

## **3406-3434 Weston Road – Official Plan and Zoning By-law Amendment Application – Decision Report – Approval**

Date: May 16, 2025

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 7 – Humber River-Black Creek

**Planning Application Number: 24 151539 WET 07 OZ**

### **SUMMARY**

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This report reviews and recommends approval of the Official Plan and Zoning By-law Amendment application for a mixed-use building consisting of two towers with heights of 39 and 35 storeys, connected by a seven-storey base building at 3406-3434 Weston Road.

The proposal includes 832 dwelling units with 1,198 square metres of grade-related commercial space and 420 parking spaces, in underground and above-grade parking levels. The above-grade vehicle parking is located at the rear of the building, with commercial and residential uses at the front along the Weston Road right-of-way.

### **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 3406-3434 Weston Road substantially-in-accordance with the draft Official Plan Amendment included as Attachment 6 to this report.
2. City Council amend city-wide Zoning By-law 569-2013 for lands at 3406-3434 Weston Road substantially-in-accordance with the draft Zoning By-law Amendment included as Attachment 7 to this report.
3. City Council authorize the City Solicitor to make stylistic and technical changes to the draft Official Plan and Zoning By-law Amendments, as may be required.

## FINANCIAL IMPACTS

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The Development Review 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

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At its meeting of March 31, April 1 and 2, 2015, City Council approved Official Plan and Zoning By-law Amendments for the site to permit a 12-storey mixed-use building. The decision document can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2015.EY4.2>

As part of the above-mentioned approval, City Council required a \$400,000.00 cash contribution towards local community improvements, with \$100,000.00 to be paid at the time of entering into the Section 37 agreement. The owner of the site at the time objected to the early payment of \$100,000.00 and, on that basis, appealed to the Ontario Land Tribunal (“OLT”), then Ontario Municipal Board. At its meeting of September 30, October 1 and 2, 2015, City Council adopted Item 2015.MM9.46 which deleted the requirement of the early payment of \$100,000.00 and the owner subsequently withdrew their appeal to the OLT. The decision document can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2015.MM9.46>.

## THE SITE AND SURROUNDING LANDS

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### Description

The site is located near the south-west corner of Finch Avenue West and Weston Road (see Attachment 2: Location Map). The site is approximately 7,743 square metres in size with a frontage of 109.4 metres and a depth of 69 metres. The site drops in grade approximately four metres from north to south along the Weston Road frontage. The site is currently occupied by two commercial plaza buildings and surface-level parking.

### Surrounding Uses

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 an application to amend the City’s Official Plan and Zoning By-law was recently approved by the OLT for new residential and mixed-use buildings ranging in height from 26 to 38 storeys (OLT Case No. OLT-22-003049).

East: Lands designated *Mixed Use Areas* containing 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/West: Lands designated *Apartment Neighbourhoods* containing two existing 26-storey residential rental apartment buildings, to which an application to amend the City's Official Plan and Zoning By-law were recently approved by City Council for a new 30-storey residential rental building with a five-storey base building, containing 403 rental dwelling units and a child care facility (Item 2024.EY.16.1).

## THE APPLICATION

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### Description

A mixed-use development consisting of two towers with heights of 39 and 35 storeys, approximately 124.7 and 112.7 metres, respectively (including the mechanical penthouse), connected by a seven-storey base building. The application proposes 832 dwelling units and includes a total gross floor area of 69,484 square metres, comprised of 61,147 square metres of residential gross floor area, 1,198 square metres of non-residential gross floor area and 7,139 square metres of above-grade parking gross floor area.

### Density

The proposal has a density of 9.69 times the area of the lot.

### Residential Units

The proposal includes 832 dwelling units including 75 studio (9%), 335 one-bedroom (40%), 340 two-bedroom (41%) and 82 three-bedroom units (10%).

### Access, Parking and Loading

The proposal includes a total of 420 vehicular parking spaces to be located within two underground parking levels and three levels of above-grade parking integrated into Levels 1, 2 and 3 of the base building. A total of 660 bicycle parking spaces and one Type 'G' loading area are also proposed. The application proposes one driveway along Weston Road, aligned with Zappacosta Drive, east of the site.

### Additional Information

See the attachments of this Report for the Application Data Sheet, Location Map, site plan, elevations, and 3D massing views of the proposal. 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: [toronto.ca/3406-3434WestonRd](https://toronto.ca/3406-3434WestonRd)

## Reasons for Application

The site was the subject of an Official Plan and Zoning By-law Amendment approval in 2015. In accordance with the 2015 approval, the site has a maximum permitted height of 12 storeys and a total gross floor area of 27,000 square metres per the enacted site specific exemption to the former North York Zoning By-law 7626 and the site and area specific policy to the Emery Village Secondary Plan.

As the current application exceeds several performance standards from the 2015 approval including but not limited to height, gross floor area and setbacks, the proposal requires new amendments to the Official Plan and Zoning By-law at this time.

## APPLICATION BACKGROUND

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A pre-application consultation ("PAC") meeting was held on February 20, 2024. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

### 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 to assist in evaluating the application and to formulate appropriate Official Plan and Zoning By-law amendments.

## POLICY & REGULATION CONSIDERATIONS

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### Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affect a Planning matter shall be consistent with the Provincial Planning Statement, 2024 ("PPS") and shall conform to provincial plans, including the Greenbelt Plan, 2017, and others.

### Official Plan

The site is designated as *Mixed Use Areas* on Map 13 – Land Use Map and are within the *Avenues* overlay on Map 2 – Urban Structure in the Official Plan. The site is located within proximity to a transit corridor along Finch Avenue West as identified on the Higher Order Transit Corridor Map 4 of the Official Plan. At this location, Weston Road has a right-of-way width of 30 metres, as identified on Map 3 of the Official Plan. The site is also subject to the policies of the Emery Village Secondary Plan.

*Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses, in single use or mixed-use buildings, as well as parks and open spaces and utilities. *Avenues* are important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities.

The proposal is also subject to general Official Plan policies pertaining to healthy neighbourhoods, greenspaces, built form, public realm and housing. See Attachment 3 of this report for the Official Plan Land Use Map. The Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

## **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. Along Weston Road, the Secondary Plan encourages street related retail and service commercial uses with residential uses above. The site is designated as *Mixed-Use Area 'B'* and *Apartment Neighbourhoods Area 'A'* on Map 26-1 - Land Use Areas of the Emery Village Secondary Plan (see Attachment 4).

There is a discrepancy between Map 13 - Land Use Map in the Official Plan (Attachment 3) and Map 26-1 - Land Use Areas in the Emery Village Secondary Plan (Attachment 4). Section 5.6, Policy 6 of the Official Plan, states that "The policies of this Plan apply to the areas subject to Secondary Plans contained in Chapter Six, except in the case of a conflict, the Secondary Plan policy will prevail." Therefore, the north half of the site is considered to be designated *Mixed Use Areas 'B'* and the south half, *Apartment Neighbourhoods 'A'*, in accordance with the Emery Village Secondary Plan.

