

**1736 Weston Road – Zoning By-law Amendment
Application - Preliminary Report**

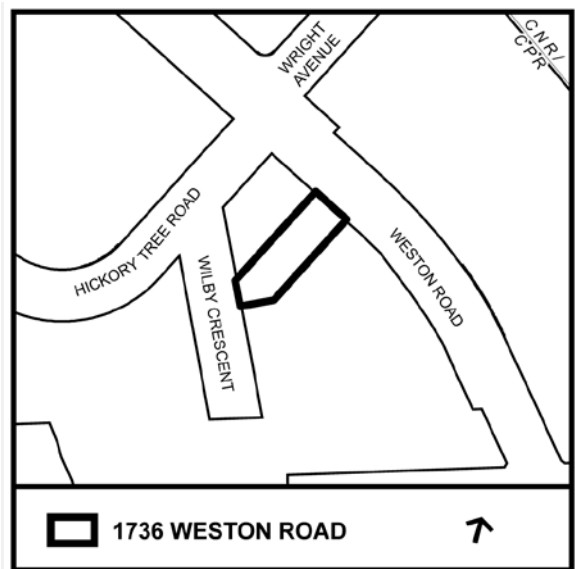
Date:	April 14, 2016
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 11 – York South-Weston
Reference Number:	15 264063 WET 11 OZ

SUMMARY

This application proposes a Zoning By-law Amendment to maintain a place of worship use at 1736 Weston Road. A Zoning By-law Amendment to permit the place of worship use was approved by City Council in 2003, subject to a number of conditions that were never fulfilled. Between 2003 and 2008, the applicant requested through Etobicoke York Community Council and City Council that the condition related to off-site parking be amended to be less onerous. The request was deferred by City Council and Etobicoke York Community Council several times and ultimately considered by City Council in 2008. In 2008, City Council approved a Temporary Use By-law, with no requirement for off-site parking, for a period of three years. The Temporary Use By-law was enacted by City Council in 2010 and it expired in 2013. The subject application is to permit the place of worship as a permanent use.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

A community consultation meeting scheduled by staff, in consultation with the Ward Councillor, is targeted to be held in the second quarter of 2016. A Final Report and statutory public meeting under the



Planning Act to consider the application is targeted for the fourth quarter of 2016. This target assumes the applicant will provide all required information in a timely manner.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the lands at 1736 Weston Road together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

At its meeting of June 24, 25 and 26, 2003, City Council considered a Final Report from the Director of Community Planning, West District, which recommended that a Zoning By-law Amendment to permit the place of worship be approved for a period of three years. City Council amended the staff recommendation and approved the Zoning By-law Amendment for a period of one year, subject to a number of conditions. The Final Report can be viewed at the following link:

<http://www.toronto.ca/legdocs/2003/agendas/committees/yk/yk030610/it002.pdf>

At its meeting of May 9, 2006, Etobicoke York Community Council considered a staff report providing an update on the status of the rezoning application. The Status Report sought direction with respect to a request from the applicant to amend one of the conditions of approval of the Zoning By-law Amendment application related to the provision of off-site parking to make it less onerous. City Planning staff recommended that City Council refuse the applicant's proposal and maintain the original condition. Etobicoke York Community Council adopted the staff recommendation. The Status Report from the Director of Community Planning, Etobicoke York District can be viewed at the following link:

<http://www.toronto.ca/legdocs/2006/agendas/committees/et/et060509/it016.pdf>

City Council deferred consideration of this matter at three successive meetings. At its meeting of July 25, 26 and 27, 2006 City Council referred the item back to Etobicoke York Community Council for further consideration and consultation with the Transportation Services Division.

