

3350 Weston Road – Zoning By-law Amendment Application – Decision Report – Approval

Date: December 21, 2023

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York

Wards: Ward 7 - Humber River-Black Creek

Planning Application Number: 22 138879 WET 07 OZ

SUMMARY

This application proposes to amend city-wide Zoning By-law 569-2013 for the property at 3350 Weston Road. The proposed zoning would permit a 15-storey apartment building (14 storeys, plus one storey containing the mechanical penthouse and amenity space) with a Gross Floor Area (GFA) of 15,268 square metres, and 190 dwelling units. The overall height of the building would be 50.8 metres, with an additional 3.4-metre mechanical rooftop projection. The proposal would include 153 vehicular parking spaces (112 spaces to serve the apartment building and 41 spaces to serve the existing church) located in the lower level and in the core of the apartment building on levels two through five. The existing church and portions of its existing surface parking lot would be retained on a newly-severed parcel, while dedicated off-site parking for the church would be located in the apartment building. The valley land associated with Emery Creek corridor would be rezoned to Open Space-Natural and dedicated to public ownership for long-term feature protection and conservation. An associated Consent application to sever the existing church from the apartment building property and the Open Space-Natural lands is currently in process.

The proposal is a compatible infill development within in the *Apartment Neighbourhoods* designation with supportable building height, articulation, frontage, and setbacks in relation to the adjacent Weston Road right-of-way and surrounding residential and natural environment. As the proposal includes rezoning significant portions of the property to a restrictive Open Space-Natural designation to be dedicated to public ownership, the proposal will contribute to the long-term maintenance and functioning of the Emery Creek corridor, helping to build a high quality natural heritage and green space system for the residents of the area.

RECOMMENDATIONS

The Director, Community Planning, Etobicoke York District recommends that:

1. City Council amend Zoning By-law 569-2013 for the lands at 3350 Weston Road substantially-in-accordance with the draft Zoning By-law Amendment attached as Attachment 5 to this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. City Council request the Chief Planner and Executive Director, City Planning to secure the following as part of the Notice of Approval Conditions and/or Site Plan Agreement to the satisfaction of Chief Planner and Executive Director, City Planning:
 - a. Require the applicant to provide an access arrangement to ensure that the vehicular parking spaces, associated access, and drive aisles to serve the church will remain available within the new apartment building to the satisfaction of the Chief Planner and Executive Director, City Planning;
 - b. Require the applicant to obtain a permit for all City-owned and ravine trees to be injured or removed, to the satisfaction of the Chief Planner and Executive Director, City Planning and General Manager, Parks, Forestry, and Recreation; and
 - c. After the severance is finalized, require the owner of the church property and the owner of the apartment building property to enter into a Limiting Distance Agreement registered on title to ensure that any future development applications for the church property include appropriate setbacks and tower separation distances to the new apartment building to the satisfaction of the Chief Planner and Executive Director, City Planning.
4. Before introducing the necessary Bill for enactment, City Council require the applicant to:
 - a. Submit an updated Pedestrian Level Wind Study to the satisfaction of the Chief Planner and Executive Director, City Planning;
 - b. Submit an updated Transportation Impact Study to the satisfaction of the General Manager, Transportation Services;
 - c. Submit an updated Functional Servicing and Stormwater Management Report addressing groundwater discharge and sanitary capacity assessment for review and acceptance, to the satisfaction of the Chief Engineer and Executive Director of Engineering and Construction Services; and
 - d. Make satisfactory arrangements with Engineering and Construction Services and enter into the appropriate agreement with the City for the design and

construction of any improvements to the municipal infrastructure, should it be determined that upgrades are required to the infrastructure to support this development, according to the accepted Functional Servicing Report and Traffic Impact Study accepted by the Chief Engineer and Executive Director of Engineering and Construction Services.

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.

DECISION HISTORY

Aside from this current rezoning application and associated applications necessary to support the rezoning, there have been no other Planning Act applications submitted on the site within the last 10 years. Associated applications to support the rezoning include the Site Plan Control application for the proposed apartment building, and the Consent application to sever the existing church from the proposed apartment building property and the Open Space-Natural (ON) lands, which are currently under review by City staff.

The application to amend city-wide Zoning By-law 569-2013 was submitted on April 27, 2022 and deemed complete upon submission. Staff conducted a Community Consultation Meeting for the application on September 27, 2023, the details of which are summarized in the Comments section of this report.

PROPOSAL

This application proposes to amend city-wide Zoning By-law 569-2013 for the property at 3350 Weston Road. The proposed zoning would permit a 15-storey apartment building (14 storeys, plus one storey containing the mechanical penthouse and amenity space) with a Gross Floor Area (GFA) of 15,268 square metres, and 190 dwelling units. The overall height of the building would be 50.8 metres, with an additional 3.4-metre mechanical rooftop projection. The proposal would include 153 vehicular parking spaces (112 spaces to serve the apartment building and 41 spaces to serve the existing church) located in the lower level and in the core of the apartment building on levels two through five. The existing church and portions of its existing surface parking lot would be retained on a newly-severed parcel, while dedicated off-site parking for the church would be located in the apartment building. The valley land associated with Emery Creek corridor would be rezoned to Open Space-Natural and dedicated to public ownership for long-term feature protection and conservation.

The applicant is currently processing an associated Consent application to sever the existing church parcel from the apartment building parcel and Open Space-Natural lands. Once the church and apartment building parcels are separated, the applicant will enter into a Limiting Distance Agreement to be registered on title, to ensure that

any future development applications for the church site would include appropriate setbacks and tower separation distances in relation to the apartment building.

Of the 190 residential dwelling units proposed, 121 (63.7 percent) would be one-bedroom units, 49 (25.8 percent) would be two-bedroom units, and 20 (10.5 percent) would be three-bedroom units. A total of 483 square metres of indoor amenity space and 427 square metres of outdoor amenity space would be located on the ground floor and rooftop near the mechanical penthouse.

Vehicular and loading access for the apartment building would be provided via a new driveway entrance on Weston Road. The existing driveway entrance on Weston Road for the church would be retained, and a new internal driveway connection would be established to integrate the existing surface parking lot for the church with the structure in the apartment building. The proposed 153 vehicular parking spaces would be located on the lower level and within an above-grade structure in the core of the apartment building, on levels two through five. While above-grade parking is not typically supported by City policy, site-specific hydrogeological concerns made underground parking unfeasible for this site. As a result, the applicant worked closely with City staff to locate the above-grade parking in the core of the building, wrapped in residential units to shield the parking structure from the public realm along the Weston Road right-of-way. A total of 145 bicycle parking spaces are proposed at the lower ground and mezzanine levels. One Type G loading space is proposed to serve the apartment building.

See Attachments 6, 7, and 8 for the Site Plan, Elevations, and 3D Models of the proposal development.

Site and Surrounding Area

The site is triangular in shape with an area of approximately 1.3 hectares. The site, located at the west side of Weston Road and adjacent to the Emery Creek corridor, has a frontage of approximately 173.9 metres on Weston Road. (See Attachment 2 - Location Map.) The existing one-storey church along with its associated driveway entrance and portions of the existing surface parking lot will be retained. As discussed above, the applicant will sever the existing 1.3-hectare site so that the existing church is located on a separate parcel from the apartment building. Additionally, the applicant will sever and dedicate all of the lands placed in the restrictive Open Space-Natural (ON) zone to public ownership for long-term feature protection and conservation.

Surrounding land uses include:

North: Valley land associated with the Emery Creek and Hydro corridor, including trails and green space connections to Lindylou Park and the West Humber River Parklands. Further to the north at the intersection of Weston Road and Finch Avenue West, are transit-related developments associated with the Finch West Light Rapid Transit,

currently underway, including approved towers of 30 storeys in height, and proposed towers reaching 50 to 60 storeys in height which are currently under review by City staff.

East: Low-rise residential neighbourhood across Weston Road, comprised of two- and three-storey detached, semi-detached, and multiplex dwellings.

South: Valley land associated with the Emery Creek and Hydro corridor, including trails and green space connections to Lindylou Park and the West Humber River Parklands. Further to the south, are apartment neighbourhoods on both sides of Weston Road, comprised of four- and five-storey apartment buildings with surface parking.

