

3100 Weston Road – Zoning By-law Amendment Application – Appeal Report

Date: May 7, 2026

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 7 Humber River-Black Creek

Planning Application Number: 25 189182 WET 07 OZ

SUMMARY

On July 10, 2025, an application to amend the Zoning By-law was submitted (the "Application") and deemed complete on November 6, 2025, satisfying the City's minimum application requirements. The Application seeks to permit three four-storey residential buildings with approximately 125 dwelling units at 3100 Weston Road. The Carmine Stefano Community Centre and existing heritage structures, including the main house, garage and pumphouse on the subject lands are to remain.

On February 23, 2026, the applicant appealed the Application to the Ontario Land Tribunal ("OLT") due to Council's failure to make a decision within the time frame in the Planning Act.

This Report recommends that the City Solicitor, with the appropriate City Staff, attend the OLT hearing to oppose the application in its current form and to continue discussions with the applicant to resolve any outstanding issues.

RECOMMENDATIONS

The Director, Community Planning Etobicoke York District recommends that:

1. City Council direct the City Solicitor and appropriate City Staff to attend the Ontario Land Tribunal in opposition to the current application regarding the Zoning By-law Amendment Application appeal for the lands municipally known as 3100 Weston Road and to continue discussions with the applicant to resolve outstanding issues.
2. City Council authorize the City Solicitor and City Staff to take any necessary steps to implement City Council's decision, including requesting any conditions of approval that would be in the City's interest, in the event the Ontario Land Tribunal allows the appeal, in whole or in part.

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

On September 6, 2023, City Council adopted item MM10.5, to evaluate the listed property at 3100 Weston Road for designation under Part IV of the Ontario Heritage Act. The report can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2023.MM10.5>

On November 8, 2023, City Council adopted item EY8.26, which recommended that City Council amend the Listing Statement for the property at 3100 Weston Road. The report can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2023.EY8.26>

On January 8, 2025, the Toronto Preservation Board adopted a report from the Senior Manager, Heritage Planning, "3100 Weston Road - Notice of Intention to Designate a Property under Part IV, Section 29, of the Ontario Heritage Act" (PB26.1). The report can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2025.PB26.1>

On February 5, 2025, City Council adopted a report from the Chief Planner and Executive Director, "3100 Weston Road - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act" (PH18.16) and stated its intention to designate the property at 3100 Weston Road under Part IV, Section 29 of the Ontario Heritage Act. The report can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2025.PH18.16>

THE SITE AND SURROUNDING LANDS

Description

The site is located on the west side of Weston Road, south of Sheppard Avenue. The site is irregular in shape, with a frontage of approximately 251 metres along Weston Road, a depth of approximately 390 metres, and an area of approximately 6.75 hectares. The northern portion of the site is currently occupied by a two-storey institutional building which is presently leased by the City and used as the Carmine Stefano Community Centre. The western portion of the site is Humber Sheppard Park, featuring two soccer/recreational fields. Neither the northern nor the western portion of the site form part of this Zoning By-law Amendment application. The southern portion of the site is occupied by a two-storey single detached dwelling, with associated two-storey garage and a former pool complex, which has been converted into a garden. The site also formerly contained the Marian Shrine of Gratitude. These main house, garage and pumphouse are designated structures Heritage under the Ontario Heritage Act.

There are two existing vehicular access driveways, one provides access to the community centre on the northern portion of the site and the other provides direct access to the Heritage dwelling on the southern portion of the site. See Attachment 2 for the Location Map.

Surrounding Uses

North of the subject site are low-rise residential uses.

South of the subject site is the Humber River valley, which includes the Humber River Recreational Trail, a multi-surface trail that forms part of the City's broader trail network.

East of the subject site is Weston Road, which contains the terminus of Sheppard Avenue West. Located to the northeast of the Weston Road and Sheppard Avenue West intersection are single detached and semi-detached dwellings oriented along both Weston Road and Sheppard Avenue West.

West of the subject site is the Humber River valley, which includes the Humber River Recreational Trail and Humber Trail. Located further west is Summerlea Park, a riverside park with sports fields, basketball and tennis courts, a playground & wading pool.

THE APPLICATION

Description

The application proposes to amend the Zoning By-law to permit three four-storey residential buildings (14 metres in height not including the mechanical penthouse) with a total residential gross floor area of approximately 7,742 square metres and 125 dwelling units.

