

1693, 1695 and 1705-1709 Weston Road and 10 Victoria Avenue East - Zoning By-law Amendment Application - Decision Report – Approval

Date: June 16, 2025

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 5 - York South-Weston

Planning Application Number: 24 202418 WET 05 OZ

Related Planning Application Number: 24 201078 WET 05 RH

SUMMARY

This report recommends approval of the application to amend the Zoning By-law at 1693, 1695 and 1705-1709 Weston Road and 10 Victoria Avenue East to permit a 43-storey mixed-use building, including a six-storey base building. The proposal would provide a total of 599 dwelling units, including 15 rental replacement units and six affordable rental housing units, and 473 square metres of commercial space at grade.

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 1693, 1695 and 1705-1709 Weston Road and 10 Victoria Avenue East substantially in accordance with the draft Zoning By-law Amendment included as Attachment 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. City Council delegate the approval and signing authority to the Executive Director, Development Review for agreements related to payments-in-lieu of bicycle parking

under Article 900.8.10 Exception Number [x190] of Zoning By-law 569-2013, as amended, in a form satisfactory to the City Solicitor.

4. City Council direct the Executive Director, Development Review to use \$1,076.00 per long-term bicycle parking space reduced, adjusted for inflation, as the basis for calculating payments under Article 900.8.10 Exception Number [X190] of Zoning By-law 569-2013, as amended.

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 Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial impact information.

DECISION HISTORY

On June 8 and 9, 2021 City Council adopted recommendations to amend the former City of York Zoning By-law and City of Toronto Zoning Bylaw enacted through Zoning By-laws 965-2022 and 966-2022 to permit a 24-storey mixed-use building with 254 residential units, including 15 rental replacement units and 466 square metres of retail space on the subject site. City Council also approved Rental Housing Demolition Application 20 171964 WET 05 RH subject to certain conditions. An Agreement pursuant to Section 37 of the Planning Act was entered into prior to the introduction of the necessary Bills to City Council for enactment. The benefits secured as part of this agreement included a \$100,000 financial contribution, provision of 6 affordable rental units, as well as the provision of an 850 square metre Privately Owned Publicly Accessible Open Space (POPS). The decision document can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2021.EY24.3#>

THE SITE AND SURROUNDING LANDS

Description

The site is located on the east side of Weston Road and north of Victoria Avenue East (See Attachment 2 for the Location Map). The site occupies the entirety of the block bounded by Weston Road to the west, Victoria Avenue East to the south and the rail corridor to the east with the exception of two lots (6 and 8 Victoria Avenue East),

resulting in a "u-shape". It has a frontage of approximately 59 metres along Weston Road and 43 and 30 metres along Victoria Avenue East (non-continuous). The site is also within approximately 80 metres of the southern entrance to the Weston GO/UP Express Station.

Existing Uses

The site is currently occupied by several vacant buildings, including one two-storey and a one-storey commercial building, two detached dwellings, and one vacant three-storey apartment building. The existing apartment and mixed-use buildings on the site (to be demolished) contain 15 rental units, all with affordable rents.

Surrounding Uses

North of the subject site is the parking lot and southern entrance to the Weston GO/UP Express station with the station building and associated platforms beyond.

South of the site is Victoria Avenue East with a vacant parcel of land at the intersection of Weston Road and Victoria Avenue East (subject to a Zoning By-law Amendment Application for a nine-storey building) and low-density residential and commercial development further south.

East of the site is the Metrolinx/CPKC Rail corridor with a low-density residential neighbourhood located further east.

West of the site is Weston Road with a mix of low-density commercial and residential uses, and the Humber River Valley beyond.

THE APPLICATION

Description

The application proposes to amend city-wide Zoning By-law 569-2013 to permit a mixed-use development consisting of a 43-storey (146.4 metres, including mechanical penthouse) building. The building shape is skewed to run parallel to the angle of Weston Road and Victoria Avenue East. The proposal would have 559 residential units, including 15 rental replacement units and six affordable rental housing units, and 473 square metres of non-residential space located at grade fronting both Weston Road and the northern property boundary with the Weston GO/UP Express station. The remainder of the site to the east would be occupied by outdoor amenity space for residents, as well as a crash berm fronting the rail corridor at the eastern property boundary, ranging in width from 5 to 6 metres.

Density

The proposal would have a density of 8.99 times the area of the lot.

Residential Component

The proposed 559 dwelling units will include 117 studio (21%), 256 one-bedroom (46%), 123 two-bedroom (22%), and 63 three-bedroom units (11%). The proposal will also include 15 rental replacement units and six affordable rental housing units.

Non-Residential Component

The proposal includes 473 square metres of commercial space provided at-grade. Access to the commercial space is proposed to be provided both along the Weston Road frontage and from the north side of the site.

Access, Parking and Loading

Vehicular access to the site would be provided from a private driveway off Victoria Avenue East which terminates in a partial cul-de-sac at the north end of the site where a ramp to an underground parking garage would be located. The application proposes two levels of below-grade parking containing a total of 70 vehicular parking spaces. One Type-G loading space and one Type-C loading space are proposed at-grade on the eastern portion of the building. A total of 576 bicycle parking spaces are proposed.

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/1705WestonRd.

Reasons for Application

The application to amend the city-wide Zoning By-law 569-2013 is required to permit the proposed height and density and to modify the zoning standards to facilitate the development. The amendment to Site-Specific Zoning By-law 965-2022 will maintain the Section 37 Agreement in a modified form.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on March 21, 2024. The current application was submitted on September 9, 2024 and deemed complete on November 22, 2024 satisfying the City's minimum application requirements. The reports and

studies submitted in support of this application are 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. The responses received have been used to evaluate the application and formulate the appropriate Zoning By-law amendment.

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 *Avenues*, and Land Use Map 14 identifies the site as *Apartment Neighbourhoods*. See Attachment 3 of this report for the Land Use Map. Permitted uses in *Apartment Neighbourhoods* include apartment buildings, parks, local institutions, cultural and recreational facilities, and small-scale retail, services and offices uses to serve the needs of area residents. Development within *Apartment Neighbourhoods* can include redevelopment of underutilized or vacant sites.

As per Official Plan Amendment 778, to achieve growth and intensification on *Avenues* development along *Avenues* may go beyond a height and scale of a mid-rise building within a 500 to 800-metre walking distance of an existing or planned GO rail station with the greatest height and scale focused around the station. The subject site is within 80 metres of the southern entrance to the Weston GO/UP Express station.