West: Valley land associated with the Emery Creek and Hydro corridor, including trails and green space connections to Lindylou Park and the West Humber River Parklands.

Reasons for Application

The proposed development requires amendments to city-wide Zoning By-law 569-2013 to vary several performance standards including, but not limited to, density, height, setbacks, unit types, and parking spaces.

APPLICATION BACKGROUND

Application Requirements

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

- Arborist Report
- Archaeological Assessment
- Community Services and Facilities Study
- EMF Management Report
- Environmental Site Assessment
- Geotechnical Study
- Hydrogeological Report
- Loading Study
- Natural Heritage Impact Study
- Noise Impact Study
- Parking Study
- Pedestrian Level Wind Study
- Planning Rationale
- Sanitary Analysis Report
- Servicing Report
- Slope Stability Report
- Stormwater Management Report
- Sun/Shadow Study
- Toronto Green Standards Checklist
- Transportation Impact Study
- Landscape and Planting Plan

- Tree Preservation Report
- Ravine Stewardship Plan

Copies of the submitted documents are available on the City's Application Information Centre at (AIC): toronto.ca/3350WestonRd.

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 in evaluating the application and to formulate appropriate Zoning By-law standards.

POLICY AND REGULATION CONSIDERATIONS

Provincial Land Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (2020), and shall conform to Provincial plans, including the Growth Plan (2020) for the Greater Golden Horseshoe, and others.

Official Plan

The land use designation for the site is *Apartment Neighbourhoods* on Maps 13 and 16 of the Official Plan. (See Attachment 3 - Official Plan Land Use Map.) Portions of the property are also within the Natural Heritage System as per Map 9 of the Official Plan. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Chapter 4.2 of the Toronto Official Plan contains criteria for development in *Apartment Neighbourhoods*. The Official Plan can be found here: [Official Plan](#).

Zoning

The site is zoned Residential Detached RD (f21.0; a975) (x70) in city-wide Zoning By-law 569-2013. This zoning category permits residential units in detached houses, municipal shelters, and parks, along with various other private, utility, and institutional uses with conditions. The maximum building height is 10 metres, unless specified by overlays; the minimum lot area is 975 square metres; and the minimum lot frontage is 21 metres. Exception 70 provides additional guidance on side and front yard setbacks, lot coverage, residential building height, and ancillary building size.

Design Guidelines

The following design guidelines were used in the evaluation of this application:

- Mid-Rise Building Performance Standards and Addendum;

- Growing Up Guidelines: Planning for Children in New Vertical Communities;
- Design Guidelines for Privately-Owned Publicly Accessible Space (POPS);
- Pet Friendly Design Guidelines for High Density Communities;
- Toronto Green Standard; and
- Bird Friendly Development Guidelines.

The City's Design Guidelines may be found here: [Design Guidelines](#)

Toronto Green Standard (TGS)

The TGS contains a set of performance measures for green development. Applications for Zoning By-law Amendments are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard.

Site Plan Control

The application is subject to Site Plan Control. The associated Site Plan Control application (22 138878 WET 07 SA) is currently under review by City staff.

COMMENTS

Provincial Policy Statement and Provincial Plans

Staff have reviewed the current proposal for consistency with the Provincial Policy Statement (PPS) (2020) and conformity with the Growth Plan (2020). Through this review, staff have determined that the proposal is consistent with the PPS and conforms with the Growth Plan.

Land Use

This application has been reviewed against the Official Plan policies described in the Policy and Regulation Considerations Section of the report. The proposal conforms with the land use envisioned in the *Apartment Neighbourhoods* designation.

The Official Plan states that *Apartment Neighbourhoods* are stable areas of the city where opportunities for compatible infill development may be permitted provided such development fits and improves on the existing area conditions. The proposal is a compatible infill development in the *Apartment Neighbourhoods* which will provide an additional 190 residential dwelling units. The proposal, to be located on an underutilized surface parking lot portion of the site, will increase the diversification of housing options in the area with an appropriate mix of one-, two-, and three-bedroom units. As the proposal will place large portions of the site into a restrictive Open Space-Natural (ON) zone and dedicate these lands to public ownership, the proposal will contribute to the building and maintenance of a natural heritage system and interconnected green space for current and future residents of the area. (See Attachment 6 - Site Plan.)

Density, Height, Massing

The proposed density, height, and massing of this application have been reviewed against the Official Plan policies as well as the design guidelines referenced in the Policy and Regulations Considerations Section of the report.

The proposal would result in a Floor Space Index of 2.04 times the site area, when the church property is separated from the apartment building property and the Open Space-Natural (ON) zone is placed in public ownership. Given that the relatively high FSI is driven by large portions of the site being dedicated to public ownership, staff find that this represents an acceptable level of infill development within the *Apartment Neighbourhoods* and an appropriate way of repurposing the existing underutilized surface parking lot for housing and amenity space. At 15 storeys (50.8 metres, with an additional 3.4-metre mechanical rooftop projection), the height of the proposed building is an appropriate transition from the existing built environment along Weston Road to the south (characterized by low-rise residential neighbourhoods and four- and five-storey apartment buildings) to the developing built environment along Weston Road and the Finch West Light Rapid Transit corridor to the north (characterized by approved towers 30 storeys in height and proposed towers ranging from 50 to 60 storeys in height). The proposal fits with the existing and planned context and is appropriate at this location in relation to the other recent approvals and applications that are currently under review to the north in the Weston Road and Finch Avenue West area.

Although taller than a typical mid-rise building, staff showed flexibility with this proposal due to the combination of unique site attributes (including hydrogeological concerns that made underground parking unfeasible, and ravine and natural feature areas associated with the Emery Creek corridor wrapping around the site on three sides) and its location within the *Apartment Neighbourhoods* designation. The need to locate above-grade parking within the core of the building due to site-specific hydrogeological concerns impacted the size of the proposed floor-plates and building height. Staff worked with the applicant to absorb the parking within the core of the building; sculpt it and provide an appropriate massing with active uses fronting onto Weston Road; and ultimately, to arrive at a built form with an appropriate transitional height of 15 storeys with respect to the developing context on Weston Road, moving from north (30 storeys approved, with 50 to 60 storeys under review) to south (four to five storeys). Additionally, the site's unique situation with respect to the natural feature wrapping around the site on three sides (to the north, south, and west) help to buffer it from surrounding residential development and reduce impacts, including shadow impacts, due to the larger than normal off-site separation distances.

Overall, the proposal has appropriate height in relation to the surrounding urban structure and has incorporated appropriate massing through building setbacks, façade articulation, and stepbacks of height to achieve an appropriate built form within the site and surrounding context. The proposed design features, including articulation of the streetwall and upper level stepbacks help to frame the street, achieve good fit and

transition in scale with the existing and planned context, and limit negative impact on the public realm. (See Attachments 7 and 8.)

Sun, Shadow, Wind

Official Plan Policy 3.1.2(3) requires that new development should be massed to adequately limit any resulting shadowing of neighbouring streets, properties and open spaces and to minimize any additional shadowing on neighbouring parks (as necessary to preserve their utility). Policy 4.2(2)(b) further requires buildings to be located and massed so as to “adequately limit shadow impacts on properties in adjacent lower scale *Neighbourhoods*, particularly during the spring and fall equinoxes.”

The applicant submitted a Sun/Shadow Study and Pedestrian Level Wind Study to support the proposal. The sun, shadow, and wind impacts associated with this application have been reviewed by City Planning staff against the Official Plan policies and design guidelines described in the Policy and Regulation Considerations Section of the report.

The applicant's Sun/Shadow Study illustrates that during the spring and fall equinoxes, morning shadows extend into the Emery Creek corridor until around 10:18 am. Afternoon shadows extend across Weston Road after 4:18 pm. In June, during the summer solstice, morning shadows extend into the Emery Creek corridor until around 11:18 am. Late-afternoon shadows extend across Weston Road after 4:18 pm. In December, during the winter solstice, morning shadows extend into the Emery Creek corridor until around mid-day. Afternoon shadows extend across Weston Road after 1:18 pm. Overall, the resulting sun and shadow conditions on nearby streets and open space are acceptable. It has been determined through this review that the sun/shadow conditions generated by the apartment building would not adversely impact the proposed amenity spaces, pedestrian environment, or the surrounding public realm.

