

## 6 and 8 Barkwin Drive (Formerly 14 Barkwin Drive) – Zoning Amendment – Final Report

<b>Date:</b>	October 22, 2009
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Wards:</b>	Ward 1 – Etobicoke North
<b>Reference Number:</b>	09 135553 WET 01 OZ

### SUMMARY

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes the development of a 23-space commercial parking lot to be operated by the Toronto Parking Authority (TPA).

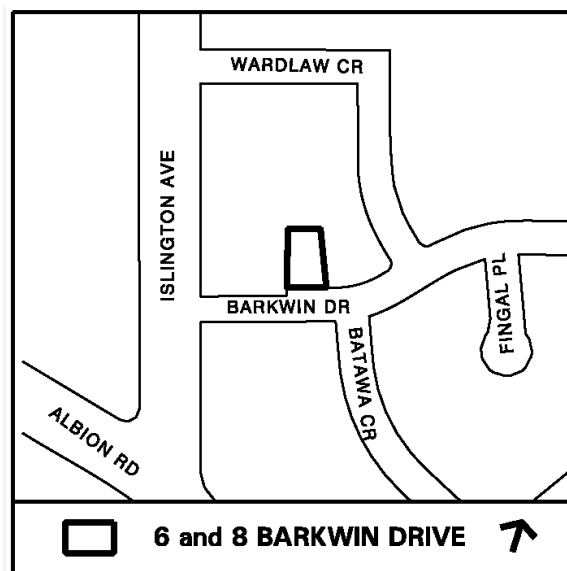
The proposal has been evaluated in the context of the Official Plan policies allowing for public facilities within Neighbourhood designated areas, and the design guidelines for the treatment of surface parking lots.

This report reviews and recommends approval of the application to amend the Zoning By-law.

### RECOMMENDATIONS

**The City Planning Division recommends that:**

1. City Council amend the former City of Etobicoke Zoning Code, as amended, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 4.



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. Require the issuance of the Notice of Approval Conditions from City Planning, before introducing the necessary Bills to City Council for enactment.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

Prior to 2004, this site was part of a larger property, known as 14 Barkwin Drive, which contained a church. Gladwood Homes acquired the former church property in September 2004 and subdivided the lands into seven residential lots. Five of those lots have been developed with single detached dwellings. In May 2008, City Council authorized the purchase of the remaining two lots to construct and operate a surface parking facility (<http://www.toronto.ca/legdocs/mmis/2008/gm/bgrd/backgroundfile-12787.pdf>).

The report before City Council recommending this purchase, did not inform Council that the Second Density Residential zoning that applies to the site does not allow for a parking lot use.

### **ISSUE BACKGROUND**

#### **Proposal**

The application seeks to permit a commercial parking lot providing for 23 parking spaces. The development proposes design features that meet the guidelines for the 'greening' of surface parking lots.

#### **Site and Surrounding Area**

The site is about 756 square metres, generally rectangular in shape, and is presently vacant. Abutting uses to the north, south, and east are single family detached residences. To the west is a retail commercial strip fronting on Islington Avenue. The rear of the commercial plaza is asphalted and mainly used for parking. No lane separates the plaza from the proposed parking lot.

#### **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation.

City Council's planning decisions are required by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

## **Official Plan**

The site is designated Neighbourhoods. Neighbourhoods are considered physically stable areas made up of residential uses in lower scale. Parks, low scale local institutions, service and office uses are also found in Neighbourhood areas. Also permitted within this designation are public services and facilities provided by local, provincial and federal governments. As the proposed parking lot is operated by Toronto Parking Authority, an agency of the City of Toronto, the use and its provider meet the intent of this policy.

## **Zoning**

The Zoning Code of the former City of Etobicoke zones this site Second Density Residential (R2). This zoning category permits single detached residences and group homes. It also permits the following business uses: a doctors or dentist office located in a single detached dwelling; private home daycare and nursery schools, provided they are within a school, church or community centre. Institutional uses such as schools, churches and libraries are also permitted, as are public buildings and parks. However, this zoning does not permit a commercial parking lot.

## **Site Plan Control**

Site plan control is applicable to these lands and the applicant has submitted a site plan application.

## **Reasons for Application**

The Toronto Parking Authority has identified a need for additional parking at peak times to serve the nearby retail commercial uses fronting on Islington Avenue and Albion Road. City Council authorized the purchase of the site. However, the parking lot is not permitted under the existing residential zoning. As such, an application to amend the by-law is required.