The site is subject to a site and area specific policy as per section 13.1.1 of the Emery Village Secondary Plan. According to the site and area specific policy, a mixed-use building is permitted with a maximum height of 12 storeys and a total gross floor area of 27,000 square metres. The site and area specific policy can be found here: <https://www.toronto.ca/legdocs/bylaws/2015/law1039.pdf>

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

The site is within a Council-adopted PMTSA for Emery Station on the Finch West Light Rail Transit 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 PPS places emphasis on ensuring that major transit station areas are prioritized for future growth and development to support the optimization of transit investments. OPA 570 delineates the Emery PMTSA. The decision document can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2022.PH35.16>.

## **Zoning**

The site is subject to the former City of North York Zoning By-law No. 7626, as amended. According to Zoning By-law 7626, the site is zoned C5 Zone (Mixed Use Commercial Zone) and contains a site-specific exemption as per section 64.27(1) that was placed through a previous Zoning By-law Amendment application approved in 2015. According to the site-specific exemption for the site, the maximum permitted height is 43 metres, the maximum number of storeys is 12, and the maximum gross floor area is 27,000 square metres.

The site-specific exemption for the site can be found here:  
<https://www.toronto.ca/legdocs/bylaws/2015/law1040.pdf>

## **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 for High Density Communities

## **Toronto Green Standard**

The Toronto Green Standard (TGS) is 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 TGS. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund). Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement.

## **Emery Village Business Improvement Area Streetscape Manual for Landowners**

The site is within the Emery Village Business Improvement Area (“BIA”), and is subject to the City Council-endorsed Emery Village BIA Streetscape Manual for Landowners.

## **PUBLIC ENGAGEMENT**

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### **Community Consultation**

An in-person Community Consultation Meeting (“CCM”) was held on July 3, 2024. At the meeting, Development Review staff presented the planning policy framework and an overview of the application review process, and the applicant presented their proposal. Issues raised included:

- Lack of services for the existing community, which will become more inaccessible with additional density from the proposal;
- Pace of development within the city, including undesirable levels of traffic generated by development and growth, and loss of grocery stores;
- Retail tenants on the site concerned with the loss of their businesses;
- Capacity and accessibility in the future Finch West LRT system to support the increased in density to the area; and
- The amount of proposed vehicle parking.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report.

## **Statutory Public Meeting Comments**

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the Etobicoke York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

## **COMMENTS**

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### **Provincial Planning Statement**

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff have reviewed and determined that the current proposal is consistent with the PPS, as follows:

- The proposal would accommodate appropriate residential infill growth that provides an appropriate scale and form of development that can be accommodated on the lands, which supports policy objectives related to focusing growth in built up areas within existing settlement areas.
- The proposal would support 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 accommodate growth and development within a strategic growth area (major transit station area), supporting policy objectives related to focusing growth near transit stations to support the optimization of transit investments.

### **Official Plan Policies and Design Guidelines**

This application has been reviewed against the Official Plan policies, Secondary Plan policies and design guidelines described in the Policy and Regulation Considerations Section of this Report.

### **Land Use**

The application is proposing a mix of commercial and residential uses. The proposed uses are in keeping with the use permissions of the site and area specific policy under the Emery Village Secondary Plan and site specific zoning exemption applicable to the site, both of which permit a mixed-use building.

## Housing

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. This proposal would result in a unit mix that meets the Growing Up Guidelines.

## Density, Height, Massing

The proposed density, height and massing 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 conforms with the Emery Village Secondary Plan, *Mixed Use Areas, Avenues*, Built Form and Public Realm policies within the Official Plan, which emphasize the importance of creating vibrant, mixed use communities that fit within the existing and/or planned context, while limiting impacts on neighbouring streets, parks and open spaces, as follows:

- The proposed height of the building is consistent with existing and approved 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 base building is located to frame the edge of Weston Road while providing a 13.5 metre setback, which allows sufficient space for opportunities to improve pedestrian amenity, including space for trees and plantings.
- Loading, servicing and vehicle parking are accessed at the rear of the building from a driveway and are located underground and within the building mass, away from the public realm and public view.
- The proposal maintains an existing pedestrian connection from Weston Road to the neighbouring property at the rear, providing access to publicly accessible open space that connects to Lindylou Park.
- The proposal meets the Tall Building Design Guidelines' standard for minimum separation distance of 25 metres between surrounding towers on the site and limits the tower floor plate for the proposed new towers to 750 square metres, ensuring adequate sunlight, privacy, and sky views for occupants.
- In the absence of a consistent streetwall height context, the proposal provides for an acceptable minimum base building height consistent with the Tall Building Design Guidelines of seven storeys with a setback of 3.5 metres at the fourth storey.
- The base building is appropriately lined with grade-related commercial uses to promote a safe and animated public realm.



- Above-grade vehicle parking is located at the rear of the building, with commercial and residential uses at the front to shield the parking structure from the public realm along the Weston Road right-of-way.

## **Servicing**

A Functional Servicing and Stormwater Management Report by Stantec, dated February 2025, 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.

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

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

Currently, the site is accessed via two driveways along Weston Road. The application proposes one driveway along Weston Road, aligned with Zappacosta Drive, east of the site.

A Transportation Impact Study ("TIS") report prepared by Nextrans Consulting Engineers, dated May 2024, was submitted in support of the application. The TIS indicated that the proposal is forecast to generate approximately 222 and 301 two-way vehicle trips during the AM and PM peak hour periods, respectively. According to the TIS, if a 20 percent modal split (non-auto) is applied, the proposed development is expected to generate 44 and 60 total two-way non-auto trips during the AM and PM peak hours, respectively.

While taking the planned Finch Avenue West LRT system into consideration, Nextrans Consulting Engineers has indicated that there will be an anticipated 20 percent reduction in vehicular traffic expected in the surrounding area. According to the TIS, the intersection of Finch Avenue West and Weston Road is expected to operate at acceptable levels of service. Transportation Review staff concur with the consultant's findings.

A total of 660 bicycle parking spaces are proposed, including 69 short-term spaces (0.08 parking spaces per unit) and 583 long-term spaces (0.7 parking spaces per unit) for residential uses, and six short-term spaces (3 plus 0.25 parking spaces per 100 square metres) and two long-term spaces (0.13 parking spaces per 100 square metres) for non-residential uses. The proposal includes 10 publicly accessible parking spaces.

A total of 417 vehicle parking spaces are proposed, consisting of 375 residential parking spaces (0.45 parking spaces per dwelling units) and 42 shared residential/commercial parking spaces. Transportation Review staff find the number of parking spaces acceptable to serve the proposed development, in accordance with the parking supply maximums noted in Zoning By-law 569-2013, as amended by the City-wide update to parking standards, By-law 89-2022. Additionally, a minimum of 12 accessible parking

spaces and 10 residential visitor parking spaces are proposed, in accordance with the minimum supply requirements noted in Zoning By-law 569-2013.

The proposal consists of approximately 7,140 square metres of above-grade vehicle parking located on Levels 1, 2 and 3 of the base building. The above-grade vehicle parking is located at the rear of the building, with commercial and residential uses at the front to shield the parking structure from the public realm along the Weston Road right-of-way.

