

1798-1812 Weston Road – Zoning By-law Amendment – Decision Report – Approval

Date: April 10, 2025

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 5 - York South-Weston

Planning Application Number: 23 115006 WET 05 OZ

Related Planning Application Number: 23 138686 WET 05 RH

SUMMARY

This report recommends approval of the application to amend the Zoning By-law to permit a 40-storey mixed-use building consisting of a six-storey base building. The proposed building would contain 490 residential units and approximately 327 square metres of non-residential gross floor area.

A hold (H symbol) is recommended to be applied to the entirety of the lot, in the draft Site Specific Zoning By-law, to address outstanding requirements related to the functional servicing of the lot. Separately, an H symbol will be placed in the area near the existing Toronto Water infrastructure, including a sanitary sewer along Weston Road, a combined trunk sewer along the private laneway leading to a combined sewer overflow weir structure, to ensure the new development provides the appropriate clearance for access and maintenance.

A related Rental Housing Demolition application (23 138686 WET 05 RH) has also been submitted as the proposed development includes the demolition and replacement of six rental units.

RECOMMENDATIONS

The Director, Community Planning Etobicoke York District recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 1798-1812 Weston Road substantially in accordance with the draft Zoning By-law Amendment included as Attachment No. 5 to this Report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

3. Before introducing the necessary Bills for enactment, City Council has approved the Rental Housing Demolition Application (23 138686 WET 05 RH) under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006 to permit the demolition of six existing rental dwelling units.

FINANCIAL IMPACT

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.

THE SITE AND SURROUNDING LANDS

Description

The site is located on the south side of Weston Road, mid-block between Wilby Crescent and Lawrence Avenue West and is within 150 metres of the Weston GO Transit Station. The site has an area of approximately 2,085 square metres, a lot frontage of approximately 45 metres on Weston Road, a lot depth ranging from approximately 55 metres at the western property line to approximately 39 metres at the eastern property line and slopes down slightly away from the Weston Road frontage to the rear of the site. See Attachment 2 for the Location Map.

Existing Uses

The site is comprised of six properties which are currently occupied by six 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 the commercial units. Surface parking is currently located at the rear, accessed via two driveways and one private laneway off of Weston Road.

The existing buildings are proposed to be demolished as part of the application.

Surrounding Uses

The surrounding land uses include:

To the north of the site is Weston Road with two existing 25-storey residential buildings, and a place of worship directly across the street. The Weston GO and UP Express Station is approximately 150 metres northwest of the site.

To the south of the site is Hickory Tree Road, where there is an apartment complex with two 20-storey apartment buildings. Further south is the Weston Lions Park and the Humber River.

To the east along the south side of Weston Road is a driveway, and beyond that are one- to two-storey mixed-use buildings with commercial uses on the ground floor and residential uses above.

To the west along the south side of Weston Road there are a number of one- to two-storey mixed-use buildings with commercial uses on the ground floor and residential uses above.

THE APPLICATION

Description

This application proposes to amend the Zoning By-law to permit a 40-storey mixed-use building with a six-storey base. The proposed development includes 490 residential dwelling units, including six replacement rental units, and a total gross floor area (GFA) of 28,729 square metres, of which 327 square metres is commercial space fronting onto Weston Road. The proposed building would have a height of 129.5 metres excluding the mechanical penthouse and a total height of 134.5 metres including the mechanical penthouse. Detailed information on the proposed development can be found in Attachment 1.

Density

The proposal has a density of 13.8 times the area of the lot.

Rental Housing Demolition

The application proposes the demolition and replacement of six rental units.

Residential Component

The proposal includes 490 residential dwelling units, including 72 studio (14.7%), 296 one-bedroom (60.4%), 73 two-bedroom (14.9%), and 49 three-bedroom units (10%).

Non-Residential Component

The proposal includes 327 square metres of commercial uses, provided in the ground floor along the Weston Road frontage.

Access, Parking and Loading

Vehicular access, parking and loading would be from an existing private laneway directly east of the site. The proposal includes a total of 91 vehicular parking spaces, including 64 residential occupant spaces, 26 residential visitor spaces, and one car share space all provided within three levels of underground parking. A total of five parking spaces would be reserved for accessible use. A total of 549 bicycle parking spaces, including 441 long-term spaces and 98 short-term spaces are proposed. Bicycle parking spaces would be located within the ground floor and the mezzanine

level. Ten additional publicly accessible short-term spaces are proposed within the public boulevard along the Weston Road frontage. The proposal also provides two loading spaces, one Type 'G' and one Type 'C'.

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: www.Toronto.ca/1812WestonRd.

Reasons for Application

The proposed use and performance standards are not permitted by former City of York Zoning By-law 1-83. The Zoning By-law Amendment application proposes to bring the site under city-wide Zoning By-law 569-2013 to permit the proposed mixed-use development through establishing site-specific performance standards including building height, building setbacks and parking rates.

A Rental Housing Demolition Application is required because the development site contains six or more residential units, of which at least one unit is rental housing. Chapter 667 of the City of Toronto Municipal Code requires an applicant to 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.

APPLICATION BACKGROUND

A pre-application consultation meeting was held on July 6, 2022. The current application was submitted on March 6, 2023, and deemed complete as of May 1, 2023, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre www.Toronto.ca/1812WestonRd.

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 Zoning By-law amendments.

POLICY & 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 Urban Structure Map 2 identifies the site as being within an *Avenue*, along Weston Road and the site is designated *Apartment Neighbourhoods*, as identified on Map 14 of the Official Plan.

Avenues are areas identified for growth and redevelopment. *Apartment Neighbourhoods* are made up of apartment buildings, parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents. Development in *Apartment Neighbourhoods* is intended to locate and mass new buildings to provide appropriate transition between areas of different intensity and scale, and particularly towards lower scale *Neighbourhoods*.

Official Plan Policy 3.2.1.6 requires new development that would result in the loss of six or more rental dwelling units to replace at least the same number, size, and type of rental units at similar rents to those in effect at the time of the application. The policy also requires the provision of an acceptable Tenant Relocation and Assistance Plan to address the rights of existing tenants to return to the replacement rental units at similar rent and with other assistance to lessen any hardship.

The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Site and Area Specific Policy 51

The site is located within Site and Area Specific Policy (SASP) 51 – Weston Area. SASP 51 requires that view corridors to the Humber Valley from street intersections of Weston Road in the Weston community be maintained. Links between the Weston community and the Humber Valley are to be improved by adding and improving existing pedestrian connections, including an expansion of the pedestrian/bicycle trail system north of Cruickshank Park and establishing additional amenities for park users such as a café, retail pavilion and washrooms. SASP 51 also envisions a significant open space feature to be provided in the Lawrence employment area.

Weston Major Transit Station Area

Council adopted Site and Area Specific Policy 695 which delineates Major Transit Station Areas, including the Weston Major Transit Station Area (MTSA), subject to approval by the Minister of Municipal Affairs and Housing. The future Weston Major Transit Station Area plans for a minimum combined population and employment target of 200 residents and jobs per hectare.

