

## **3400 Weston Road and 2405 Finch Avenue West – Official Plan Amendment and Zoning Amendment Application – Decision Report – Approval**

**Date:** September 11, 2024

**To:** Etobicoke York Community Council

**From:** Director, Community Planning, Etobicoke York District

**Ward:** Ward 7 – Humber River-Black Creek

**Planning Application Number:** 20 183834 WET 07 OZ

### **SUMMARY**

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An application to amend the Official Plan and Zoning By-law 569-2013 has been submitted for the development of a 30-storey residential building with a five-storey base building, containing 403 rental dwelling units and a daycare facility (the “proposal”) at 3400 Weston Road and 2405 Finch Avenue West (“subject lands”). Two existing 26-storey apartment buildings, containing 517 rental dwelling units, are proposed to be retained. The proposed daycare facility is to be relocated from the existing building at 2405 Finch Avenue West. The proposal would add a total gross floor area of 31,915 square metres and result in a Floor Space Index (“FSI”) of 2.73 times the area of the lot. A total of 938 parking spaces, distributed on surface and multiple underground levels, are to be provided for both the proposed and existing buildings.

The subject lands are designated as *Apartment Neighbourhoods* and are located within the Emery Village Secondary Plan of the Official Plan. The subject lands are also within a Council-adopted Protected Major Transit Station Area (“PMTSA”) for Emery Station on the Finch West Light Rapid Transit (“LRT”) line; however, the associated Site and Area Specific Policy for the PMTSA is yet to be approved by the Ministry of Municipal Affairs and Housing.

The proposal is consistent with the Provincial Policy Statement, 2020 (“PPS”) and conforms with the Growth Plan for the Greater Golden Horseshoe, 2019, as amended (“Growth Plan”).

The report reviews and recommends approval of the application to amend the Official Plan and city-wide Zoning By-law 569-2013.

### **RECOMMENDATIONS**

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

1. City Council amend the Official Plan for the lands at 3400 Weston Road and 2405 Finch Avenue West substantially-in-accordance with the Draft Official Plan Amendment attached as Attachment 6 to this report.

2. City Council amend city-wide Zoning By-law 569-2013 for lands at 3400 Weston Road and 2405 Finch Avenue West substantially-in-accordance with the Draft Zoning By-law Amendment provided in Attachment 7 to this report.

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

4. City Council recommend that the Interim Chief Planner and Executive Director, City Planning secure through the Site Plan Control process for the proposal, pursuant to Section 114 of the City of Toronto Act, 2006, the owner's obligation to:

a. Continue to provide and maintain the existing 517 rental dwelling units at 3400 Weston Road and 2405 Finch Avenue West as rental housing for a period of at least 20 years commencing from the date the Zoning By-law Amendment comes into force and effect, with no application for demolition or conversion from residential rental use during the 20-year period, all to the satisfaction of the City Solicitor and the Interim Chief Planner and Executive Director, City Planning Division; and,

b. Undertake improvements to the existing rental building, at its sole expense and at no cost to tenants, at 3400 Weston Road and 2405 Finch Avenue West, as follows:

1. New 102 square metre indoor amenity space at 3400 Weston Road;

2. Programmed outdoor amenity space;

3. Tactile paving at building entrances to 3400 Weston Road and 2405 Finch Avenue West;

4. Waste collection consolidation for 3400 Weston Road and 2405 Finch Avenue West; and

5. New 37 square metre fitness centre including fitness machines and other equipment at 2405 Finch Avenue West;

6. Corridor improvements at both 3400 Weston Road and 2405 Finch Avenue West including retiling of the elevator landings; replacing carpet, new trim;

7. Lobby improvements at both 3400 Weston Road and 2405 Finch Avenue West including new tiling on floor and walls, new lighting and new trim;

8. Laundry room improvements at both 3400 Weston Road and 2405 Finch Avenue West including new washers and dryers; and

9. Accessibility improvements at both 3400 Weston Road and 2405 Finch Avenue West including automatic door openers at entrances and laundry rooms.

## **FINANCIAL IMPACT**

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The recommendations in this report have no financial implications to the City in the current budget year and in future years.

## **DECISION HISTORY**

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On March 3, 2021, Etobicoke York Community Council adopted a Preliminary Report on the applications authorizing staff to conduct a Community Consultation Meeting. Staff were also directed to have regard for the height, density and setback provisions and policies as prescribed in the Emery Village Secondary Plan in the review of planning applications within the Secondary Plan limits. The decision document can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2021.EY22.6>.

## **PROPOSAL**

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The original application, submitted in September 2020, proposed to amend the Official Plan and Zoning By-law 569-2013 to permit a 36-storey residential apartment building, approximately 107 metres in height (including the mechanical penthouse), with a five-storey base building that would contain a daycare facility. The proposed 2020 building had a total gross floor area of 35,658 square metres, resulting in an FSI of 2.85 times the area of the lot. The applicant proposed a total of 480 dwelling units, three shared Type G loading areas and 482 vehicular parking spaces in an underground parking garage. The proposal would use the existing access from Finch Avenue West and Weston Road, and a new private driveway located along the western and southern property boundaries.

Revised proposals were submitted in February 2022, February 2023, September 2023 and March 2024 based on community feedback and staff comments. Key revisions made to the original proposal include:

- A reduction in height and density.
- A revised unit mix with an increase in three-bedroom units and reduction in total dwelling units.

- An addition of three Privately-Owned Publicly Accessible Open Spaces (“POPS”).
- An increase in landscaped area.

The table below provides a comparison of the original and revised proposal:

Category	Original Submission – September 2020	Revised Proposal – March 2024
Height in storeys / metres	36 / 107.4	30 / 94.5
Residential units	480	403
Unit mix	One-bedroom: 298 (62%) Two-bedroom: 156 (33%) Three-bedroom: 26 (5%)	One-bedroom: 233 (58%) Two-bedroom: 128 (32%) Three-bedroom: 42 (10%)
Gross Floor Area (GFA) in square metres (new)	35,658	31,915
Floor Space Index	2.85	2.73
Privately-Owned Publicly Accessible Open Space in square metres	0	3,505
Landscaped area in percentage	47	57

### Site and Surrounding Area

The subject lands are located near the south-west corner of Finch Avenue West and Weston Road (see Attachment 2: Location Map). The subject lands are irregularly shaped with frontage on both Finch Avenue West and Weston Road and are currently occupied by two 26-storey residential buildings, containing 517 rental dwelling units. The subject lands are approximately 30,494 square metres in size.

Surrounding land uses include:

North: Lands designated *Mixed Use Areas* featuring a range of commercial and residential uses, generally one- to two-storeys in height, in addition to a 12-storey mixed-use building. Further north are lands designated as *Mixed Use Areas*, to which applications to amend the City’s Official Plan and Zoning By-law were

recently approved by the Ontario Land Tribunal (“OLT”) for new residential and mixed-use buildings ranging in height from 26 to 38 storeys with an FSI of 6.04 (OLT Case No. OLT-22-003049).

West: Lindylou Park, with a residential area designated *Neighbourhoods* further west comprised primarily of one- to two-storey detached dwellings and Daystrom Public School.

East: Lands designated *Mixed Use Areas* containing a range of commercial and residential uses. There are two 10-storey mixed-use buildings on the east side of Weston Road, with a 28-storey mixed-use building further south along Weston Road. At the south-east corner of Finch Avenue West and Weston Road an application has been submitted (City File No. 20 230600 WET 07 OZ) to amend the Official Plan and Zoning By-law to permit the construction of a series of new mixed-use buildings ranging in height from 20 to 55 storeys.

South: Lindylou Park, and further south is a residential area designated *Neighbourhoods* comprised primarily of one- to two-storey detached dwellings.

### **Reasons for Applications**

The proposal requires amendments to the Official Plan (Emery Village Secondary Plan) and city-wide Zoning By-law 569-2013 to vary several performance standards including, but not limited to height and setbacks.

## **APPLICATION BACKGROUND**

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### **Additional Submission Requirements**

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: <https://www.toronto.ca/city-government/planning-development/application-details/?id=4800931&pid=333120&title=3400-WESTON-RD-&-2405-FINCH-AVE-W>.

## **POLICY AND REGULATION CONSIDERATIONS**

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

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform to Provincial plans, including the Growth Plan.

### **Official Plan**

The subject lands are designated as *Apartment Neighbourhoods* on Map 13 – Land Use Map and are partially within the *Avenues* overlay on Map 2 – Urban Structure in the

Official Plan. The western portion of the subject lands is partially located within the natural heritage system as identified on Map 9 – Natural Heritage in the Official Plan. The subject lands are also subject to the policies of the Emery Village Secondary Plan.

*Apartment Neighbourhoods* are not areas of significant growth on a city-wide basis; however, compatible infill development may take place, subject to criteria. For development proposed in or near the natural heritage system, the proposals impact on the system is to be evaluated. *Avenues* are important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities, however, *Avenues* designated as a neighbourhood, including *Apartment Neighbourhood*, must adhere to neighbourhood protection policies.

### Emery Village Secondary Plan

The Emery Village Secondary Plan encourages a village-like, street oriented, mixed-use pattern of development that promotes transit, pedestrian use, cycling and improvements to the area's streetscape and significant open space system. The Emery Village Secondary Plan encourages the development of community services and facilities through height and density incentives. The maximum permitted height and density for the subject lands, if a community benefit in the form of a social facility is provided, is 18 storeys and an FSI of 3.0 times the area of the lot.

### **Proposed Protected Major Transit Station Area**

The subject lands are within a Council-adopted PMTSA for Emery Station on the Finch West LRT line; however, the associated Site and Area Specific Policy for the PMTSA has yet to be approved by the Ministry of Municipal Affairs and Housing. The Growth Plan places significant emphasis on ensuring that major transit station areas are prioritized for future growth and development to support the optimization of transit investments.

The proposal is also subject to general Official Plan policies pertaining to healthy neighbourhoods, greenspaces, built form, public realm and housing.

The Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>. See Attachment 3 of this report for the Official Plan Land Use Map.

### **Zoning**

The subject lands are subject to city-wide Zoning By-law 569-2013. According to Zoning By-law 569-2013, the subject property is zoned Residential Apartment (RA), with a maximum permitted height of 24 metres and a maximum permitted lot coverage of 35%. See Attachment 5 for the existing zoning.

City-wide Zoning By-law 569-2013 can be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>.

## **Design Guidelines**

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

- Tall Building Design Guidelines;
- Growing Up: Planning for Children in New Vertical Communities; and
- Pet Friendly Design Guidelines and Best Practice for New Multi-unit Buildings.

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 submitted prior to May 1, 2022 are required to meet and demonstrate compliance with the Tier 1 requirements of the TGS Version 3.

## **Site Plan Control**

The application is subject to Site Plan Control. A Site Plan Control application has not been submitted.

## **COMMENTS**

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

Staff have determined that the proposal is consistent with the PPS and conforms with the Growth Plan as follows:

- The proposal would accommodate appropriate residential infill growth, supporting policy objectives related to focusing growth in built up areas within existing settlement areas.
- The proposal supports efficient land use, reduces land consumption related to residential development, and makes efficient use of infrastructure.
- The proposal would support objectives of the PPS by providing for a range of housing options, including new development as well as residential intensification, to respond to current and future needs.
- The proposal would ensure the long-term protection of natural features and areas within the City's natural heritage system.