## **Community Consultation**

Staff is informed that the applicant held a community consultation meeting on July 9, 2009, with about 20 people from the residential and business community. Minutes of that meeting were circulated to Planning staff by the local Ward Councillors office. From the minutes provided, the majority of those who attended the meeting favoured the proposal. Comments and questions raised at the meeting related to additional plantings to absorb sound and car emissions, as well as the maintenance and security of the parking lot.

## **Agency Circulation**

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

## **COMMENTS**

### **Provincial Policy Statement and Provincial Plans**

The proposal is consistent with the PPS. The PPS calls for appropriate and efficient use of infrastructure which is planned or available. Infrastructure, as defined in the PPS, includes the use of transportation facilities.

The proposal conforms to and does not conflict with the Growth Plan for the Greater Golden Horseshoe. Although not specifically addressed as a land use consideration, the proposed development meets in the intent of the guiding principles of the Growth Plan by providing for different approaches to managing growth that recognize the diversity of communities.

### **Land Use**

The proposed use has been evaluated in the context of the Official Plan, the surrounding land uses, and local community needs. The Official Plan designation allows for public services and facilities when provided by an order of government. The context and vision for an area, contained within the policies of the Official Plan, allow these objectives to be implemented through local zoning provisions. The existing residential zoning does not permit the proposed parking lot. In this case, where the proposed use is consistent with the policies of the Official Plan, an amendment to the existing zoning is considered to be appropriate in order to meet the intent of the Official Plan. This amendment is further supported by the site's location, being immediately adjacent to the rear of the commercial plaza and on the edge of the residential community.

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

In support of the proposal, the applicant submitted a Traffic Impact Considerations report. The report states that the traffic forecasted to be generated by the proposed lot is not expected to negatively impact the level of service of the abutting street network. The study indicates that the majority of vehicular trips to and from the parking lot will occur at the Islington Avenue and Barkwin Drive intersection. Transportation staff have reviewed the findings, and agree with the conclusions contained in the report.

### **Streetscape and 'Greening' of Surface Parking Lots**

The proposal incorporates landscaped edges along Barkwin Drive, and the north and east sides of the property. Plantings of large growing native trees are proposed within the public boulevard, and along the east side of the proposed lot, which is adjacent to a residential property. The design guidelines for the 'Greening of Surface Parking Lots' call for providing shade and high-quality landscaping, a minimum requirement of trees to

the amount of parking supplied, and the installation of high-quality privacy fencing between neighbouring uses. A detailed review of the proposed landscape treatments, and the creation of appropriate perimeter buffering to the adjacent residential uses will be completed through the Site Plan Approval process.

### **Toronto Green Standard**

The applicant has submitted a completed Toronto Green Standard Checklist. Features such as barrier-free and pedestrian connections to the site, energy efficient lighting, the use of permeable materials, and provisions for stormwater management are targeted to be included as part of this development.

### **CONTACT**

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### **SIGNATURE**

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Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Etobicoke York District