Zoning

The site is subject to former City of York By-law 1-83. The current zone for the site is Mixed Commercial Residential (MCR) which permits a range of residential and commercial uses. The maximum building height permitted under the current zone is eight storeys or 24 metres and the maximum permitted Floor Space Index is 2.5 times the area of the lot. See Attachment 4 of this Report for the existing Zoning By-law Map.

Design Guidelines

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

- Weston Urban Design Guidelines
- Tall Building Design Guidelines
- Growing Up Guidelines for Children in Vertical Communities
- Pet Friendly Design Guidelines and Best Practises for New Multi-Unit Buildings
- Percent for Public Art Program
- Toronto Accessibility Design Guidelines

The City's Design Guidelines may be found here: <https://www.toronto.ca/city-government/planning-development/official-planguidelines/design-guidelines/>.

Toronto Green Standard

The Toronto Green Standard (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 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 or Registered Plan of Subdivision.

PUBLIC ENGAGEMENT

Community Consultation

On June 27, 2023, staff hosted an in-person community consultation meeting for this application at the Learning Enrichment Foundation at 116 Industry Street. City staff, the Ward Councillor, the applicant's team and approximately 33 members of the public were in attendance.

Community comments included:

- Questions about the provision of affordable housing and replacement rental housing;
- Concerns with displacement of existing residents in the neighbourhood through the introduction of market rate housing;
- Weston is a lower-income neighbourhood; concerns were raised that existing residents wouldn't be able to afford to live in the new housing being proposed;
- Questions about the proposed tenure of the building, whether it would be condominium or rental;
- Concern with the amount of retail spaces being lost and questions about retail space replacement;
- Concerns with the proposed building height;

- Questions and suggestions on ensuring the public realm along Weston Road is improved and remains activated; concerns were expressed about the type of, and location of, non-residential spaces being proposed on Weston Road;
- Concern about the lack of bicycle paths within the Weston community and suggestions for improvements to the bicycle pathway system both on streets and on nearby trails through the Humber River valley;
- Questions about the safety and structural integrity of the building;
- Questions about the unit mix and provision of family-sized units;
- Concerns around the limited number of parking spaces being provided;
- Questions about the provision of pet relief and amenity areas;
- Questions about how the tower would fit into the existing context of the neighbourhood - where low-rise buildings along Weston will be punctuated by towers; and
- Questions about ravine protection during construction and during building operation.

The issues raised through the community consultation process have been considered through the review of the application.

Staff worked with the applicant to consolidate vehicular access through the existing private driveway abutting the site, and reconfigure retail units to front onto Weston Road, to address some of the comments relating to public realm and street animation. Further, a minimum of 25% of the total units are being secured in the site specific zoning by-law as family-sized units.

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

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 and has determined that it is consistent with the Provincial Planning Statement (2024).

Official Plan Policies and Land Use

The site is on an *Avenue* and designated *Apartment Neighbourhoods*. The proposal would redevelop an underutilized site that is approximately 150 metres from the Weston GO Transit Station, which provides transit connections to Union Station, Pearson International Airport via the UP Express, and stops along the Kitchener GO Transit Line. Local TTC transit connections are also available at this station. The proposed

redevelopment of this site is appropriate and aligns with Official Plan direction. The proposed land use is appropriate subject to addressing the balance of the comments of this Report.

The site is also within Site and Area Specific Policy (SASP) 51, which provides policy direction for the Weston Area. SASP 51 requires that view corridors to the Humber Valley from street intersections of Weston Road in the Weston community be maintained. Links between the Weston community and the Humber Valley are to be improved by adding and improving existing pedestrian connections. The proposal would provide a 2.1-metre-wide pedestrian clearway along the Weston Road frontage of the site, improving the pedestrian infrastructure in the area. Bicycle pathway improvements may be explored through the Site Plan Control application. View corridors to the Humber Valley from street intersections are not impacted by this proposal as it is not located at an intersection.

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 mixed-use building with 490 residential units, with a 2-bedroom and 3-bedroom unit mix that would meet the minimum requirements recommended by the city's Growing Up Guidelines.

Rental Housing Demolition and Replacement

A related Rental Housing Demolition application is scheduled to be considered at the April 30, 2025 Etobicoke York Community Council meeting. That Report includes review and analysis of the rental housing demolition and replacement matters.

Density, Height, Massing

Development criteria intended to guide development within *Apartment Neighbourhoods* is outlined in section 4.2 of the Official Plan. Development within *Apartment Neighbourhoods* should provide a positive contribution to the quality of life of residents and neighbouring residents by locating and massing new buildings to provide appropriate transition between differently scaled uses, framing the edges of streets with good proportion to allow for adequate sunlight and comfortable wind conditions on the pedestrian realm, and providing ground floor uses that enhance the safety, amenity and animation of adjacent streets.

The proposal is on an *Avenue* and is within an area which generally already consists of tall buildings and is planned for additional tall buildings, with the exception of the low-rise commercial and residential main street strip fronting onto Weston Road to the east and west of the development site. The proposed six-storey base building provides an appropriate street wall façade along the *Avenue* and the three-metre setback above the base building to the tower adequately reduces the impact of the tower on the public street. The proposed 741-square metre tower floor plate with generally 12.5-metre setbacks to the west property line and the centerline of the driveway to the east aligns with the recommendations of the Tall Building Design Guidelines and provides

appropriate massing and separation distance from adjacent properties. Given the existing and planned context, in close proximity to higher order transit, the proposed tower is providing a supportable level of intensification on the site.

Public Realm

Official Plan policies and the Tall Building Design Guidelines provide guidance for tower development that will frame and enhance the public realm and contribute to a comfortable pedestrian experience. The development provides an approximately six-metre setback between the curb and building face, and a three-metre stepback above the six storey base building. The resulting streetwall frames Weston Road with good proportion. The stepback helps to reduce the impact of the tower on the public realm and provide some wind mitigation at the street level. The tower portion of the building will be set back generally 12.5 metres from the western property line and 12.5 metres from the centerline of the private laneway abutting the site to the east. These tower setbacks are in line with the Tall Building Design Guidelines requirements.

The main street character and function of Weston Road is also generally maintained in accordance with the vision outlined in the urban design guidelines for Weston, through the provision of retail spaces included within the ground floor of the proposed building, along the Weston Road frontage. Residential lobby access is also proposed from the Weston Road frontage, providing another opportunity to animate the public street.

Official Plan policies and the City's design guidelines also require the provision of sufficient off-street vehicular and bicycle parking for residents and visitors, and service areas, ramps and garbage areas to be located away and screened from the pedestrian realm. Access is generally also recommended to be consolidated away from arterial roads where possible. Staff worked with the applicant to consolidate access from the shared driveway abutting the site to the east, which currently provides vehicular access to the rear of the existing buildings on the site. The proposed development would be providing off-street vehicular and bicycle parking within the building, either within the underground parking garage or on the first floor, in the case of short-term bicycle parking. The parking garage door is integrated into the building massing. Service areas and garbage areas are proposed to the side and rear of the site and are appropriately screened from view from the public street.