- The proposal would accommodate growth and development within a strategic growth area (major transit station area), supporting policy objectives in the Growth Plan related to focusing growth near transit stations to support the optimization of transit investments.

### **Land Use**

The proposed use and building type are in keeping with the Official Plan directions for the *Apartment Neighbourhoods* designation, which provides opportunities for infill development. The proposal is compatible with the neighbouring land uses, fits within the existing and planned context of the neighbourhood, contributes to housing options in the community and does not create any potential undue impacts. Further, proposed improvements to the amenity areas of the existing apartment buildings and landscaped open spaces conform to the direction of the Official Plan.

### **Density, Height, Massing**

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

The proposal is consistent with the *Apartment Neighbourhood, Avenues, Built Form and Public Realm* policies within the Official Plan which emphasize the importance of ensuring that new development fits within its existing and/or planned context, while limiting impacts on neighbouring streets, parks and open spaces, as follows:

- While the proposal exceeds the maximum height permitted within the Emery Village Secondary Plan of 18 storeys, the proposal would not result in the maximum FSI of 3.0 times the lot area being exceeded.
- The proposed height of the building is consistent with approved and proposed building heights in the surrounding area, centred around the intersection of Finch Avenue West and Weston Road, and does not result in significant shadow or wind impacts on the adjacent properties or public realm.
- The proposal is consistent with the Tall Building Design Guidelines' standard for a 45-degree angular plane measured from the nearby *Neighbourhoods* designation, which is used to provide transition in scale from tall building developments down to lower scale areas.
- The proposal is adjacent to Lindylou Park which provides separation and transition down to the nearby lower-scale *Neighbourhoods* designation.
- The proposal establishes pedestrian connections by providing grade-related, publicly accessible open space throughout the subject lands to connect and extend the existing network of parks and open space.



- The proposal meets the Tall Building Design Guidelines' standard for minimum separation distance of 25 metres between surrounding towers on the site, ensuring adequate sunlight, privacy, and sky views for occupants.
- The proposal minimizes the extent of the subject lands dedicated to servicing and vehicular access by creating a more efficient layout and consolidating the loading spaces of the two existing buildings into the new building.

### **Amenity Space**

The application proposes 2,491 square metres of amenity space (806 square metres indoor and 1,685 square metres outdoor), or approximately six square metres per unit, which exceeds the minimum by-law standard of four square metres per unit. The application proposes to allocate 321 square metres of the amenity space for a pet play area, which exceeds the Pet Friendly Guidelines' standard for a minimum of 10 percent of the amenity area for pet friendly spaces. Specific design and programming details for pets, children and resident needs will be advanced further through the Site Plan Control process.

### **Privately-Owned Publicly Accessible Open Space (POPS)**

Approximately 3,505 square metres of POPS is proposed on the subject lands. The proposed POPS would ensure a significant publicly accessible open space system is provided throughout the site, including a connection from Weston Road to Lindylou Park. Staff recommend that the POPS, including the final design, be secured through the Site Plan Control process.

### **Improvements to the Existing Housing**

The proposal includes improvements to the existing rental building and associated outdoor spaces, including those already completed, as follows:

- New 102 square metre indoor amenity space at 3400 Weston Road;
- New programmed outdoor amenity space;
- Tactile paving at building entrances to 3400 Weston Road and 2405 Finch Avenue West;
- Waste collection consolidation and improvement for 3400 Weston Road and 2405 Finch Avenue West; and
- Capital improvement work at the existing rental buildings that has taken place between August 2020 to June 2024, including; corridor, lobby and laundry improvements at both 3400 Weston Road and 2405 Finch Avenue West including retiling of the elevator landings, replacing carpets, new trim, new lighting, new washers and dryers; accessibility improvements at both 3400 Weston Road and 2405 Finch Avenue West including automatic door openers at entrances and laundry

rooms, a new 37 square metre fitness centre, fitness machines and other equipment at 2405 Finch Avenue West.

The costs of all the above-mentioned improvements will not be passed on to tenants of the existing building in any form, including by way of an application to the Ontario Landlord Tenant Board for the purpose of obtaining an increase in residential rent above the applicable guideline.

A Construction Mitigation Strategy and Tenant Communication Plan is required prior to Site Plan Control approval, to mitigate and minimize construction impacts on existing residents.

### **Unit Mix**

The proposal includes 403 residential units including 233 one-bedroom units (58%), 128 two-bedroom units (32%), and 42 three-bedroom units (10%). Staff are satisfied that the proposal 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 a broad range of households within new development. The location, configuration and size of the units will be advanced in accordance with the Growing Up Guidelines through the Site Plan Control process.

### **Natural Heritage**

The subject lands are partially located within the natural heritage system as illustrated on Map 9 of the Official Plan, the Toronto and Region Conservation Authority's ("TRCA") regulated area, and the City's Ravine and Natural Features Protection Area. Development proposed in or near the natural heritage system is to be evaluated to assess the development's impact on the system and identify measures to mitigate negative impact and/or improve the system. A portion of the subject lands includes a vegetative buffer. Staff recommend rezoning this area to Open Space – Natural Zone to protect it from future development.

Staff from Environmental Planning, Urban Forestry (Ravines) and the TRCA evaluated the proposal's potential impact on the natural heritage system and indicated no objection to the proposal. More detailed comments will be provided during the Site Plan Control process.

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

The proposal would use the existing access from Finch Avenue West and Weston Road, and a new private driveway located along the western and southern property boundaries.

A Transportation Impact Study ("TIS") report by LEA Consulting Ltd., dated August 2020, was submitted in support of the application. Updates to the TIS were submitted in February 2022, February 2023, September 2023 and March 2024. The TIS indicated

that the proposal is forecast to generate approximately 187 and 128 two-way vehicle trips during the AM and PM peak hour periods, respectively.

While taking the planned Finch Avenue West LRT system scheduled for implementation in 2024 into consideration, the applicant's transportation consultant has indicated there will be an overall reduction in vehicular traffic expected in the surrounding area. According to the TIS, with signal timing adjustments to the intersections along Finch Avenue West, the traffic generated by the proposal can be accommodated with minimal impact on the overall operation of the network of signalized and unsignalized intersections. Transportation Services staff concur with the consultant's findings.

Property conveyances for Official Plan road allowance widening purposes are not required.

A total of 312 bicycle parking spaces are proposed for the new building, including 274 long-term resident bicycle parking spaces (0.68 parking spaces per unit), 28 short-term resident bicycle parking spaces (0.07 parking spaces per unit) and 10 publicly accessible bicycle parking spaces.

Zoning By-law 596-2013, as amended by By-law 89-2022, does not require minimum vehicle parking requirements for apartment buildings, however minimum accessible parking spaces are required. A total of 950 parking spaces are proposed for the site, including:

- 799 residential parking spaces (0.87 parking spaces per dwelling unit) for the new and existing buildings;
- 137 visitor parking spaces (0.15 parking spaces per unit) for the new and existing buildings;
- Two daycare facility parking spaces (0.4 parking spaces per 100 square metres) for the new building; and
- Twelve accessible parking spaces for the new building.

While the proposed supply rate for residential parking spaces corresponds to a rate of 0.87 parking spaces per unit, the applicant is requesting a rate of 0.85 parking spaces per unit in the draft zoning by-law amendment. To justify a rate of 0.85 resident parking spaces per unit, an Existing Parking Utilization Survey was undertaken by LEA Consulting Ltd. to determine resident and visitor parking demand for the existing buildings. Based on the results of the survey and considering alternative modes of transportation in the area, including the upcoming Finch West LRT, a rate of 0.85 resident parking spaces per unit is acceptable.

Transportation Services has no objection to the proposed vehicular and bicycle parking rates and number of parking spaces.

## **Loading**

The proposal includes one Type G loading space in the new building, which will also serve the two existing buildings for waste disposal. Currently, the existing buildings each have open loading areas for waste disposal and informal loading areas for moving and deliveries. Eliminating the two existing open loading areas for waste disposal would reduce their impact on the public realm and create a more efficient layout by minimizing the extend of the subject lands dedicated to servicing and vehicular access. Staff recommend formal Type B loading areas for moving and deliveries for the existing buildings be required in the draft zoning by-law amendment.

## **Servicing**

A Functional Servicing and Stormwater Management Report by Husson Engineering and Management, dated March 2024, was submitted in support of the application. This report evaluated existing subsurface conditions and the effects of development on the City's municipal servicing infrastructure and demonstrated that there is sufficient capacity to service the proposed development.

Engineering and Construction Services staff have reviewed the servicing reports and determined that there is sufficient capacity to service the proposal.

## **Parkland**

In accordance with [Section 42 of the Planning Act](#), the owner is required 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 the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

## **City and Private Trees**

An Arborist Report by Beacon Environment, dated January 2023, and a Landscape Plan by FORREC, dated August 2023, were submitted in support of the application.

City by-laws provide for the protection of trees situated on both private and City property. The Arborist Report indicates that the development proposes to protect three City-owned trees, located near the proposal, and remove eight protected private trees. The Landscape Plan identifies two new proposed trees on the City road allowance and 180 new trees on private property. The Arborist Report and Landscape Plan are acceptable by staff and meet the City's by-law requirements.

## **Archaeological Assessment**

An archaeological resource assessment identifies and evaluates the presence of archaeological resources, also known as archaeological sites. The site was identified to have archaeological potential. A Stage 1 Archaeological Assessment, prepared by

Archaeological Services Inc., dated November 5, 2012, was submitted in support of the applications. The Stage 1 Archaeological Assessment determined there are no further archaeological concerns regarding the subject lands.

### **Toronto Green Standard**

Council has adopted the four-tier 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 TGS. Tiers 2, 3 and 4 are voluntary higher levels of performance with financial incentives. Tier 1 performance measures are secured on Site Plan Control drawings and through a Site Plan Agreement. 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.

The applicant is required to meet Tier 1 of Version 3 of the TGS for zoning matters. The applicant is also 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.

### **Community Consultation Meeting**

A virtual Community Consultation Meeting ("CCM") was held on June 23, 2021. In accordance with the direction provided by the Ward Councillor, the notification for this CCM was sent to properties within 120 metres from the subject lands.

At the meeting, City Planning staff presented the planning policy framework and an overview of the application review process, and the applicant presented their proposal. Issues raised included:

- Concerns with a lack of services for the existing community, which will become more inaccessible with additional density from the proposal;
- Concerns about the pace of development within the city, including undesirable levels of traffic generated by development and growth, and loss of grocery stores;
- Concern with vehicle access and departure to/from the subject lands being difficult off Finch Avenue West and Weston Road;
- Concerns with the future Finch West LRT system not having sufficient capacity and accessibility to support the proposed increase in density to the area;
- Concerns with the proposal being too close to the adjacent natural heritage system, resulting in negative impacts, such as erosion;
- Concern with the proposal causing negative shadow impact to the surrounding public realm; and
- Concern with the proposal resulting in potential safety issues.