Density

The proposal has a density of 1.76 times the area of the lot.

Residential Component

All of the proposed 125 dwellings are two-bedroom units.

Access, Parking and Loading

The proposal includes a total of 92 vehicular parking spaces (including ten visitor spaces) in a one-level underground parking garage, a total of 104 bike parking spaces, and one Type "G" loading space. Vehicular access to parking and Type "G" loading space is proposed from Weston Road.

Additional Information

See the attachments of this Report for the Application Data Sheet, Location Map, a 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/3100WestonRd.

Reasons for Application

The proposed development requires amendments to the city-wide Zoning By-law 569-2013 to vary several performance standards including, but not limited to, density, height and setbacks.

APPLICATION BACKGROUND

The current application was submitted on July 10, 2025, and deemed complete as of November 6, 2025. A Preliminary Summary of the application is available here: www.toronto.ca/3100WestonRd.

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

POLICY AND REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024), and shall conform to provincial plans, and others.

Official Plan

The Official Plan Land Use Plan Map 13 designates the subject site as *Neighbourhoods*. See Attachment 3 of this Report for the Land Use Map. The Official Plan Right-of-Way Widths Associated with Existing Major Streets Map 3 designates Weston Road as a Major Street. 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.

Protected/Major Transit Station Area

The site is not within a delineated Major Transit Station Area.

Zoning

The subject site is split zoned Multiple-Family Dwellings Fourth Density (RM4(14)), One-Family Detached Dwelling Second Density (R2(2)), and Open Space (O1), under the Former City of North York Zoning By-law 7625. The portion of the property containing the community centre is zoned RM4(14) which permits low-rise dwellings, including townhouses and apartments with a maximum height of 11 metres. The portion of the property containing the proposed development is zoned R2(2) which permits low-rise residential and institutional uses with a maximum height of 10 metres. The portion of the property containing the park is zoned Open Space (O1) which permits non-residential uses including public parks, athletic fields, community centres, recreational

uses, schools, accessory uses. 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:

- Townhouse and Low-Rise Apartment Guidelines
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings
- Streetscape 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). Tier 1 performance measures are secured in provisions of the zoning by-law, on site plan drawings and through a Site Plan Agreement or the approval of a Plan of Subdivision.

PUBLIC ENGAGEMENT

Community Consultation

An in-person Community Consultation Meeting was hosted by City staff on February 26, 2026, and was attended by approximately 60 members of the public, with representatives for the applicant, the Ward Councillor and City staff. The following is a summary of the concerns:

- Traffic;
- Extent of development impacting trees and natural heritage area;
- Access to public park and trail;
- Flooding;
- The heritage designation process, and impact of the proposal on the existing heritage structures;
- The impact of the proposal on the Marian Shrine of Gratitude;
- Questions around reinstating the Marian Shrine of Gratitude;
- Insufficient amenities, and lack of non-residential services in the area;
- Pearson Airport noise.

COMMENTS

Provincial Policy 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 for consistency with the Provincial Planning Statement (2024) (PPS 2024).

The Official Plan is the most important vehicle for implementation of the PPS. Comprehensive, integrated and long-term planning is best achieved through adherence to Official Plan policies, some of which are noted below.

Official Plan Policies and Design Guidelines

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

Land Use

The subject site is designated *Neighbourhoods* in the Official Plan. Interspersed walk-up apartments with or without elevators are permitted in *Neighbourhoods* as long as they are four storeys or less, except along Major Streets where apartments may be no higher than six storeys. The three proposed four-storey low-rise residential buildings are acceptable and conform with the applicable policies.

Natural Heritage Protection

The property is within and adjacent to the City's Natural Heritage System (NHS), as illustrated on Map 9A of the Official Plan. The City's Official Plan includes policies related to the Natural Environment to protect the NHS. Where development is proposed within or near the NHS, the proposed development's impact is to be evaluated, negative impacts are to be mitigated, and, where appropriate, the NHS is to be restored and enhanced.