Shadow Impact

A Shadow Study, prepared by BDP Quadrangle, dated January 26, 2023 with a subsequent revision, dated April 12, 2023, was submitted in support of the application. Official Plan policy 4.2.2 seeks to protect sunlight and limit shadowing on *Neighbourhoods* lands and the public realm. The Shadow Study indicates that the proposed development casts net new shadows on *Neighbourhoods* lands at 6:18pm on both March 21st and September 21st, including a limited amount of shadowing on the north end of James Trimbee Park. Weston Lions Park, to the south, is not impacted by any shadows generated by the proposed development. The shadow impact on the public realm would be experienced on the street, on the Lawrence Avenue West and the Weston Road right-of-way. However, given that the base building height, massing and tower setbacks and separation distances meet the Tall Building Design Guidelines

and ensure direct sunlight and daylight access on the surrounding public realm, the shadow impacts of the proposed development are considered minimal and acceptable.

Wind Impact

A Pedestrian Level Wind Study, dated November 29, 2022, prepared by Gradient Wind Engineers and Scientists, was submitted in support of the application. An updated study using wind tunnel testing was requested to meet the City's Terms of Reference for a pedestrian level wind study. Analysis to address unfavourable pedestrian wind conditions identified for the second- and seventh-storey outdoor amenity spaces is required, and appropriate mitigation measures should be provided.

Servicing

A Functional Servicing and Stormwater Management Report by IBI Group, dated December 20, 2022, with a subsequent updated report prepared by Arcadis (formerly IBI Group), dated March 11, 2025, were submitted in support of the application. Development Engineering staff have reviewed the report and require revisions to the report.

Revisions to the submitted Functional Servicing and Stormwater Management Report are required to demonstrate whether the existing infrastructure can adequately support the development or to determine whether any municipal infrastructure upgrades would be required. The draft Zoning By-law includes a holding provision that will require the applicant to submit a revised Functional Servicing and Stormwater Management Report, Servicing Report Groundwater Summary Form, and Foundation Drainage Summary Form to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services prior to lifting the Holding Provision.

Easement for Public Infrastructure

There is an existing 1.2-metre combined trunk sewer running along the eastern property line of the site within the private driveway and an existing 0.25-metre sanitary sewer running along the frontage of the property within the Weston Road right-of-way. The exact location of the combined trunk and sanitary sewers are unknown. Further investigation is needed to determine the exact location of the Toronto Water infrastructure.

Toronto Water staff have reviewed the proposed application and determined that a 15-metre and a six-metre easement for access and maintenance of the combined trunk and sanitary sewers respectively are required, centered on the centerline of these pipes. Easement lands would be required to be free and clear of permanent structures and trees above and below ground, for maintenance and access. To ensure the necessary easements are established a localized holding provision is recommended to ensure the City can access and maintain the infrastructure around the site.

Staff may need to report back to City Council should there be a significant change to the proposed massing and parking structure to accommodate the necessary clearance from the Toronto Water infrastructure.

Road Widening

To satisfy the Official Plan requirement of a 27-metre right-of-way for this segment of Weston Road, a 3.65-metre road widening dedication along the Weston Road frontage of 1812 Weston Road and a 0.7-metre road widening dedication along the 1798-1808 Weston Road properties are required and proposed to be conveyed to the City. This widening is illustrated in the draft Zoning By-law Amendment and would be secured through the Site Plan Control application.

Transportation Impact

A Transportation Impact Study report, prepared by BA Group and dated December 20, 2022, and an addendum, dated March 7, 2025, were submitted in support of the application. The development will generate approximately a total of 80 residential two-way vehicular trips during AM peak hours and approximately 65 residential two-way vehicular trips during the PM peak hours, and 10 and 20 two-way trips during the AM and PM peak hours respectively, for visitors. Staff have reviewed these reports and found the trip generation and traffic impact analysis to be acceptable.

Access, Vehicular and Bicycle Parking and Loading

Vehicular access is proposed to be provided from the existing driveway along the eastern boundary of the site. This access will serve as the single, all-moves access to and from the site.

To better coordinate pedestrian activity and site access along Weston Road, the applicant is exploring relocating the existing signalized pedestrian crossing currently located directly in front of the site along Weston Road. This relocation will be further reviewed and secured during the Site Plan Control application process.

The proposed vehicle parking rates, bicycle parking rates and loading spaces meet requirements of city-wide Zoning By-law 569-2013, as amended, and are acceptable to staff.

The removal of the existing curb cuts along with the proposed shared driveway at the eastern boundary of the site improves the safety and vehicular access conditions along Weston Road.

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.

Ravine Protection

The southern portion of the site is within the City of Toronto Ravine and Natural Feature Protection (RNFP) By-law area. The proposed rear setback of eight metres, below ground and up to 25.3 metres above ground, provides adequate space to protect the existing trees. The tower portion of the building cantilevers by approximately 0.5 metres above a height of 25.3 metres, which is considered acceptable as the trees are unlikely to grow to such a height to conflict with the tower above. Additional details to protect the existing trees, such as the programming of the lands within the eight-metre rear landscaped area, will be determined at the Site Plan stage.

Archaeological Assessment

A Stage One Archaeological Assessment dated October 28, 2022, prepared by ASI Heritage, was submitted in support of the application. Staff have reviewed the findings of the report and concur that no further archaeological assessment is required.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter, 813 Articles II (Street Trees By-law) and III (Private Tree By-law). As proposed, this project would require the removal of two by-law protected private trees and the injury of two City owned street trees. The applicant has provided a Landscape Plan indicating eight trees to be planted on private property.

Noise and Vibration Impacts

A Noise and Vibration Feasibility Study, prepared by HGC Engineering Ltd., dated December 16, 2022, was submitted in support of the application. A peer review of this study is required. Completion of the peer review and any recommended updates to the reports, as well as securing mitigation measures to the satisfaction of the Executive Director of Development Review, have been included as conditions of the Holding Provision applied to the draft Zoning By-law Amendment.

Air Quality Impacts

A Guideline D-6 Air Quality Assessment, prepared by ORTECH Consulting Alliance Inc., dated April 13, 2023, was submitted in support of the application. A peer review of this study is required. Completion of the peer review and any recommended updates to the reports, as well as securing mitigation measures to the satisfaction of the Executive Director of Development Review, have been included as conditions of the Holding Provision applied to the draft Zoning By-law Amendment.

School Boards

Both the Toronto District School Board (TDSB) and Toronto Catholic District School Board (TCDSB) have reviewed the development proposal. TCDSB staff have indicated that sufficient capacity exists within the local schools to accommodate new students from the proposed development. TDSB staff indicated that there may be insufficient

space to accommodate new students from the proposed development within the local schools.

Holding Provision

This Report recommends the adoption of a Zoning By-law Amendment that is subject to (H) holding provisions under Section 36 of the Planning Act, restricting the proposed use of the lands until the conditions to lifting the holding provision, as set out in the By-law, are satisfied. Section 5.1.2 of the Official Plan contemplates the use of a holding provision and outlines the types of conditions that may have to be satisfied prior to the removal of a holding provision. Conditions to lifting the Holding Provision relate to required revisions including satisfactory Functional Servicing and Stormwater Management Reports, Servicing Groundwater Summary Form, Foundation Drainage Summary Form, Methane Gas Study, securing and construction of any new or upgraded infrastructure needs identified in the revised reports, and completion of peer reviews of submitted Noise and Vibration Feasibility and Air Quality Studies.