While the submitted documentation on wind impacts is acceptable, a further update is required to tailor the study to the revised proposal which has been sculpted and reduced in height from the time that the study was performed. A condition is included in the recommendation that prior to introducing the necessary Bill to City Council for enactment, the applicant will provide an updated Pedestrian Level Wind Study to the satisfaction of the Chief Planner and Executive Director of City Planning. Additional analysis of wind conditions will also be evaluated through the Site Plan Control application review process at which time any additional required mitigation measures would be secured.

Traffic Impact, Access, Parking, and Loading

The applicant submitted a Transportation Impact Study prepared by Arcadis IBI Group. Vehicular and loading access to the proposed building would be provided via the new driveway entrance on Weston Road. The proposed 153 vehicular parking spaces (112 spaces to serve the apartment building and 41 spaces to serve the existing church)

would be in the lower level and in the core of the apartment building on levels two through five. A new internal driveway connection would be established to integrate the church's existing surface parking lot with the structure in the apartment building. A total of 145 bicycle parking spaces are proposed at the lower ground and mezzanine levels. One Type G loading space is proposed to serve the apartment building.

Transportation Services and Transportation Planning staff have reviewed the study and supportive material, and determined that traffic impacts, vehicular access from Weston Road, and the parking proposed are generally acceptable; however, additional information is needed regarding parking and loading dimensions, and to confirm parking rates. A condition is included that prior to introducing the necessary Bill to City Council for enactment, the applicant is required to provide an updated Transportation Impact Study to the satisfaction of Transportation Services. Additionally, the specific layout and design of the vehicular and bicycle parking will be further reviewed and secured through the Site Plan Control application review process.

Streetscape

The proposal has been designed to incorporate appropriate setbacks and stepping down of heights. Additionally, the proposed building design will help to frame the street along the Weston Road right-of-way to ensure an attractive, comfortable pedestrian environment with adequate site access, ground floor animation, and pedestrian and vehicular circulation. The design incorporates weather protection along Weston Road by recessing the main entrance and mezzanine under a protective colonnade that is integrated with the building's streetwall.

Servicing

The applicant submitted a Functional Servicing and Stormwater Management Report prepared by Masongsong Engineering, and a Geotechnical Report and Hydrogeological Report prepared by Grounded Engineering in support of the planning application. These reports evaluated existing subsurface conditions and the effects of the development on the City's municipal servicing infrastructure and watercourses and provided rationale for any possible new infrastructure or upgrades to existing infrastructure necessary to adequately service the proposed development.

Engineering and Construction Services staff have reviewed the servicing reports and determined that there is sufficient infrastructure capacity to service the proposed development. However, additional details are required to confirm compliance with the City's Foundation Drainage Policy with respect to long-term groundwater discharge to municipal sanitary sewers. A condition is, therefore, included that prior to introducing the necessary Bill to City Council for enactment, the applicant will provide an updated Functional Servicing and Stormwater Management Report to address long-term groundwater discharge to the satisfaction of Engineering and Construction Services. Additionally, site-specific improvements and connections to municipal infrastructure will be further reviewed and refined through Site Plan Control application review process.

Unit Mix and Size

Of the 190 residential dwelling units proposed, 121 (63.7 percent) would be one-bedroom units, 49 (25.8 percent) would be two-bedroom units, and 20 (10.5 percent) would be three-bedroom units. The two-bedroom units range from 58.7 to 75.1 square metres in size, and the three-bedroom units range 83.7 to 95.1 square metres in size. The proposed unit mix adequately supports the unit mix objectives of the Growing Up Guidelines, the Official Plan housing policies, and the Growth Plan's growth management and housing policies to accommodate within new development a broad range of households, including families with children. The proposed unit sizes do fall below the ideal average minimums set out in the Growing Up Guidelines for two- and three-bedroom units. Staff will continue to collaborate with the applicant through the Site Plan Control application review process to explore opportunities to find efficiencies in the interior configuration and floor plans to determine if any of the two- and three-bedroom units proposed can be increased in size to align with the ideals set out in the guidelines.

Amenity Space

Section 3.1 of the Official Plan indicates that amenity spaces are encouraged to be high quality and well-designed. Section 3.1 states that outdoor amenity spaces should have access to daylight and direct sunlight, and have comfortable wind, shadow, and noise conditions, and promote use in all seasons. Guideline 2.3 of the Growing Up Guidelines indicates that indoor and outdoor amenity spaces should be designed and programmed to support a variety of age groups and activities. Guideline 4.1.1 of the Pet Friendly Guidelines recommends that up to 10 percent of outdoor amenity space should be allocated as pet-friendly spaces. These spaces may include pet relief areas, wash stations and off-leash areas.

A total of 483 square metres of indoor amenity space and 427 square metres of outdoor amenity space are included in the proposal, to be located on the ground floor and rooftop near the mechanical penthouse. This provides more than the minimum requirement of two square metres of indoor amenity space and two square metres of outdoor amenity space per unit. The amenity spaces included in the proposal are functional and well-designed, and outdoor spaces are usable year-round given the assessed sun, shadow, and wind conditions. Through the Site Plan Control application review process, details on the specific location, layout and programming of the amenity space will be reviewed further, including with respect to design that supports pet and child-friendly features.

Parkland

Section 42 of the *Planning Act* requires the owner to satisfy the parkland dedication requirement through cash-in-lieu. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive

Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28 requires that payment will be made prior to the issuance of the first above-ground building permit for the land to be developed.

Tree/Ravine and Natural Feature Preservation

The 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). Additionally, due to its location adjacent to the Emery Creek corridor, the application is also subject to the provisions for Ravine and Natural Feature protection within the City of Toronto Municipal Code, Chapter 658, and the Toronto and Region Conservation Authority's Ontario Regulation 166.06.

The applicant submitted an Arborist Report and Tree Preservation Plan prepared by Kuntz Forestry Consulting, a Landscape Plan, Ravine Stewardship Plan, TGS and Soil Volume Plan prepared by SBK Landscape Architecture, a Natural Heritage Impact Study prepared by Ages Consultants.

The Arborist Report indicates that the proposal would result in the removal of 13 City-owned trees as well as the removal of additional trees within the ravine, with the exact number of ravine-trees still to be determined at detailed-design, through the Site Plan Control application review process. The submitted documentation was reviewed and found generally acceptable by Urban Forestry staff; however, conditions are included in the report recommendation which will require the applicant to complete the tree removal and injury application process for all City-owned and ravine trees impacted onsite (which is currently in process with Urban Forestry staff) prior to Site Plan Control approval.

The applicant has worked with the Toronto and Region Conservation Authority (TRCA) and the City's Ravines and Natural Features Protection Office (RNFP) staff to arrive at a regularized buffer to the natural features as well as on-site land-based compensation areas that are to be incorporated into the restrictive Open Space-Natural (ON) zone and dedicated to public ownership for long-term feature protection and conservation.

Final technical details related to tree preservation and planting, as well as restoration and enhancement plans for the Emery Creek corridor lands will be further reviewed by TRCA and RNFP staff through the Site Plan Control approval process, including: detailed plan and study revisions to address TRCA and RNFP requirements; payment of securities to ensure planting, stewardship, and tree protection requirements; and review of construction management and Erosion and Sediment Control (ESC) plans. TRCA has reviewed and supports the proposal that the valley land associated with Emery Creek corridor would be rezoned to a restrictive Open Space-Natural (ON) zone and dedicated to public ownership for long-term feature protection and conservation. A regularized buffer has been established through consultation with TRCA staff to buffer the building footprint from the adjacent natural feature. A TRCA permit will be required

for the proposed development prior to construction as Ontario Regulation 166.06 is applicable law.

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. The applicant is required to meet Tier 1 of Version 3 of the TGS for zoning matters. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner. Performance measures for the Tier 1 development features will be secured through the site-specific Zoning By-law including: cycling infrastructure, vehicle parking and bird friendly design. Other applicable TGS performance measures, including the possibility of achieving Tier 2 or higher levels of sustainability, will be secured through the Site Plan Control process.