## **Working Group Meeting**

On November 2, 2021, the City held a virtual working group meeting with the Ward Councillor where additional feedback and perspectives on the applications were heard. In addition to the concerns raised at the CCM, the following issues were raised:

- Concern with not enough family sized three-bedroom units;
- Concerns with the affordability of proposed dwelling units; and
- Concerns with the proposal not aligning with the Emery Village Secondary Plan.

## **Tenant Consultation**

Staff conducted a site visit of the existing building on July 24, 2023. A tenant survey was administered in April and May 2023 and received 15 responses. Tenant responses included interest in amenity spaces including fitness facilities and party rooms as well as improving accessibility around entrances, updating common spaces and improving waste collection. The issues raised in the survey responses have been considered and discussed with the applicant to inform the proposed improvements to the existing building.

## **CONCLUSION**

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The proposal has been reviewed against the policies of the PPS, the Growth Plan, and Official Plan. The proposal is consistent with the PPS and conforms with the Growth Plan and the Official Plan.

Staff recommend that Council support the approval of the application, and the draft Official Plan Amendment and draft Zoning By-law Amendment, to implement the proposal.

## **CONTACT**

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## **SIGNATURE**

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

## **ATTACHMENTS**

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Attachment 1: Application Data Sheet

Attachment 2: Location Map  
Attachment 3: Official Plan Land Use Map  
Attachment 4: Emery Village Secondary Plan Land Use Map  
Attachment 5: Existing Zoning By-law 569-2013 Map  
Attachment 6: Draft Official Plan Amendment  
Attachment 7: Draft Zoning By-law Amendment  
Attachment 8: Site Plan  
Attachment 9a: North Elevation  
Attachment 9b: South Elevation  
Attachment 9c: East Elevation  
Attachment 9d: West Elevation  
Attachment 10a: 3D Model of Proposal in Context (Looking Northeast)  
Attachment 10b: 3D Model of Proposal in Context (Looking Southwest)

## Attachment 1: Application Data Sheet

Municipal Address: 3400 Weston Road and 2405 Finch Avenue West Complete Application Date: March 9, 2020

Application Number: 20 183834 WET 07 OZ

Application Type: Official Plan Amendment and Rezoning

Project Description: Proposal to permit the development of a 30-storey residential rental apartment building and daycare facility on the site. The two existing 26-storey apartment buildings, with 517 rental units, would remain. A total of 366 parking spaces would be provided.

<b>Applicant</b>	<b>Agent</b>	<b>Architect</b>	<b>Owner</b>
Bousfields Inc. 3 Church Street, Suite 200, Toronto, ON, M5E 1M2	Bousfields Inc. 3 Church Street, Suite 200, Toronto, ON, M5E 1M2	Arcadis Architects Inc. 55 St. Clair Avenue West, Toronto, ON, M4V 2Y7	Medallion Realty Holdings 970 Lawrence Avenue West, Suite 304, Toronto, ON, M6A 3B6

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods	Site Specific Provision:	Emery Village Secondary Plan
Zoning:	Residential Apartment (RA)	Heritage Designation:	No
Height Limit (storeys):	6	Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq m): 30,494      Frontage (m): 269.03      Depth (m): 138.76

<b>Building Data</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Ground Floor Area (sq m):	2,510.15	2,510.15	2,177.98	4,688.13
Residential GFA (sq m):	51,286	51,286	31,350.02	82,636.02
Non-Residential GFA (sq m):	510.22	0	565	565
Total GFA (sq m):	51,286	51,286	31,915.02	83,201.02
Height (storeys):	26	26	30	-
Height (metres):	74.2/73.7	74.2/74.7	94.48	-



Floor Space Index: 2.73

<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	29,541.97	1,808.04
Retail GFA:	-	-
Office GFA:	-	-
Industrial GFA:	-	-
Institutional/Other GFA:	565	0

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:	517	517	403	920
Freehold:	-	-	-	-
Condominium:	-	-	-	-
Other:	-	-	-	-
Total Units:	517	517	403	920

**Total Residential Units by Size**

	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:	-	4	72	415	26
Proposed:	-	-	233	128	42
Total Units:	-	4	305	543	68

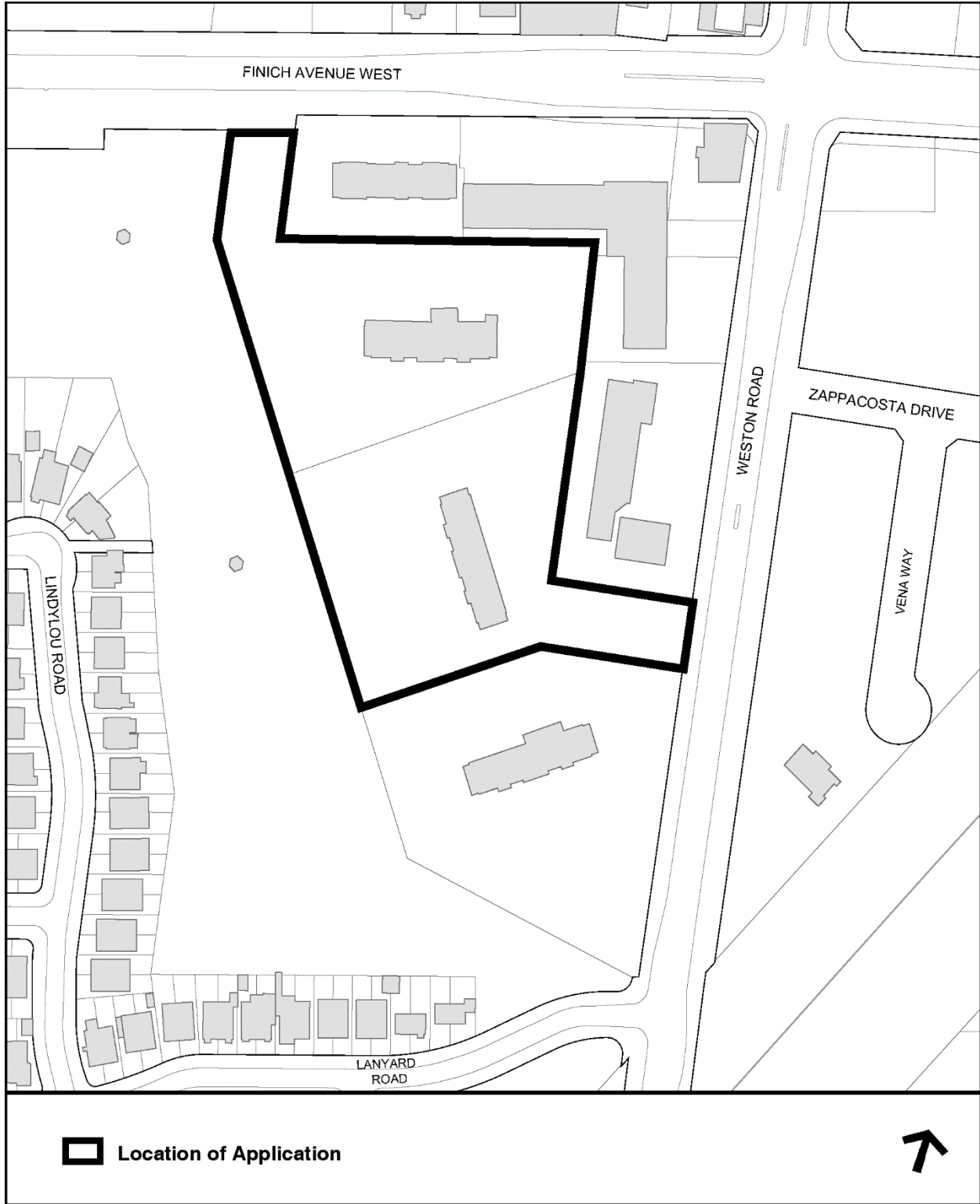
**Parking and Loading**

Parking Spaces:	366	Bicycle Parking Spaces:	312	Loading Docks:	1 Type G
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**CONTACT:**

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E-mail: [loralea.tulloch@toronto.ca](mailto:loralea.tulloch@toronto.ca)

**Attachment 2: Location Map**












### Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #13

3400 Weston Road and 2405 Finch Avenue West

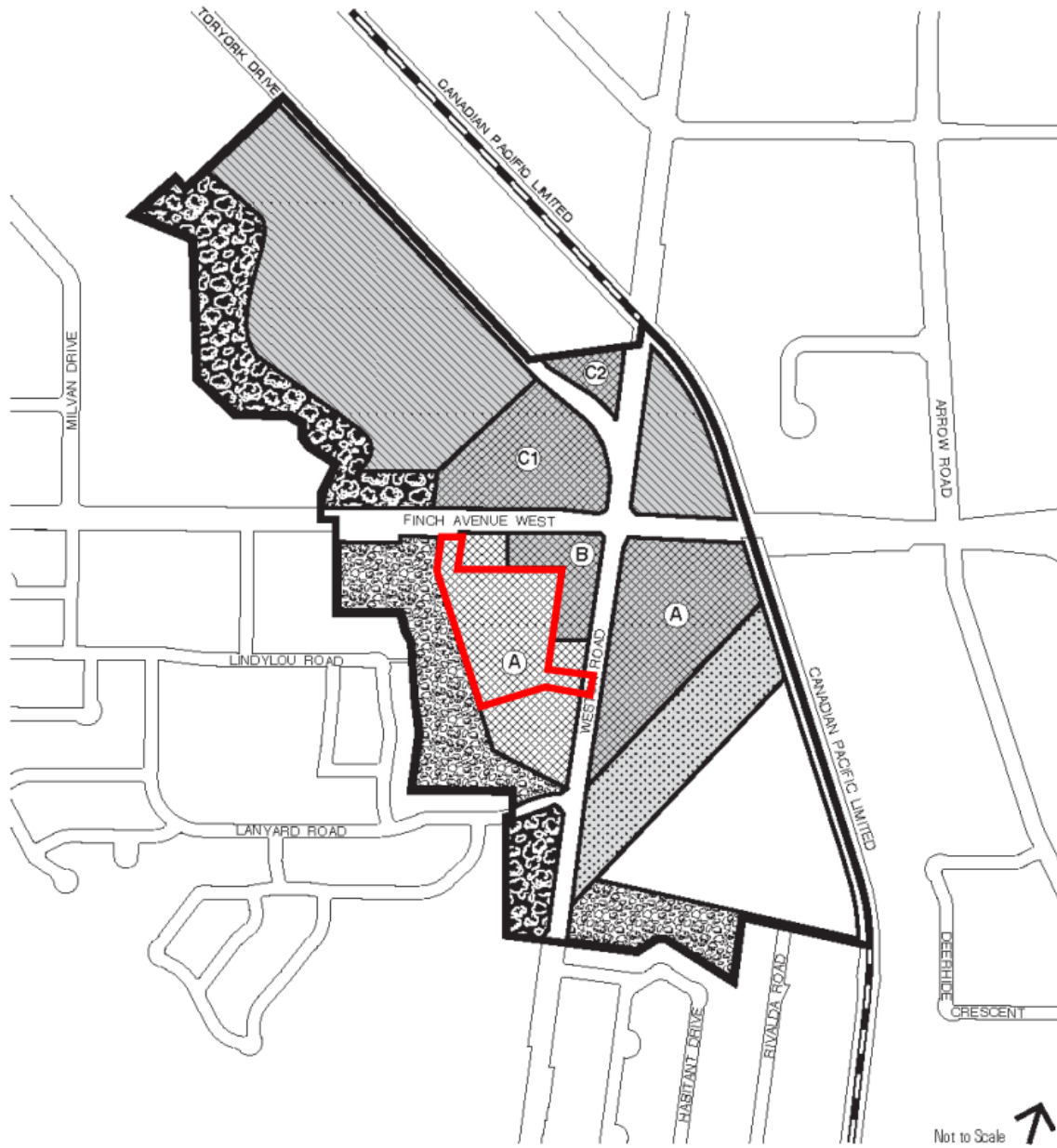
File # 20 183834 WET 07 0Z

 Location of Application	 Parks & Open Space Areas	 Hydro Corridor
 Neighbourhoods	 Natural Areas	 General Employment Areas
 Apartment Neighbourhoods	 Parks	
 Mixed Use Areas		