At its meeting of January 16, 2007, Etobicoke York Community Council considered a Supplementary Report (Item EY2.26) which again recommended that City Council refuse the applicant's proposal to amend the condition related to the provision of off-site parking. Consideration of this item was deferred by Etobicoke York Community Council for six months. The Supplementary Report from the Director of Community Planning, Etobicoke York District can be viewed at the following link:

<http://www.toronto.ca/legdocs/mmis/2008/ey/bgrd/backgroundfile-13916.pdf>

Etobicoke York Community Council next considered this item again at its meeting of February 12, 2008. In addition to the Supplementary Report noted above, at its meeting of February 12, 2008, Etobicoke York Community Council considered a Further Supplementary Report (Item EY14.29) which again recommended that City Council refuse the applicant's proposal to amend the condition related to off-site parking. City Planning also recommended that the application be closed due to the length of time the approval conditions had been outstanding. Etobicoke York Community Council deferred consideration of the item until its meeting of July 7, 2008. At its meeting of July 7, 2008, Etobicoke York Community Council amended the staff recommendations and recommended that City Council enact a Temporary Use By-law for a period of three years. The Further Supplementary Report from the Director of Community Planning, Etobicoke York District can be viewed at the following link:

<http://www.toronto.ca/legdocs/mmis/2008/ey/bgrd/backgroundfile-13913.pdf>

At its meeting of July 15, 2008, City Council enacted a Temporary Use By-law to permit a place of worship on the subject site for a period of three years, subject to conditions related to gross floor area, front yard landscaping and on-site parking. No off-site parking was required. The Bill was introduced for passage at the April 1, 2010 meeting of City Council. The City Council decision can be viewed at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2008.EY18.6>

Pre-Application Consultation

A pre-application consultation meeting was not requested by the applicant prior to the submission of the application.

ISSUE BACKGROUND

Proposal

The proposal is to amend the Zoning By-law to maintain a place of worship use on the subject site as a permanent use. The existing two-storey (7.42 m) commercial building, which is currently used as a place of worship, would remain and would not be altered. The place of worship has existed for 15 years and previously the building was used as a banquet hall. The existing building covers a substantial portion of the subject site with setbacks of: 3.08 m (front); 5.28 m (rear); 0.19 m (north side); and 0.82 m (south side). The total gross floor area of the existing building is 1,375 m², of which 643 m² (the ground floor) is used for worship area. The balance of the gross floor area (the second floor), is comprised of classrooms and meeting areas associated with the place of worship.

There are two existing parking spaces serving the place of worship, located at the rear of the subject site and accessed from Wilby Crescent, both of which would be retained.

Site and Surrounding Area

The site is located on the west side of Weston Road, between Wilby Crescent and Victoria Avenue, south of the intersection of Weston Road and Lawrence Avenue West. The site area is approximately 897 m² and is occupied by a two storey building, currently being used as a place of worship.

North: To the north are low rise commercial buildings fronting the west side of Weston Road and high rise residential apartment buildings fronting the east side of Weston Road.

South: To the south are low rise commercial buildings fronting both sides of Weston Road.

East: To the east is a gas station, a day nursery and a commuter parking lot which serves the Weston GO Transit and Union-Pearson Express stations.

West: To the west are low rise industrial and commercial buildings, and the Humber River.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key objectives include: building strong, healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. 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 to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The property is designated *Apartment Neighbourhoods* on Map 14 – Land Use Map in the Official Plan (see Attachment 2: Official Plan). *Apartment Neighbourhoods* are made up of apartment buildings and parks, local institutions, cultural and recreational facilities,

and small-scale retail, service and office uses that serve the needs of area residents. All land uses provided for in the *Neighbourhoods* designation, including places of worship, are also permitted in *Apartment Neighbourhoods*.

The subject site is located within the Weston Area as defined by Site and Area Specific Policy 51 of the Official Plan which speaks to protecting view corridors of the Humber Valley as well as increasing connectivity to the Humber Valley for pedestrians and cyclists.

This application will be reviewed against the policies in the Official Plan including those in the "Public Realm" and "Built Form" sections of the Plan. Compliance with other relevant policies of the Official Plan including the environment and transportation will also be addressed. The Official Plan is available at:

http://www.toronto.ca/planning/official_plan/introduction/htm.

Official Plan Amendment No. 320 (OPA 320)

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment No. 320 on December 10, 2015. OPA 320 strengthens and refines the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support Council's goals in the Official Plan to protect and enhance existing neighbourhoods and to allow limited infill on underutilized apartment sites in *Apartment Neighbourhoods*. In December 2015 the City submitted OPA 320 to the Minister of Municipal Affairs and Housing for approval. While OPA 320 is City Council's adopted policy, it is not yet in force.