### **ATTACHMENTS**

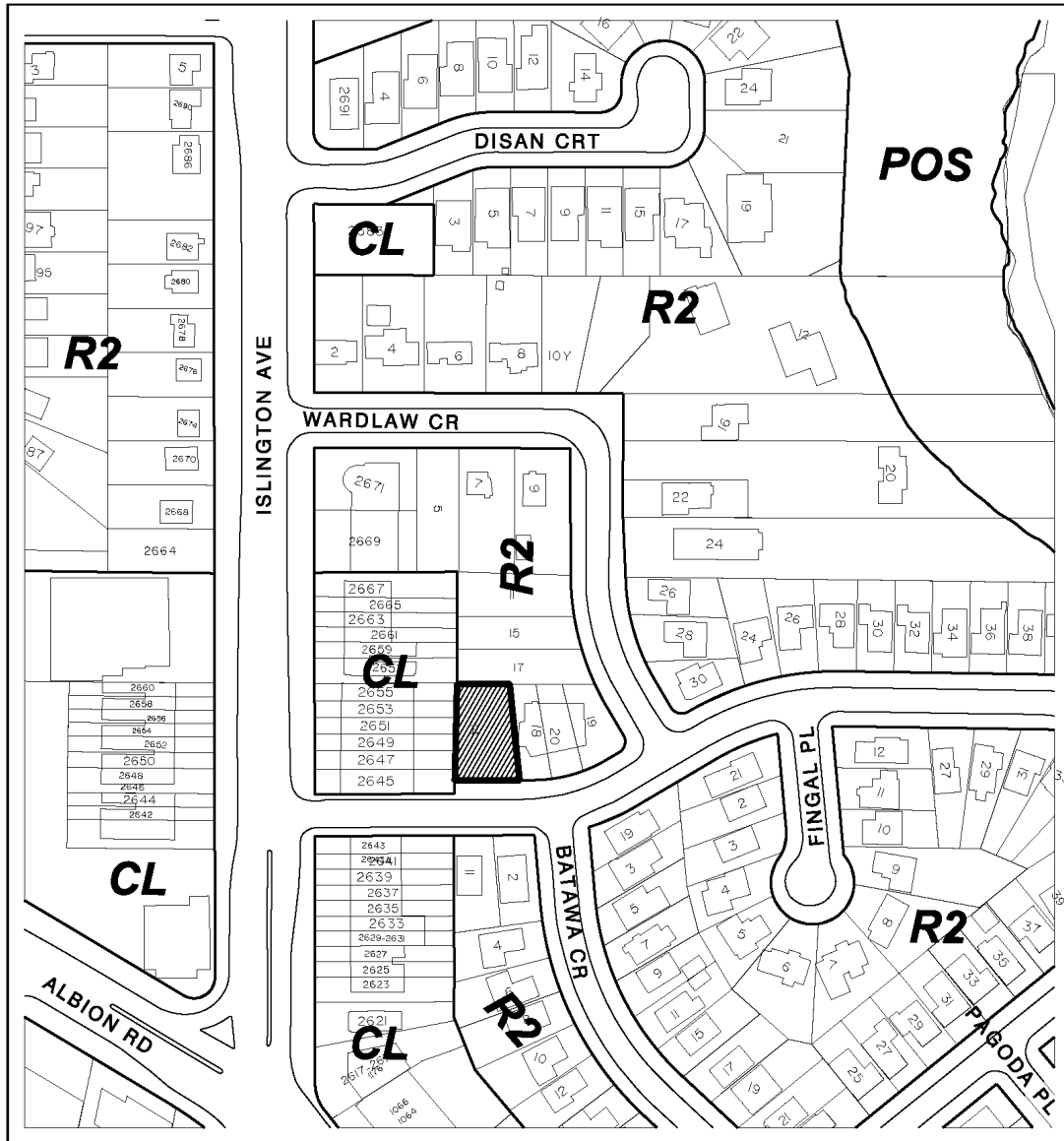
Attachment 1: Site Plan  
Attachment 2: Zoning  
Attachment 3: Draft Zoning By-law Amendment

## 6 and 8 Barkwin Drive



File # 09\_135553

## Attachment 2: Zoning



**Toronto** Urban Development Services  
**Zoning**

**14 Barkwin Drive**

File # 09\_135553

R2 Residential Second Density  
 CL Commercial Limited  
 POS Private Open Space



Not to Scale  
 Zoning By-law 11,737 as amended  
 Extracted 08/20/09- JM

### **Attachment 3: Draft Zoning By-law Amendment**

Authority: Etobicoke York Community Council Item ~ [or Report No. ~, Clause No. ~] as adopted by City of Toronto Council on ~, 20~  
Enacted by Council: ~, 20~

#### **CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~-20~**

**To amend ~ Zoning By-law No. ~, as amended,  
With respect to the lands municipally known as  
6 and 8 Barkwin Drive**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Notwithstanding Article XIII Section 320-57, and 320-58 of the Etobicoke Zoning Code, a municipally operated commercial parking lot providing for 23 parking spaces shall be permitted on the lands as outlined in Schedule 'A' attached hereto.
2. Chapter 324, Site Specifics, of the Etobicoke Zoning Code, is hereby amended to include reference to this by-law by adding the following to Section 324-1, Table of Site Specific By-laws

<b>BY-LAW NUMBER AND ADOPTION DATE</b>	<b>DESCRIPTION OF PROPERTY</b>	<b>PURPOSE OF BY-LAW</b>
_____ - 2009 _____ - 2009	Lands located on the north side of Barkwin Drive, east of Islington Avenue, and municipally known as 6 and 8 Barkwin Drive.	To amend the R2 zoning to allow a municipally operated commercial parking facility, subject to site-specific development standards.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

DAVID R. MILLER,  
Mayor  
(Corporate Seal)

ULLI S. WATKISS,  
City Clerk





Schedule 'A' BY-LAW