The applicant submitted a Natural Heritage Impact Study (NHIS), tree inventory/preservation plan, arborist report and landscape plans in support of the proposed development. The NHIS shows that the proposed development has been located outside of the NHS; however, there is encroachment into the proposed dripline buffer of the NHS. Additional rationale is required in the NHIS to accurately characterize the natural heritage features within or adjacent to the Subject Property, determine impacts, associated mitigation, and subsequently, policy conformity. Staff require the resolution of outstanding issues related to natural heritage protection including the identification of an agreed upon location of the long-term stable top of slope to determine the required development setback, a rationale for encroaching on a large portion of the ecological buffer, and compensation and enhancement for that encroachment.

Ravine & Natural Feature Protection

The property is subject to the provisions of Ravine and Natural Feature Protection (RNFP) in Chapter 658 of the City of Toronto Municipal Code.

The applicant submitted architectural drawings, arborist report, NHIS, landscape plans, tree inventory/preservation plan, and civil utilities plans in support of the proposed development. The RNFP limit was not accurately represented on the plans and the arborist report must be updated to include tree health and diameter at breast height,

minimum tree protection zones/drip lines, tree category numbers, and updated impacts to trees.

All plans must reflect the RNFP and development boundaries, identify and label natural features, including dripline, and applicable setbacks within and adjacent to the subject site in order to ensure the restoration of buffer areas, including an additional 3–5-meter maintenance buffer. A stewardship plan will be required for review once the buffer has been determined.

Flood Mitigation and Natural Hazards

The subject property is located within a Toronto and Region Conservation Authority (TRCA)-regulated area of the Humber River watershed due to a slope feature across the property and the presence of a regulatory floodplain. A permit is required from the TRCA prior to any development and/or site alteration taking place.

TRCA policies require redevelopment and intensification to occur outside hazardous lands, with appropriate setbacks. For properties within or adjacent to a flood hazard, it must be demonstrated that the proposal will not create off-site impacts and that safe access, meeting provincial standards, is achievable. All buildings must be located entirely outside the regulatory floodplain and above the long-term stable top of slope (LTSTOS).

All plans must be updated to show the correct LTSTOS and the associated 10-metre buffer. The slope stability assessment must be revised to reflect the correct physical top of bank. All lands within the natural hazard and associated buffers should be rezoned to Open Space – Natural Areas (ON).

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 125 two-bedroom units. Additional family-sized units are encouraged.

The proposal represents an acceptable level of development for this site located on a major street. At four-storeys (14 metres not including the mechanical penthouse), the height of the three proposed buildings are appropriate and fit with the existing and planned context.

The City's Official Plan includes policies related to the built form of low-rise apartments, Section 3.1.4. Specifically, low-rise apartment buildings shall be designed to provide unit and building entrances that have direct access to and are visible from public streets, pedestrian mews and walkways. There are opportunities to modify certain elements of the current site plan, including the opportunity to orient primary entrances to front Weston Road while respecting the adjacent heritage building and existing site grading.

Heritage Conservation

The property at 3100 Weston Road is designated under Part IV of the Ontario Heritage Act. Provincial Policies and the Official Plan require that the heritage attributes should be conserved. The existing structures, including the main house, garage and pumphouse are proposed to be fully retained, and the proposed low-rise buildings shall have an adequate setback from the heritage buildings. The proposal conforms with Official Plan policies relating to heritage conservation.

Public Realm

The Official Plan encourages coordinated landscape improvements on 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. In accordance with current City standards, a continuous sidewalk with a minimum 2.1-metre pedestrian clearway must be provided along Weston Road Site frontage. The proposal should respond sensitively to the existing topography and carefully consider how to address the slope of the property. There are opportunities for high-quality landscaping and streetscaping along all street frontages, to ensure an attractive, comfortable pedestrian environment with appropriate site access, appropriately sized pedestrian clearways, and adequate tree canopy.

Servicing

A Functional Servicing and Stormwater Management Report, prepared by C-Con Co Engineering and Construction Inc. and dated October 2025, and Hydrological Review materials, prepared by Englobe Corp. and dated April 2025, and associated plans have been submitted in support of the proposed development and reviewed by Engineering Review Staff.

The submitted drawings show that there is an existing easement, located on the subject lands. The applicant is required to submit all relevant easement documents and plans to confirm the purpose of the easement including the relevant permissions and restrictions. The extent (limits) of the existing easement may require updating to comply with the City's Design Criteria for Sewers and Watermains. No interferences into the easement (current or updated), including shoring systems and their related appurtenances, will be permitted.