Transportation Review and Transportation Planning have no objection to the proposed vehicular and bicycle parking rates and number of parking spaces.

### **Loading**

One Type 'G' loading space is proposed; however, Zoning By-law 569-2013 requires one Type 'G' and one Type 'C' for the proposal. Transportation Review accepts Nextrans Consulting Engineers position that only one Type 'G' loading space is needed to satisfy loading operations of the proposal, given that Zoning By-law 569-2013 allows shared loading spaces between uses in the same building and that loading activities would be scheduled to avoid conflict.

### **Community Services and Facilities**

In accordance with Section 37 of the Planning Act and the Community Benefits Charge By-law 1139-2022, the applicant will pay 4 percent of the land value prior to the issuance of the first building permit. The Community Benefits Charge will fund the capital costs of services and facilities needed to support new development and existing communities in the City. The Community Benefits Charge will replace the Section 37 agreement that was previously negotiated by the City and a different landowner for a 12-storey mixed-use building that was never constructed on the site.

### **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, 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.

### **Tree Preservation**

An Alternative Streetscape Plan by Adesso Design Inc., dated February 20, 2025, an Arborist Report by Jackson Arboriculture Inc., dated May 3, 2024, and a Landscape Plan, Tree Protection Plan and Soil Volume Plan by Adesso Design Inc., dated October 16, 2024, were submitted in support of the application.

City By-laws provide for the protection of trees situated on both private and City property. The Tree Protection Plan indicates that the development proposes to remove one protected privately-owned tree. The Landscape Concept Plan and Alternative

Streetscape Plan identify eight new proposed trees on the City road allowance and 21 new trees on private property. The plans and reports submitted are acceptable to staff and meet the City's By-law requirements.

### **Toronto Green Standard**

The applicant is required to meet Tier 1 of the TGS in force at the time of a complete application for Site Plan Control. 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.

### **CONTACT**

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Lisa Hosale, Senior Planner, Community Planning  
Tel. No.: 416-396-5793  
E-mail: [lisa.hosale@toronto.ca](mailto:lisa.hosale@toronto.ca)

### **SIGNATURE**

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Oren Tamir  
Director, Community Planning  
Etobicoke York District

### **ATTACHMENTS**

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#### **City of Toronto Information/Drawings**

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

#### **Applicant Submitted Drawings**

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 Northwest)  
Attachment 10b: 3D Model of Proposal in Context (Looking Southeast)

## Attachment 1: Application Data Sheet

Municipal Address: 3406-3434 Weston Road Complete Application Date: August 8, 2024

Application Number: 24 151539 WET 07 OZ

Application Type: Official Plan and Zoning By-law Amendment

Project Description: Two buildings with heights of 39 and 35 storeys, connected by a seven-storey base building on the site. The proposal includes 832 dwelling units and 420 parking spaces.

### Applicant

Bousfields Inc.  
3 Church Street,  
Suite 200,  
Toronto, ON, M5E  
1M2

### Architect

ICON Architects  
813-4789 Young  
Street,  
Toronto, ON,  
M2N 0G3

### Owner

Pinemount  
Developments  
1 Whitehorse Road,  
Unit 16-18, Toronto,  
ON, M3J 3G8

## EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas and Apartment Neighbourhoods  
64.27-(1)  
C5(H4)(1)

Site Specific Provision: Emery Village Secondary Plan (Section 13.1.1)

Zoning: 64.27-(1)  
C5(H4)(1)

Heritage Designation: No

Height Limit (storeys): 12

Site Plan Control Area: Yes

## PROJECT INFORMATION

Site area (sq m): 7,169.3 Frontage (m): 109.37 Depth (m): 68.97

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	19,363	0	4,894	4,894
Residential GFA (sq m):	0	0	61,147	61,147
Non-Residential GFA (sq m):	19,363	0	1,198	1,198
Above-Grade Parking GFA (sq m):	-	0	7,139	7,139
Total GFA (sq m):	19,363	0	69,484	69,484
Height (storeys):	2/1	0	39/35	39/35
Height (metres):	14/5.8	0	124.7/112.7	124.7/112.7

Floor Space Index: 9.69

<b>Floor Area Breakdown</b>	<b>Above Grade (sq m)</b>	<b>Below Grade (sq m)</b>
Residential GFA:	61,147	-
Commercial GFA:	1,198	-
Parking GFA:	7,139	12,081
Office GFA:	-	-
Industrial GFA:	-	-
Institutional/Other GFA:	-	-

<b>Residential Units by Tenure</b>	<b>Existing</b>	<b>Retained</b>	<b>Proposed</b>	<b>Total</b>
Rental:	-	-	-	-
Freehold:	-	-	-	-
Condominium:	-	-	-	-
Other:	-	-	-	-
Total Units:	-	-	832	832

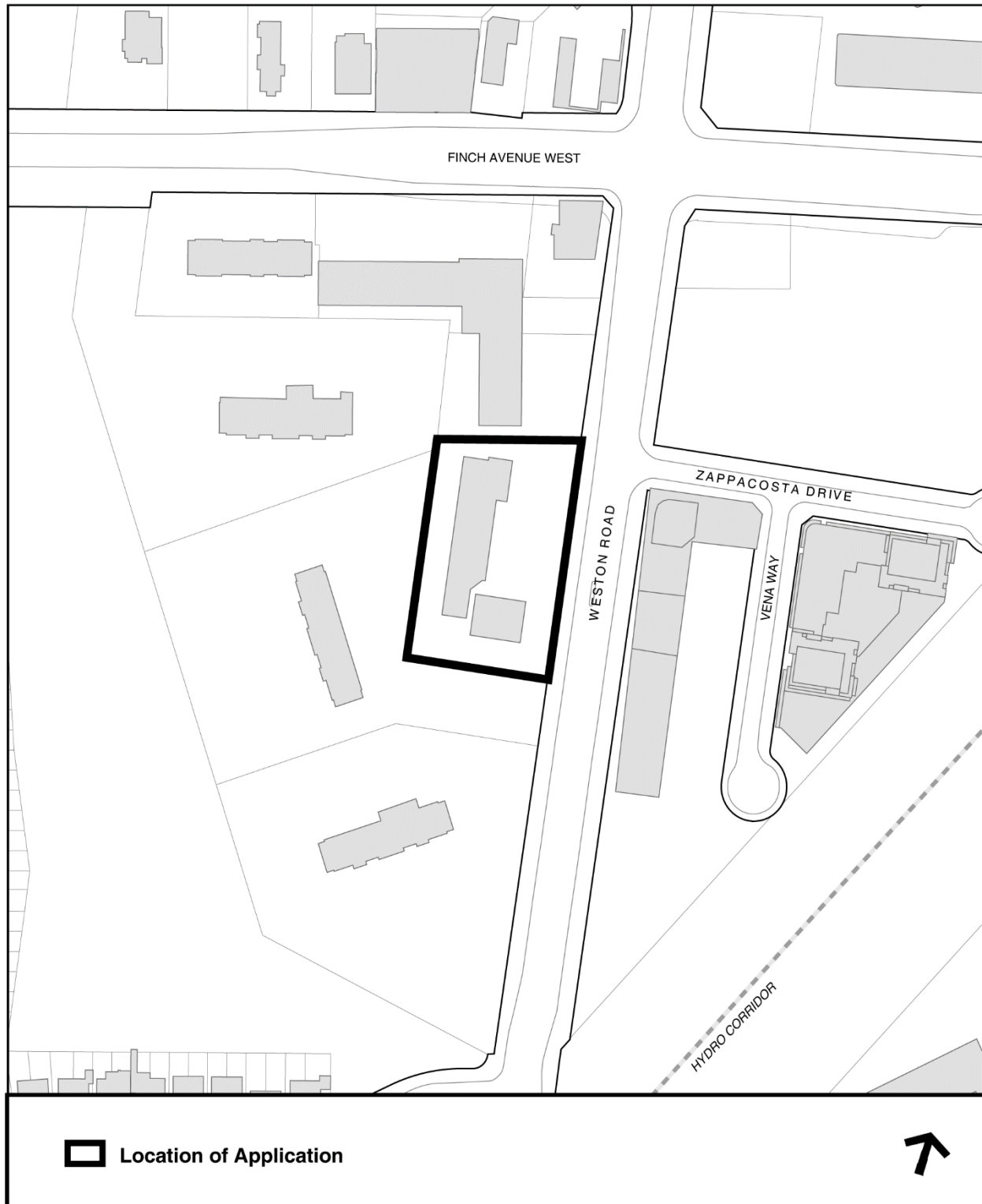
#### **Total Residential Units by Size**