Not to Scale  
Extracted: 12/17/2020

# Attachment 4: Emery Village Secondary Plan Land Use Map



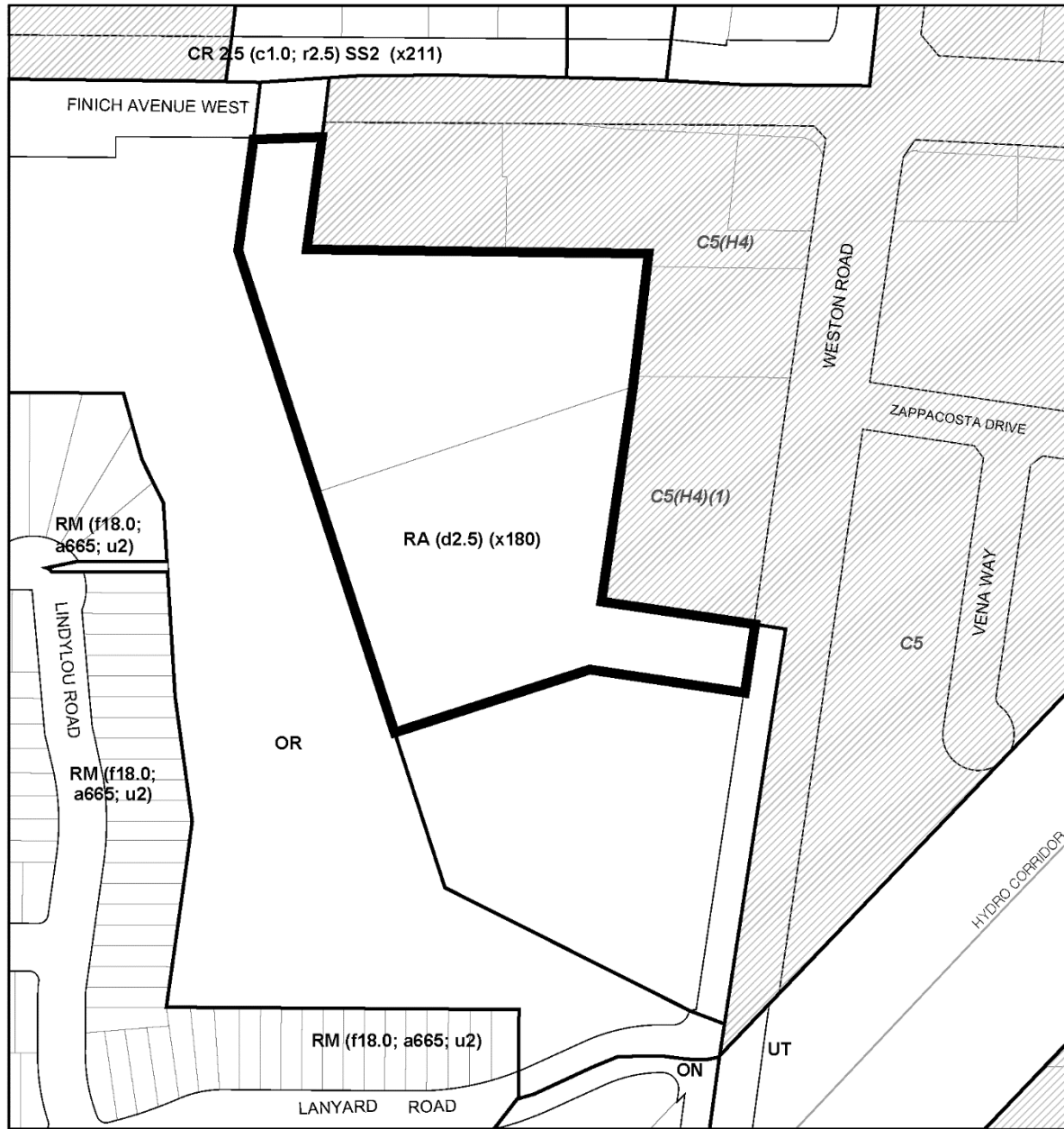
## Emery Village Secondary Plan

MAP 26-1 Land Use Areas

- |                                           |                     |
|-------------------------------------------|---------------------|
| Secondary Plan Boundary                   | Institutional Areas |
| Apartment Neighbourhoods                  | Employment Areas    |
| Mixed Use Areas                           | Utility Corridors   |
| Parks and Open Space Areas - Park         |                     |
| Parks and Open Space Areas - Natural Area |                     |

June 2006

# Attachment 5: Existing Zoning By-law 569-2013 Map





3400 Weston Road and 2405 Finch Avenue West

Zoning By-law 569-2013

File # 20 183834 WET 07 0Z

-  Location of Application
- RM** Residential Multiple
- RA** Residential Apartment
- CR** Commercial Residential
- ON** Open Space Natural
- OR** Open Space Recreation
- UT** Utility and Transportation

-  See Former City of North York By-law No. 7625
- C5** Mixed Use Commercial Zone
- M1** Industrial Zone One
- G** Greenbelt Zone

  
 Not to Scale  
 Extracted: 12/17/2020

**Attachment 6: Draft Official Plan Amendment**

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

Enacted by Council: ~, 20~

**CITY OF TORONTO**

**Bill XXX**

**BY-LAW XXX**

**To adopt an amendment to the Official Plan  
for the City of Toronto  
respecting the lands known municipally in the year 2023, as  
3400 Weston Road and 2405 Finch Avenue West**

Whereas authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

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:

1. The attached Amendment No. 761 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata,  
Speaker

ULLI S. WATKISS,  
City Clerk

(Seal of the City)

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**AMENDMENT NO. 761 TO THE OFFICIAL PLAN**

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2023 AS  
3400 WESTON ROAD AND 2405 FINCH AVENUE WEST**

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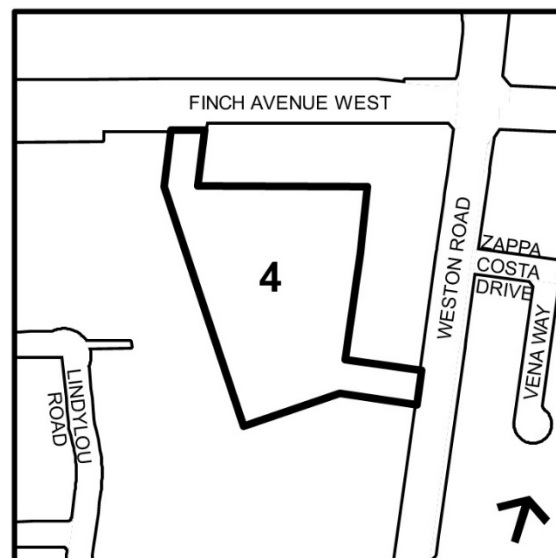
The Official Plan of the City of Toronto is amended as follows:

1. Chapter 6, Section 26, Emery Village Secondary Plan is amended by adding the following subsection to Section 13, Site and Area Specific Policies for lands municipally known in 2023 as 3400 Weston Road and 2405 Finch Avenue West:

**“13.4. 3400 Weston Road and 2405 Finch Avenue West**

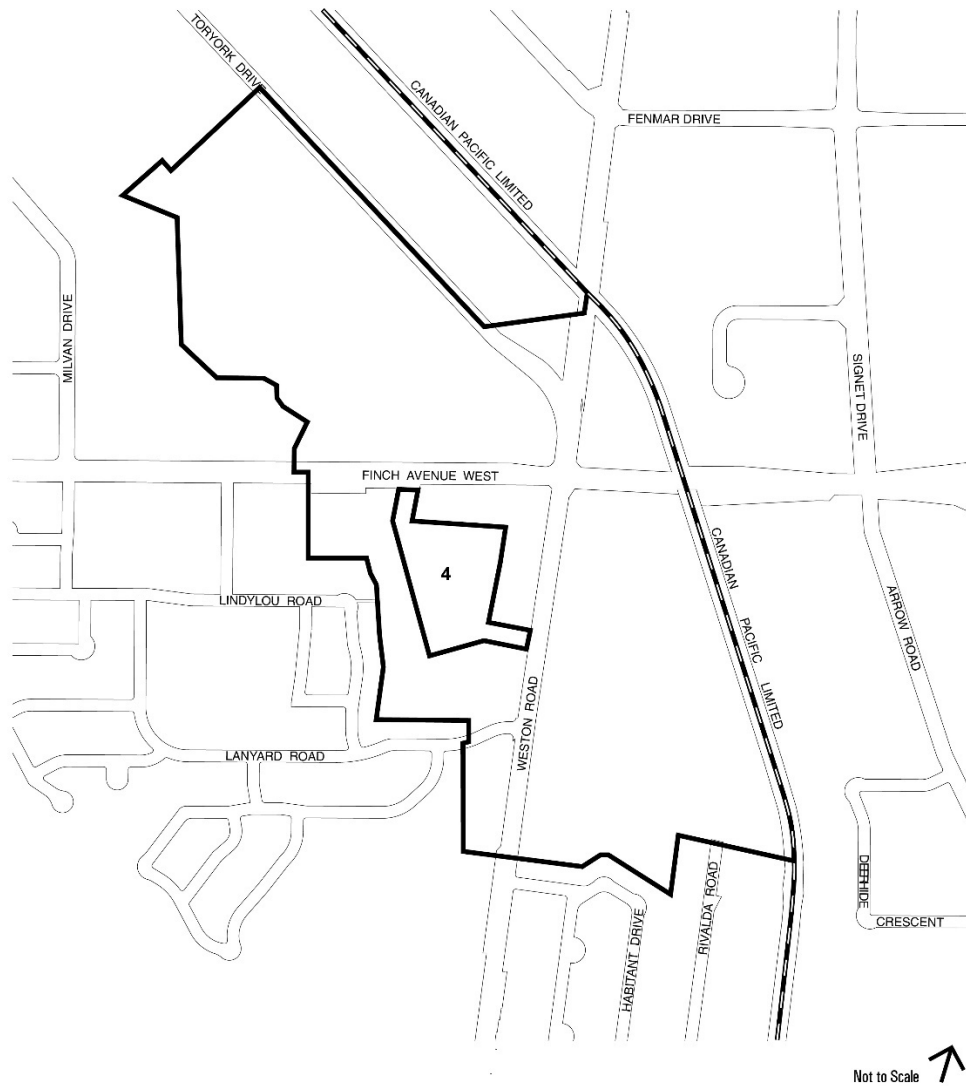
13.4.1 For the lands shown as 4 on Map 26-3, a new apartment building with a maximum height of 30 storeys is permitted provided:

- a) the new apartment building contains a minimum of 550 square metres of gross floor area for a social facility; and
- b) the total gross floor area of the two existing apartment buildings and new apartment building combined does not exceed 83,400 square metres.