Community Consultation

On September 27, 2023, City Planning staff hosted an in-person community consultation meeting at the Carmine Stefano Community Centre on Weston Road. Notice of the proposed development was sent to properties within an expanded radius extending 500 metres from the subject site to capture neighbourhoods located west of the Emery Creek corridor, and extending north towards Finch Avenue West, south towards Sheppard Avenue West, and east to the rail corridor. The meeting was attended by the Ward Councillor, the proponent, and members of the public. At the meeting, City Planning staff presented the planning policy framework and an overview of the application review process, while the applicant presented details of their development proposal.

The following issues were discussed at the public meeting:

- Concern about the pace of development within the city, including undesirable levels of traffic generated by development and growth, and demolition of local shopping opportunities and loss of grocery stores.
- Concerns about increased traffic in the area due to construction and new residents.
- Concerns about the proposed use, height, density, and unit size.
- Concerns about the impacts on residents during construction, including vibration-related and geotechnical impacts.
- Concerns about whether current schools, community centres, libraries, and other public facilities can accommodate the addition of another residential building in the area.

The meeting provided opportunity for residents and interested parties to be involved in the application review process. Comments provided have been used to refine and improve the application and formulate appropriate zoning standards. Staff have worked with the applicant to revise the proposal to adequately address the relevant community concerns with the submission of technical studies, plans, and reports with recommendations for improvement to the proposed development.

CONCLUSION

Staff recommend that Council support the approval of this application and the Draft Zoning By-law Amendment to implement the proposed development, subject to the conditions identified in the recommendations of this report.

CONTACT

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SIGNATURE

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

ATTACHMENTS

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map
Attachment 4: Existing Zoning By-law 569-2013 Map
Attachment 5: Draft Zoning By-law Amendment
Attachment 6: Site Plan
Attachment 7a: North Elevation
Attachment 7b: South Elevation
Attachment 7c: East Elevation
Attachment 7d: West Elevation
Attachment 8a: 3D Model of Proposal in Context (Looking Southwest)
Attachment 8b: 3D Model of Proposal in Context (Looking Northeast)

Attachment 1: Application Data Sheet

Municipal Address: 3350 Weston Road Date Received: April 27, 2022

Application Number: 22 138879 WET 07 OZ

Application Type: Rezoning

Project Description: Proposed development of a 15-storey residential building containing 190 residential units while maintaining the existing church. The new development will be located on an existing parking lot with the existing church building retained but severed from the residential development. Parking for the development on both land parcels will be in a parking structure.

Applicant	Agent	Architect	Owner
IKORE Developments, 101 Westcreek Drive, Floor 2, Vaughan, ON, L4L 9N6	Humphries Planning Group, 190 Pippin Road, Suite A, Concord, ON, L4K 4X9	HCA Architecture, 100 Sheppard Avenue West, Suite 100, Toronto, ON, M2N 1M6	Congregazione Pentecostale, 3350 Weston Road, Toronto, ON, M9M 2V4

EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	No
Zoning:	RD	Heritage Designation:	No
Height Limit (m):	10	Site Plan Control Area:	Yes

PROJECT INFORMATION

Site Area (sq m): 13,007.4 Frontage (m): 173.9 Depth (m): 151.3

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	-	-	820.4	820.4
Residential GFA (sq m):	-	-	15,268	15,268
Non-Residential GFA (sq m):	-	-		
Total GFA (sq m):	-	-	15,268	15,268
Height - Storeys:	-	-	15	15
Height - Metres:	-	-	50.81	50.81

Floor Space Index: 2.04 (post-severance)

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	15,268	-
Retail GFA:	-	-
Office GFA:	-	-
Industrial GFA:	-	-
Institutional/Other GFA:	-	-

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	-	-	-	-
Freehold:	-	-	-	-
Condominium:	-	-	190	190
Other:	-	-	-	-
Total Units:	-	-	190	190

Total Residential Units by Size

	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:	-	-			
Proposed:	-	-	121	49	20
Total Units:	-	-	121	49	20