The site is also subject to Site and Area Specific Policy (SASP) 51 - Weston Area. This SASP seeks to maintain view corridors to the Humber Valley from intersections along Weston Road and improve linkages between the Weston community and the Humber Valley through enhanced pedestrian and cycling connections, and amenities for park users.

Weston Major Transit Station Area

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

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. The Official Plan can be found here: [Official Plan - City of Toronto](#).

Zoning

The subject site is zoned Residential Apartment Commercial (RAC), exception 190 under city-wide zoning by-law 569-2013. The RAC zone with this exception number was adopted as part of a previous Zoning By-law Amendment application and permits a 24-storey mixed use building with 254 residential units under Zoning By-law 569-2013. Schedule A contains Section 37 provisions, which are proposed to be carried forward in a modified form as part of the new Zoning By-law Amendment.

Design Guidelines

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

- Tall Building Design Guidelines
- Growing Up: Planning for Children in New Vertical Communities
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings
- Retail Design Manual
- Toronto Accessibility 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).

PUBLIC ENGAGEMENT

Community Consultation

An in-person Community Consultation Meeting (CCM) for the application was held on January 21, 2025. Approximately 18 members of the public participated, along with the local Councillor, the applicant, and City staff. Comments raised at the CCM included:

- Whether there will be potential for additional community benefits in relation to the proposed increased height and density;
- How the proposed development will address parkland access, in consideration of SASP 51;
- Concerns about potential noise impacts from GO Transit vehicles;
- Questions about proposed tenure of residential units;
- Concerns about safe pedestrian crossings in the vicinity of the site;
- Understanding the proposed building setbacks and step backs;
- Questions about potential animation of the Victoria Street frontage;
- Questions about the broader alignment of design and public realm considerations for all developments in the Weston neighbourhood;
- Concerns about potential shadow impacts from the proposed building;
- The need for additional study of the intersection of Weston Road and Lawrence Avenue West from a safety perspective.

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 have reviewed the current proposal and have determined that it is consistent with the Provincial Planning Statement (2024).

Official Plan Policies and Land Use

The proposal seeks to intensify an underutilized site within approximately 80 metres of 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 as well as local Toronto Transit Commission transit connections. The

proposed development is appropriate and aligns with Official Plan direction for *Apartment Neighbourhoods*, within an *Avenue* in close proximity to higher order transit.

The proposal conforms with SASP 51, as the proposed building does not impact any view corridors of the Humber Valley from any street intersections of Weston Road. Although located at the intersection of Weston Road and Victoria Avenue East, there are no views of the Humber Valley at the western terminus of Victoria Avenue West. While not creating new pedestrian connections to the Humber Valley, the widened sidewalk along Weston Road and improved public realm will help to enhance the pedestrian experience for those accessing the Humber Valley.

Density, Height, Massing

The proposed development would introduce an appropriate scale of development that is compatible with the existing and planned context for this portion of Weston Road in the form of a 43-storey tower with a six-storey base building.

As per the Tall Building Design Guidelines, a minimum base building height between 10.5 metres and 80% of the adjacent street right-of-way width should be provided up to a limit of 24 metres. At this location, Weston Road has a planned right-of-way width of 27 metres. The proposed base building height of six storeys (23.1 metres) achieves a good street proportion from Weston Road.

The tower portion of the building is stepped back an additional three metres from Weston Road and five metres from Victoria Avenue East, mirroring the shape of the base building. Above level 35 the tower floorplates are reduced to 750 square metres in accordance with the Tall Building Design Guidelines. This is achieved through the tapering of the northwest and southeast corners of the tower. This sculpting of the upper 8 storeys of the tower minimizes shadow impacts and articulates the massing of the building to provide visual interest in the skyline.

To the south, the tower portion of the building is set back 10 metres from the centre line of Victoria Avenue East, and increases up to 16 metres above level 35. To the north the tower portion of the building is set back 10.5 metres from the property line, and increased to 16.5 metres at the widest portion of the building taper above level 35. To achieve appropriate tower separation distances to the north and south, no balconies are proposed on these building faces. Staff are satisfied that this will achieve an appropriate setback condition, subject to the no balcony zones being secured through the proposed Zoning By-law Amendment.

Amenity Space

The application proposes both indoor and outdoor amenity space to be located on the ground floor and on the seventh floor (above the base building). Based on the architectural plans submitted, a combined total of more than four square metres per unit

of indoor and outdoor amenity space is proposed. The draft Zoning By-law secures a minimum of 2.0 square metres of indoor amenity space and 2.0 square metres of outdoor amenity space per unit. The size and location of the amenity spaces will be secured through the future Site Plan Control application and approval process.

Sun, Shadow, Wind

The applicant submitted a Sun/Shadow Study that demonstrates limited shadow impacts on surrounding properties, streets and open spaces. Any new shadows along the public realm, such as along the Weston Road corridor and James Trimbee Park to the east of the rail corridor, are demonstrated to be limited due to the orientation of the building and the sculpting of the upper eight floors of the tower and tapering of the northwest and southeast corners.

The applicant also submitted a Pedestrian Level Wind Study. The study concludes that wind conditions over most grade-level pedestrian wind-sensitive areas within and surrounding the site are acceptable for their intended uses on a seasonal basis. To address concerns related to the building entrance and adjacent sidewalk, the primary lobby entrance along Victoria Avenue would be recessed 1.5 metres within the building façade. At the level seven outdoor amenity terrace, a 1.8-metre tall wind screen is proposed along the west and north parts of the terrace. Additionally, a canopy would be provided at the northwest corner of the tower to protect from downwash flows. These mitigation measures are anticipated to improve wind conditions over the terrace to comfortable levels all year. No mitigation measures are required to the other outdoor amenity areas to maintain comfortable conditions. An updated wind tunnel study is required and the identified wind mitigation measures will be secured through the future Site Plan Control application and approval process.

Road Widening

To satisfy the Official Plan requirement of a 27-metre-wide right-of-way for this segment of Weston Road, a 3.7-metre road widening dedication along the Weston Road frontage is required and is proposed to be conveyed to the City with this application. No road widening dedication is required or proposed along the Victoria Avenue East frontage of the site.

Transportation Impact, Access, Loading and Parking

The applicant submitted a Transportation Impact Study, prepared by BA Group, dated August 2024, revised April 2025. Staff are satisfied that the projected increase in vehicular trips generated by the proposed development can be accommodated by the existing road network.

