

3406-3434 Weston Road – Official Plan and Zoning By-law Amendment Application – Supplementary Report

Date: June 24, 2025

To: City Council

From: Executive Director, Development Review

Ward: 7 – Humber River-Black Creek

Planning Application Number: 24 151539 WET 07 OZ

SUMMARY

On June 4, 2025, Etobicoke York Community Council directed staff to provide the following information directly to City Council at their meeting beginning on June 25, 2025:

- Anticipated population statistics, if the proposed 10 Floor Space Index (FSI) was projected throughout the remainder of the undeveloped and redevelopment areas within the Emery Village Secondary Plan boundary;
- Details on amenities and services generally required for a complete community; and,
- The servicing plan that will make the Emery Village Secondary Plan area a complete community.

This report provides the requested additional context and background.

RECOMMENDATION

The Executive Director, Development Review, recommends that:

1. City Council receive this report for information.

COMMENTS

Anticipated Population Statistics

To provide information on the anticipated population statistics within the Emery Village Secondary Plan area, with the assumption that the remainder of the undeveloped and redevelopment sites will be developed with an FSI of 10, staff focused on sites within the *Apartment Neighbourhoods* and *Mixed Use Areas* designations that do not have recent City or OLT approvals for development, and those that do not have existing in-

process applications within the City's development pipeline. Based on this approach, a 10 FSI was applied to 13 sites located along Weston Road, Finch Avenue West, and Toryork Drive within the Secondary Plan area (Attachment 1).

Development sites within the Emery Village Secondary Plan area will be thoroughly assessed based on a number of built form criteria, of which FSI is one. Based on analysis of the site-specific conditions staff will determine whether the resulting FSI is appropriate. FSI is experienced differently from the public realm through different massing configurations relative to lot size. The objective is a land use and built form that results in good planning for a complete community.

Based on the 2021 Census and the completion of Phase 1 and 2 of the multi-phased development located at 3415-3499 Weston Road since the 2021 Census, the current population of the Emery Village Secondary Plan area is estimated to be 6,305 people. Over the next 10-15 years, completion of all existing in-process applications that are currently within the City's development pipeline is estimated to add an additional 8,146 people to the area, for an anticipated population of 14,451 people by 2040.

In the event that all of the 13 'undeveloped and redevelopment sites' identified in this report are developed at a 10 FSI, it is estimated that an additional 10,096 people (above the 2040 population estimate) will be added to the area, for an anticipated population of 24,547 under the 10 FSI scenario contemplated by Etobicoke York Community Council.

Amenities and Services for a Complete Community

The amenities and services generally required to achieve a complete community include:

- Indoor and outdoor recreational facilities, including parks and recreation centres;
- Educational and childcare facilities, including schools, libraries, and daycares; and
- Transit infrastructure that facilitates all modes of transportation, including pedestrians, cars, and cyclists.

Within Emery Village, Lindylou Park and TRCA lands run generally north/south along the western edge of the secondary plan area. Habitant Arena and Emery Collegiate Institute are located along Weston Road, co-located with Emery Adult Learning Centre, and include a daycare, pool, and outdoor track facilities.

Emery Village is also the site of large-scale public transit investment, with Emery Station planned at the intersection of Finch Avenue West and Weston Road, and the Finch West LRT planned to run east/west through the secondary plan area.

Recent City and OLT-approved development applications located along Weston Road and Toryork Drive include a new private daycare, community space, park, and at-grade retail space. Additionally, an application currently within the City's development pipeline at the intersection of Weston Road and Finch Avenue West includes an additional new park and large-format grocery store.

The anticipated population growth within the Emery Village Secondary Plan can be adequately supported by existing, new, and improved amenities and services. Development applications generate both funding and space for needed infrastructure through Community Benefits Charges (CBC), in-kind CBC contributions, and parkland dedication. Providing for a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

Servicing Plan for a Complete Community

Emery Village already includes strong building blocks that are necessary to achieve a complete community, including large-scale public infrastructure investment. Any future development applications that may be brought forward on the 13 'undeveloped and redevelopment sites' identified in this report will be subject to the City's current Section 37 regime. They will either generate a CBC of 4% of their appraised value (assessed prior to building permit issuance) for the City's use in the development of new and upgraded amenities and facilities, or, they will have in-kind CBC contributions of public amenities included within the development sites themselves. Additionally, development applications will be subject to parkland dedication or cash-in-lieu provisions to ensure adequate parkland.

With respect to servicing, any future development applications that may be brought forward on the 13 'undeveloped and redevelopment sites' will include a full suite of technical studies, including Transportation Impact Studies, Stormwater Management and Functional Servicing Studies, to assess the capacity of existing infrastructure to serve the proposed development. Any new or improved infrastructure that may be required to serve the proposed development, including roads, sanitary and storm sewers, and municipal water and utilities, will be provided by the developer as part of the proposed development.

CONTACT

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SIGNATURE

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ATTACHMENT

Attachment 1: Emery Village Development Sites

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