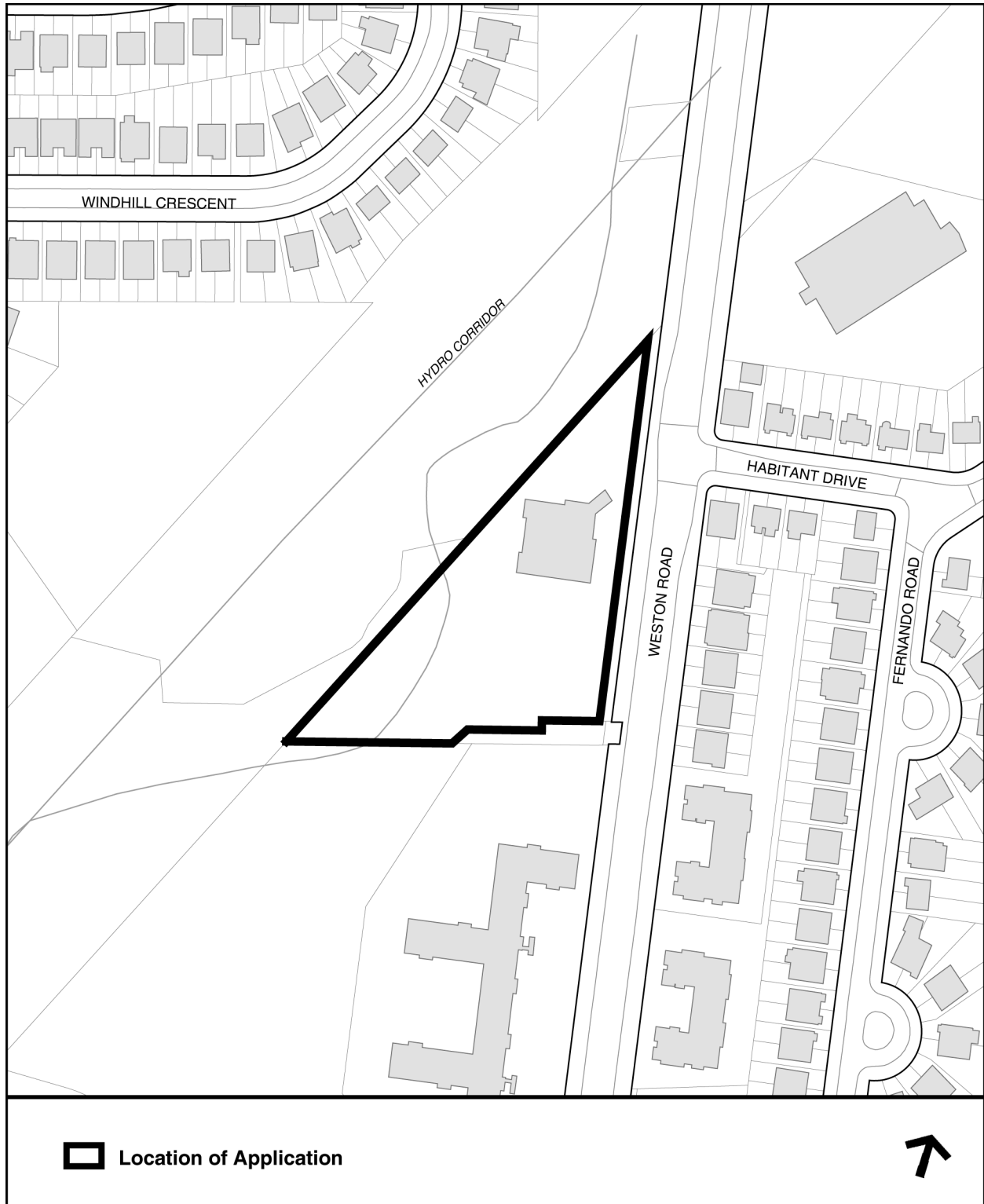
Parking and Loading

Parking Spaces: 153 Bicycle Parking Spaces: 145 Loading Docks: 1

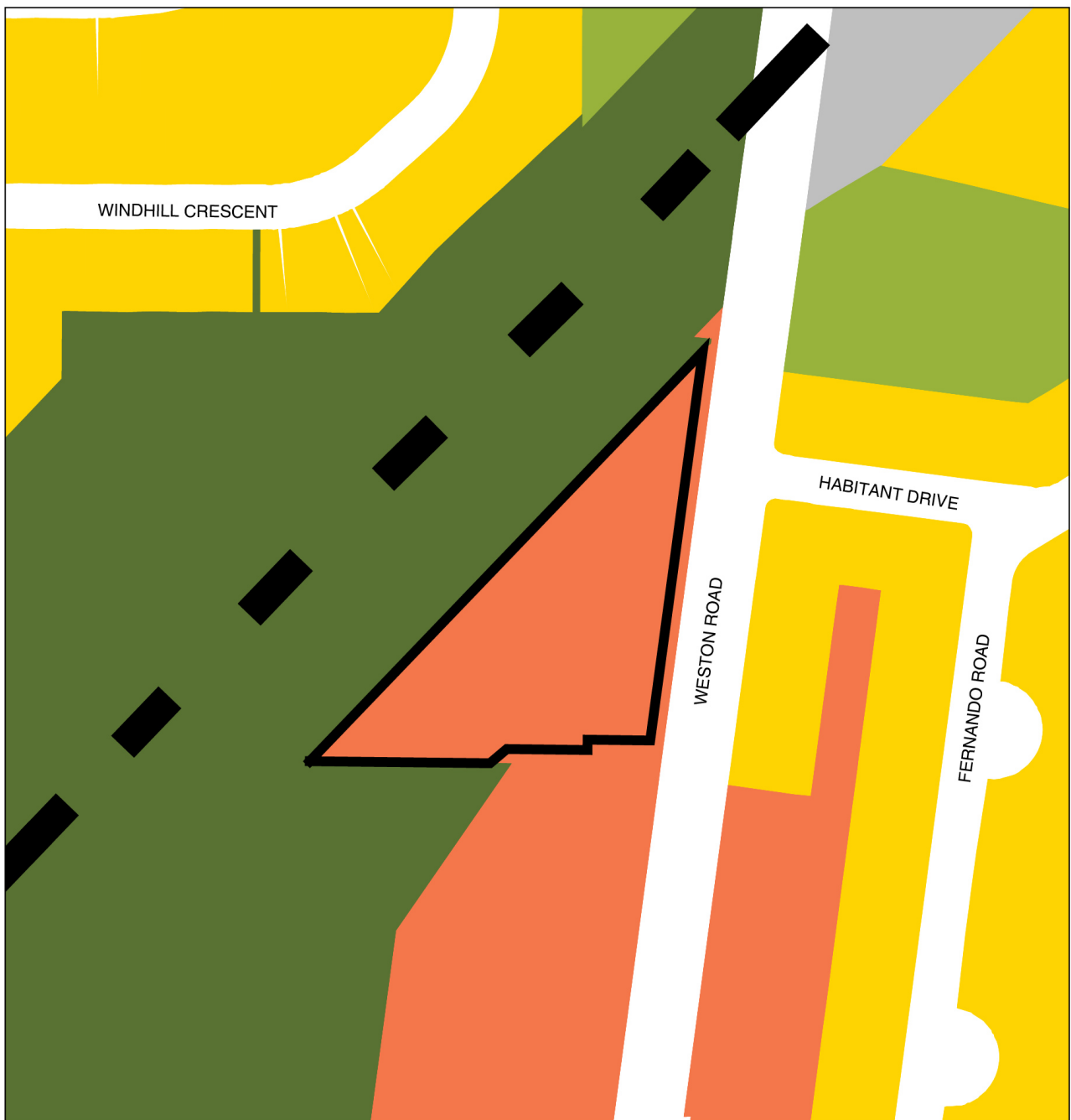
CONTACT:

Lisa Hosale, Senior Planner, Community Planning
Tel.: 416-396-5793
E-mail: lisa.hosale@toronto.ca

Attachment 2: Location Map



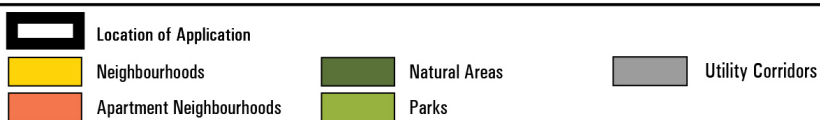
Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #13

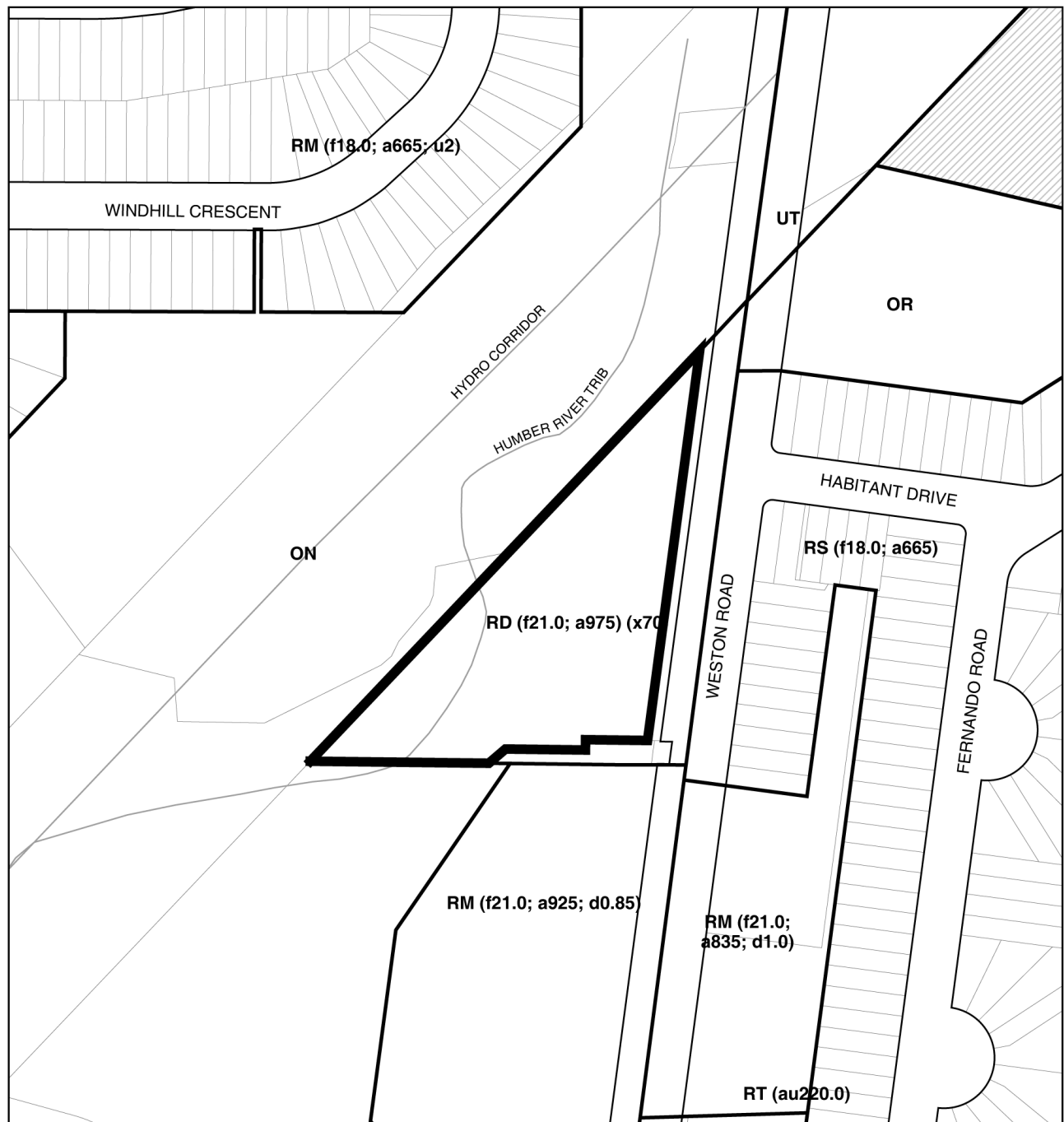
3350 Weston Road

File # 22 138879 WET 07 0Z



Not to Scale
Extracted: 05/03/2022

Attachment 4: Existing Zoning By-law 569-2013 Map



Zoning By-law 569-2013

3350 Weston Road

File # 22 138879 WET 07 0Z



Location of Application

RD Residential Detached
RS Residential Semi-Detached
RT Residential Townhouse
RM Residential Multiple
ON Open Space Natural
OR Open Space Recreation