Development Engineering recommends that, should the application be approved by the OLT, the zoning by-law for the lands include a holding provision and that an amending by-law to remove the holding symbol be enacted when the following are fulfilled:

(i) the owner or applicant, at their sole cost and expense has submitted a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing sanitary sewer system, storm sewer system, and watermain system and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review; and

(ii) if the Functional Servicing and Stormwater Management Report accepted and

satisfactory from (i) above require any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:

(a) the owner or applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, to support the development, in a financial secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review; or,

(b) the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report in (i) above are constructed and operational, all to the satisfaction to the Director, Engineering Review, Development Review.

In the event the proposal is approved in principle, the applicant would be required to demonstrate to the satisfaction of the Director, Engineering Review, Development Review, that there is sufficient capacity for the proposal to be adequately serviced and would be responsible for any related upgrades required to support the development.

Traffic Impact

A Transportation Impact Study (TIS), prepared by LEA Consulting Ltd. and dated May 2025, was submitted and reviewed by Transportation Review staff. The proposed development is forecast to generate a net total of approximately 32 and 46 new auto trips during the weekday AM and PM peak hours. The study concludes that the incremental traffic associated with the proposed development is anticipated to have a minimal impact on the surrounding roadway network. The TIS also provides Transportation Demand Management (TDM) measures intended to encourage transit use and active transportation and support a reduction in single-occupant vehicle trips. Supporting TDM, Toronto Parking Authority has requested coordination of a bikeshare location as part of this proposal.

Access, Vehicular and Bicycle Parking, Loading

The proposed vehicular parking supply of 92 spaces (including ten visitor spaces), 104 long-term bicycle parking spaces, 20 short-term bicycle parking spaces and one Type "G" loading space meets the requirements of Zoning By-law 569-2013.

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. The submitted drawings shows an existing north access connection to Weston Road, in addition to a new proposed driveway. City Staff have encouraged the applicant to revise the site layout to integrate the Type G loading area and underground parking entrance within the building massing and consolidate the proposed accesses into a single driveway connection to Weston Road.

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. The submitted drawings shows an existing north access connection to Weston Road, in addition to a new proposed driveway. The site layout should be revised to integrate the Type G loading area and underground parking entrance within the building massing and consolidate the proposed accesses into a single driveway connection to Weston Road.

In the event the proposal is approved in principle, the applicant would be required to further refine details related to parking stall dimensions, bicycle parking details, loading operations, solid waste servicing, and would be responsible for any related upgrades required to support the development, to the satisfaction of the General Manager, Transportation 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 should be made prior to the issuance of the first above-ground building permit for the land to be developed.

Archaeological Assessment

The subject property is located within an area of archaeological potential, as identified by the City of Toronto's Archaeological Management Plan. As such, a Stage 1 Archaeological Assessment report was submitted in support of the application. The report determined that no further archaeological work is required on the southern portion of the property, where current development is proposed. In accordance with the recommendations of the Stage 1 Archaeological Assessment report, if any impacts are proposed to areas that continue to hold archaeological potential, further archaeological assessment work may be required. Heritage Planning Archaeology staff have reviewed the Archaeological Assessment report and concur with its recommendations.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 658, Ravine and Natural Feature Protection, and Chapter 813 Articles II (City Tree By-law) and III (Private Tree by-law). A Tree Inventory and Preservation Plan was prepared in support of this application by Associates Ltd., issued October 23, 2025.

There are 37 trees proposed to be removed. A total of 30 trees are proposed to be preserved and 11 trees are conditionally preserved. As the site is partially located within the Ravine protection limits, all the trees currently identified on the plan and in the report must have designated tree categories (i.e., city vs. private trees, on-site vs. neighbouring trees, and ravine vs. non-ravine trees) in order to determine the

application requirements under the above-mentioned tree by-laws. The applicant must submit a revised Arborist Report and Tree Inventory/Preservation Plan to address this issue.

Further Issues

City Staff may be required to evaluate supplementary or revised plans and supporting materials submitted by the applicant after the date of this Report. As a result, Staff may continue to refine or identify further issues or supplement the reasons provided in this Report. Where substantive changes to the proposal are made by the applicant, Staff may report back to City Council as necessary.