Zoning

The site is zoned Main Street Commercial/Residential (MCR) under former City of York Zoning By-law No. 1-83 (see Attachment 3: Zoning). The MCR zone permits a wide variety of uses including: townhouses, apartment buildings, retail stores, offices, restaurants, recreational uses and limited institutional uses. A place of worship is not a permitted use. The maximum permitted height in the MCR zone is 8 storeys or 24 metres (any construction within 6 metres of the front lot line is limited to 9 metres in height) and the maximum floor space index is 2.5 times the area of the lot.

The site is not subject to City-wide Zoning By-law No. 569-2013 because the zoning does not conform to the Official Plan *Apartment Neighbourhoods* designation.

Site Plan Control

Toronto Building staff have advised that the change of use to permit a place of worship requires a Site Plan Control application, which has not yet been submitted to the City.

Reasons for the Application

A Zoning By-law Amendment is required to permit the place of worship use. Other areas of non-compliance may be identified through the zoning review currently being undertaken by Toronto Building staff.

COMMENTS

Application Submission

The following reports/studies were submitted with the application:

- Planning Rationale; and
- Parking Demand Study.

A Notification of Complete Application was issued on January 7, 2016.

Issues to be Resolved

Based on a preliminary review of the proposal, the below issues/concerns have been identified:

- determine conformity with the Official Plan policies;
- impacts on adjacent properties, including spillover parking;
- assessment of traffic and transportation impacts;
- the provision and location of vehicular parking;
- the provision of bicycle parking; and
- appropriate landscaping and tree planting.