The Official Plan states that development will locate and organize vehicle parking, vehicular access ramps, loading, and servicing to minimize their impact and improve the safety and attractiveness of the public realm by providing underground parking, removing existing surface parking, and integrating above-ground parking structures. All vehicular access to the site would be consolidated into the driveway on the east side of the building with full-moves access off Victoria Avenue East. The driveway would extend from a mid-block location east of the building through to the north of the site where the underground parking access is proposed. One Type-G and one Type-C loading space would be located side-by-side on the ground floor, just south of the underground parking ramp.

The visual prominence of the proposed driveway and underground parking entrance would be limited given its location at the northeast corner of the site, on the opposite face of the building from Weston Road and significantly set back from Victoria Avenue East. The impact to the public realm of the loading spaces would be similarly reduced by being located within the building.

Vehicular parking is proposed to be accommodated in two levels of below-grade parking accessed from the northeast corner of the building. The application proposes a total of 70 vehicular parking spaces, of which 29 would be for visitors and 41 would be for residents. The proposed development would also provide 14 accessible parking spaces. The proposed parking supply is acceptable to Transportation Review staff, as per the justification provided in the Transportation Impact Study. The minimum parking requirements as per By-law 89-2022 will continue to apply.

Streetscape

The Official Plan encourages coordinated landscape improvements in adjacent boulevards and within setbacks to enhance local character, fit with public streetscapes, and provide attractive, accessible and safe transitions between the private and public realms. The application proposes to provide a row of street trees immediately adjacent to Weston Road and a reconstructed 2.1-metre-wide sidewalk between the row of trees and the building. Along the Victoria Avenue East frontage of the site, the application proposes a reconstructed 2.1-metre-wide sidewalk directly adjacent to the street, partially achieved by setting back the building 1.5 metres along this frontage for the first and second storeys. The proposed streetscape design is in accordance with City standards and aligns with applicable policies and design guidelines.

Servicing

The applicant submitted a Functional Servicing and Stormwater Management Report prepared by Counterpoint Engineering, dated November 18, 2024 and revised April 10, 2025. This revised Functional Servicing and Stormwater Management Report has not yet been accepted by Engineering staff. Staff are including a holding provision in the Zoning By-law Amendment to remain in place until such time that a Functional Servicing

Report and Stormwater Management Report have been submitted by the owner and accepted by the Chief Engineer and Executive Director, Engineering and Construction Services, and that any associated financial agreement for required upgrades and necessary approvals have been issued.

Rail Safety Study

The applicant submitted a Rail Safety Report prepared by Entuitive Corporation, dated August 9, 2024 and revised April 13, 2024 to determine the site-specific risks pertaining to the nearby rail corridor and to identify potential mitigation measures to address these risks.

As per Official Plan Policy 3.6.1, the area of influence of rail (for the purpose of mitigating physical risk arising from potential derailments) means the area within 30 metres of the property line of a rail facility. It applies where any portion of a development site falls within this area of influence. The subject property abuts the rail corridor and falls within the area of influence. The application proposes a minimum setback of 34 metres between the rail corridor and the face of the building, increasing to 48 metres at the widest extent. A small section of the below grade parking falls within 30 metres of the rail corridor, as well as the proposed at-grade outdoor amenity space. Entuitive Corporation considers the building to be appropriately set back in accordance with the FCM/RAC Guidelines.

The application also proposes a crash berm safety barrier in accordance with the FCM/RAC Guidelines. The crash berm is considered a hybrid between a standard earthen berm and a crash wall and will be approximately 7 metres wide at the north end and 6 metres wide at the south end. The thickness of the retaining wall is proposed to be 0.5 metres, however, the exact retaining wall specifications will be determined by a qualified Engineer at a future stage of the development.

The Rail Safety Study must be peer reviewed to confirm the appropriateness of the recommendations. The City has retrained the firm of Arup to review this Rail Safety Report. Staff are including a (H) holding provision in the Zoning By-law Amendment to remain in place until such time that the peer review process is completed to the satisfaction of the Executive Director, Development Review.

Compatibility Study

The applicant submitted a Compatibility/Mitigation, Air Quality, Dust, Odour, Noise and Vibration Study prepared by Sonair Environmental, dated August 9, 2024, in support of the proposed development. The Compatibility Study concluded that the industrial and commercial land uses in the vicinity of the subject site are not expected to adversely impact the proposed development through the incorporation of mitigation measures such as central air conditioning, a parapet for the seventh storey outdoor amenity space and warning clauses for future tenants and/or purchasers.

The findings of the Compatibility Study must be peer reviewed to confirm their appropriateness. The City has retained the firm of Arcadis to review this Study. Staff are including a (H) holding provision in the Zoning By-law Amendment to remain in place until such time that the peer review process is completed to the satisfaction of the Executive Director, Development Review.

Parkland

In accordance with Section 42 of the Planning Act, the owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Private Tree By-law). A Tree Inventory and Preservation Plan was prepared in support of this application by Kuntz Forestry Consulting Inc. dated August 9, 2024. The Tree Preservation Plan identifies six by-law protected private trees to be removed and two to be injured. Tree injury or removal permits must be issued by Urban Forestry for the effected trees.

Rental Housing Demolition and Replacement

On June 8 and 9, 2021, City Council approved Rental Housing Demolition application 20 171964 WET 05 RH to demolish 15 existing rental dwelling units located at 1693 and 1705-1707 Weston Road, subject to conditions.

On September 2, 2022, the owner entered into, and registered on title to the lands at 1693 Weston Road, 1695 Weston Road and 1705-1709 Weston Road and 10 Victoria Avenue East, an agreement pursuant to Section 111 of the City of Toronto Act, 2006 to secure 15 replacement rental dwelling units in the proposed development on the lands and an acceptable tenant relocation and assistance plan.

All tenants have moved off-site and were provided with financial compensation as required under tenant relocation and assistance plan secured in the Section 111 agreement.

Community Benefits under Section 37

The previous Schedule A of the Zoning By-law Amendment approved in 2022 (File Number 17 278899 WET 11 OZ) secured community benefits in the form of a cash

contribution of \$100,000.00 for streetscape and public realm improvements, the provision of a POPS, and the design and construction of six affordable rental units. The application proposes to revise the Schedule A to retain the community benefits that were previously agreed to, with the exception of the POPS. The contents of the revised Schedule A will be secured in a Section 37 Agreement.

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.

School Boards

Both Toronto District School Board (TDSB) and Toronto Catholic District School Board (TCDSB) staff have reviewed the development proposal. The local TDSB schools are Portage Trail Community School and Weston Collegiate Institute. TDSB Staff have determined that there is sufficient capacity at the local schools to accommodate students from new residential developments.