UT Utility and Transportation



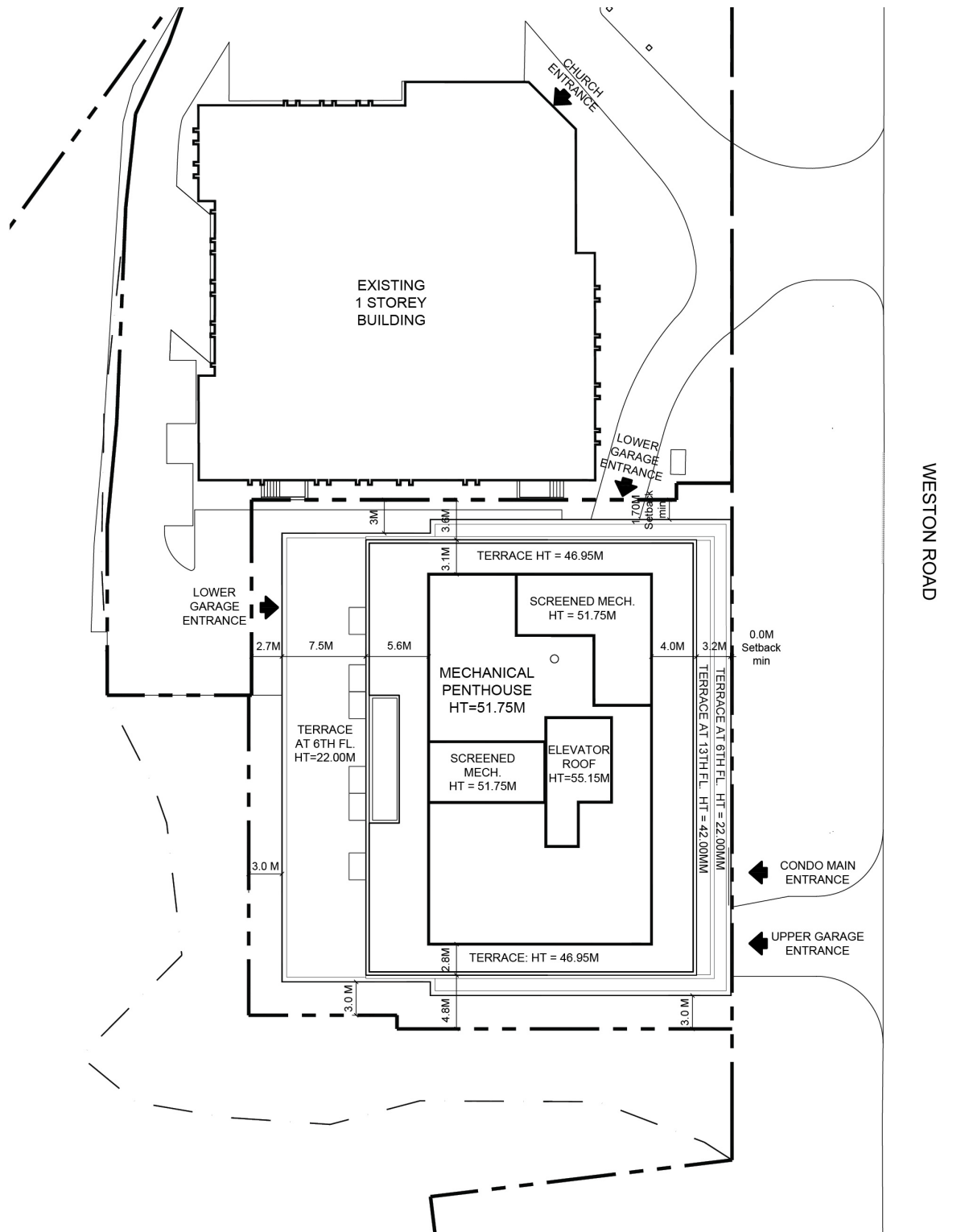
See Former City of North York By-law No. 7625
M1 Industrial Zone One



Not to Scale
 Extracted: 05/03/2022

Attachment 5: Draft Zoning By-law Amendment
(Attached under separate cover.)

