

Extract of Item EY2.26 of the Etobicoke York Community Council meeting held on January 16, 2007.

### **Other Items Considered by the Community Council**

(The Community Council is authorized to take certain actions without Council's approval.)

<b>EY2.26</b>	INFORM	3:30 PM	Transactional	Wards: 11
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#### **Supplementary Report Zoning Application 1736 Weston Road**

(December 22, 2006) report from Director, Community Planning, Etobicoke York District

#### **Committee Recommendations**

The Etobicoke York Community Council:

1. deferred consideration of this matter for a period of six (6) months;
2. requested that the applicant:
  - a. provide an up to date Parking Demand Study, using data from the last two and a half years regarding attendance, activity times and parking demand for the Place of Worship and associated activities by May 30, 2007;
  - b. complete the Landscape work in accordance with the acceptable Landscape Plan by the end of July 2007;
  - c. submit a report to the Director, Community Planning, Etobicoke York District, on the status of off-site parking leases secured by the owner of the Place of Worship, and provide copies of such leases, not later than the beginning of August 2007; and
3. requested the Director, Community Planning, Etobicoke York District, to:
  - a. review the Landscape Plan and cost estimate prepared for the Place of Worship to arrive at an acceptable plan for the site; and
  - b. report to the Etobicoke York Community Council on the application following the summer period.

## Summary

A rezoning application to permit a place of worship use at 1736 Weston Road was approved by City Council in June 2003, subject to a number of conditions, to be satisfied within a six month period prior to introduction of the Bill to City Council. The conditions were not fulfilled and Municipal Licensing and Standards started prosecution proceedings because the Place of Worship had occupied the premises and continued operations prior to obtaining the necessary approvals. After two and one half years of inaction in satisfying the conditions of approval a request from the applicant to modify a condition of the original approval of the application relating to the provision of parking for the proposal was reported by the Director, Community Planning (April 25, 2006) to Etobicoke York Community Council. The report's refusal recommendation was adopted but City Council in July 2006 referred the clause back to Etobicoke York Community Council for further consideration based on Parking Licence Agreements for 48 off-site spaces that were recently secured by Grace Restoration Ministries (the applicant and owner). Notwithstanding the additional parking secured by the Licence Agreements, refusal of the proposal to revise the approval conditions continues to be recommended because there are insufficient total off-site surplus parking spaces to account for the number of spaces required by the proposed zoning by-law. Furthermore, the onus to cease the Place of Worship and repeal any zoning to permit the church use should the Parking Licence Agreements be terminated would lie with the City.

## Background Information

2007-ey2-26-2

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-530.pdf>

2007-ey2-26-1

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-531.pdf>

## Communications

(May 5, 2006) letter from Ronald Kanter - Gardiner Roberts LLP - EYMainEY2.26.1

(May 9, 2006) letter from Ronald Kanter - Gardiner Roberts LLP - EYMainEY2.26.2

(May 9, 2006) letter from Submitted by Councillor Frances Nunziata - EYMainEY2.26.3

(May 23, 2006) letter from Ronald M. Kanter, Gardiner Roberts LLP - EYMainEY2.26.4

(June 26, 2006) letter from Ronald M. Kanter, Gardiner Roberts LLP - EYMainEY2.26.5

(July 20, 2006) letter from S. Balroop - EYMainEY2.26.6

## Speakers

Ronald Kanter , Gardiner Roberts LLP