2. Map 26-3, Emery Village Secondary Plan, Site and Area Specific Policies, is amended to show the lands known municipally in 2023 as 3400 Weston Road and 2405 Finch Avenue West as Site and Area Specific Policy Area Number 4, as shown on the attached Schedule 1.

Schedule 1



### Emery Village Secondary Plan

MAP 26-3 Site and Area Specific Policies

- Secondary Plan Boundary
- 1 Site and Area Specific Policies

July 2024



## Attachment 7: Draft Zoning By-law Amendment

Authority: Etobicoke York Community Council Item [-], as adopted by City of Toronto Council on [-]

### CITY OF TORONTO

#### BY-LAW [Clerks to insert By-law number]

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 2405 Finch Avenue West and 3400 Weston Road.**

Whereas Council of the City of Toronto has the authority pursuant to 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, as amended; and

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1, attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and amending the zone label from (RA) (d2.5)(x180) and ON as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by replacing Article 900.7.10 Exception Number 180 so that it reads:

(180) Exception RA 180

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:

- (A) On lands municipally known as 2405 Finch Avenue West and 3400 Weston Road, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Regulations to (B) to (FF) below;
- (B) The **buildings** and **structures** permitted on the **lot** are the “Existing Buildings” and “New Building” as shown on Diagram 3 of By-law [Clerks to insert By-law number] as follows:

- (i) for the purpose of this Exception, “Existing Buildings” means the **buildings** and **structures** municipally known as 2405 Finch Avenue West and 3400 Weston Road as shown on Diagram 3 of By-law [Clerks to insert by-law number], as well as ancillary structures and portions below ground as of the year 2023, and alterations and additions permitted in accordance with this exception; and
  - (ii) for the purpose of this Exception, “New Building” is shown on Diagram 3 of By-law [Clerks to insert By-law number], as well as **ancillary structures** and portions below ground permitted in accordance with this exception;
- (C) Despite Regulation 15.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 142.52 metres, and the highest point of the **building** or **structure**;
- (D) For the purpose of this exception, established grade is 142.52 metres Canadian Geodetic Datum.
- (E) Despite Regulations 15.5.40.10(2), (3), (4), (5), (6) and (I) below, the following equipment and **structures** on the “New Building” may project beyond the permitted maximum height shown on Diagram 3 of By-law [Clerks to insert by-law number]:
- (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts and machine rooms, chimneys, and vents, by a maximum of 6.5 metres;
  - (ii) **structures** that enclose, screen, or cover the equipment structures and parts of a **building** listed in (i) above, including a mechanical penthouse, by a maximum of 6.5 metres;
  - (iii) elements listed in subsection (i) above may project above the permitted height limit for the mechanical penthouse as set out in subsection (ii) above, by a maximum of 1.8 metres;
  - (iv) architectural features, parapets, and elements and structures associated with a **green roof**, by a maximum of 2.0 metres;
  - (v) antennae, flagpoles and satellite dishes, by a maximum of 2.0 metres;
  - (vi) trellises, canopies, pergolas, and unenclosed structures providing safety or wind protection measures, by a maximum of 5.0 metres;
- (F) Despite Regulations 15.5.40.60 and (N) below, the following elements of a **building** or **structure** may encroach into the required minimum **building setback** and a required minimum **main wall** separation distance as follows:

- (i) architectural features, awnings, bicycle racks, bollards, canopies, cornices, eaves, elevator enclosures and overruns, fences, guardrails, lighting fixtures, ornamental elements, parapets, pipes, planters, platforms, railings, retaining walls, screens, stacks, stairs, stair enclosures, terraces, trellises, underground garage ramps and their associated structures, vents, walkways, wheel chair ramps, wind protection, window sills, and window washing equipment, which may project up to a maximum of 2.0 metres;
- (G) Despite Regulation 15.5.50.10(1), the provision of **landscaping** is subject to the following:
- (i) the required minimum **landscaping** area is 17,000 square metres;
  - (ii) a minimum of 54% of the **landscaping** area required in (i), above, must be **soft landscaping**;
- (H) Despite Clause 15.10.40.10, the permitted maximum height of the “Existing Buildings”, is the height of those **buildings** existing as of the date By-law [Clerks to insert By-law number] comes into force and effect.
- (I) Despite Regulation 15.10.40.10.(1), the permitted maximum height of a the “New Building” is the number in metres following the letters “HT” as shown on Diagram 3 of By-law [Clerks to insert by-law number];
- (J) Despite Regulation 15.10.40.10(2), the permitted maximum number of **storeys** in the “New Building” is the numerical value following the letters “ST on Diagram 3 of By-law [Clerks to insert By-law number]; and
- (i) for the purposes of this Exception, a mechanical penthouse does not constitute a **storey**;
- (K) Despite Regulation 15.10.40.40(1), the permitted maximum **gross floor area** of the “New Building” and “Existing Buildings” is 83,400 square metres, of which;
- (i) the permitted maximum **gross floor area** for the “Existing Buildings” combined is 51,286 square metres;
  - (ii) the permitted maximum gross floor area for residential uses in the “New Building” is 31,549 square metres; and
  - (iii) the required minimum gross floor area for a **day nursery** in the “New Building” is 550 square metres;
- (L) Despite Regulation 15.10.40.50(1), **amenity space** is only required to be provided for **dwelling units** in the “New Building” and the required at grade outdoor **amenity space** must be accessible to residents of the “Existing Buildings”;

(M) Despite Regulation 15.10.40.50(1), a minimum rate of 6.0 square metres of **amenity space** for each **dwelling unit** of the “New Building” must be provided, of which:

- (i) at least 2.0 square metres of indoor **amenity space** for each **dwelling unit** must be provided;
- (ii) at least 1,500 square metres of outdoor **amenity space** must be provided, of which at least 40 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**; and
- (iii) no more than 25 percent of the outdoor component may be a **green roof**;

(N) Despite Clauses 15.10.40.70 and 15.10.40.80, the required minimum **building setbacks** and the required minimum separation distances between the **main walls of buildings or structures** above finished ground are shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];

(O) For the purpose of this exception, a minimum of 470 square metres must be provided for a dedicated outdoor play area in a location adjoining or directly accessible to the **day nursery** in the “New Building”;

(P) The provision of **dwelling units** is subject to the following:

- (i) the permitted maximum number of **dwelling units** in the “New Building” is 403 **dwelling units**;
- (ii) a minimum of 15 percent of the total number of **dwelling units** in the “New Building” must have 2 or more bedrooms;
- (iii) a minimum of 10 percent of the total number of **dwelling units** in the “New Building” must have 3 or more bedrooms; and
- (iv) any **dwelling units** with 3 or more bedrooms provided to satisfy (iii) above are not included in the provision required by (ii) above;

(Q) For the purpose of the Exception:

- (i) Privately-owned publicly accessible open space means a **landscaping and soft landscaping** area generally within the hatched area shown on Diagram 3 of By-law [Clerks to insert by-law number] that is accessible to the public, secured through appropriate legal agreements and may include pedestrian walkways, seating areas, landscaped plazas, and ornamental structures and is used principally for the purpose of sitting, standing and other recreational uses;
- (ii) Privately-owned publicly accessible open space with a minimum area of 3,475 square metres must be provided generally as shown within the hatched area on

Diagram 3 of By-law [Clerks to insert by-law number];

- (R) Regulation 150.45.20.1(1), with regard to **day nursery** – Permitted Locations in Specified Zone Categories, does not apply.
- (S) Despite Regulation 150.45.40.1(1) a **day nursery** in the “New Building” may be permitted on the first and second **storey**;
- (T) Despite Regulations 200.5.1(3)(A) and 200.5.1.10(2)(B), a maximum of 10 percent of the required **parking spaces** constructed after the passing of By-law [Clerks to insert by-law number] may have the following minimum dimensions:
- (i) length of 5.0 metres;
  - (ii) width of 2.4 metres;
  - (iii) vertical clearance of 2.0 metres;
- (U) Despite Clause 970.10, Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) a minimum of 0.85 residential occupant **parking spaces** for each **dwelling unit** of the “New Building” and “Existing Buildings”; and
  - (ii) a minimum of 0.15 residential visitor **parking spaces** for each **dwelling unit** of the “New Building” and “Existing Buildings”; and
  - (iii) a minimum of 0.4 **parking spaces** per 100 square metres of non-residential **gross floor area** for a **daycare facility**;
- (V) Despite Regulation 220.5.10.1(2), a minimum of 1 Type “G” **loading space** must be provided in the “New Building” in accordance with the following minimum dimensions:
- (i) Length of 13 metres;
  - (ii) Width of 4 metres;
  - (iii) Vertical clearance of 6.1 metres;
- (W) Despite Regulation 220.5.10.1 (2), a minimum of 1 Type “B” **loading space** must be provided for each “Existing Building” in accordance with the following minimum dimensions:
- (i) Length of 11 metres;
  - (ii) Width of 3.5 metres;

- (iii) Vertical clearance of 4 metres;
- (X) Despite Regulations 230.5.10.1(1), (3) and (5) and Table 230.5.10(1), **bicycle parking spaces** must be provided accordance with the following minimum rates:
- (i) 0.68 “long-term” **bicycle parking spaces** for each **dwelling unit** of the “New Building”;
  - (ii) 0.07 “short-term” **bicycle parking spaces** for each **dwelling unit** of the “New Building”;
- (Y) In addition to the locations a “long-term” **bicycle parking space** may be located as stated in Regulations 230.5.1.10(9)(B) and 230.20.1.20(1), “long-term” **bicycle parking spaces** may also be in the following locations:
- (i) any level above or below ground; and
  - (ii) within a secured room or enclosure or unenclosed space, or combination thereof, or bike locker;
- (Z) “Short-term” **bicycle parking spaces** may be located in the following locations:
- (i) a stacked **bicycle parking space** in any combination of vertical or horizontal stacked positions;
  - (ii) within a secured room or enclosure or unenclosed space, or combination thereof, or bike locker;
- (AA) Despite Clause 230.20.1.20(2), “short-term” **bicycle parking spaces** required for the “New Building” may be located no more than 100 metres from a pedestrian entrance;
- (BB) Despite Regulation 200.15.1(1), an accessible **parking space** must have the following minimum dimensions:
- (i) Length of 5.6 metres;
  - (ii) Width of 3.4 metres;
  - (iii) Vertical clearance of 2.1 metres;
- (CC) Despite Regulation 200.15.1(3), the entire length of an accessible **parking space** must be adjacent to a minimum 1.5 metre wide accessible barrier free aisle;
- (DD) Despite Regulation 200.15.1(4), accessible **parking spaces** are required to be within 30 metres of a barrier free entrance to the **building** and passenger elevator that provides access to the first **storey** of the **building**;

