

1798, 1800, 1802, 1804, 1806, 1808, and 1812 Weston Road – Rental Housing Demolition Application– Decision Report – Approval

Date: April 8, 2025

To: Etobicoke York Community Council

From: Director, Strategic Initiatives Policy and Analysis, City Planning

Ward: 5 – York South-Weston

Rental Housing Demolition Application Number: 23 138686 WET 05 RH

Related Planning Application Number: 23 115006 WET 05 OZ

SUMMARY

This report reviews and recommends approval of a Rental Housing Demolition application which proposes to demolish 6 rental dwelling units located at 1806 and 1812 Weston Road.

The 6 rental units are proposed to be replaced by 6 new rental units as part of a new development on the site.

The proposed development on the site, located at 1798, 1800, 1802, 1804, 1806, 1808, and 1812 Weston Road, is the subject of a related Zoning By-law Amendment application (23 115006 WET 05 OZ). The proposed development would consist of a 40-storey mixed-use building with a six-storey base building, containing 490 residential units and 327 square metres of non-residential uses on the ground floor. An approval report for the Zoning By-law Amendment application has been advanced concurrently with this Rental Housing Demolition application approval report.

This report also recommends approval of the Residential Demolition Permit under Chapter 363 of the Toronto Municipal Code, subject to conditions.

RECOMMENDATIONS

The Director, Strategic Initiatives Policy and Analysis, City Planning recommends that:

1. City Council approve the Rental Housing Demolition Application File No. 23 138686 WET 05 RH in accordance with Chapter 667 of the Toronto Municipal Code and pursuant to Section 111 of the City of Toronto Act, 2006 to permit the demolition of 6

existing rental dwelling units located at 1806 and 1812 Weston Road, subject to the following conditions:

- a. The owner shall provide and maintain 6 replacement rental dwelling units on the subject site for a period of at least 20 years beginning from the date that each replacement rental dwelling unit is first occupied and, during which time, no application may be submitted to the City for condominium registration, or for any other conversion to a non-rental housing purpose, or for demolition without providing for replacement. The replacement rental dwelling units shall collectively have a total gross floor area of at least 479 square metres and be comprised of 2 one-bedroom units, 2 two-bedroom units, and 2 three-bedroom units, as generally illustrated in the plans submitted to the City Planning dated March 25, 2025. Any revision to these plans shall be to the satisfaction of the Chief Planner and Executive Director, City Planning;
- b. The owner shall, as part of the 6 replacement rental dwelling units required in Recommendation 1.a above, provide at least 2 one-bedroom, 2 two-bedroom, and 2 three-bedroom units, at affordable rents as currently defined in the City's Official Plan, all for a period of at least 10 years beginning from the date of first occupancy of each unit;
- c. The owner shall provide tenants of all 6 replacement rental dwelling units with access to, and use of, all indoor and outdoor amenities in the proposed development at no extra charge. Access to, and use of, these amenities shall be on the same terms and conditions as any other resident of the development without the need to pre-book or pay a fee, unless specifically required as a customary practice for private bookings;
- d. The owner shall provide ensuite laundry and central air conditioning in each replacement rental dwelling unit at no extra charge;
- e. The owner shall provide central air conditioning in each replacement rental dwelling unit within the proposed building at no extra charge;
- f. The owner shall provide tenants of all replacement rental dwelling units with access to bicycle and visitor parking on the same terms and conditions as any other resident of the proposed development;
- g. The replacement rental dwelling units required in Recommendation 1.a. above shall be made ready and available for occupancy no later than the date by which 70% of the new dwelling units in the proposed development, exclusive of the replacement rental dwelling units, are made available and ready for occupancy, subject to any revisions to the satisfaction of the Chief Planner and Executive Director, City Planning; and
- h. The owner shall enter into and register on title to the lands at 1798, 1800, 1802, 1804, 1806, 1808, and 1812 Weston Road an agreement pursuant to Section 111 of the City of Toronto Act, 2006 to secure the conditions outlined in

Recommendations 1.a. through 1.g. above, all to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning.