A separate (H) holding provision will be placed on a limited area of the site to ensure the necessary easement(s) are secured for access and maintenance of the City's infrastructure.

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.

Performance measures for the Tier 1 development features would be secured through the site-specific Zoning By-law, and include vehicular and bicycle parking rates, rates of vehicular parking spaces and bicycle parking spaces to be equipped with energized outlets, and 10 additional publicly accessible bicycle parking spaces provided within 500 metres of a transit station. Other applicable TGS performance measures, including the possibility of achieving Tier 2 or higher levels of sustainability, would be secured through the Site Plan Control process.

SIGNATURE

Oren Tamir
Director, Community Planning
Etobicoke York District

ATTACHMENTS

City of Toronto Information/Drawings

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map
Attachment 4: Existing Zoning By-law Map
Attachment 5: Draft Zoning By-law Amendment

Applicant Submitted Drawings

Attachment 6: Site Plan
Attachment 7a: North Elevation
Attachment 7b: South Elevation
Attachment 7c: West Elevation
Attachment 7d: East Elevation

Attachment 1: Application Data Sheet

Municipal Address: 1798-1812 WESTON RD Date Received: March 6, 2023

Application Number: 23 115006 WET 05 OZ

Application Type: Rezoning

Project Description: Proposed development of a 40-storey mixed use building. The mixed-use building will consist of a six-storey pedestrian-scale podium, topped with a 34-storey tower. The building includes 490 residential units in a mix of unit sizes and 327 square metres of non-residential area.

Applicant	Architect	Owner
David Morse Bousfields Inc. 3 Church Street, Suite 200 Toronto, ON, M5E 1M2	BDP Quadrangle 901 King Street West, Suite 701 Toronto, ON, M5V 3H5	Weston Beauty Block 1 GP Inc. 180 Bloor Street West, Suite 701 Toronto, ON, M5S 2V6

EXISTING PLANNING CONTROLS

Official Plan Designation: Apartment Neighbourhoods Site Specific Provision: SASP 51

Zoning: Former City of York Zoning By-law 1-83 MCR Heritage Designation: N/A

Height Limit (m): 24.0 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 2,088 Frontage (m): 45 Depth (m): 39-55

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	749		1,601	1,601
Residential GFA (sq m):	1,644		28,402	28,402
Non-Residential GFA (sq m):	749		327	327
Total GFA (sq m):	2,393		28,729	28,729
Height - Storeys:	3		40	40
Height - Metres:	8		130	130

Lot Coverage Ratio (%): 80 Floor Space Index: 13.8

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	28,402	
Retail GFA:	327	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			490	490
Other:				
Total Units:			490	490

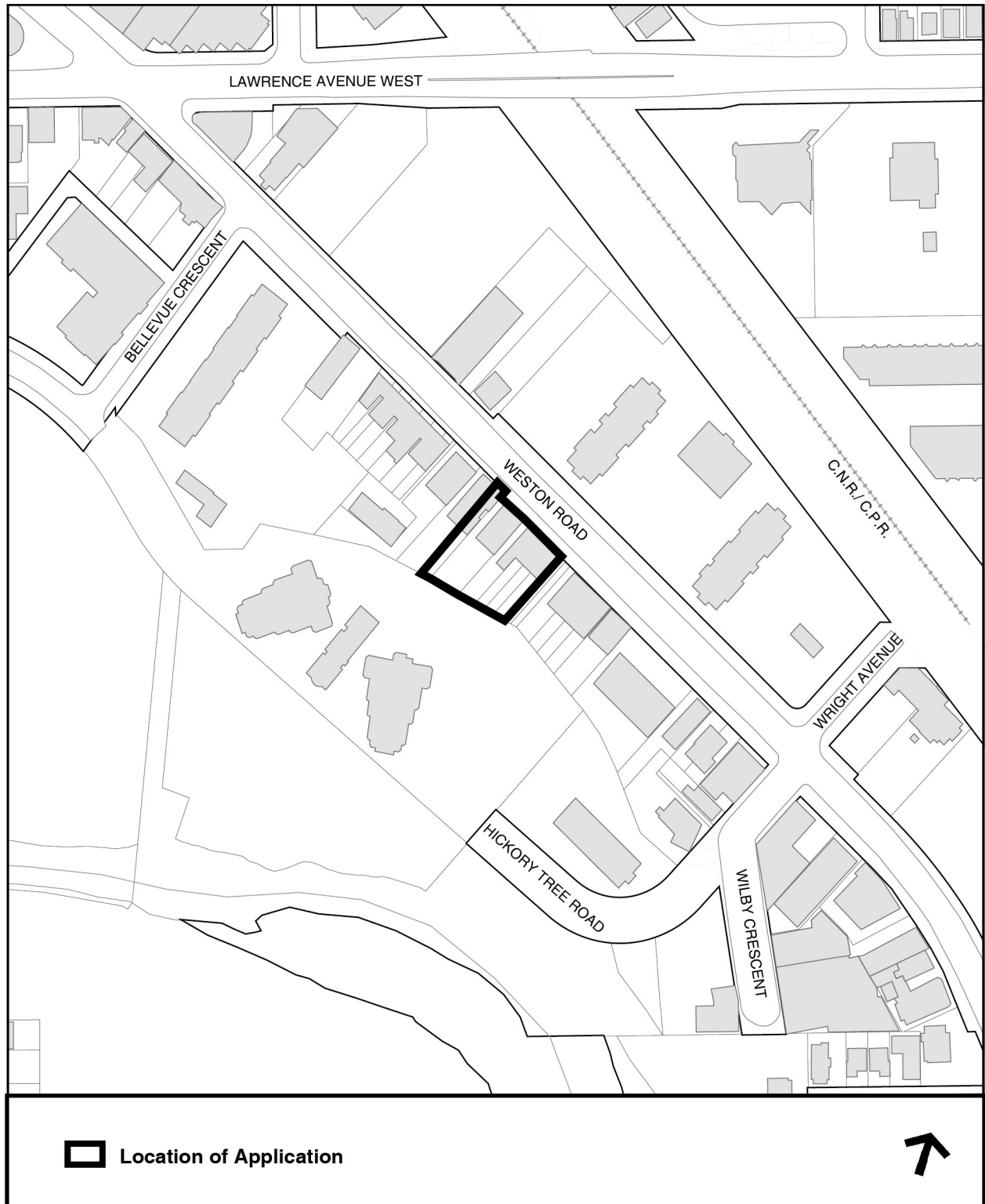
Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		72	296	73	49
Total Units:		72	296	73	49