(EE) Despite Regulation 200.15.10.5(1) and (2) and Table 200.15.10.5, a minimum of 5 accessible **parking spaces** plus 1 accessible **parking space** for every 50 **parking spaces** in excess of 100 **parking spaces** must be provided for the “New Building”;

(FF) Despite any provision of this Exception or this by-law, as amended to the contrary, any accessible **parking spaces, drive aisles, driveways** and ramps existing on the **lot** as of **[Date of Approval]** may be maintained and are deemed to comply with the requirements of this by-law, as amended;

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

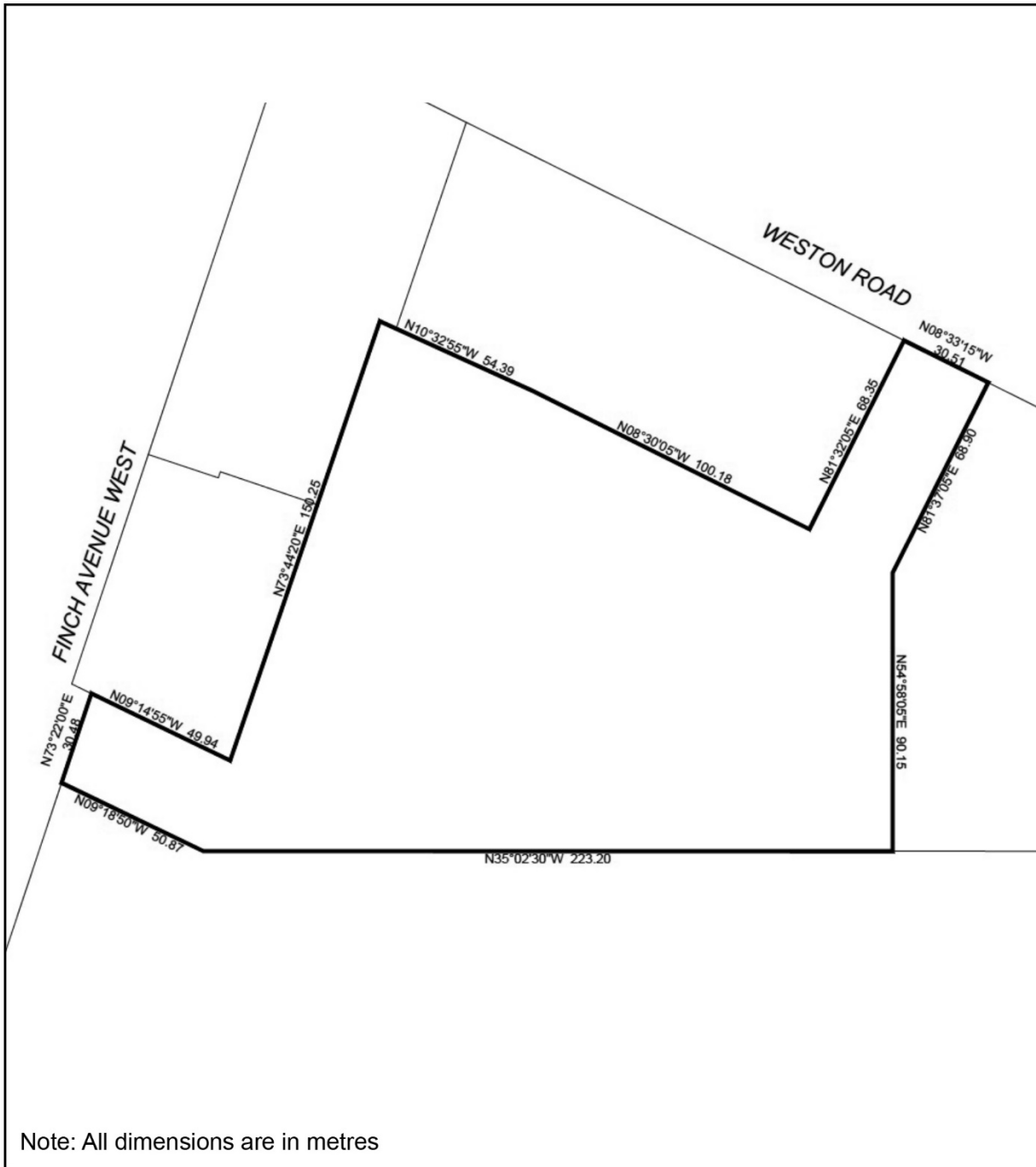
5. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on **[Clerks to insert date]**.

**[full name],**  
Speaker

**[full name],**  
City Clerk

(Seal of the City)



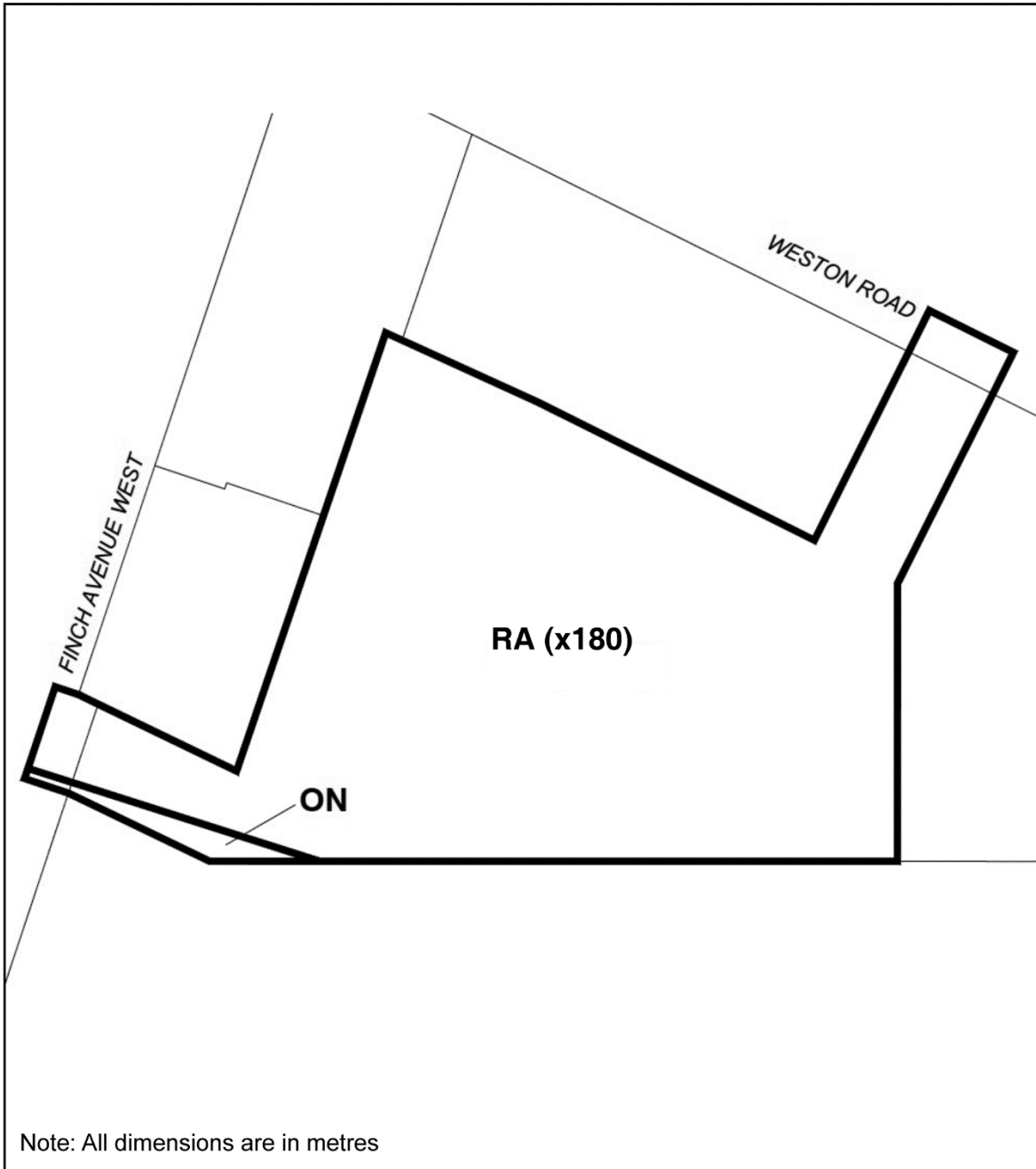
**TORONTO**  
Diagram 1

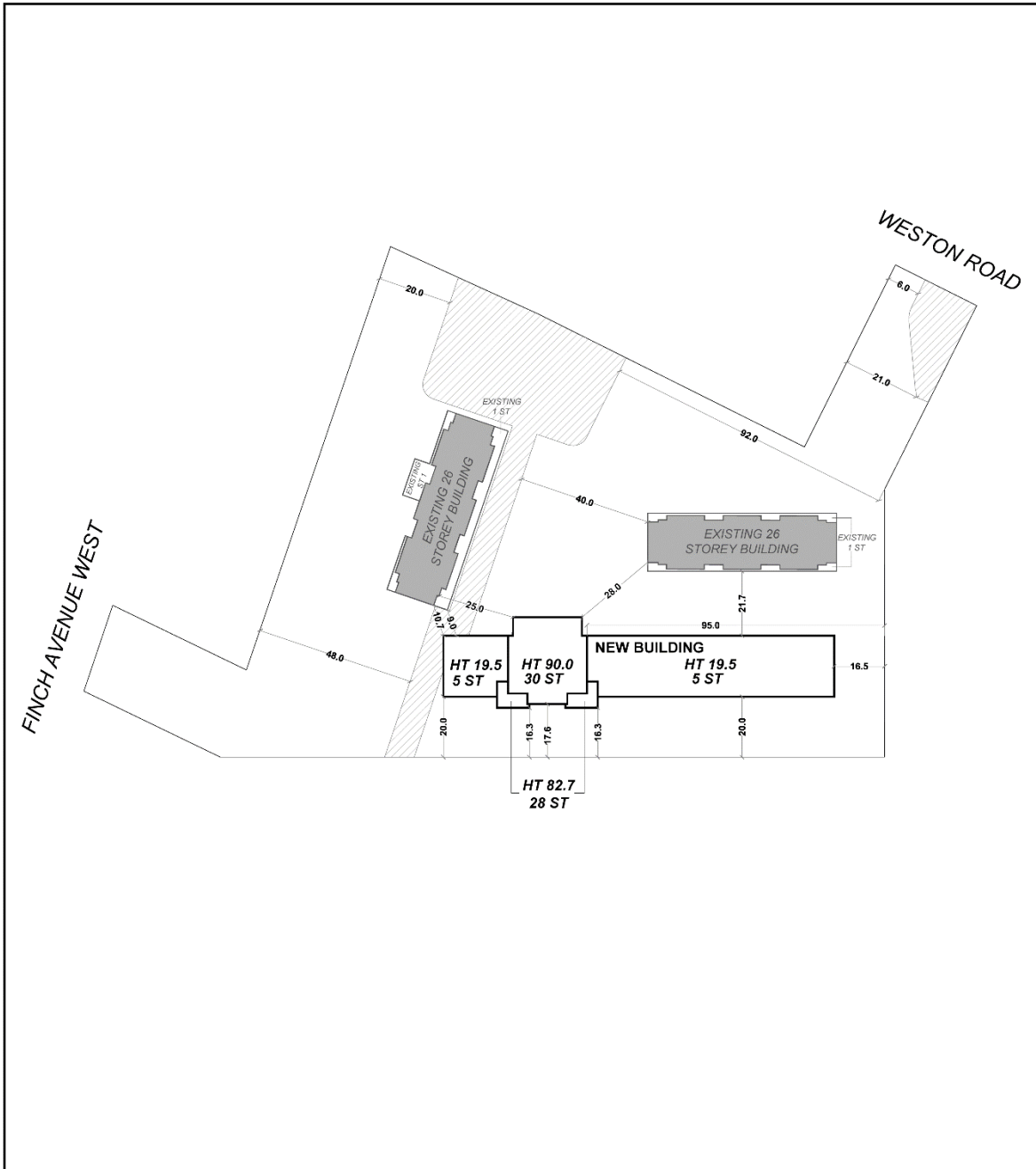
3400 Weston Road and 2405 Finch Avenue West