2. City Council authorize the Chief Planner and Executive Director, City Planning, or their designate, to issue Preliminary Approval of the Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code for the demolition of the 6 existing rental dwelling units located at 1806 and 1812 Weston Road after all the following have occurred:

- a. All conditions in Recommendation 1 above have been fully satisfied and secured;
- b. The related Zoning By-law Amendment to permit the proposed development (23 115006 WET 05 OZ) has come into full force and effect;
- c. The issuance of the Notice of Approval Conditions for site plan approval for the related Site Plan Approval Application (23 115001 WET 05 SA), by the Executive Director, Development Review or their designate, pursuant to Section 114 of the City of Toronto Act, 2006, or as otherwise determined by the Chief Planner and Executive Director, City Planning;
- d. The issuance of excavation and shoring permits (conditional or full permit) for the approved development on the site; and
- e. The owner has confirmed, in writing, that all existing rental dwelling units proposed to be demolished are vacant.

3. City Council authorize the Chief Building Official and Executive Director, Toronto Building to issue a Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code after the Chief Planner and Executive Director, City Planning, or their designate, has given Preliminary Approval referred to in Recommendation 2 above.

4. City Council authorize the Chief Building Official and Executive Director, Toronto Building to issue a Residential Demolition Permit under Section 33 of the Planning Act and Chapter 363 of the Toronto Municipal Code 1806 and 1812 Weston Road after the Chief Planner and Executive Director, City Planning, or their designate, has given Preliminary Approval referred to in Recommendation 2 above, which may be included in the Rental Housing Demolition Permit under Chapter 667 pursuant to section 6.2 of Chapter 363, on condition that:

- a. The owner removes all debris and rubble from the site immediately after demolition;
- b. The owner erects solid construction hoarding to the satisfaction of the Chief Building Official and Executive Director, Toronto Building;
- c. The owner erects the proposed building containing the replacement rental dwelling units on the site no later than three (3) years from the date that the demolition of the existing buildings commenced, subject to the timeframe being

extended to the discretion of the Chief Planner and Executive Director, City Planning; and

d. Should the owner fail to complete the proposed building within the time specified in Recommendation 4.c. above, the City Clerk shall be entitled to enter on the collector's roll, to be collected in a like manner as municipal taxes, an amount equal to the sum of twenty thousand dollars (\$20,000.00) per dwelling unit for which a demolition permit is issued, and that each sum shall, until payment, be a lien or charge upon the land for which the Residential Demolition Permit is issued.

5. City Council authorize the appropriate City officials to take such actions as are necessary to implement City Council's decision, including execution of the Section 111 Agreement and any other related agreements.

FINANCIAL IMPACT

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

THE SITE AND SURROUNDING LANDS

Description

The site is located on the south side of Weston Road and the lot is irregular in shape and slopes down slightly from the Weston Road frontage to the rear of the site. The site has an area of approximately 2,085 square metres. The site has a lot frontage of approximately 45 metres on Weston Road and a lot depth ranging from approximately 55 metres at the western property line to approximately 39 metres at the eastern property line. The site is also within 150 metres of the Weston GO Transit Station. See Attachment 1 for the Location Map.

Existing Uses

The site is comprised of six properties which are currently occupied by a mix of one- to three-storey low-rise buildings with a range of commercial uses at-grade, and six rental dwelling units on the upper storeys above a portion of the commercial units. Surface parking is currently located at the rear of the building. The existing buildings are proposed to be demolished as part of the application.

Existing Rental Housing

The 6 rental units are situated in 1806 and 1812 Weston Road. Currently, all 6 units are vacant. The breakdown by unit type and rent classification of the building at the time of application is outlined in Table 1 below. Staff conducted a site visit on July 23, 2024, to verify the number and type of rental units.