The local TCDSB schools are St. John Evangelist, St. Oscar Romero Secondary School and St. Basil the Great Secondary School. TCDSB staff have determined that St. John Evangelist is operating close to capacity and may not be able to accommodate additional students generated by this development.

CONTACT

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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 7: Elevations

Attachment 1: Application Data Sheet

Municipal Address: 1705 WESTON RD Date Received: August 22, 2024

Application Number: 24 202418 WET 05 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: A 43 storey building (146.4 metres including the mechanical penthouse), inclusive of a six-storey base building. A total 559 residential units are proposed, including 15 rental replacement and six affordable units.

Applicant	Agent	Architect	Owner
Bousfields Inc. 3 Church Street, Suite 300 Toronto, ON M5E 1M2	Bousfields Inc. 3 Church Street, Suite 300 Toronto, ON M5E 1M2	Graziani & Corazza Architects 8400 Jane Street, Building D - Suite 300 Concord, ON L4K 4L8	1705 Weston Road Developments Limited 670 Caledonia Road, Suite 301, York ON M6E 4V9

EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	SASP 51
Zoning:	RAC (x190)	Heritage Designation:	
Height Limit (m):	85.0	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m):	3,829	Frontage (m):	59	Depth (m):	72
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Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	2,116		1,466	1,466
Residential GFA (sq m):	3,133		33,944	33,944
Non-Residential GFA (sq m):			473	473
Total GFA (sq m):	3,133		34,417	34,417
Height - Storeys:	3		43	43
Height - Metres:			146.4	146.4

Lot Coverage Ratio 38.29 Floor Space Index: 8.99
(%):

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	33,944	
Retail GFA:	473	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	15		15	15
Freehold:				
Condominium:				
Other:			544	544
Total Units:	15		559	559

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		117	256	123	63
Total Units:		117	256	123	63