File # 20 183834 WET 07 0Z

City of Toronto By-law 569-2013  
Not to Scale  
06/18/2024







**Toronto**  
Diagram 3

3400 Weston Road and 2405 Finch Avenue West

File # 20 183834 WET 07 0Z

All dimensions are in metres

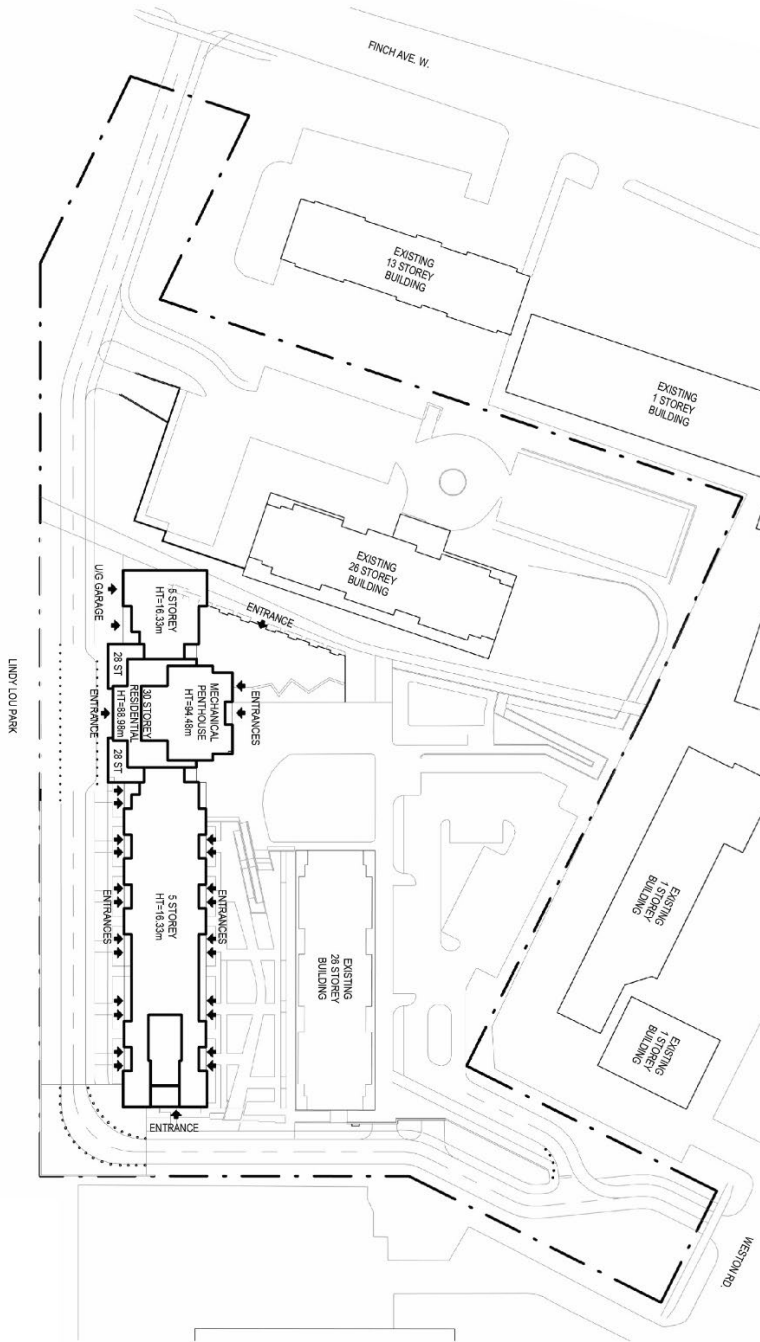
 Privately Owned Publicly Accessible Space



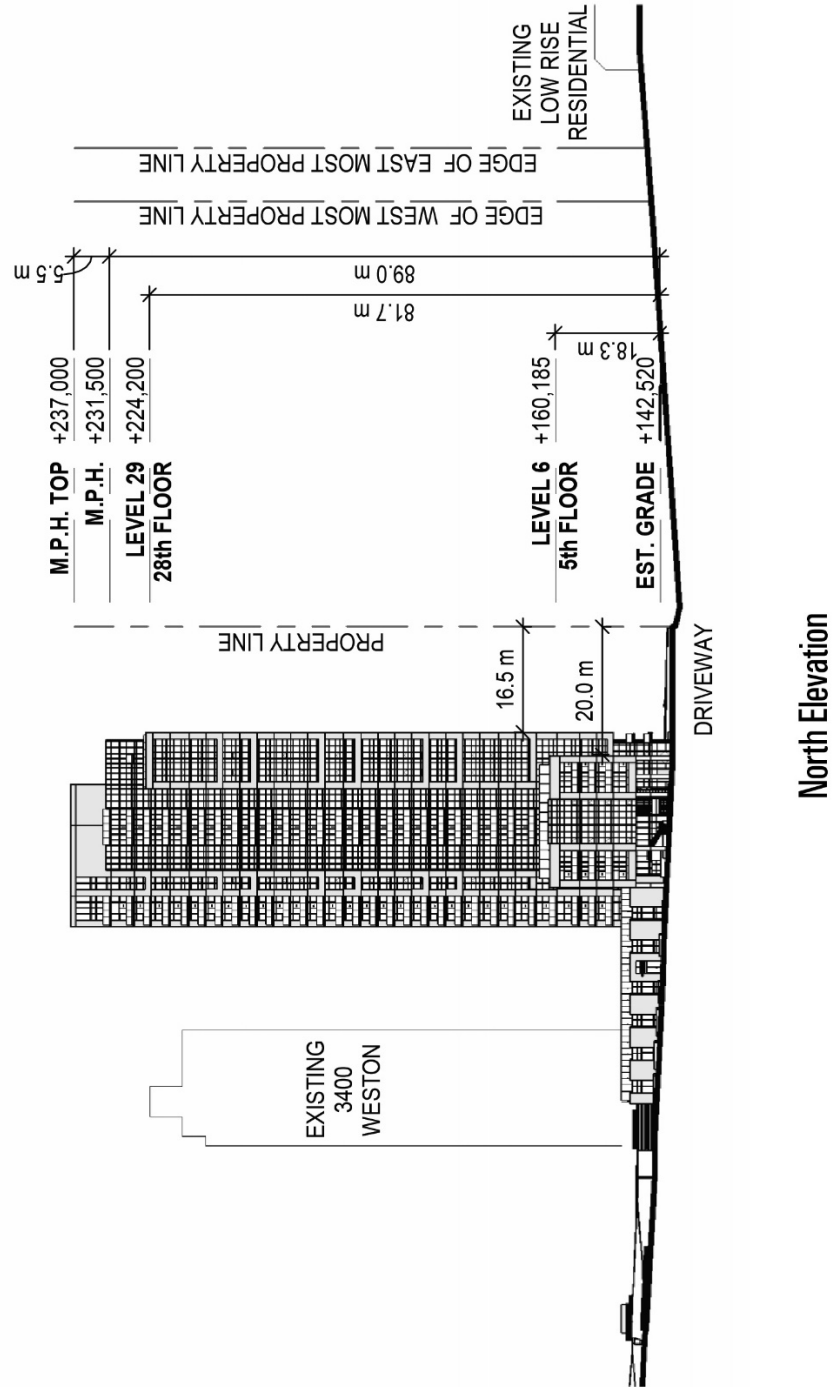
City of Toronto By-law 569-2013  
Not to Scale  
06/18/2024