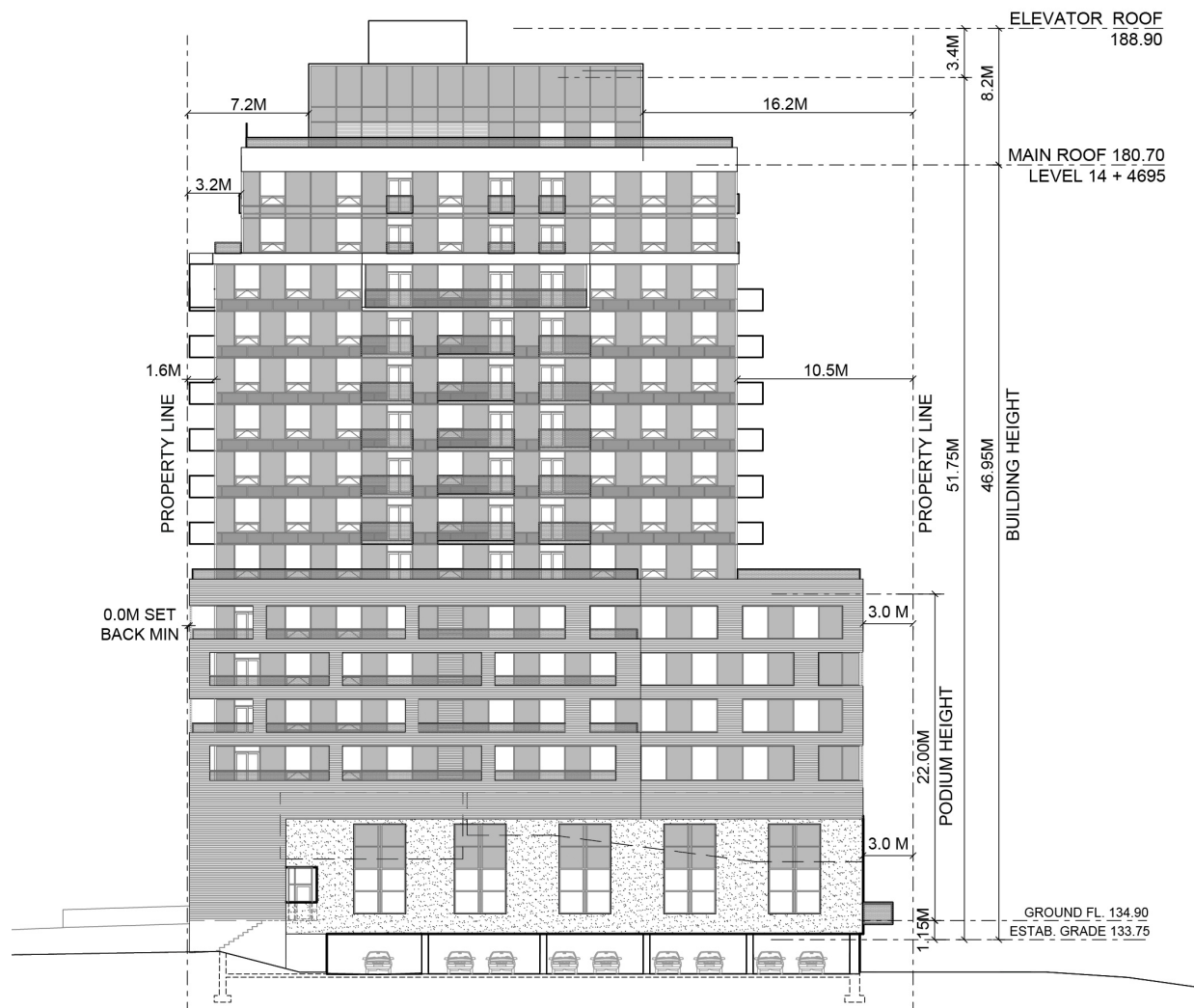
Attachment 6: Site Plan



Site Plan

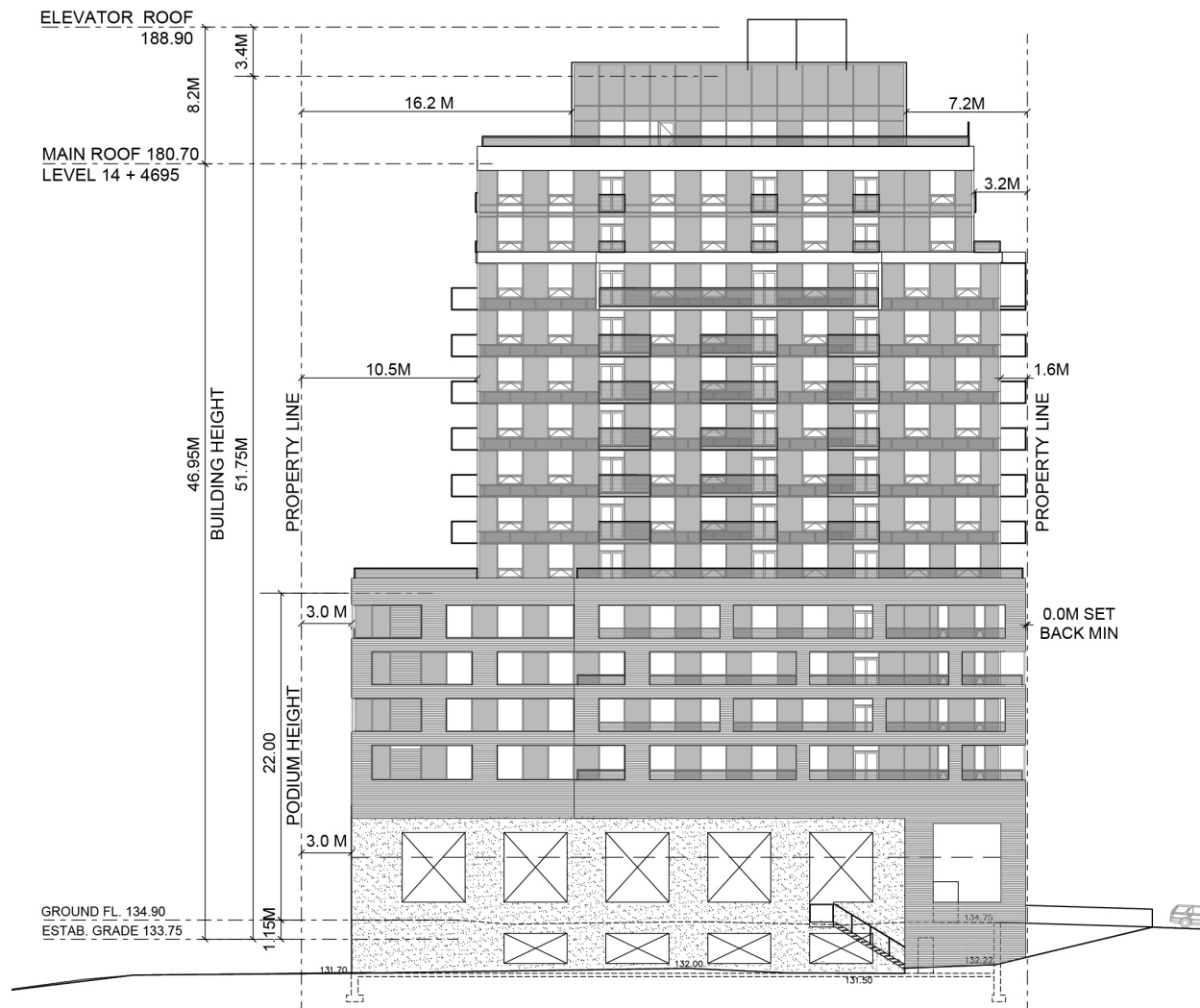


Attachment 7a: North Elevation



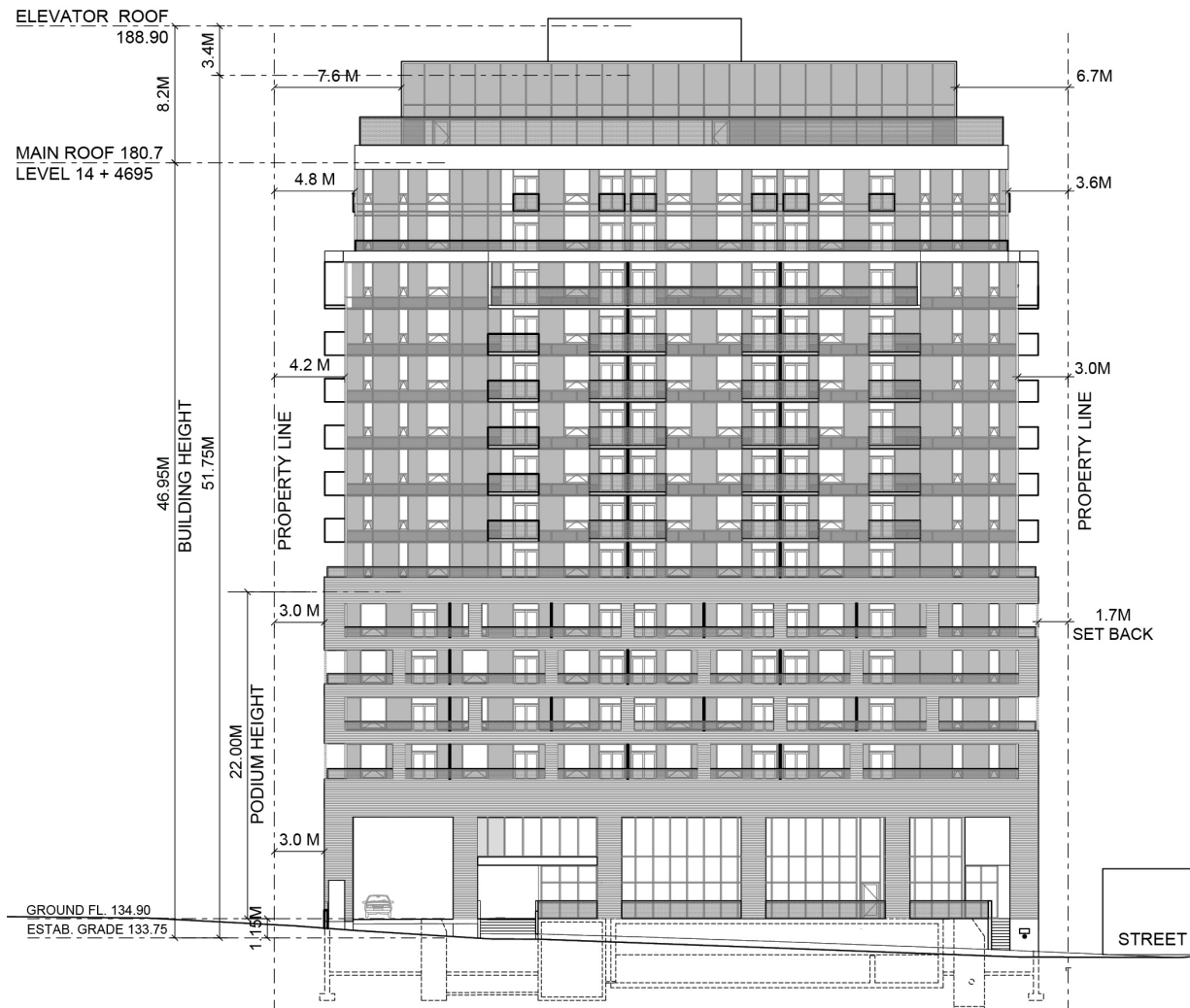
North Elevation

Attachment 7b: South Elevation



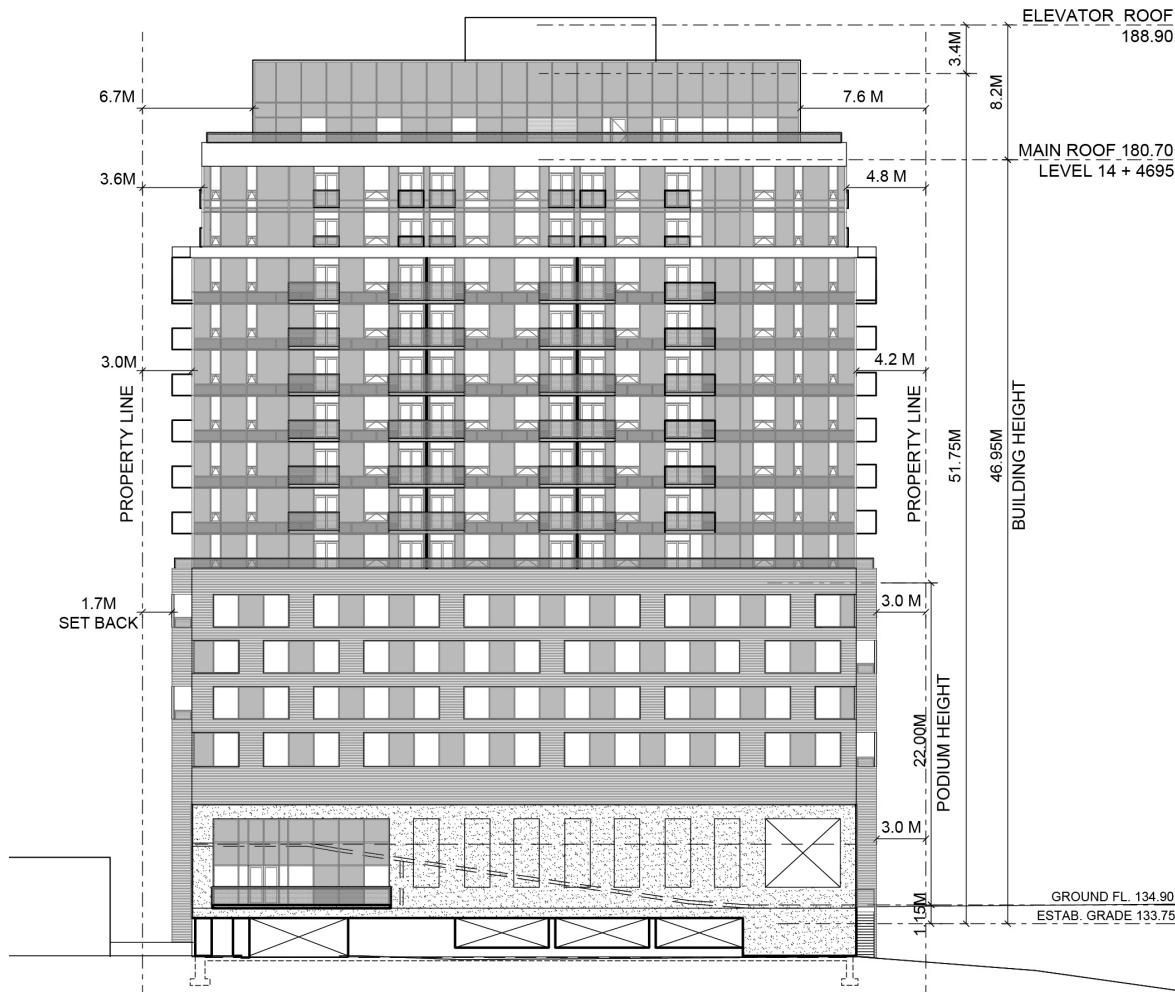
South Elevation

Attachment 7c: East Elevation



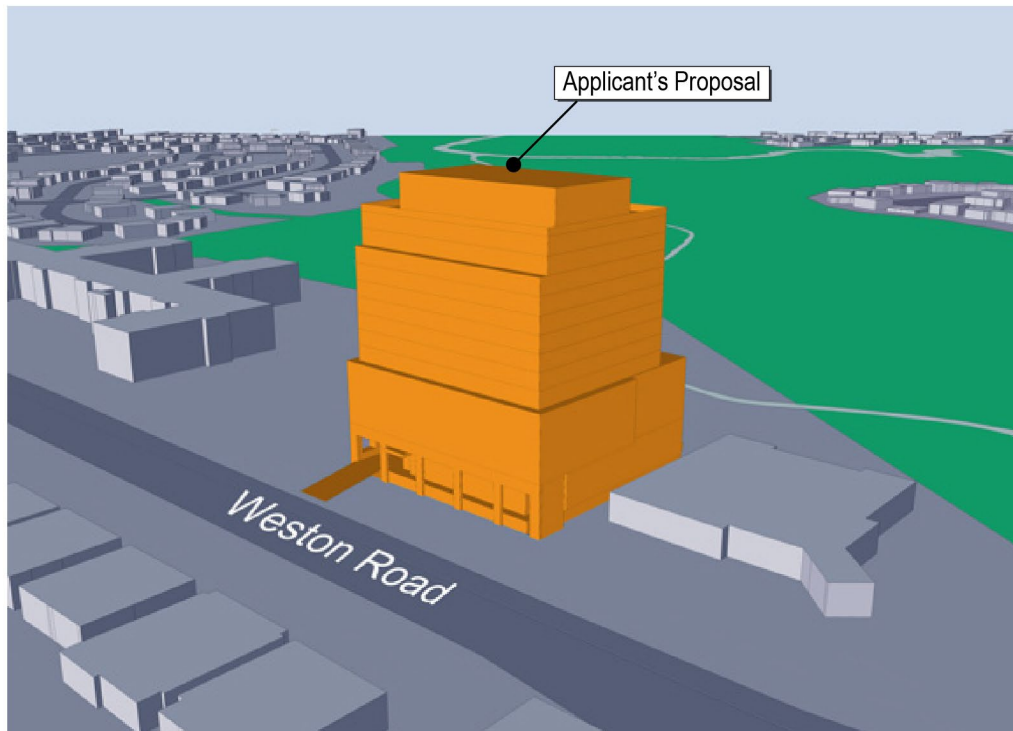
East Elevation