Table 1: Existing Rental Dwelling Units and Rent Classifications

Rent Classification	1-Bedroom	2-Bedroom	3-Bedroom	Total
Affordable	2	2	2	6
Total	2	2	2	6

THE APPLICATION

Description

The Rental Housing Demolition application proposes the demolition of 6 existing rental units at 1806 and 1812 Weston Road. A related Zoning By-law Amendment application proposes to amend the Zoning By-law to permit the development of a 40-storey mixed-use building with a six-storey base building on a larger development site (1798 to 1812 Weston Road). The proposed development will contain 490 residential units (including 6 replacement rental units) and have a total Gross Floor Area of 28,729 square metres, of which 327 square metres would be for non-residential uses at the ground floor fronting onto Weston Road. The development will have 91 vehicular parking spaces and 549 bicycle parking spaces.

Replacement Rental Units

The proposed development will contain 6 rental replacement dwelling units, all of which would have affordable rents. The replacement units will be provided as 2 one-bedroom, 2 two-bedroom and 2 three-bedroom units located on the third floor of the proposed mixed building. The unit sizes of the replacement units are the same or slightly larger than the sizes of the existing units and overall represents 100 percent of the existing rental gross floor area.

Tenant Relocation and Assistance Plan

A Tenant Relocation and Assistance Plan that addresses tenants' right to return to a replacement unit and assistance to lessen hardship is not required because the existing rental housing units are currently vacant.

Reasons for Application

This application to redevelop the site involves the demolition of rental housing. Since the development site contains six or more residential units, of which at least one unit is rental housing, an application is required under Chapter 667 of the City's Municipal Code, the Rental Housing Demolition and Conversion By-law. The By-law requires that an applicant obtain a permit from the City allowing the demolition of the existing rental housing units. The City may impose conditions that must be satisfied before a demolition permit is issued.

The Rental Housing Demolition application was submitted on April 27, 2023. At the time of application the site was vacant and a tenant meeting was not required.

The related rezoning application was submitted on March 6, 2023, and deemed complete on May 1, 2023.

A related Site Plan application (23 115001 WET 05 SA) was submitted March 6, 2023, and deemed complete on May 1, 2023.

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 Planning Statement (2024), and shall conform to provincial plans.

Official Plan

The Official Plan outlines the City's policies and objectives for land use planning and development. Section 3.2.1 of the Official Plan contains the City's policies pertaining to the provision, maintenance and replacement of rental housing.

Policy 3.2.1.6 requires that new development that would result in the loss of six or more rental dwelling units replace at least the same number, size and type of rental units as exist on the site and maintain rents similar to those in effect at the time of application. The policy also requires the applicant to develop an acceptable tenant relocation and assistance plan, addressing the right to return to the replacement units at similar rents and other assistance to lessen hardship.

COMMENTS

Provincial Planning Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the PPS (2024). Staff find the proposal consistent with the PPS (2024).

Replacement Rental Housing

Staff are satisfied with the proposed replacement of the existing rental housing units by their respective bedroom type and size. The applicant will provide and maintain the replacement rental units as rental housing for at least 20 years, beginning on the date the replacement rental units are first occupied.

Rents for the replacement rental units will be set at the same affordability level as the existing units for a period of at least 10 years. Accordingly, the 6 replacement units will all have affordable rents. Tenants that occupy one of the replacement rental units during the initial 10-year period will have rents that will only increase by the annual provincial guideline until their tenancies end, irrespective of whether the Guideline applies to the proposed development under the Residential Tenancies Act, 2006 (RTA).

All of the replacement rental dwelling units will be provided with ensuite laundry facilities and central air conditioning. Tenants of the replacement rental dwelling units will have access to bicycle parking, visitor parking, and all indoor and outdoor amenities, on the same terms and conditions as any other resident of the building.

The 6 replacement rental units and associated conditions address the replacement requirements of Official Plan policy 3.2.1.6 and will be secured through an agreement pursuant to Section 111 of the City of Toronto Act, 2006, to the satisfaction of the Chief Planner and Executive Director, City Planning.

CONTACT

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SIGNATURE

Corwin Cambray, MCIP, RPP
Director, Strategic Initiatives, Policy and Analysis
City Planning

ATTACHMENTS

Attachment 1: Location Map - 1798 to 1812 Weston Road

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