# Attachment 8: Site Plan

Site Plan

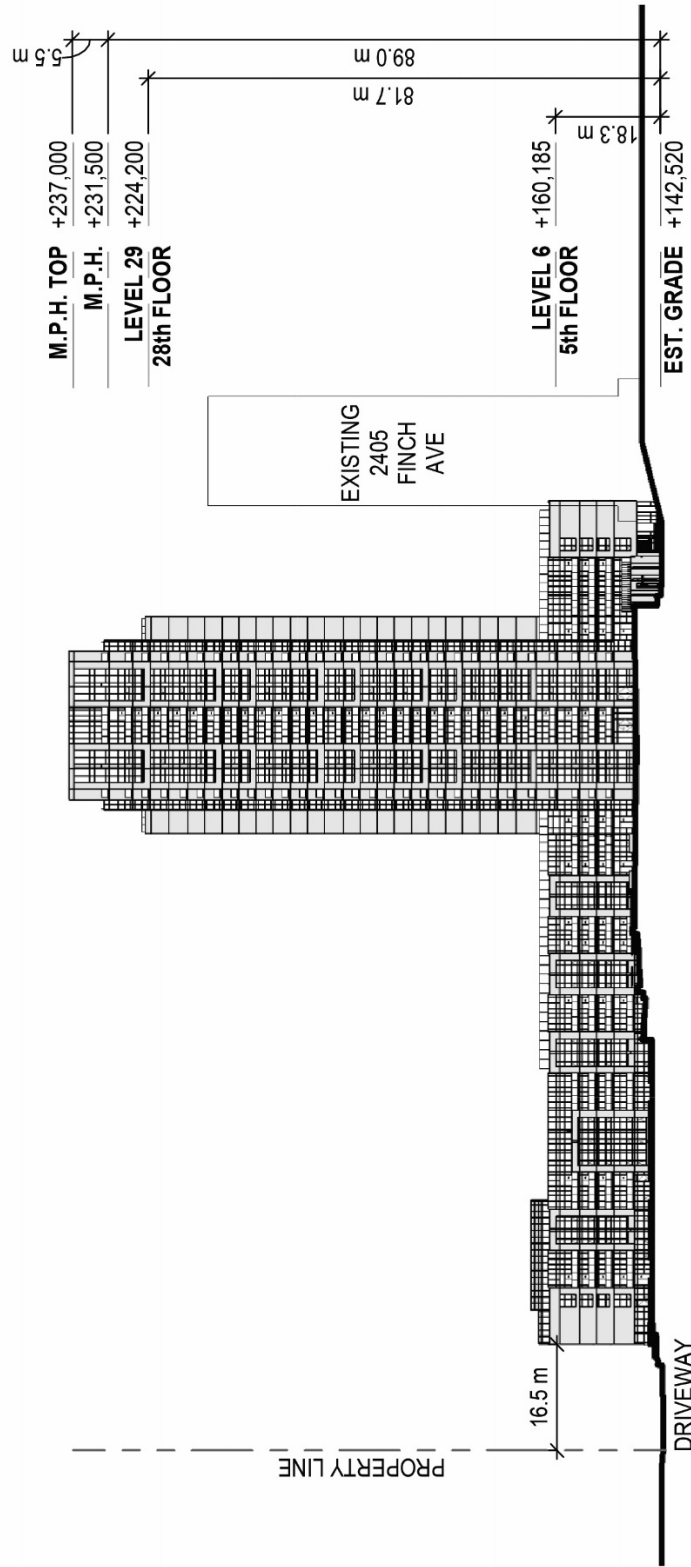


**Attachment 9a: North Elevation**



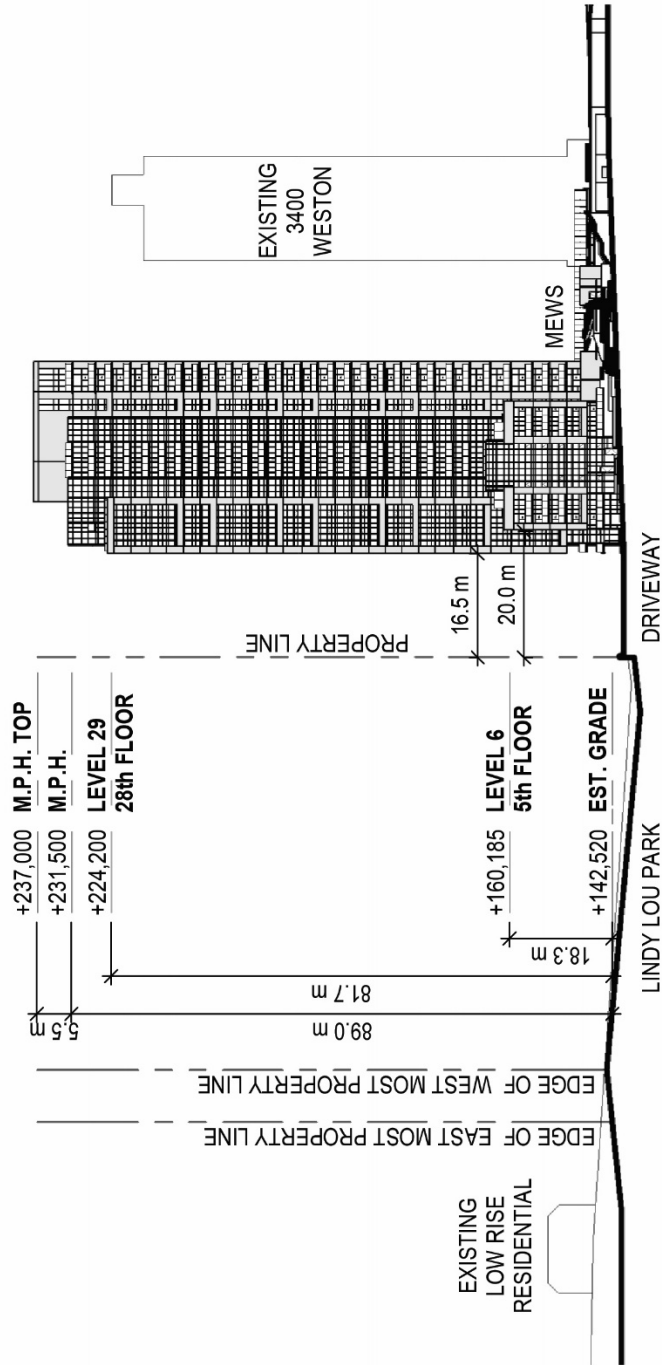
**North Elevation**

**Attachment 9b: South Elevation**



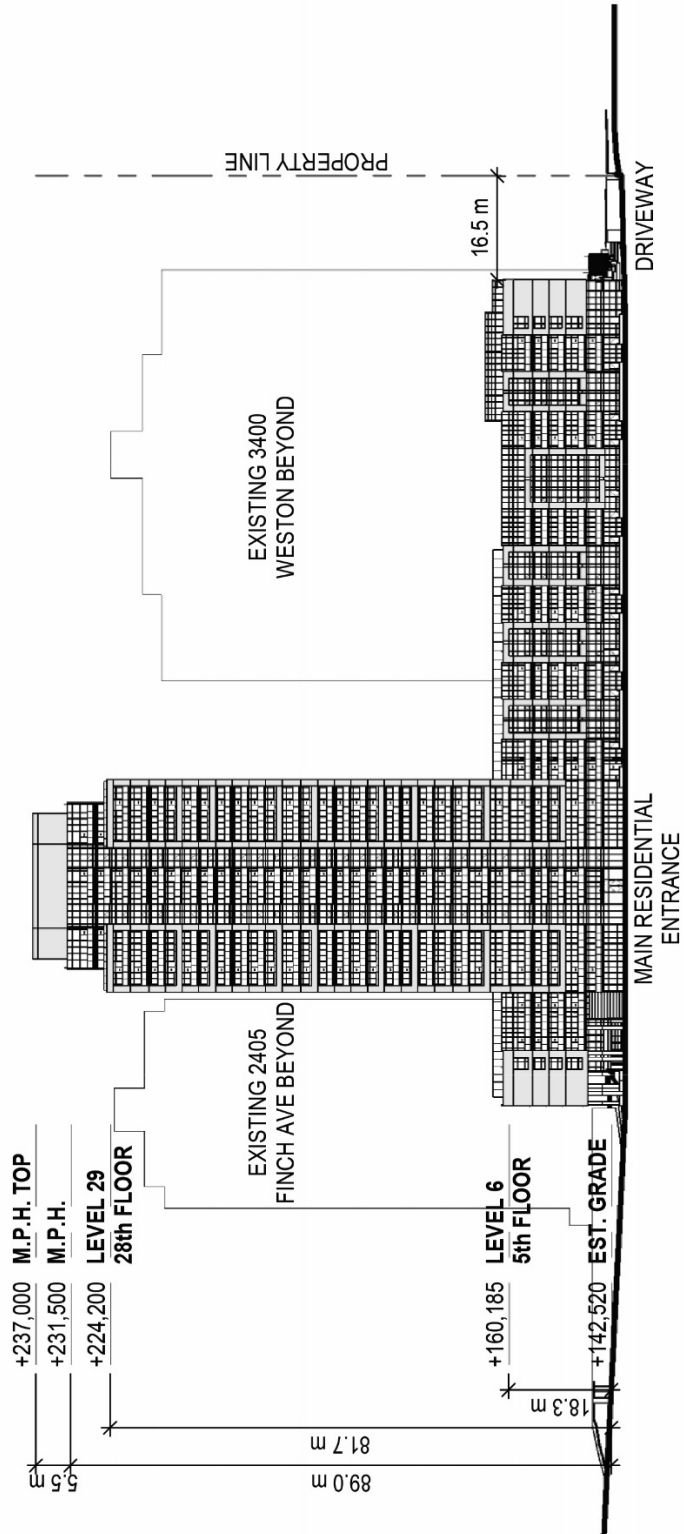
**South Elevation**

**Attachment 9c: East Elevation**



**East Elevation**

Attachment 9d: West Elevation



West Elevation

**Attachment 10a: 3D Model of Proposal in Context (Looking Northeast)**



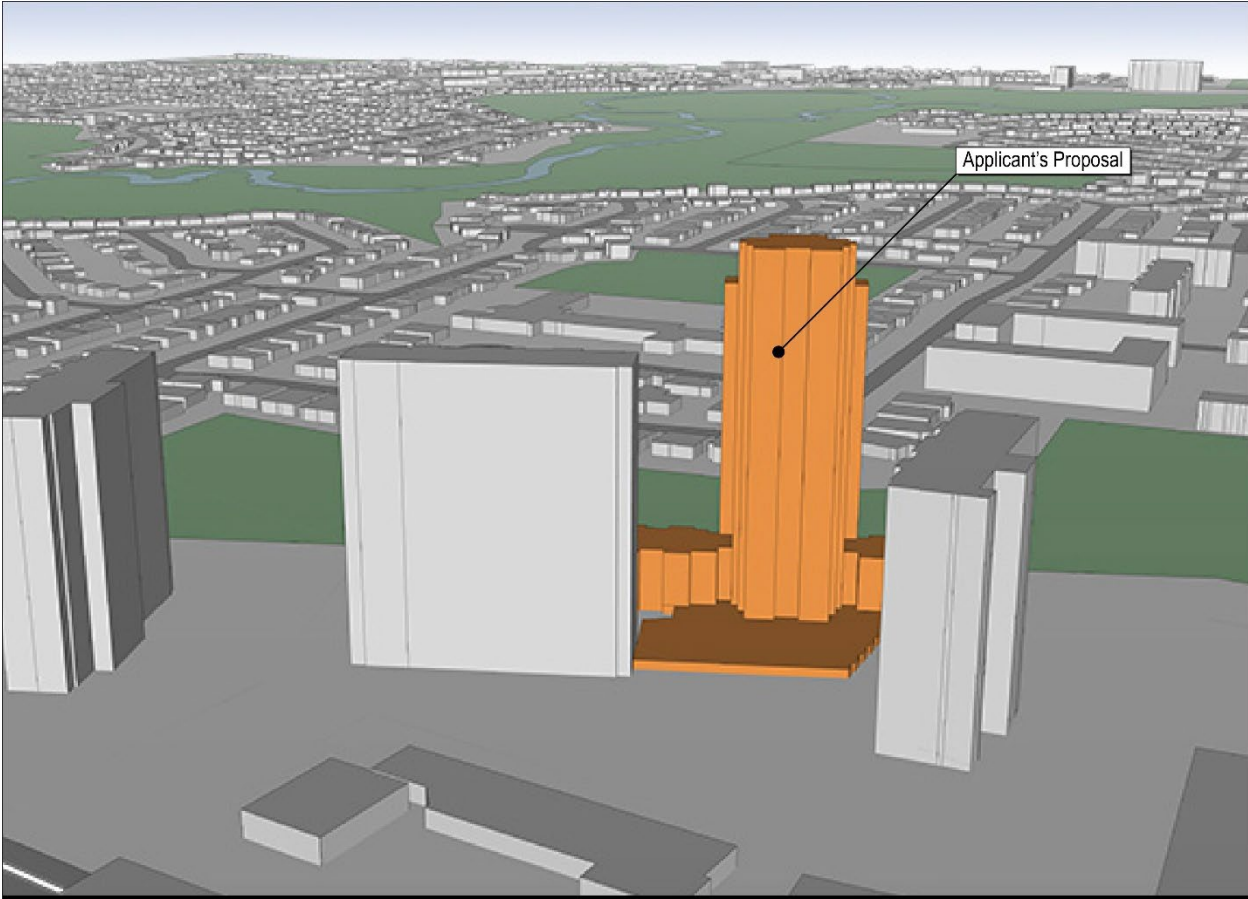
**View of Applicant's Proposal Looking Northeast**



08/20/2024



**Attachment 10b: 3D Model of Proposal in Context (Looking Southwest)**



**View of Applicant's Proposal Looking Southwest**



08/20/2024