Conditions to Any Tribunal Order

Should the Ontario Land Tribunal allow the appeal, in whole or in part, the following is a preliminary list of conditions that should be imposed on the issuance of any final order of the Tribunal on the Zoning By-law Amendment to the satisfaction of the appropriate City Officials:

1. The final form and content of the draft Zoning By-law Amendment is to the satisfaction of the City Solicitor and the Executive Director, Development Review; which among other matters, may include a holding (H) provision for matters including but not limited to:
 - i. the owner or applicant, at their sole cost and expense submit a revised Functional Servicing and Stormwater Management Report ("Engineering Reports") to demonstrate that the existing municipal infrastructure and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review; and
 - ii. if the Engineering Reports from (i) above require any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
 - a) the owner applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Engineering Reports to support the development, in a financial secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review; or
 - b) the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted Engineering Reports in (i) above are constructed and operational, all to the satisfaction of Director, Engineering Review, Development Review;
 - iii. all necessary approvals or permits arising from (ii)(a) or (ii)(b) above are obtained, where required, all to the satisfaction of the Director, Engineering Review, Development Review;

iv. submit a revised Hydrological Assessment Report and Hydrological Review Summary Form, Servicing Report Groundwater Summary Form, Foundation Drainage Summary Form, and Foundation Drainage Brief to determine the quality and quantity of groundwater that may be required to be discharged to the City sewage works as a result to of a proposed development and comply with Foundation Drainage Policy and guidelines to the satisfaction of the Director, Engineering Review, Development Review and the General Manager, Toronto Water.

v. address matters from the Tree Protection and Plan Review, Urban Forestry Memorandum, December 29, 2025, and any outstanding issues raised by Urban Forestry, arising from the ongoing technical review (including the provision of acceptable reports and studies), to the satisfaction of the Executive Director, Environment, Climate and Forestry.

vi. address matters from the Peer Review of the Natural Heritage Impact Study, North-South Environmental and Environmental Planning Memorandum, January 28, 2026, and any outstanding issues raised by Environmental Planning, arising from the ongoing technical review (including the provision of acceptable reports and studies), to the satisfaction of the Chief Planner and Executive Director, City Planning;

vii. address matters from the Ravine & Natural Feature Protection Memorandum, December 22, 2025, and any outstanding issues raised by Ravine & Natural Feature Protection, arising from the ongoing technical review (including the provision of acceptable reports and studies), to the satisfaction of the Supervisor, Ravine & Natural Feature Protection;

viii. address matters from the Development Engineering Memorandum, December 31st, 2025, revised February 27th, 2026, and any outstanding issues raised by Transportation Review, arising from the ongoing technical review (including the provision of acceptable reports and studies), to the satisfaction of the General Manager, Transportation Review; and

ix. address matters from the Urban Design Memorandum, December 24th, 2025, and any outstanding issues raised by Urban Design, arising from the ongoing technical review (including the provision of acceptable reports and studies), to the satisfaction of the Chief Planner and Executive Director, City Planning.

CONTACT

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SIGNATURE

Alex Teixeira, MCIP, RPP
Director, Community Planning

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Application Data Sheet

Attachment 2: Location Map

Attachment 3: Official Plan Land Use Map

Attachment 4: Existing Zoning By-law Map

Applicant Submitted Drawings

Attachment 5: Site Plan

Attachment 6: Elevations

Attachment 7: 3D Massing Model

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 3100 Weston Road Date Received: July 7, 2025

Application Number: 25 189182 WET 07 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: Three blocks of four-storey stacked townhouses. The Proposed Development contains 125 dwelling units.

Applicant	Agent	Architect	Owner
David Mackay	MHBC	Lumbao Architects	1000331725 ONTARIO INC.

EXISTING PLANNING CONTROLS

Official Plan Designation: Neighbourhoods Site Specific Provision: N

Zoning: Former City of North York By-law No. 7625 Heritage Designation: Y

Height Limit (m): 10 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 67,502 Frontage (m): 251 Depth (m): 390

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1,860	1,860
Residential GFA (sq m):	7,614	7,614	7,741	15,356
Non-Residential GFA (sq m):	14,459	14,459		14,459
Total GFA (sq m):	22,073	22,073	7,741	29,815
Height - Storeys:			4	4
Height - Metres:			15	15

Lot Coverage Ratio (%): 2.76 Floor Space Index: 0.44

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA: 15,356

Retail GFA:

Office GFA:
 Industrial GFA:
 Institutional/Other GFA: 14,459

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			125	125
Other:				
Total Units:			125	125