	<b>Rooms</b>	<b>Studio</b>	<b>1 Bedroom</b>	<b>2+ Bedroom</b>	<b>3+ Bedroom</b>
Retained:	-	-	-	-	-
Proposed:	-	75	335	340	82
Total Units:	-	75	335	340	82

#### **Parking and Loading**

Parking Spaces:	420	Bicycle Parking Spaces:	634	Loading Docks:	1 Type G
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## Attachment 2: Location Map



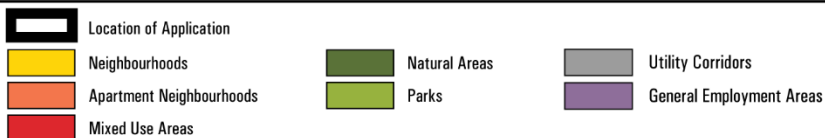
### Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 13

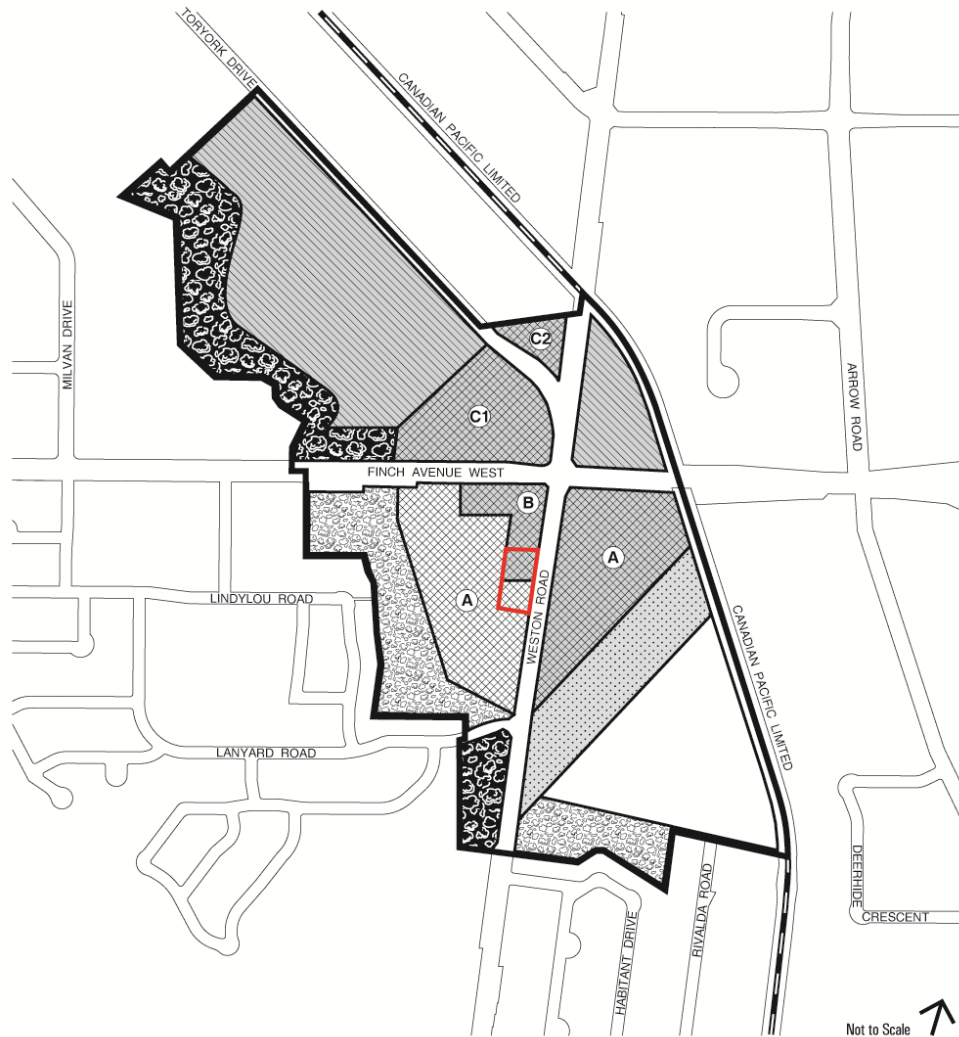
3406-3434 Weston Road

File # 24 151539 WET 07 0Z



↑  
Not to Scale  
Extracted: 05/27/2024

## Attachment 4: Emery Village Secondary Plan Land Use Map



### Emery Village Secondary Plan

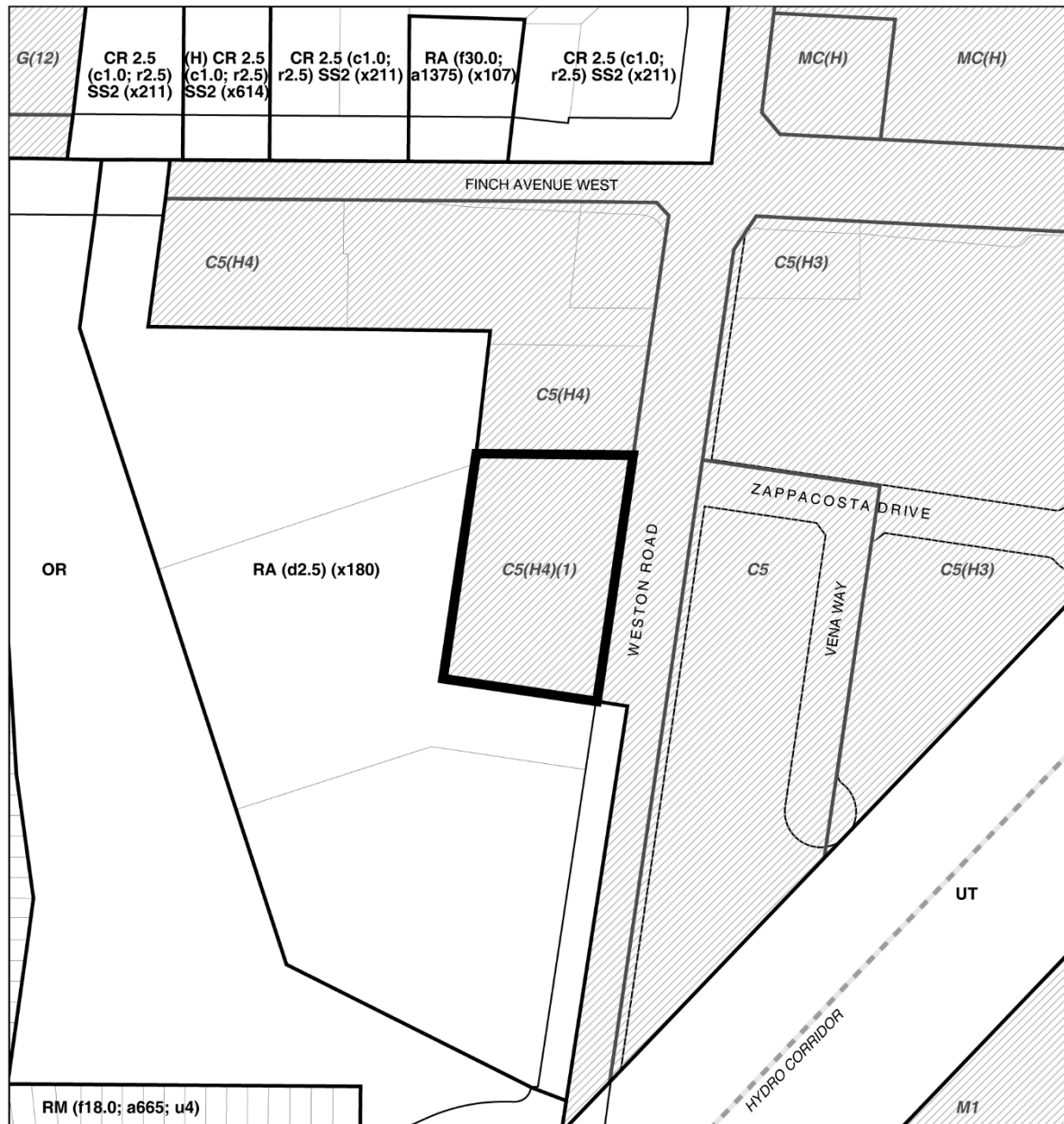
MAP 26-1 Land Use Areas



June 2006



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



**Zoning By-law 569-2013**

**3406-3434 Weston Road**

**File # 24 151539 WET 07 0Z**



Location of Application

**RM** Residential Multiple  
**RA** Residential Apartment  
**CR** Commercial Residential  
**EH** Employment Heavy Industrial  
**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  
**MC** Industrial-Commercial Zone  
**G** Greenbelt Zone



Not to Scale  
