SUMMARY

This report provides an update on this application since it was adjourned by Toronto and East York Community Council at its June 13, 2017 meeting.

This application previously proposed an accessory parking lot to the existing Beach United Church, along with a commercial parking component for adjacent residential and commercial uses at 140 Wineva Avenue. The proposal included a total of 28 spaces; 12 parking spaces would be for the church, while 16 spaces would be for the commercial parking component.

The applicant is currently in the process of finalizing arrangements for the Toronto Parking Authority to operate a 28 space parking lot on the subject property.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Toronto and East York Community Council refer this item back to City Planning staff and direct that notice for a new public meeting under the Planning Act be given according to the regulations of the Planning Act.
DECISION HISTORY
Toronto and East York Community Council adopted a Preliminary Report about accessory parking at 140 Wineva Avenue at its meeting of January 17, 2017 recommending that staff schedule a community consultation meeting to discuss the proposal with area residents. The Preliminary Report can be accessed at this link:


The Toronto and East York Community Council held a public meeting on June 13, 2017 to consider a Final Report. The Final Report can be accessed at this link:


ISSUE BACKGROUND

Official Plan
The property is designated Neighbourhoods in the Official Plan. Refer to Attachment No. 1 for the Official Plan land use designation map.

Policy 4.1.1 in the Official Plan states: “Low scale local institutions play an important role in the rhythm of daily life in Neighbourhoods and include such uses as: schools, places of worship, community centres, libraries, day nurseries and private home daycare, seniors and nursing homes and long-term care facilities, public transit facilities, utility and telecommunications installations, and public services and facilities provided by the local, provincial and federal governments.”

Zoning
The site is zoned R2 Z0.6 in the former City of Toronto Zoning By-law 438-86 and R (d0.6) (x771) in the City of Toronto Zoning By-law 569-2013. Refer to Attachment No. 2 for the Zoning By-law map.
The zoning permits a variety of residential uses, as well as some small-scale retail and services uses, community services, libraries and municipally owned public parking lots.

**Site Plan Control**

The proposed development is subject to Site Plan Control. An application for Site Plan Control (16 216600 STE 32 SA) has been submitted and is being reviewed concurrently with the Official Plan and Zoning Amendment applications.

**COMMENTS**

The applicant is currently in the process of finalizing arrangements for the Toronto Parking Authority to operate a 28 space parking lot on the subject property.

The Toronto Parking Authority is an agency of the City of Toronto and would be permitted to operate a commercial parking lot on lands designated *Neighbourhoods* under Policy 4.1.1 of the Official Plan. As such, it is anticipated that upon finalization of the arrangements between the applicant and the Toronto Parking Authority to operate a parking lot on the subject property, the Official Plan Amendment application would be withdrawn.

With respect to the Zoning By-law Amendment application, there are permissive exceptions in both the former City of Toronto Zoning By-law 438-86 and City of Toronto Zoning By-law 569-2013 to permit the Toronto Parking Authority to operate a parking lot at this location. However, there may be some performance standards that will require relief from the Zoning By-law.

**ISSUES TO BE RESOLVED**

It is anticipated that the applicant will submit revised drawings to determine if there are performance standards that require relief from the Zoning By-law and to address matters arising from the review of the Site Plan Control application.

Should the proposed development not comply with the provisions of both the former City of Toronto Zoning By-law 438-86 and City of Toronto Zoning By-law 569-2013, the Zoning By-law Amendment application will continue to be processed and reviewed by Planning staff.

Should a Zoning By-law Amendment be required, Site-Specific Zoning By-law Amendments will be considered by Toronto and East York Community Council at a future date. Notice for a public meeting to consider the Zoning By-law Amendment will be required according to the regulations of the Planning Act.
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SIGNATURE

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Toronto and East York District

ATTACHMENTS
Attachment 1: Official Plan
Attachment 2: Zoning