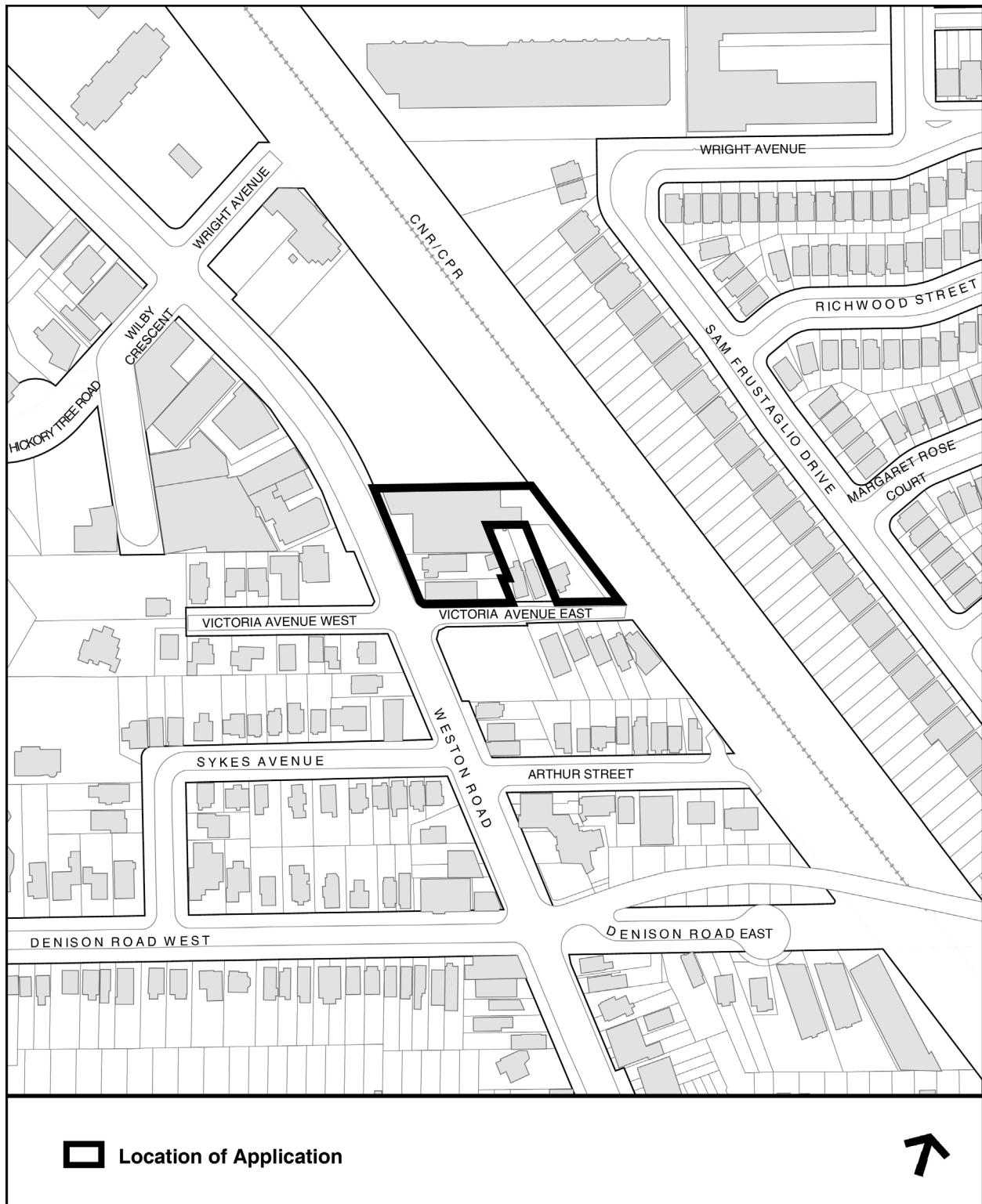
Parking and Loading

Parking Spaces:	70	Bicycle Parking Spaces:	576	Loading Docks:	2
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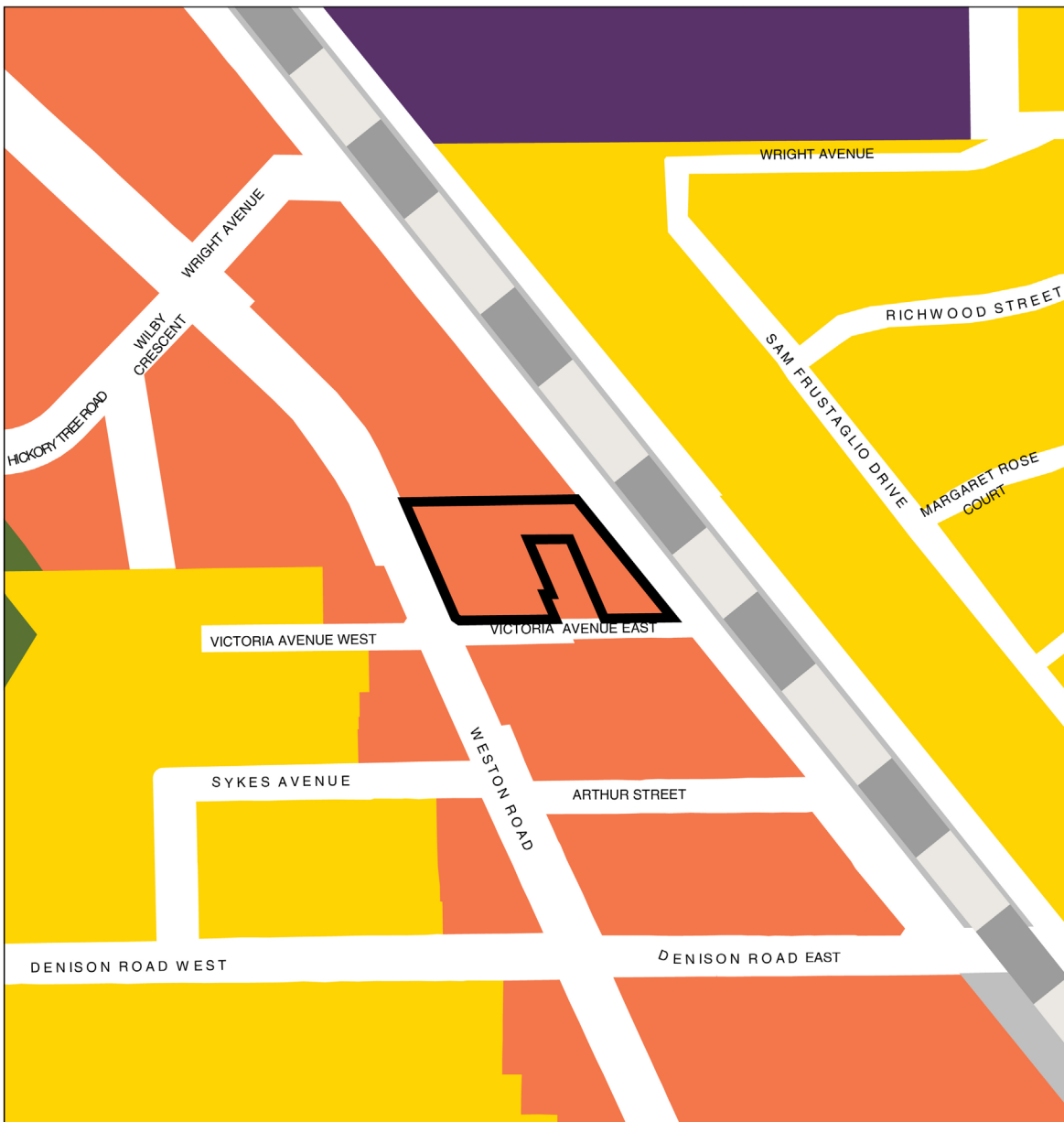
CONTACT:

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416-394-2946
Nicholas.Deibler@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map #14