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:				125	
Total Units:				125	

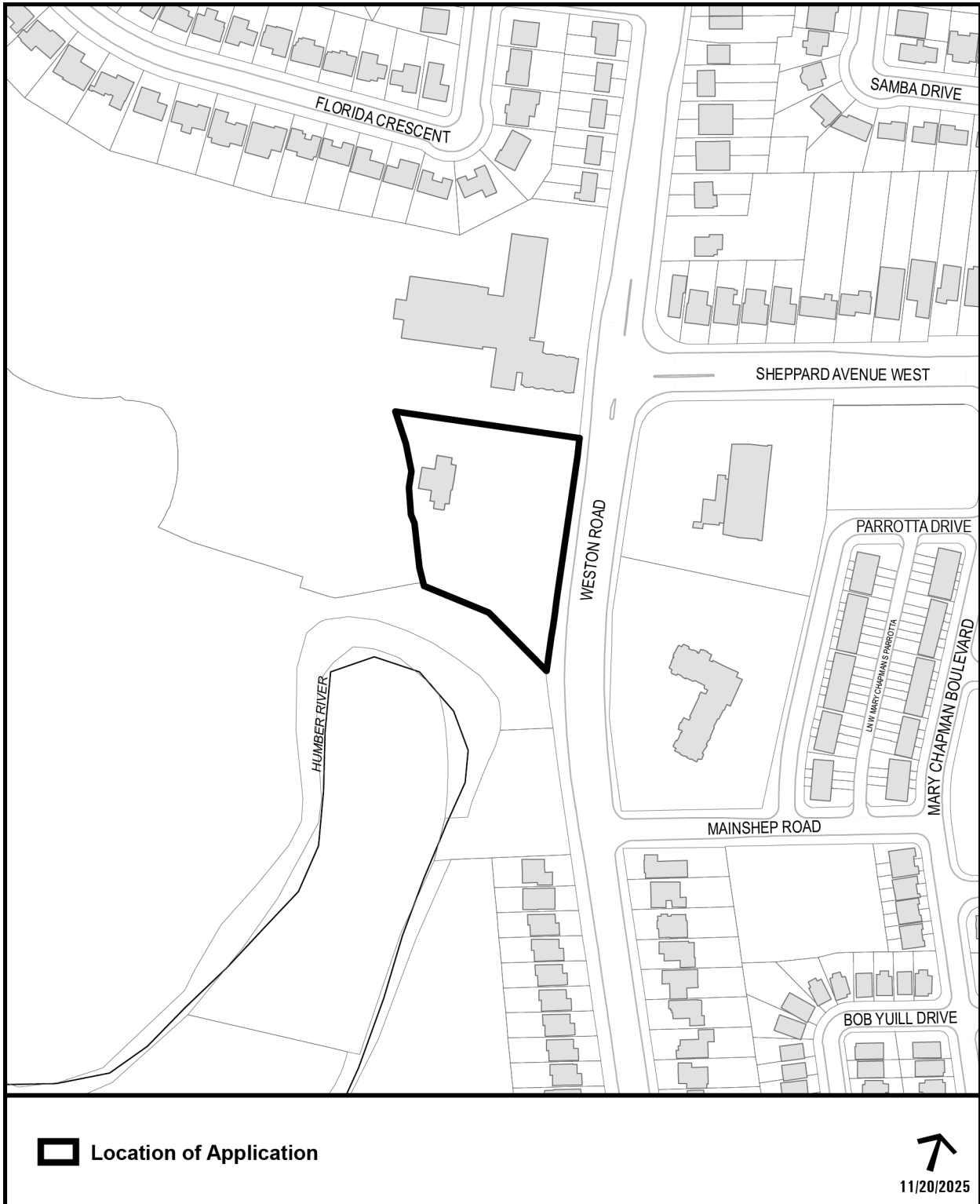
Parking and Loading

Parking Spaces:	92	Bicycle Parking Spaces:	124	Loading Docks:	1
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CONTACT:

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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map # 13