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

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SIGNATURE

Neil Cresswell, MCIP, RPP
Director of Community Planning
Etobicoke York District

ATTACHMENTS

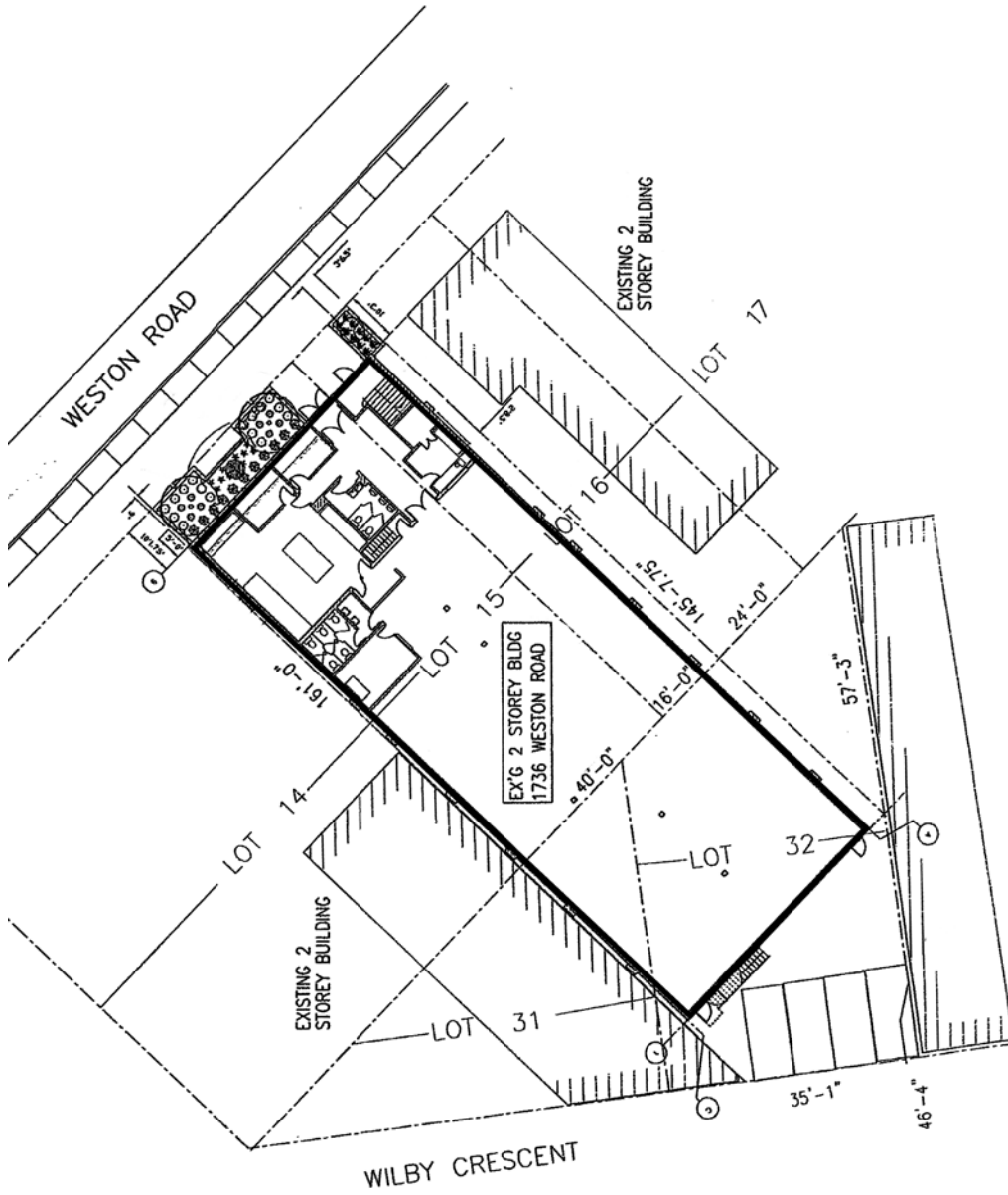
Attachment 1: Site Plan

Attachment 2: Official Plan

Attachment 3: Zoning

Attachment 4: Application Data Sheet

Attachment 1: Site Plan



1736 Weston Road

File # 15 264063 WET 11 0Z

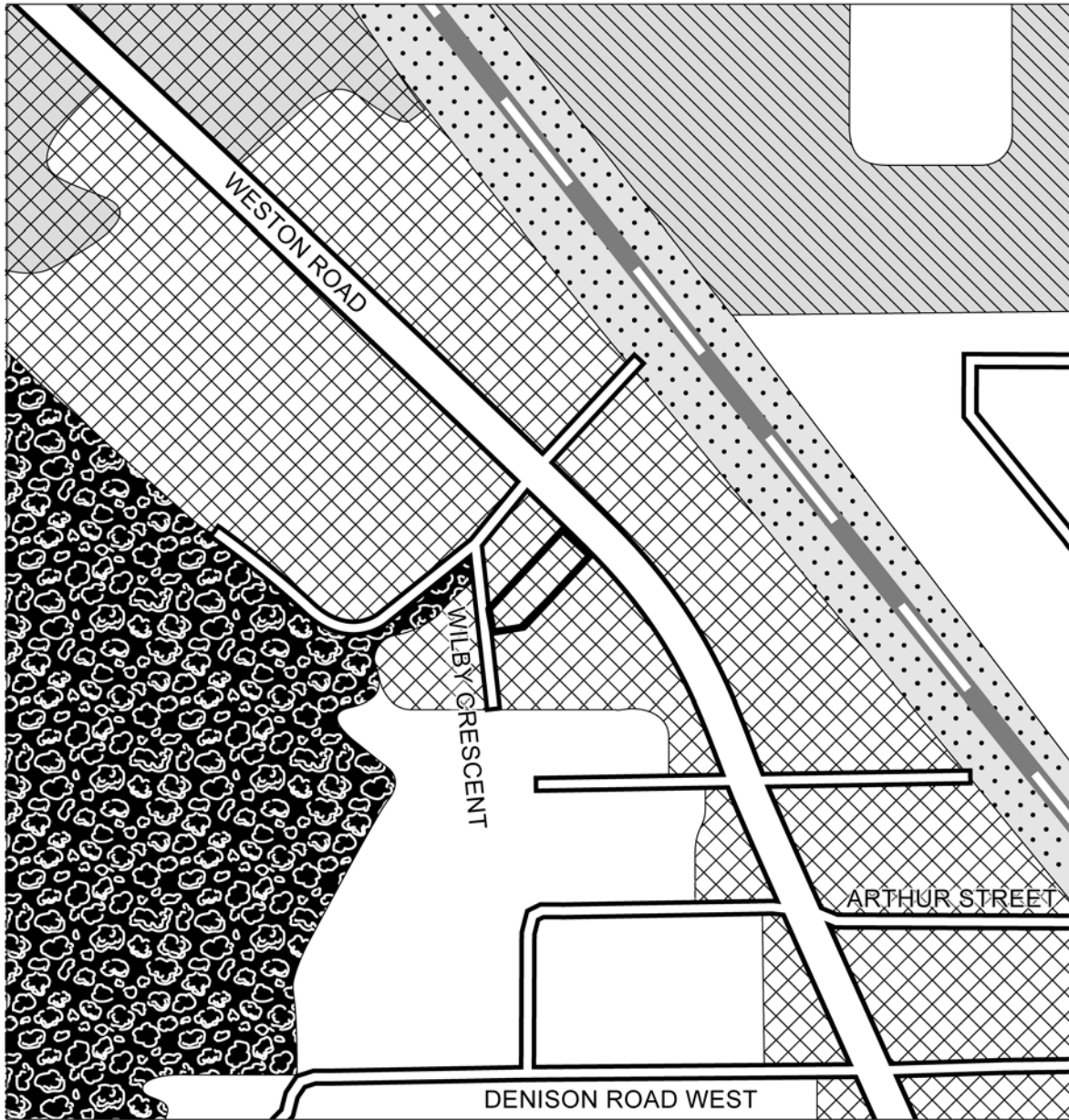
Site Plan

Applicant's Submitted Drawing

Not to Scale
03/21/2016



Attachment 2: Official Plan



TORONTO City Planning
Official Plan

1736 Weston Road

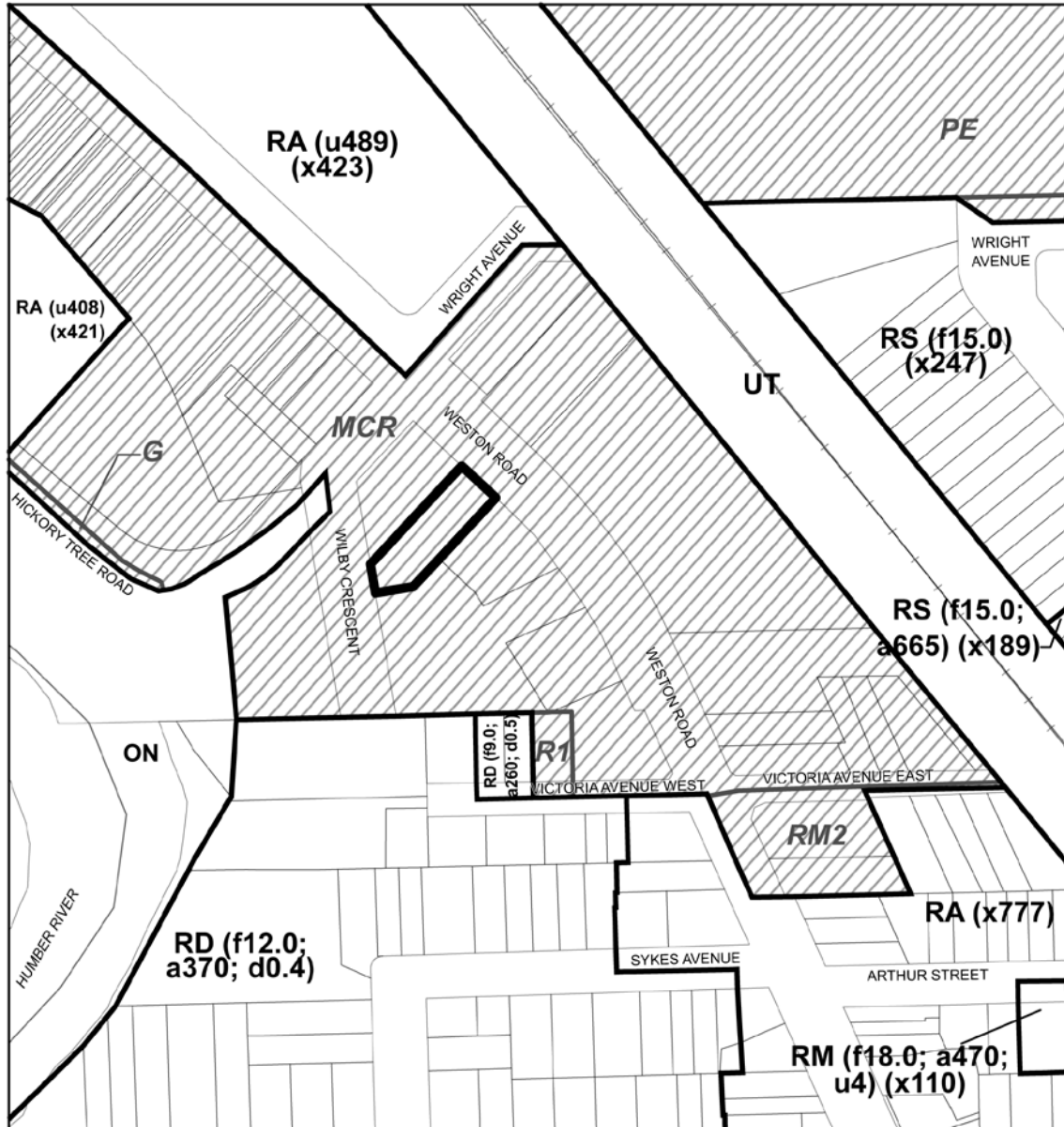
File # 15 264063 WET 11 0Z

- | | |
|--|---|
|  Site Location |  Natural Areas |
|  Neighbourhoods |  Employment Areas |
|  Apartment Neighbourhoods |  Utility Corridors |
|  Mixed Use Areas | |



Not to Scale
 03/21/2016

Attachment 3: Zoning



Zoning

1736 Weston Road

File # 15 264063 WET 11 0Z

Location of Application