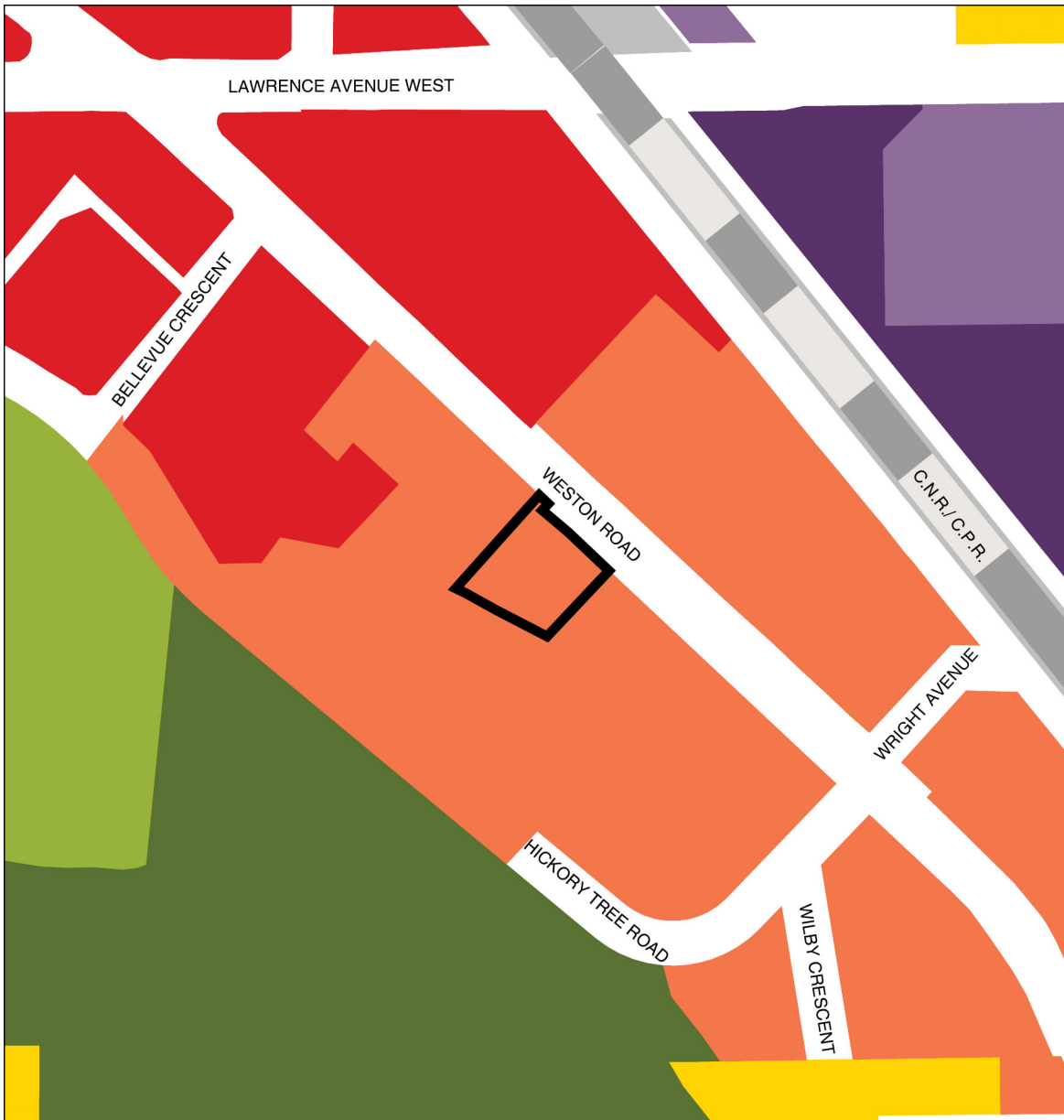
Parking and Loading

Parking Spaces:	91	Bicycle Parking Spaces:	549	Loading Docks:	2
-----------------	----	-------------------------	-----	----------------	---

Attachment 2: Location Map



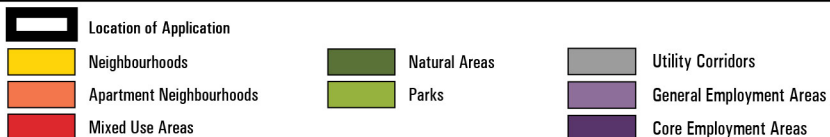
Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 14