Extracted: 05/27/2024

## **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 2024, as 3406-3434 Weston Road**

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. 807 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, John D. Elvidge,  
Speaker

City Clerk

(Seal of the City)

**AMENDMENT NO. 807 TO THE OFFICIAL PLAN**

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2024 AS  
3406-3434 WESTON ROAD**

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

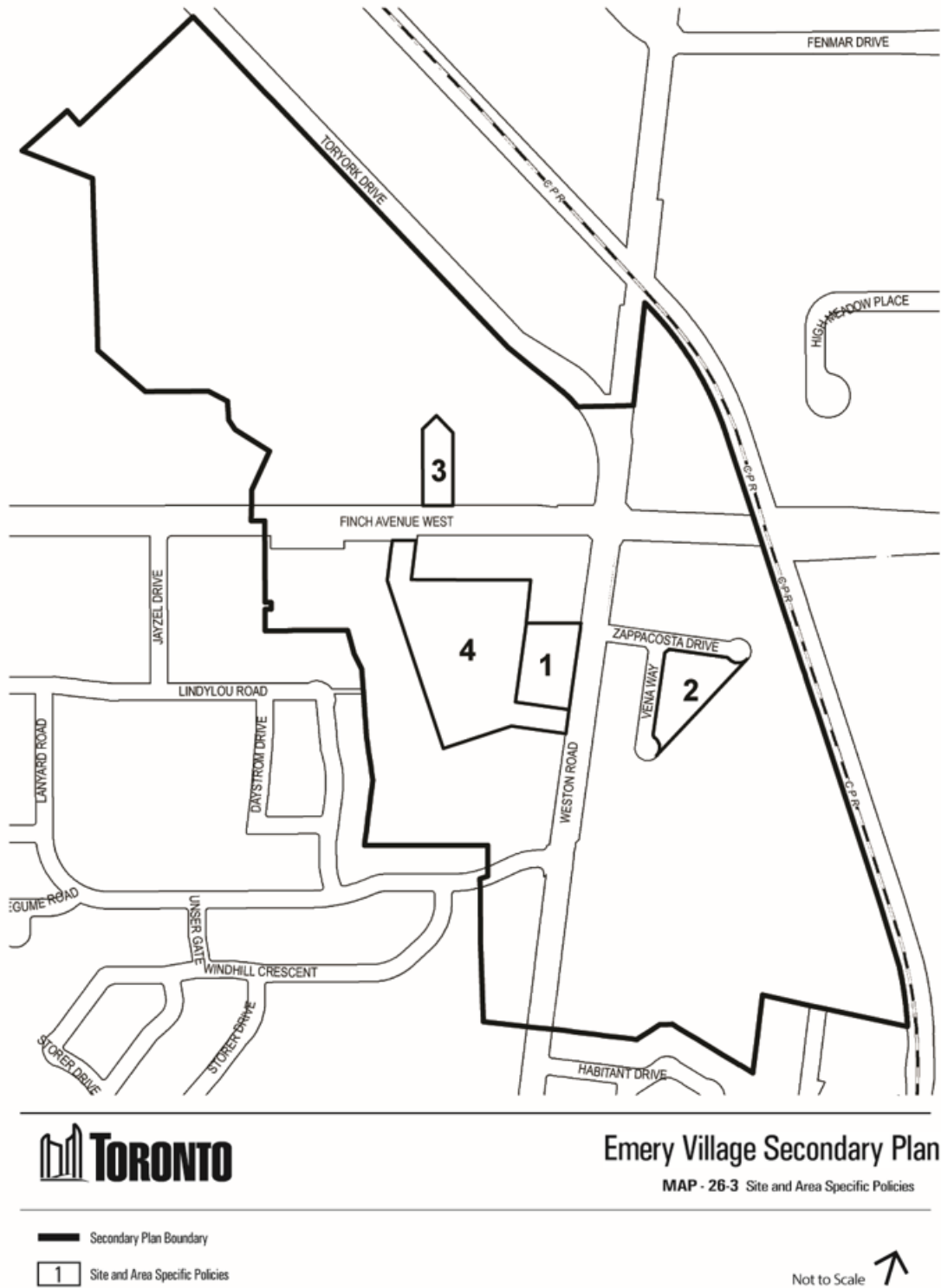
1. Chapter 6, Section 26, Emery Village Secondary Plan is amended by deleting the text of Sections 13.1 and 13.1.1 and replacing them with the following for the lands municipally known in 2024 as 3406-3434 Weston Road:

**“13.1. 3406-3434 Weston Road**

13.1.1 For the lands shown as 1 on Map 26-3, a mixed use building with two tower elements of 126 and 114 metres in height excluding any mechanical penthouse shall be permitted.”