1693-1707 Weston Road & 10 Victoria Ave E

File # 24 202418 WET 05 0Z



Location of Application

Neighbourhoods

Apartment Neighbourhoods



Natural Areas



Utility Corridors

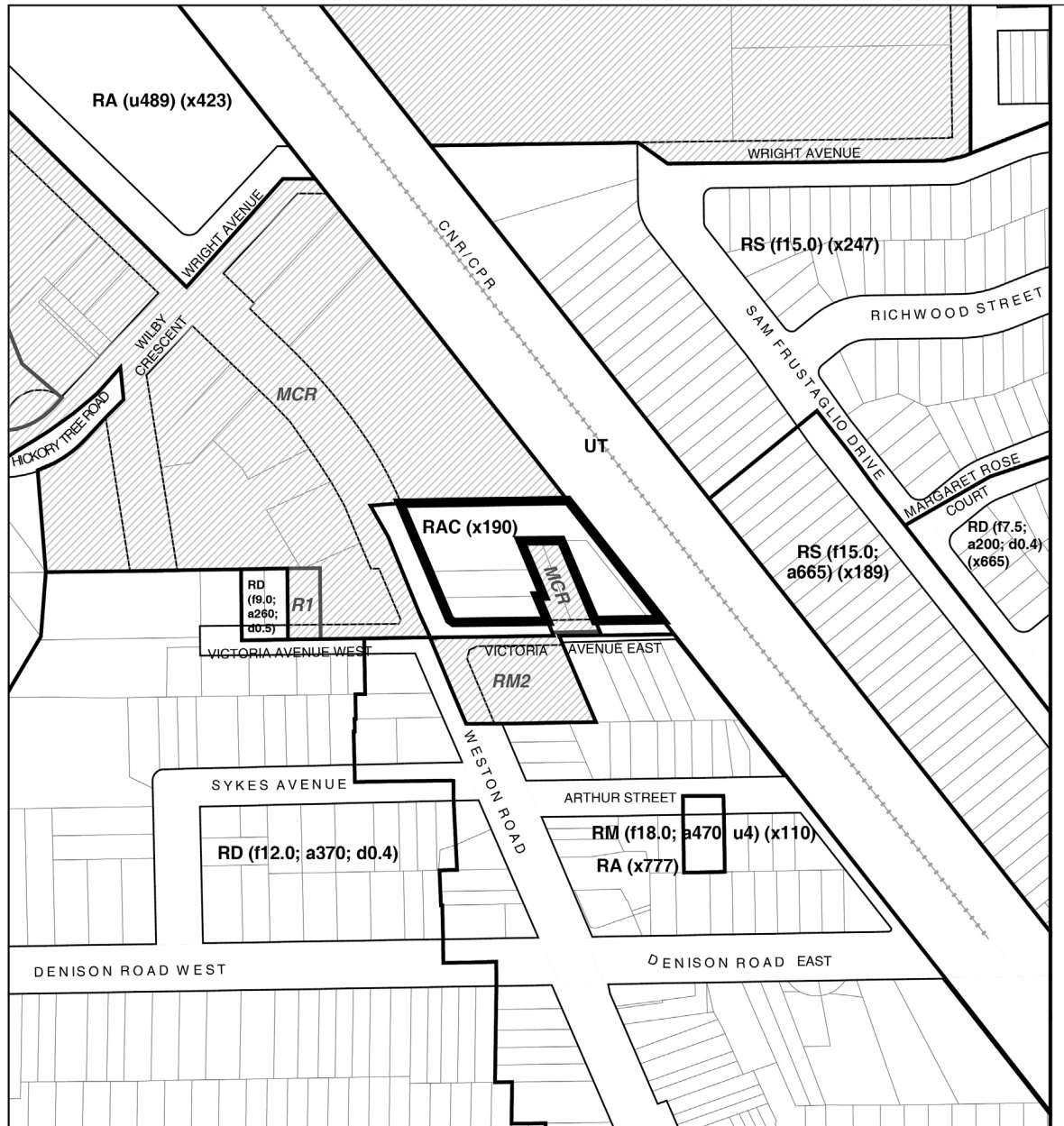


Core Employment Areas



Not to Scale
Extracted: 08/26/2024

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

1693-1707 Weston Road & 10 Victoria Ave E

File # 24 202418 WET 05 0Z



Location of Application

RD Residential Detached
RS Residential Semi-Detached
RT Residential Townhouse
RM Residential Multiple
RA Residential Apartment
RAC Residential Apartment Commercial

ON Open Space Natural
OR Open Space Recreation
UT Utility and Transportation



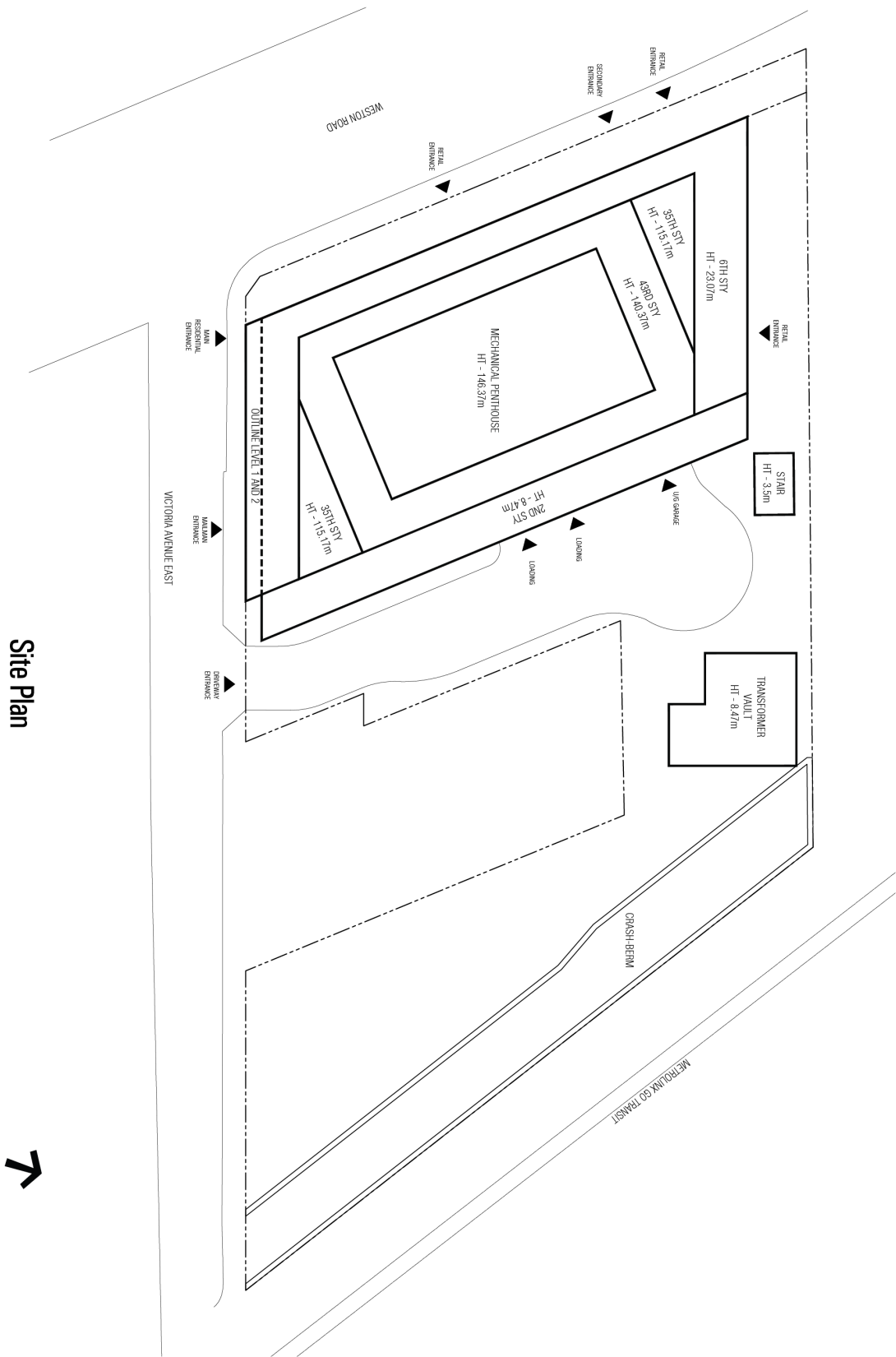
See Former City of York By-law No. 1-83
R1 Residential Districts
RM2 Residential Multiple Zone
MCR Mixed Commercial Residential
PE Prestige Employment Zone