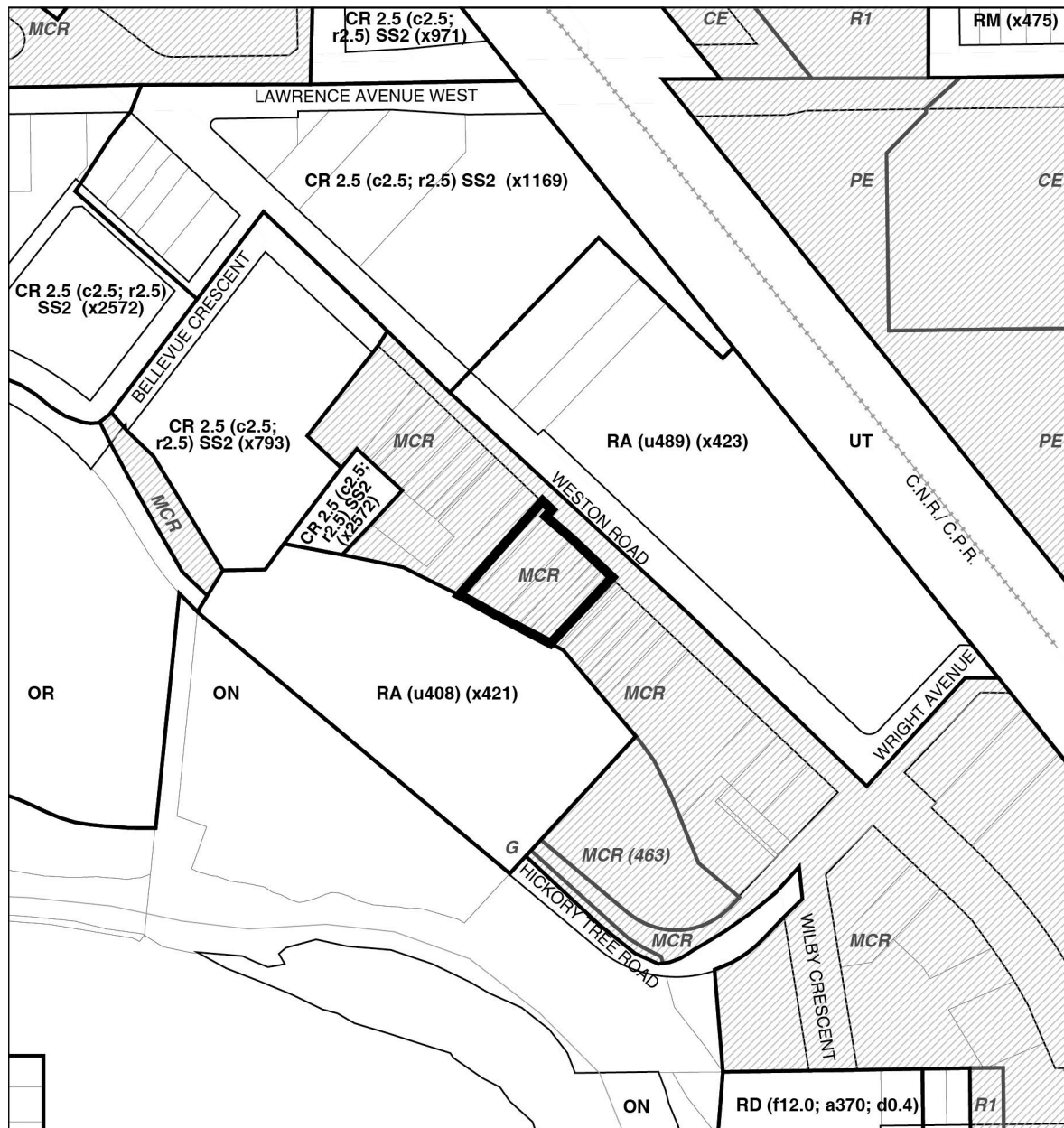
1798-1812 Weston Road

File # 23 115006 WET 05 0Z



Not to Scale
 Extracted: 02/22/2023

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

1798-1812 Weston Road

File # 23 115006 WET 05 02

Location of Application
RD
RA
CR
ON
OR
UT

See Former City of York By-law No. 1-83
R1
RM2
MCR
PE
CE
G
T

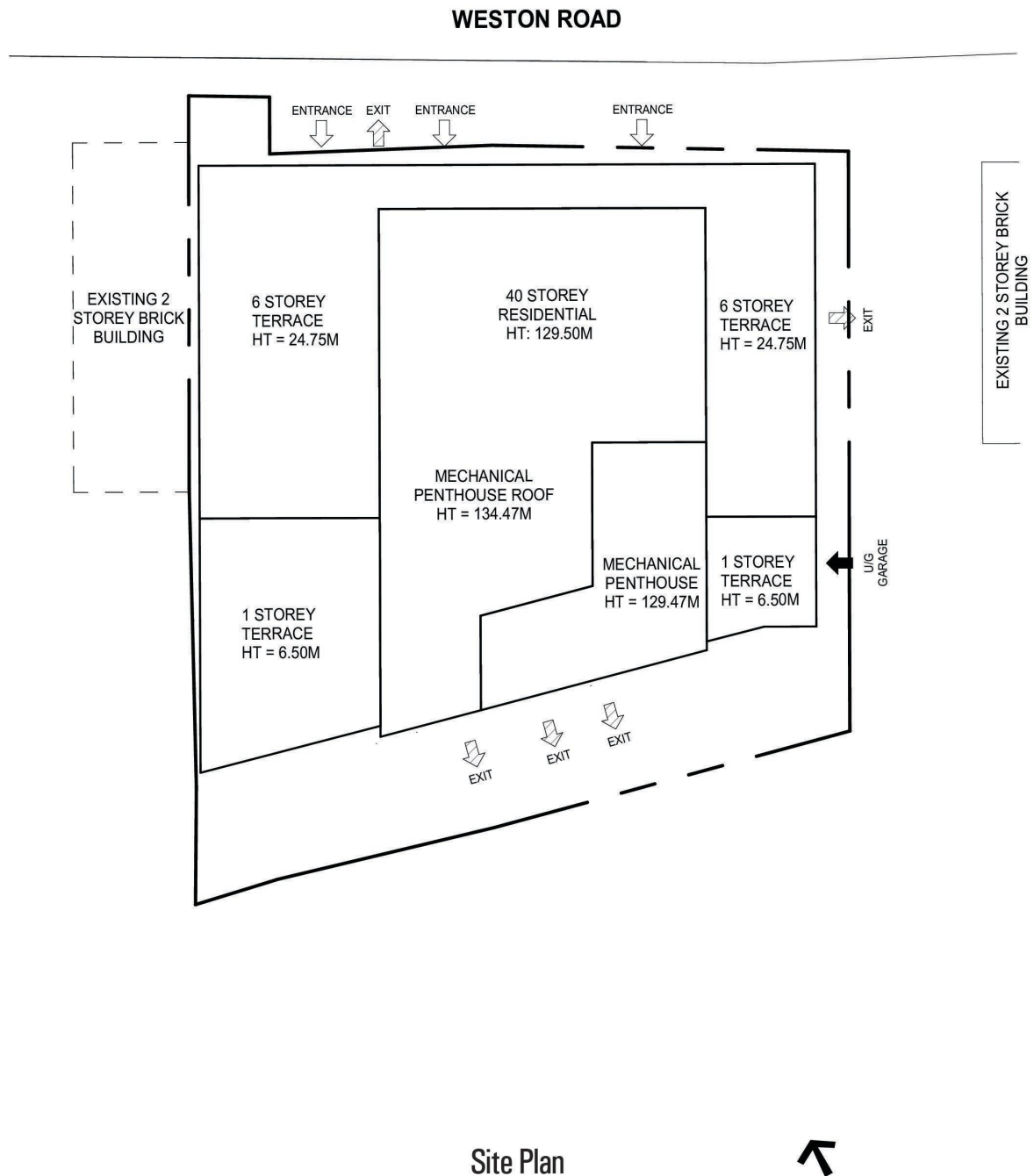
Residential Districts
Residential Multiple Zone
Mixed Commercial Residential
Prestige Employment Zone
Commercial Employment Zone
Green Open Space
Transportation & Utilities