2. Map 26-3, Emery Village Secondary Plan, Site and Area Specific Policies, is amended to show the lands known municipally in 2024 as 3406-3434 Weston Road as Site and Area Specific Policy Area Number 1, as shown in the attached Appendix.

## Appendix 1

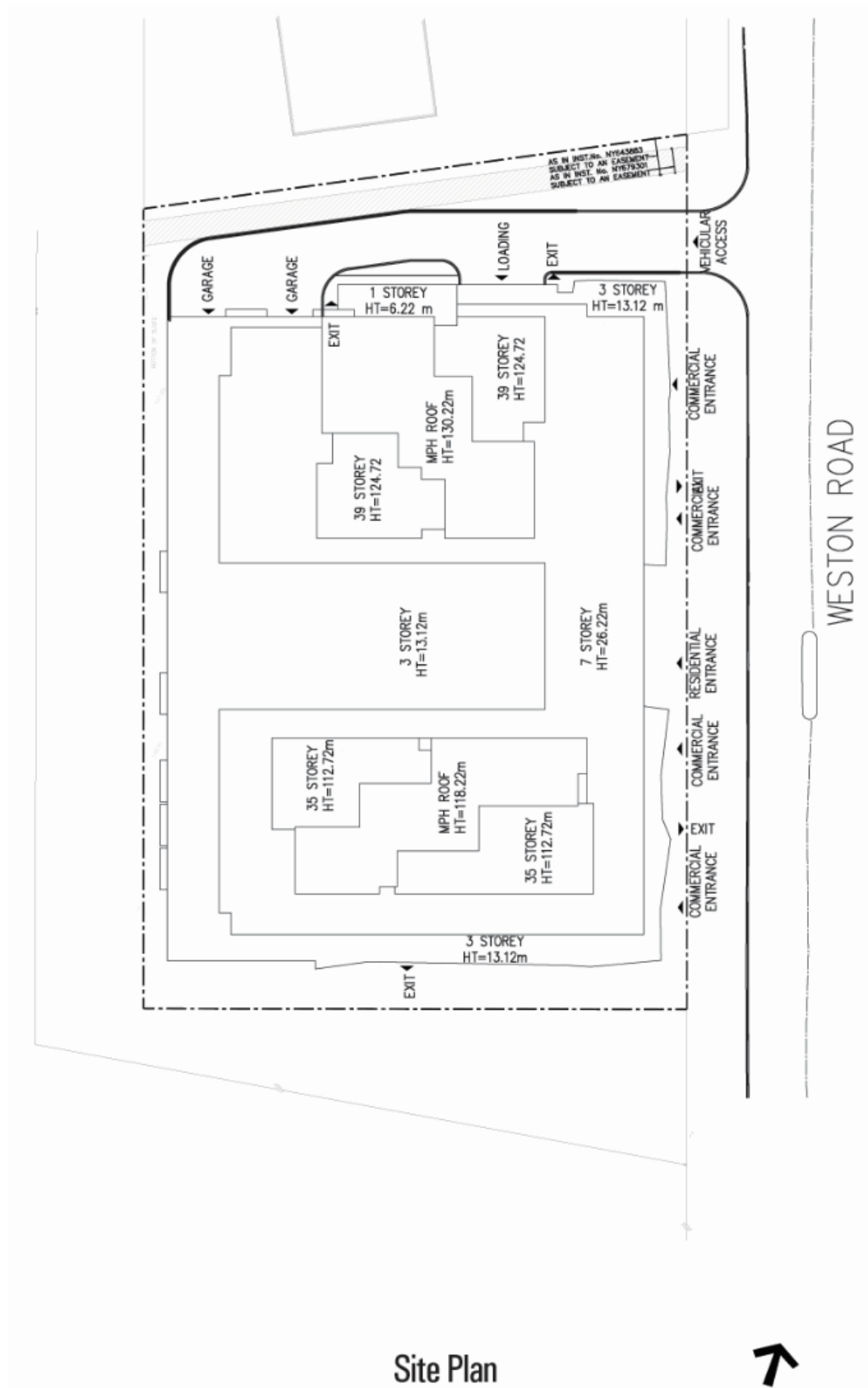


January 2025

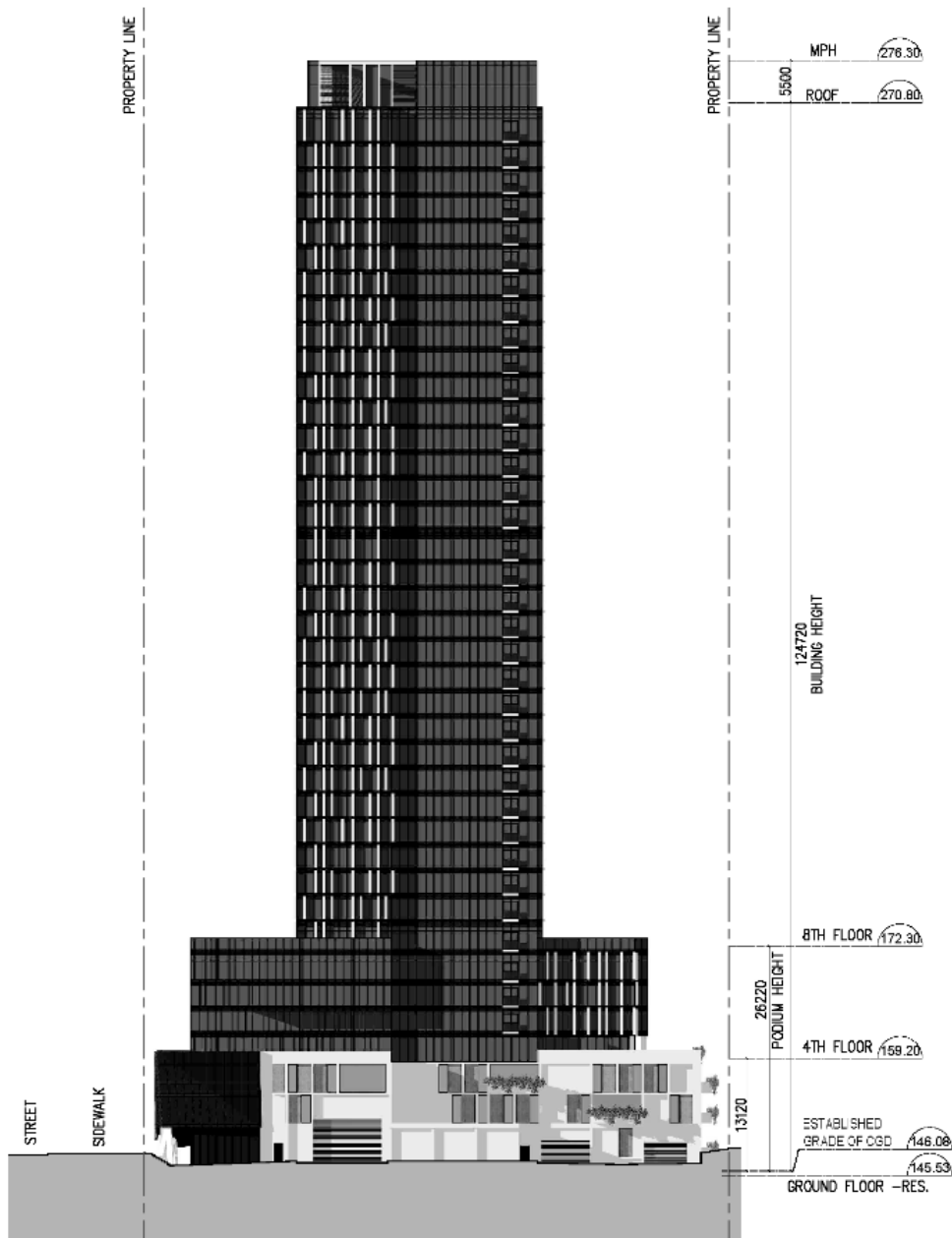
## **Attachment 7: Draft Zoning By-law Amendment**

Draft Zoning By-law Amendment will be made available on or before the June 4, 2025 Etobicoke York Community Council meeting.

