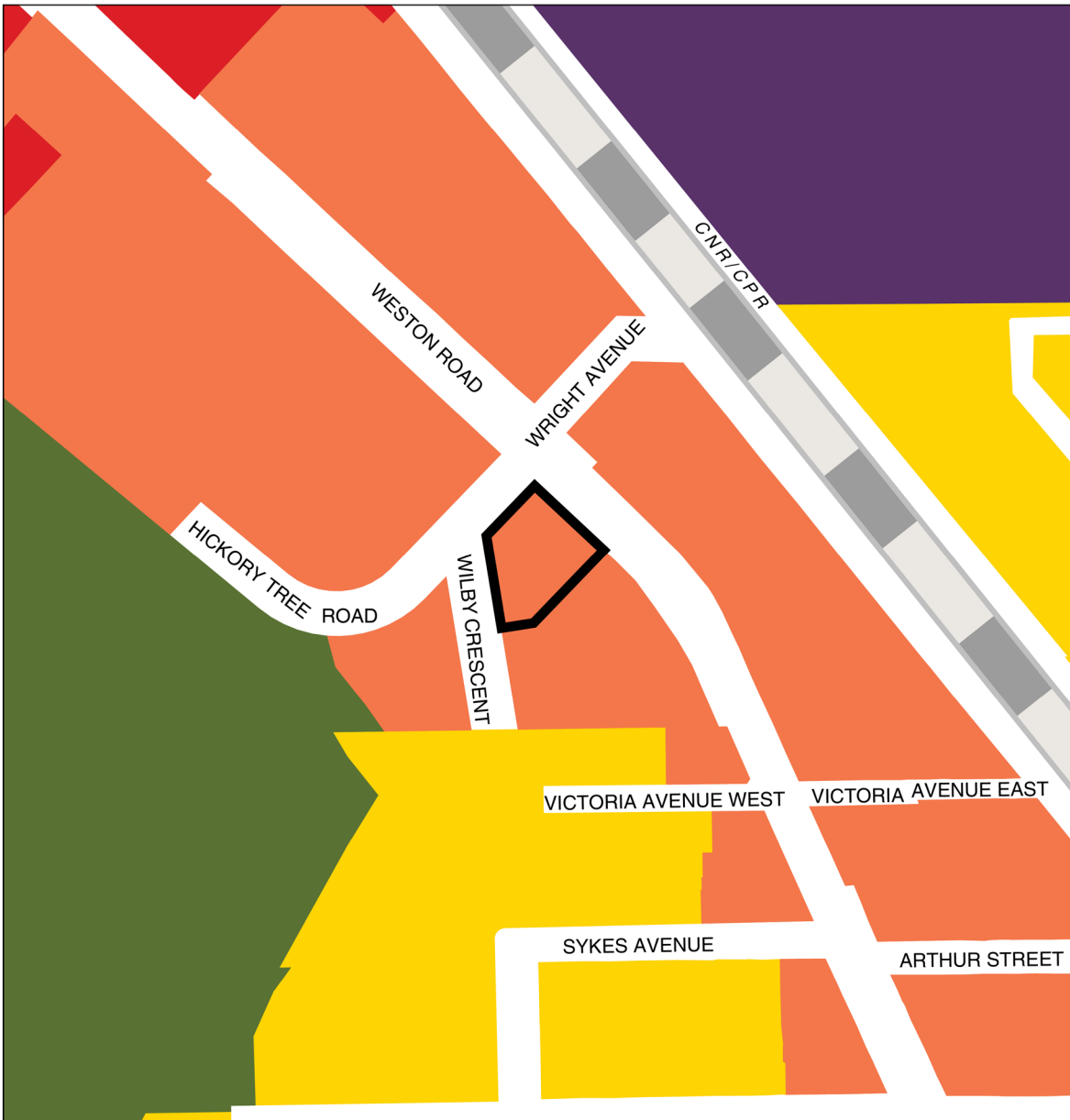
Attachment 4: Site Plan



Site Plan



Attachment 5: Official Plan Map



Official Plan Land Use Map #14

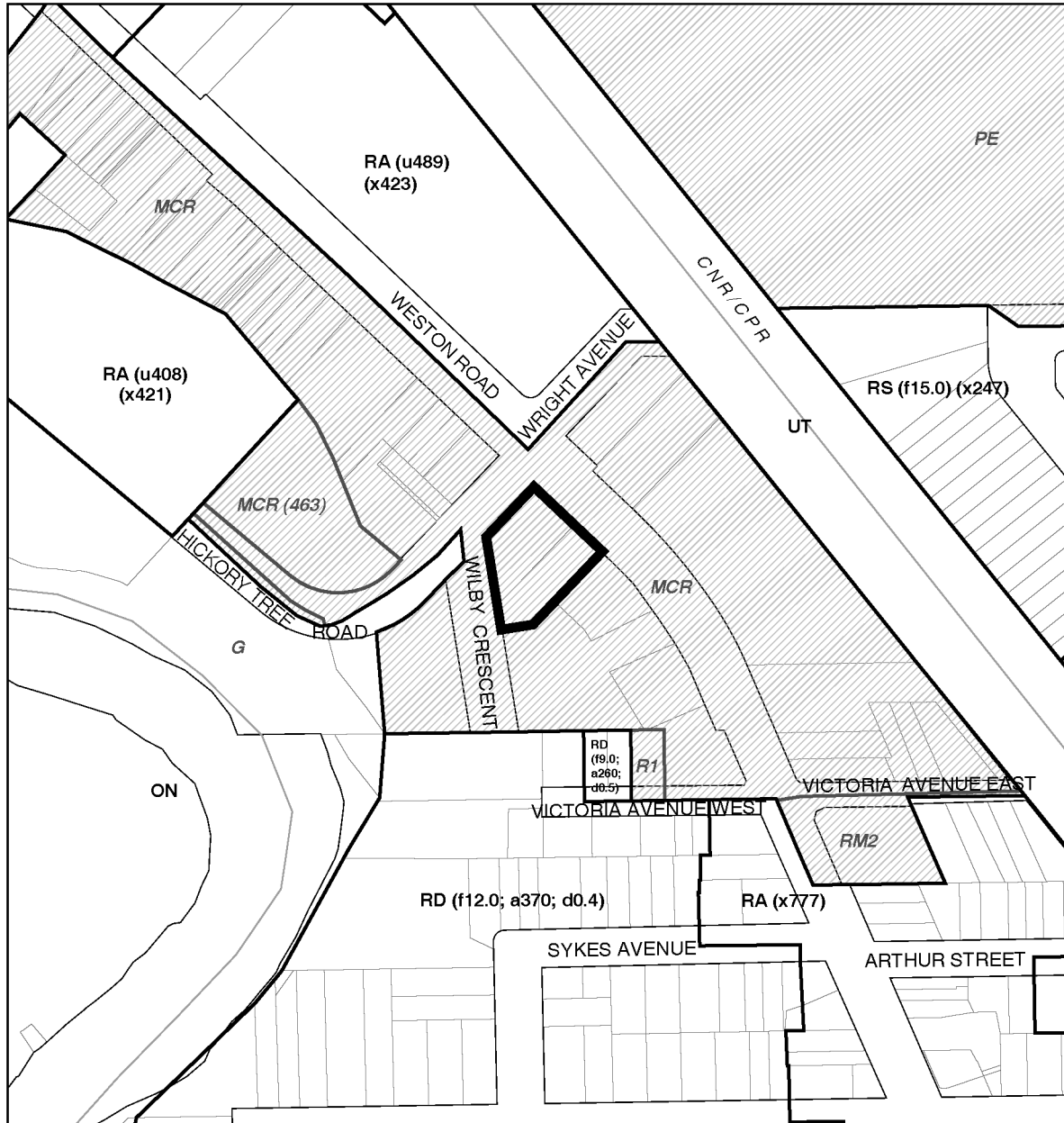
1736-1746 Weston Road

File # 22 111715 WET 05 0Z



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Not to Scale
Extracted: 02/14/2022

Attachment 6: Zoning Map





Zoning By-law 569-2013

1736-1746 Weston Road

File # 22 111715 WET 05 0Z

-  Location of Application
- RD** Residential Detached
- RS** Residential Semi-Detached
- RA** Residential Apartment
- CR** Commercial Residential
- ON** Open Space Natural
- UT** Utility and Transportation

-  See Former City of York By-law No. 1-83
- R1** Residential Districts
- RM2** Residential Multiple Zone
- MCR** Mixed Commercial Residential
- PE** Prestige Employment Zone
- CE** Commercial Employment Zone
- G** Green Open Space


Not to Scale
Extracted: 02/14/2022

Attachment 7: Application Data Sheet

Municipal Address: 1736-1746 WESTON RD **Date Received:** February 7, 2022

Application Number: 22 111715 WET 05 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: The proposal consists of a 25-storey mixed use building with a seven storey podium. The building will have a total GFA of 19,386 sq.m. to produce a Floor Space Index of 10.5 times the lot area. Of the total GFA an allotted 472 sq.m. will be for retail space located at grade fronting onto Weston Road.

Applicant	Agent	Architect	Owner
GOLDBERG GROUP			2823206 ONTARIO INC.

EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood Main Street	Site Specific Provision:	
Zoning:	Commercial/Residential (MCR).	Heritage Designation:	No
Height Limit (m):	24	Site Plan Control Area:	

PROJECT INFORMATION

Site Area (sq m): 1,849 Frontage (m): 41 Depth (m): 53

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	716		1,547	927
Residential GFA (sq m):			18,914	18,914
Non-Residential GFA (sq m):	716		472	472
Total GFA (sq m):	716		19,386	19,386
Height - Storeys:	1 & 2		25	25
Height - Metres:	4 & 7		85	85

Lot Coverage Ratio (%): 83.6 Floor Space Index: 10.5

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	18,914	
Retail GFA:	472	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			253	253
Other:				
Total Units:			253	253

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		5	135	85	28
Total Units:		5	135	85	28

Parking and Loading

Parking Spaces: 108 Bicycle Parking Spaces: 190 Loading Docks: 1

CONTACT:

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