Not to Scale
Extracted: 02/22/2023

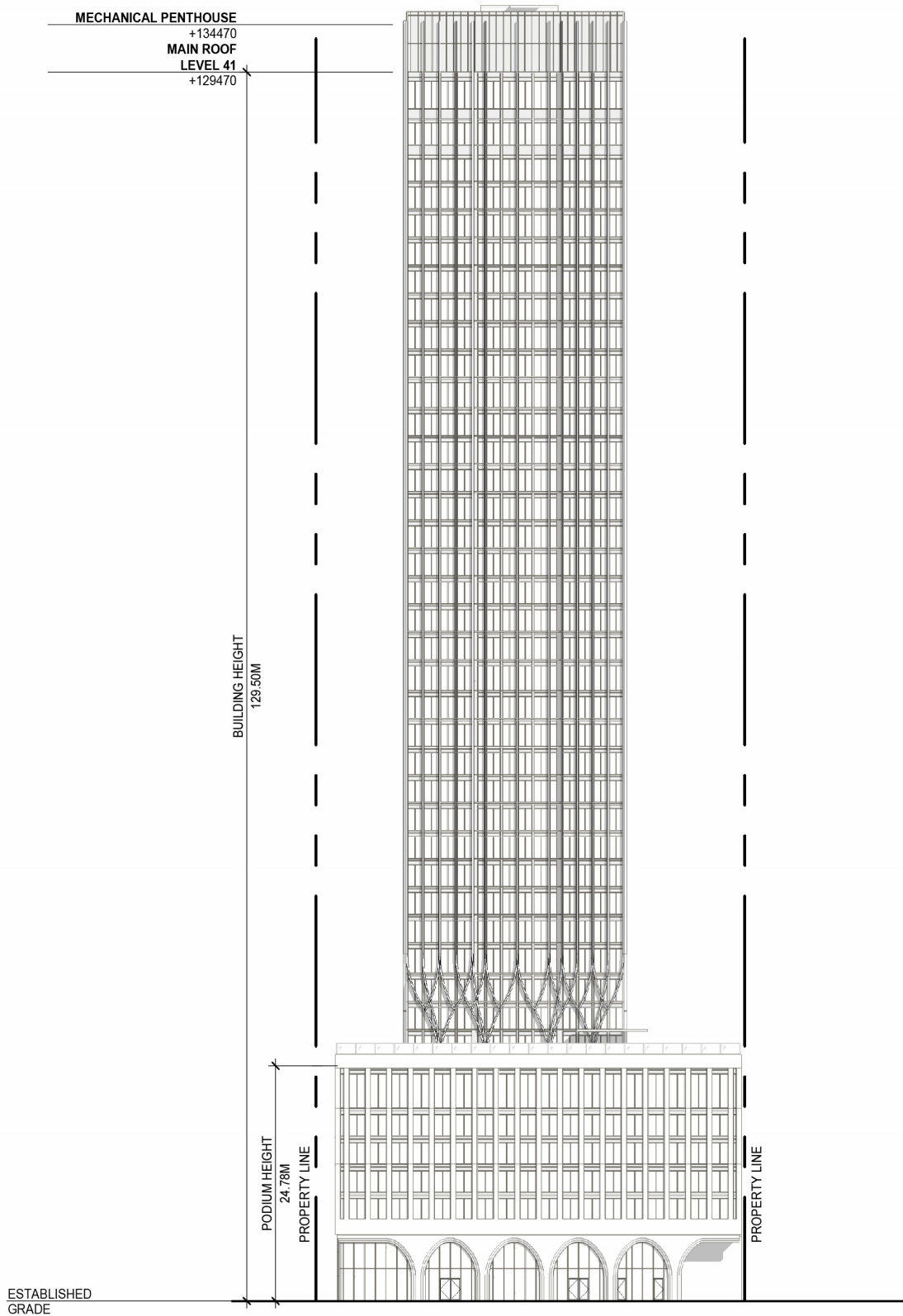
Attachment 5: Draft Zoning By-law Amendment

Attached under separate cover.