## Attachment 8: Site Plan

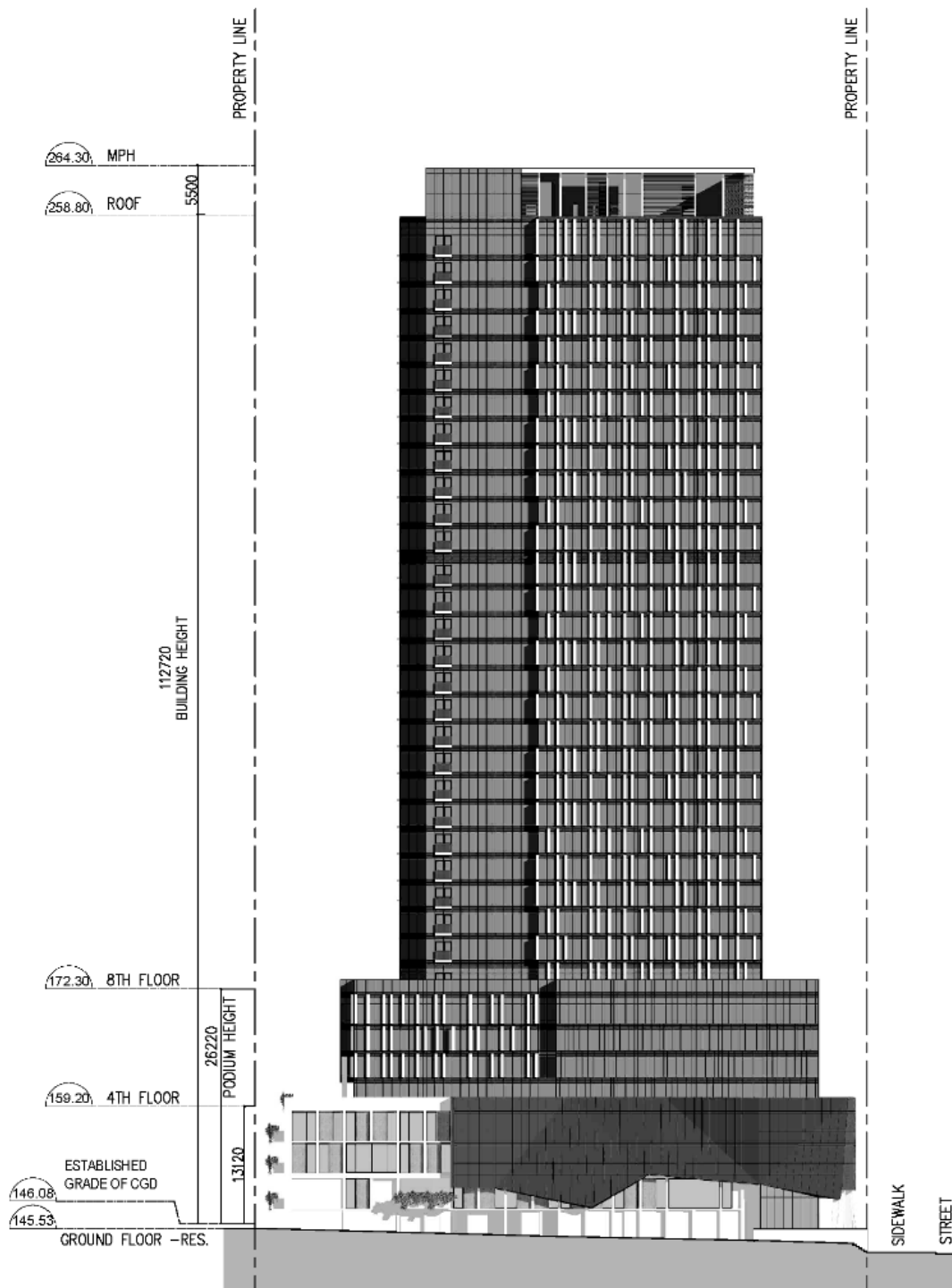


## Attachment 9a: North Elevation



North Elevation

## Attachment 9b: South Elevation



South Elevation

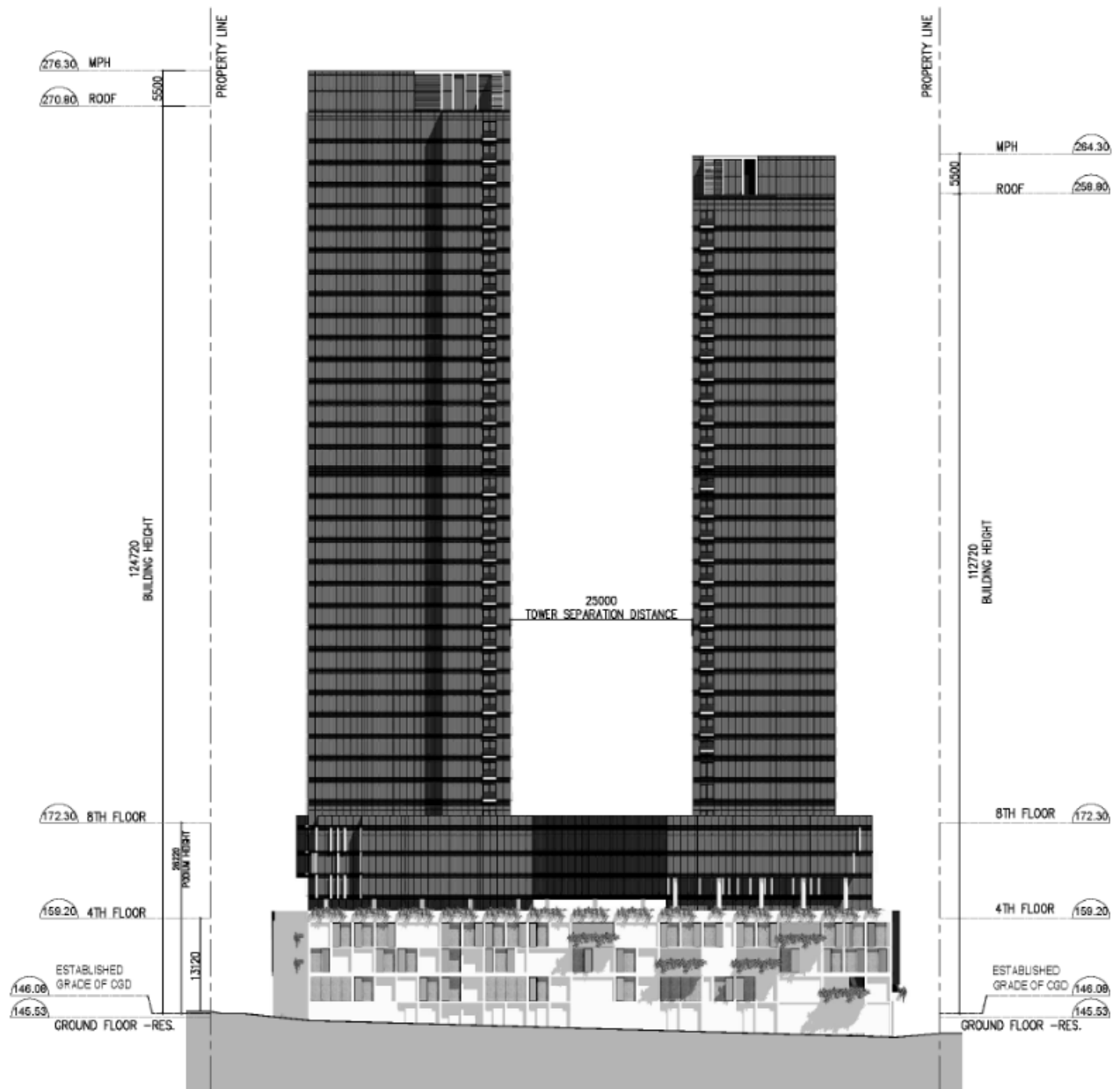