3100 WESTON ROAD

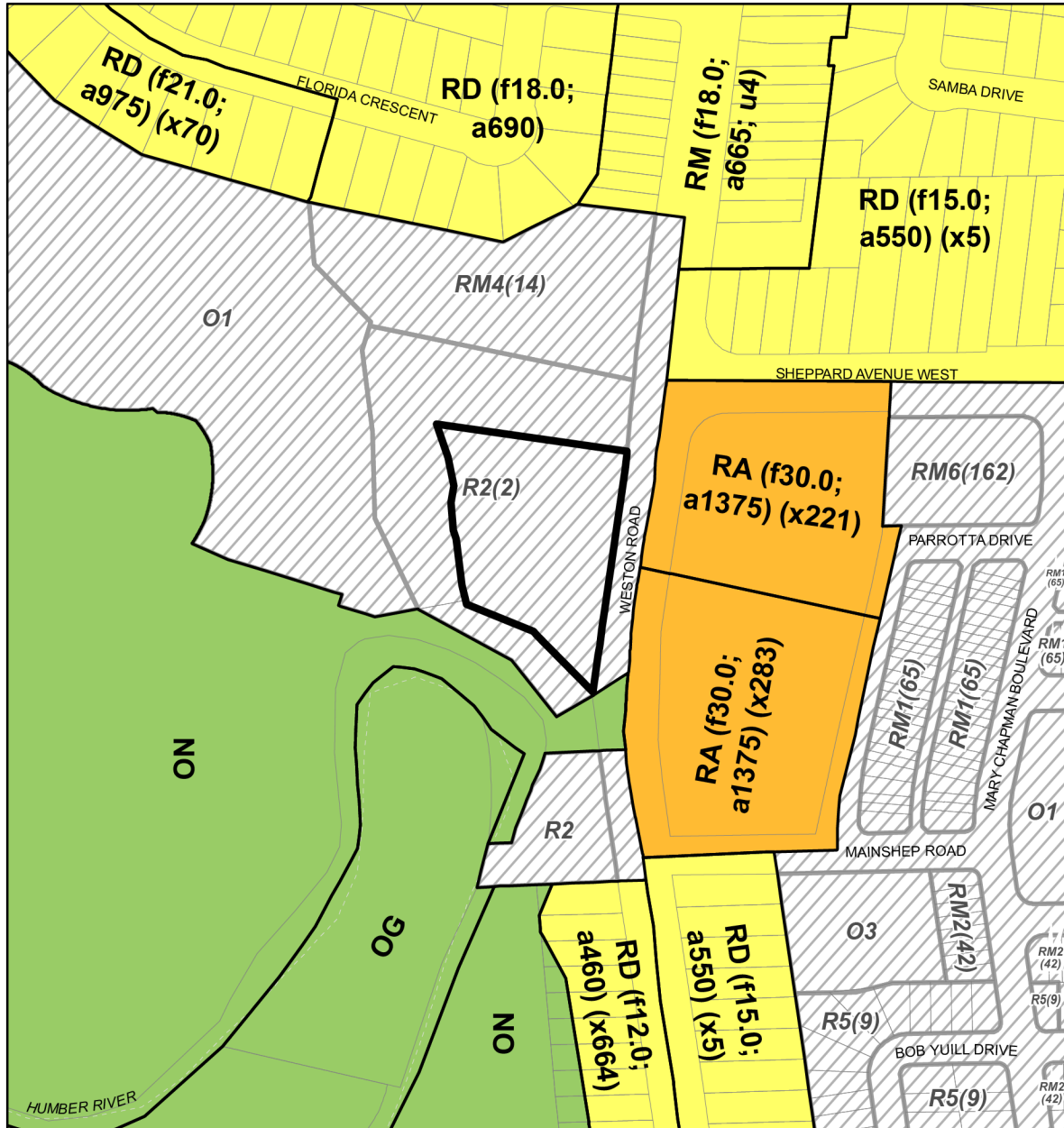
File # 25 189182 WET 07 0Z

- Location of Application
- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Natural Areas
- Parks
- Other Open Space Areas

Not to Scale

 Extracted: 11/20/2025

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

3100 WESTON ROAD

File # 25 189182 WET 07 0Z

Location of Application	ON Open Space Natural	See Former City of North York By-law No. 7625	O3 Semi-Public Open Space Zone
RD Residential Detached	OG Open Space Golf Course	R2 One-Family Detached Dwelling Second Density Zone	
RM Residential Multiple		R5 One-Family Detached Dwelling Fifth Density Zone	
RA Residential Apartment		RM1 Multiple-Family Dwellings First Density Zone	
		RM2 Multiple-Family Dwellings Second Density Zone	
		RM4 Multiple-Family Dwellings Fourth Density Zone	
		RM6 Multiple-Family Dwellings Sixth Density Zone	
		O1 Open Space Zone	