Not to Scale
 Extracted: 08/26/2024

Attachment 5: Draft Zoning By-law Amendment

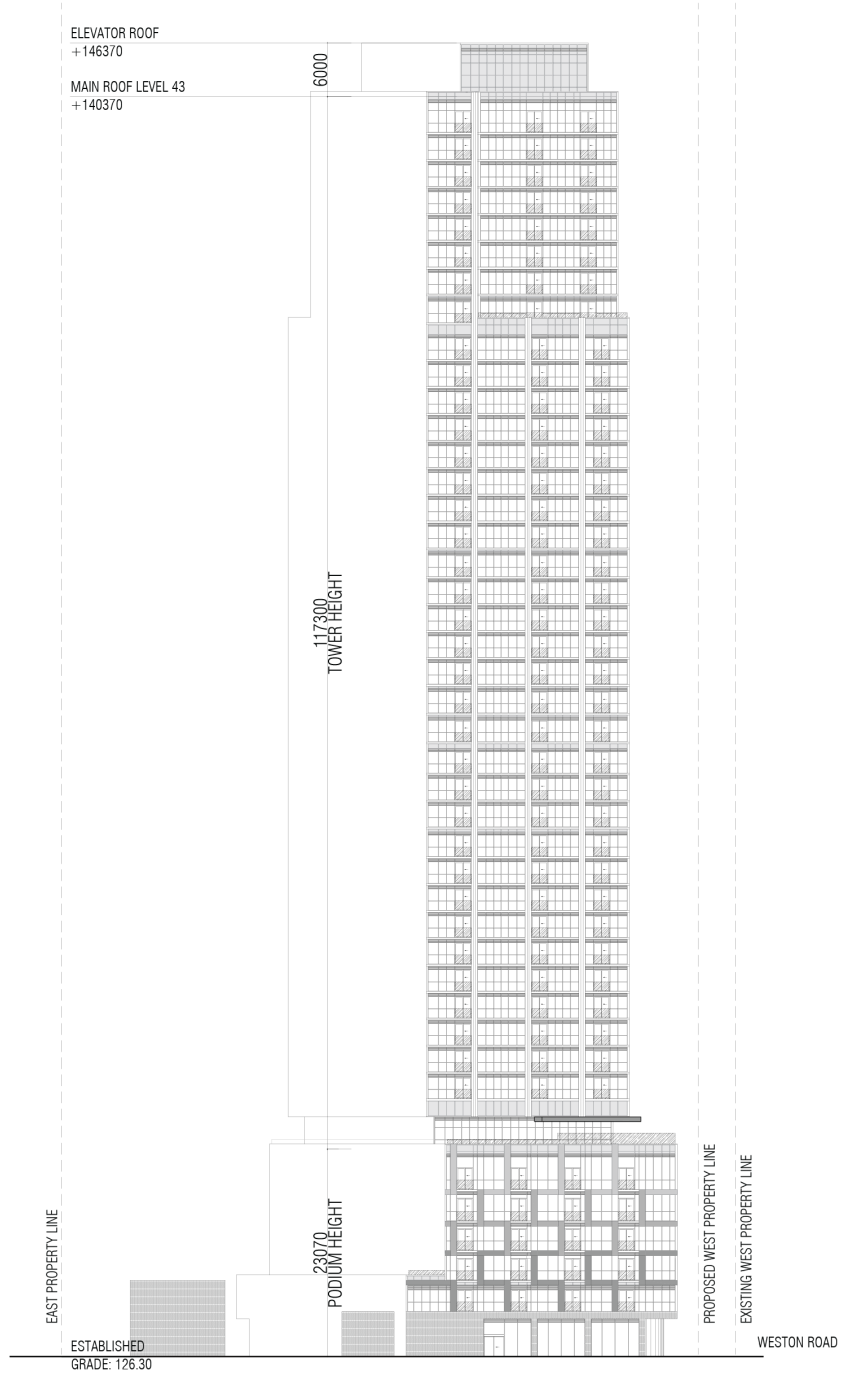
Attached Under Separate Cover



Site Plan

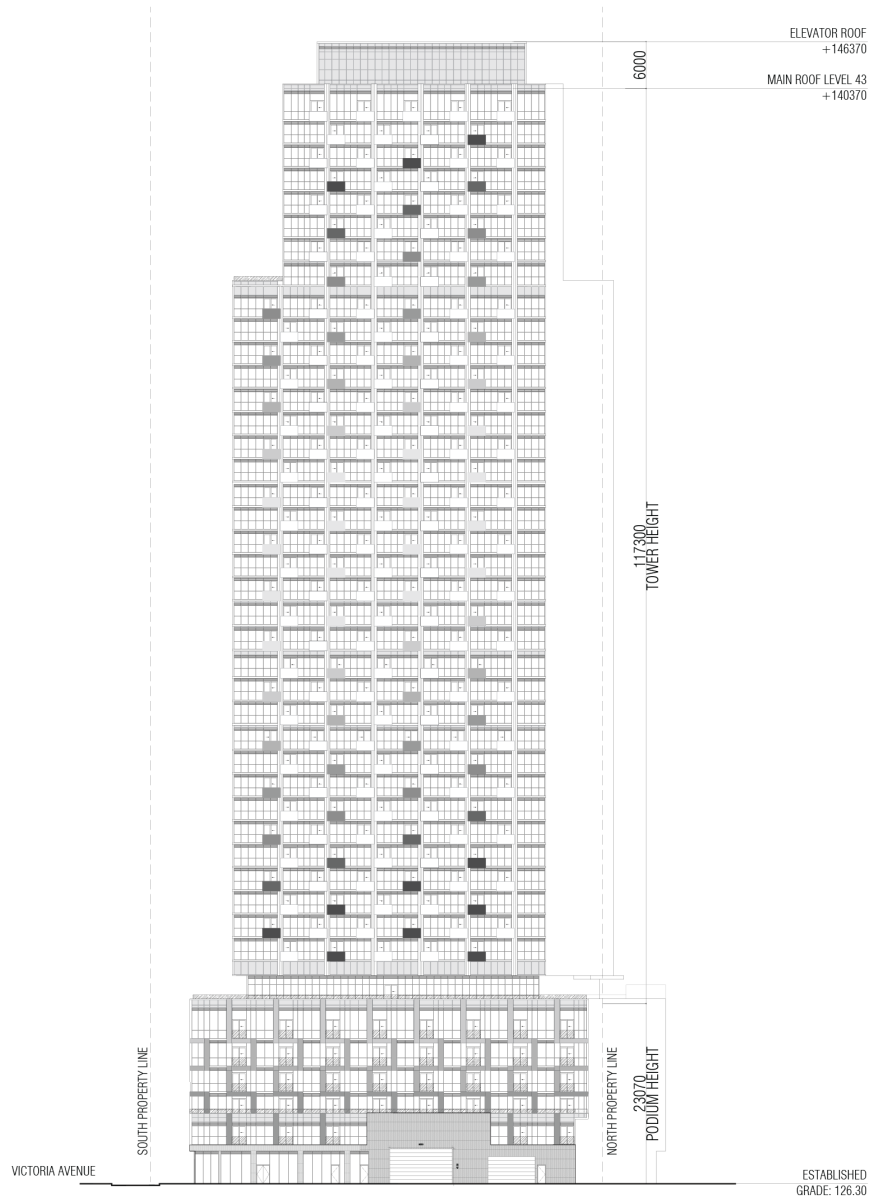


Attachment 7a: North Elevation