## Attachment 9c: East Elevation



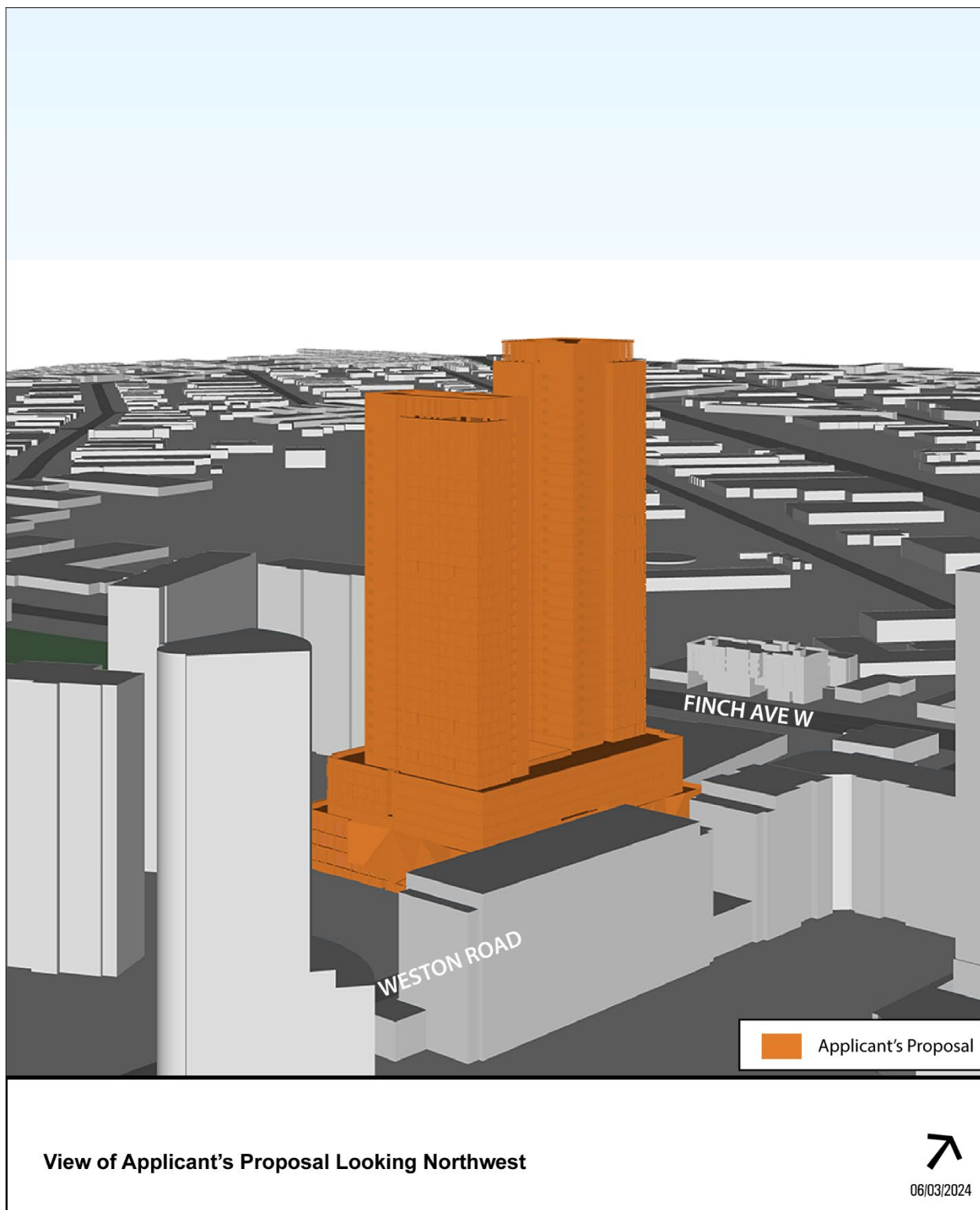
East Elevation

## Attachment 9d: West Elevation



West Elevation

## Attachment 10a: 3D Model of Proposal in Context (Looking Northwest)



## Attachment 10b: 3D Model of Proposal in Context (Looking Southeast)