Attachment 7d: West Elevation



West Elevation

Attachment 8a: 3D Model of Proposal in Context (Looking Southwest)



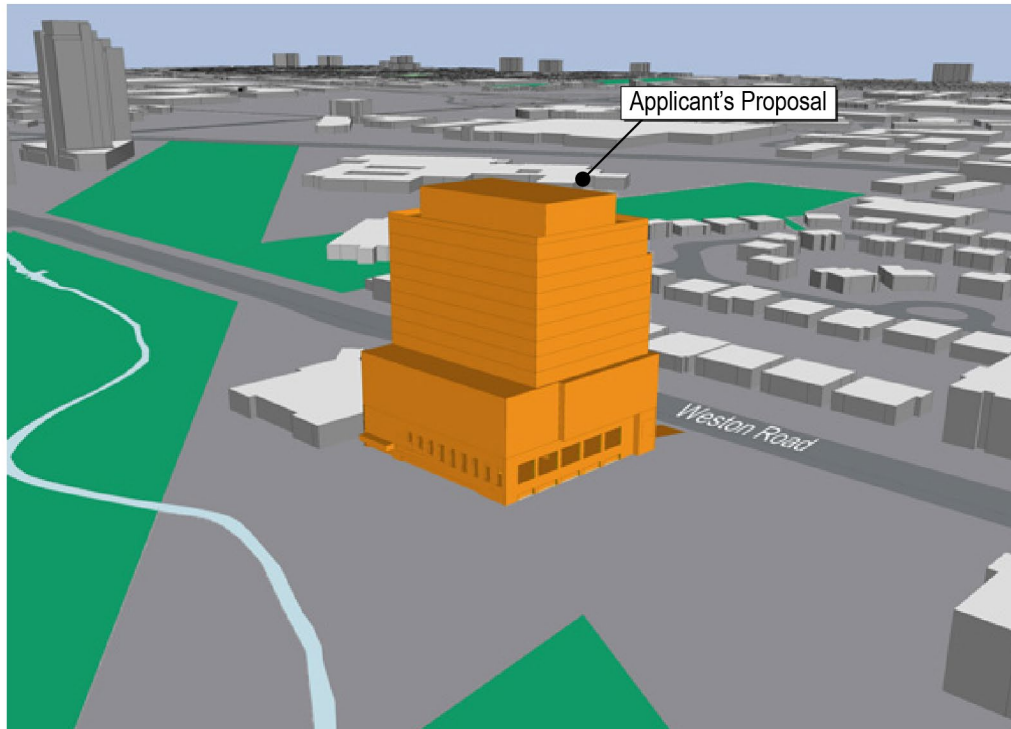
Applicant's Proposal

View of Applicant's Proposal Looking Southwest



12/05/2023

Attachment 8b: 3D Model of Proposal in Context (Looking Northeast)



Applicant's Proposal

View of Applicant's Proposal Looking Northeast



12/05/2023