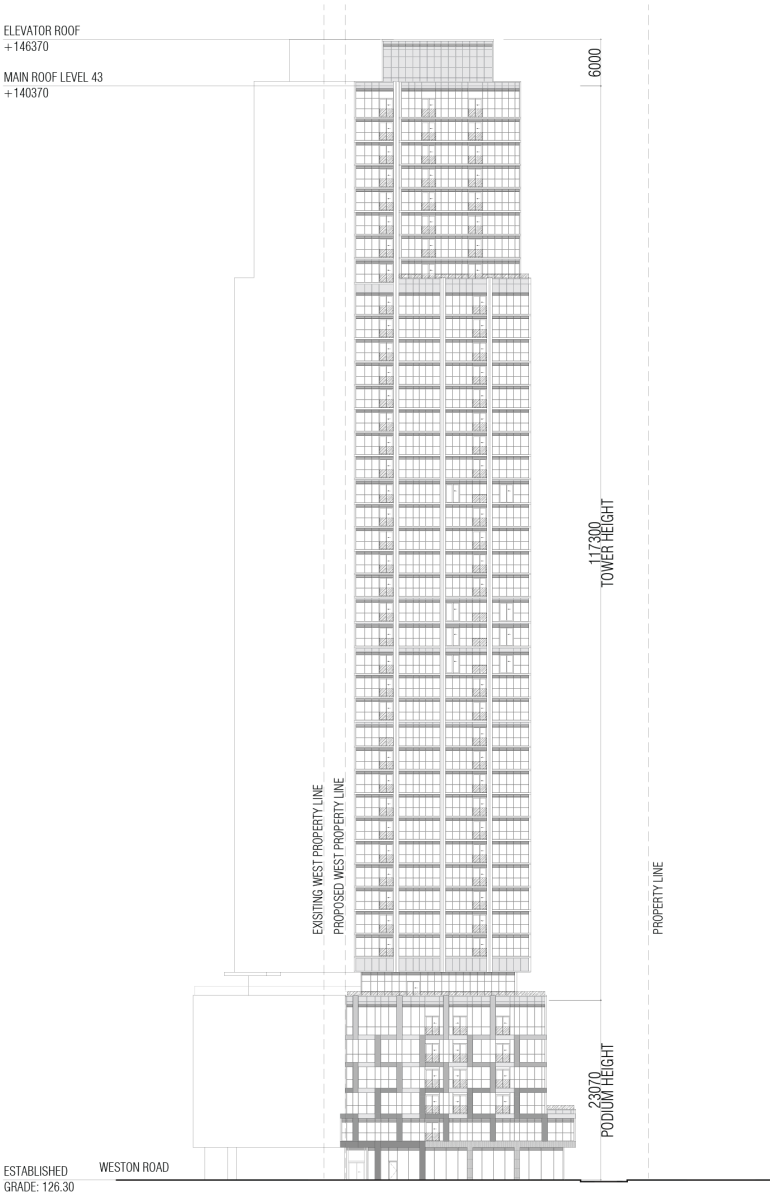
North Elevation

Attachment 7b: East Elevation



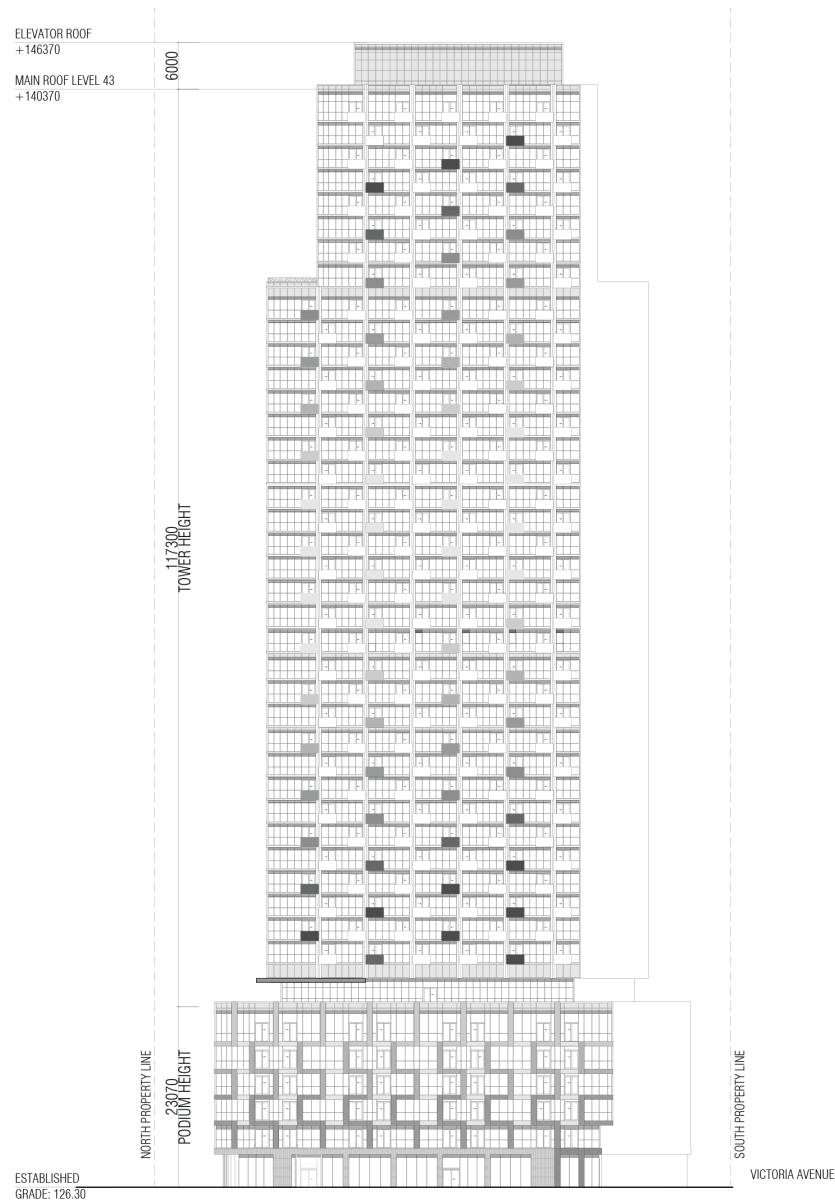
East Elevation

Attachment 7c: South Elevation



South Elevation

Attachment 7d: West Elevation



West Elevation