Attachment 6: Site Plan

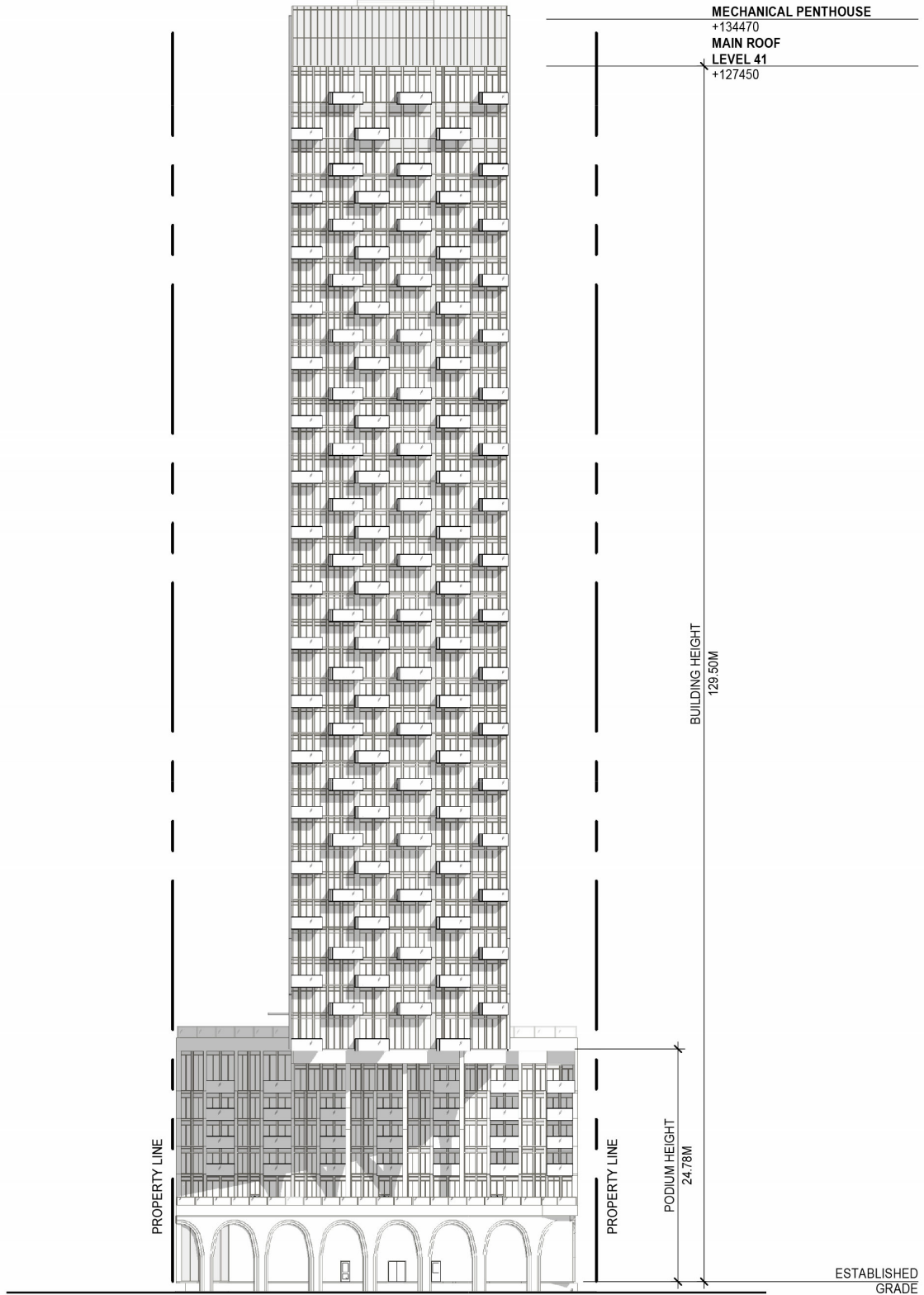


Attachment 7a: North Elevation



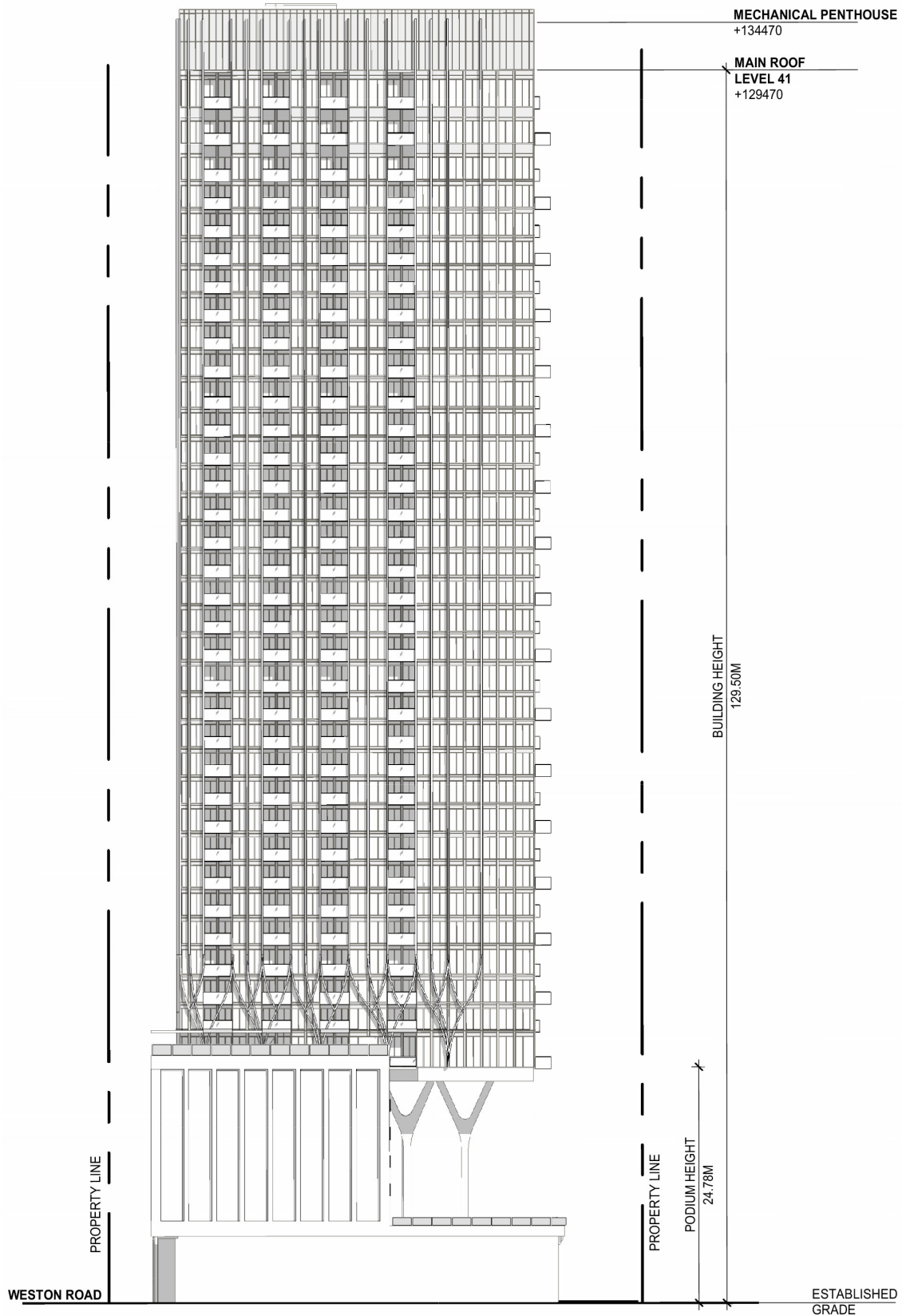
North Elevation

Attachment 7b: South Elevation



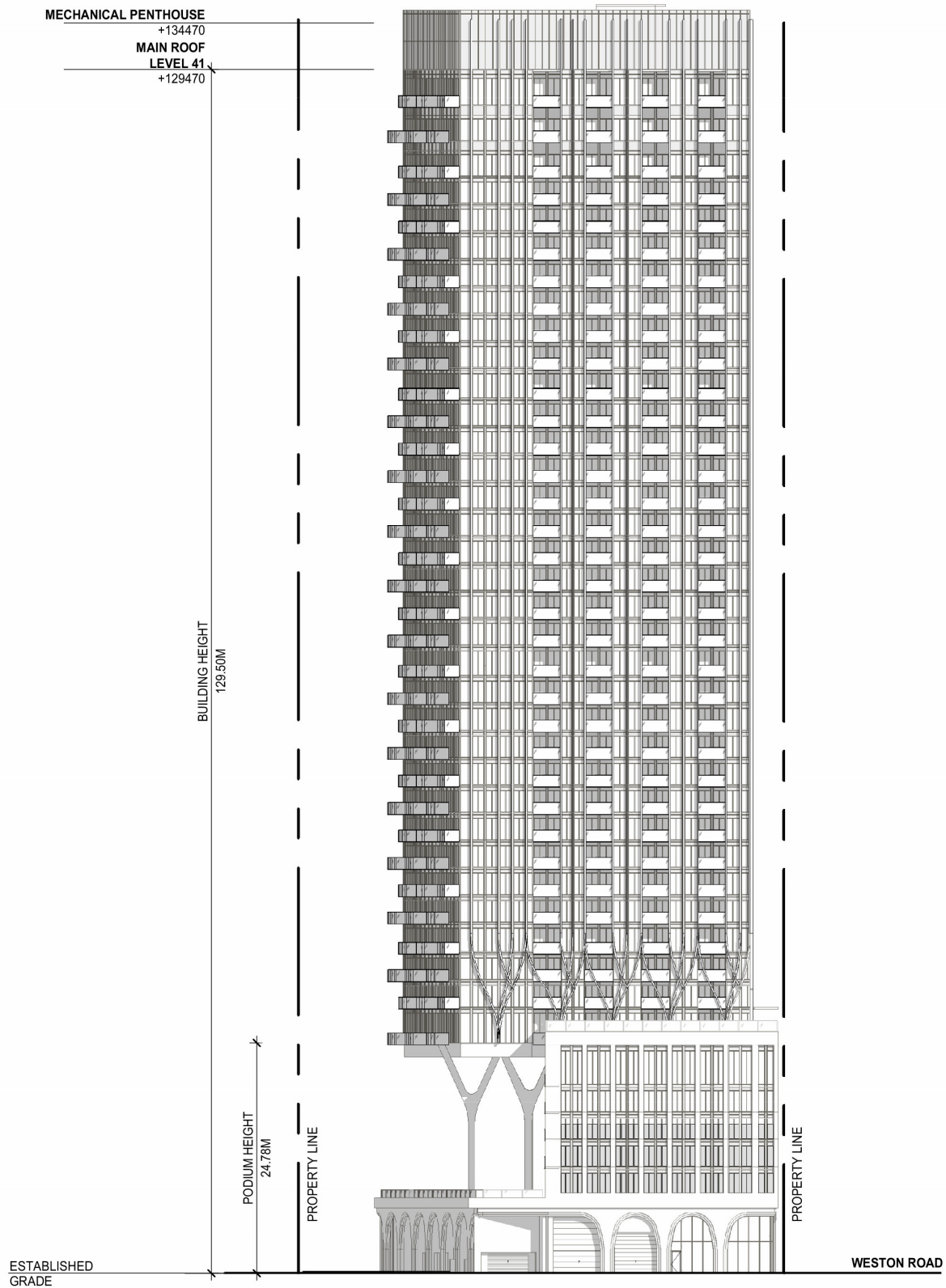
South Elevation

Attachment 7c: West Elevation



West Elevation

Attachment 7d: East Elevation



East Elevation