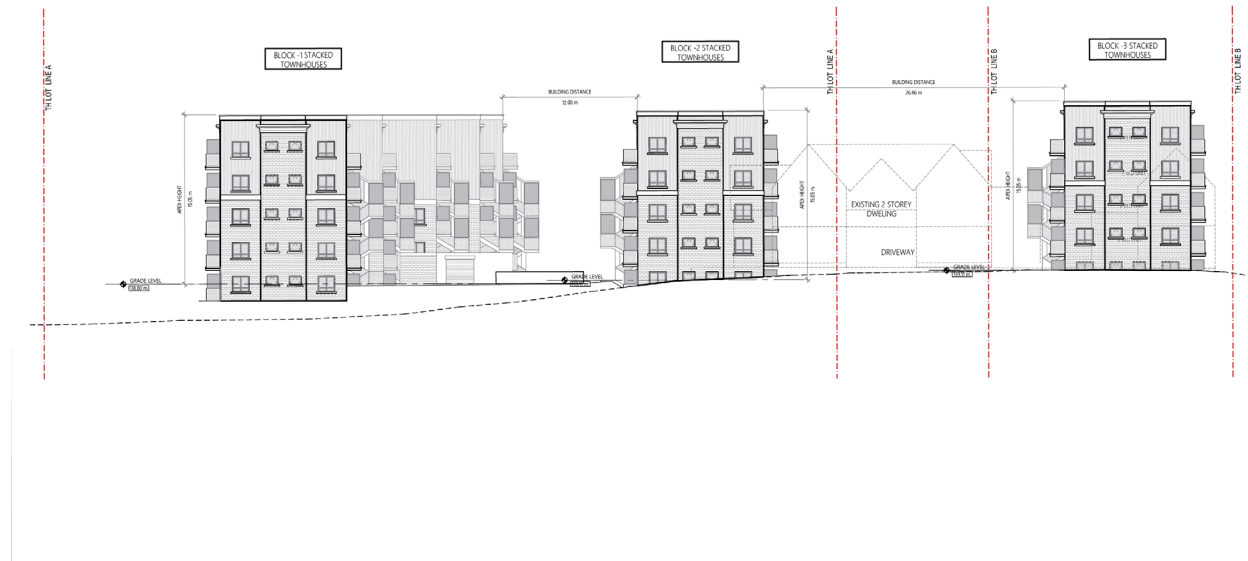
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Extracted: 11/20/2025

Attachment 5: Site Plan

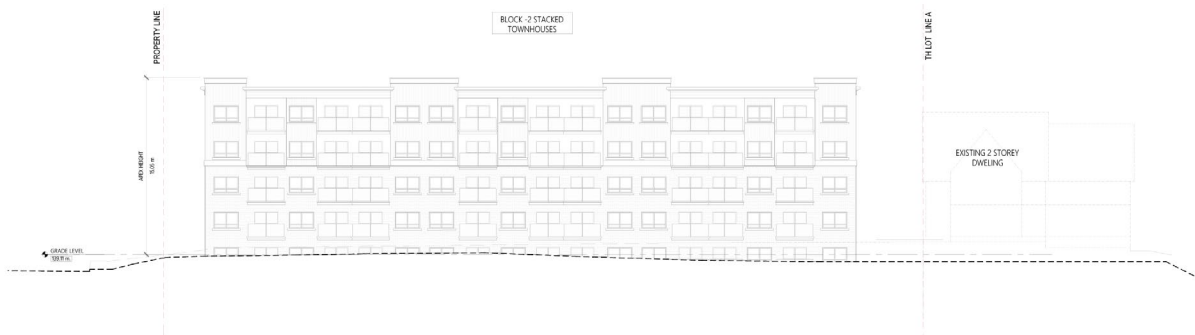


Site Plan

Attachment 6: Elevations



Front Elevation



Right Elevation

Attachment 7: 3D Massing Model





View of Applicant's Proposal Looking Southwest


11/20/2025



View of Applicant's Proposal Looking Northeast

↙
07/24/2025



View of Applicant's Proposal Looking Southwest

➔
07/24/2025