RD Residential Detached	RA Residential Apartment
RS Residential Semi-Detached	ON Open Space Natural
RM Residential Multiple	UT Utility and Transportation

See Former City of York By-Law No. 1-83

R1 Residential Zone
R2 Residential Zone
RM2 Residential Multiple Zone
MCR Main Street Commercial/Residential Zone
PE Prestige Employment Zone
G Green Open Space Zone

Not to Scale
Extracted: 03/22/2016

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	15 264063 WET 11 OZ
Details	Rezoning, Standard	Application Date:	December 11, 2015

Municipal Address: 1736 WESTON ROAD

Location Description: PL 1988 LT 15, N PT LT 16, PT LTS 31 & 32 -EXEMPT PER SEC. 3(1)3(I) OF THE ASSM'T ACT R.S.O.(90) C.A.31. **GRID W1104

Project Description: Proposed amendments to former City of York Zoning By-law No. 1-83 to permit a place of worship to remain permanently.

Applicant:	Agent:	Architect:	Owner:
Macdonald Sager Manis LLP 150 York Street, Suite 800 Toronto, ON M5H 3S5	Macdonald Sager Manis LLP 150 York Street, Suite 800 Toronto, ON M5H 3S5		Grace Restoration International Ministries 1736 Weston Road Toronto, ON M9N 1V6

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods	Site Specific Provision:	N/A
Zoning:	MCR (1-83)	Historical Status:	N/A
Height Limit (m):	24	Site Plan Control Area:	YES

PROJECT INFORMATION

Site Area (sq. m):	897	Height:	Storeys:	2	
Frontage (m):	17		Metres:	7.42	
Depth (m):	49				
Total Ground Floor Area (sq. m):	643				Total
Total Residential GFA (sq. m):	0		Parking Spaces:	2	
Total Non-Residential GFA (sq. m):	1,375		Loading Docks	0	
Total GFA (sq. m):	1,375				
Lot Coverage Ratio (%):	0.73				
Floor Space Index:	1.53				

DWELLING UNITS

Tenure Type:

Rooms: 0

Bachelor: 0

1 Bedroom: 0

2 Bedroom: 0

3 + Bedroom: 0

Total Units: 0

FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	0	0	0
Retail GFA (sq. m):	0	0	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	1,375	1,375	0

CONTACT: PLANNER NAME: Anthony Hommik, Planner

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