

1736 Weston Road– Zoning By-law Amendment Application – Final Report

Date: May 14, 2018

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: Ward No. 11 York South-Weston

Planning Application 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 a 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 seeks to permit the existing place of worship to remain as a permanent use.

The proposal is consistent with the Provincial Policy Statement (2014) and conforms with the Growth Plan for the Greater Golden Horseshoe (2017).

The proposal addresses the sites location within the *Apartment Neighbourhoods* designation of the 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.

This report reviews and recommends approval of the application to amend the Zoning By-law subject to conditions before introducing the necessary Bills to City Council for enactment. Provided the conditions are fulfilled, staff are of the opinion that the existing use as a place of worship is appropriate in this location.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend former City of York Zoning By-law No.1-83 for the lands at 1736 Weston Road substantially in accordance with the Draft Zoning By-law Amendment attached as Attachment No. 4 to this report.
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. Before introducing the necessary Bills to City Council for enactment, City Council require the owner to:
 - a. Maintain lease agreements in a form satisfactory to the City Solicitor and to be registered on title, confirming that adequate off-site parking spaces are available for the exclusive use of 1736 Weston Road on Sundays between 10:30 a.m. – 1:30 p.m. and Wednesday and Friday nights during peak periods. The lease agreements must include:
 - i. Confirmation that the off-site parking spaces are surplus to the applicable zoning requirements of the donor sites; and
 - ii. Site plan drawings showing the location, dimensions and layout of the off-site parking spaces.
 - b. Demonstrate that all parking space dimensions comply with minimum Zoning By-law parking space requirements.

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 Transportation Services staff.

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 considered this matter again at its meeting of February 12, 2008. In addition to the Supplementary Report noted above, 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 staff 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>

A pre-application meeting was not requested by the applicant prior to submission of the current application. The current application was submitted on December 11, 2015 and deemed complete on January 7, 2016. A Preliminary Report on the application was adopted by Etobicoke York Community Council on May 10, 2016 authorizing staff to conduct a community consultation meeting. The Preliminary Report can be viewed at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.EY14.10>

ISSUE BACKGROUND

Proposal

The proposal is to amend the former City of York Zoning By-law No. 1-83 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 as a 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. Two on-site parking spaces are located to the rear of the property (see Attachment 5: Figure 4: Site Plan).

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 (see Attachment 2: Figure 2: Location Map). The site area is approximately 879 m² and is occupied by a two storey building, currently being used as a place of worship. Surrounding land uses include:

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, including at 10 Wilby Crescent, a site currently under consideration for a proposed 22-storey (63.3 m) residential apartment building with 233 units (Application Number: 16 241014 WET 11 OZ). Further west, is the Humber River and Weston Lions Park.

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

The Provincial Policy Statement (2014) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong

economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the *Planning Act* and all decisions of City Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that is provided by City Council shall also be consistent with the PPS.

The PPS is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.7 of the PPS states that: "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans".

The Growth Plan for the Greater Golden Horseshoe (2017) (the "Growth Plan") provides a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part, including:

- Establishing minimum density targets within strategic growth areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;

- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the *Planning Act* all decisions of City Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that is provided by City Council shall also conform with the Growth Plan.

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. City Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of City Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that is provided by City Council shall also be consistent with the PPS and conform with Provincial Plans.

Policy 5.1 of the Growth Plan states that where a municipality must decide on a planning matter before its Official Plan has been amended to conform with this Plan, or before other applicable planning instruments have been updated accordingly, it must still consider the impact of its decision as it relates to the policies of the Growth Plan which require comprehensive municipal implementation.

Staff have reviewed the proposed development for consistency with the PPS (2014) and for conformity with the Growth Plan (2017). The outcome of the staff analysis and review are summarized in the Comments section of this report.

Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan as follows:

The property is designated *Apartment Neighbourhoods* on Map 14 – Land Use Map in the Official Plan. Section 4.2 of the Official Plan contains the policies in relation to *Apartment Neighbourhoods*. Policy 4.2.1 states that *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.

Policy 4.2.3 specifies that significant growth is generally not intended within developed *Apartment Neighbourhoods*. Section 2.3.1 of the Official Plan 'Healthy Neighbourhoods' outlines that *Neighbourhoods* are physically stable areas that will see little physical change. This is further reinforced by Policy 2.3.1.2 which states that *Apartment Neighbourhoods* should be consistent with this objective for stability by respecting and reinforcing the existing physical character of buildings, streetscapes and open space patterns in these areas. The need to enhance community and neighbourhood amenities is also highlighted by Policy 2.3.1.6.

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.

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Official Plan Amendment 320

As part of the City's ongoing Official Plan Five Year Review, City Council adopted Official Plan Amendment No. 320 (OPA 320) on December 10, 2015 to strengthen and refine the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies to support City Council's goals to protect and enhance existing neighbourhoods, allow limited infill on underutilized *Apartment Neighbourhoods* sites and implement the City's Tower Renewal Program.

The Minister of Municipal Affairs approved and modified OPA 320 on July 4, 2016, and this decision has been appealed in part. On December 13, 2017 the OMB issued an Order partially approving OPA 320 and brought into force new Policies 10 and 12 in Section 2.3.1, Healthy Neighbourhoods and Site and Area Specific Policy No. 464 in Chapter 7. Other portions of OPA 320 remain under appeal, and these appealed policies as approved and modified by the Minister are relevant and represent Council's policy decisions, but they are not in effect. More information regarding OPA 320 can be found here: www.toronto.ca/OPreview/neighbourhoods.

In addition, OPA 320 adds new criteria to existing Healthy Neighbourhoods policy 2.3.1.2 to improve the compatibility of new developments located adjacent and close to *Neighbourhoods* and in *Mixed Use Areas*, *Apartment Neighbourhoods* and *Regeneration Areas*. The new criteria address aspects in new development such as amenity and service areas, lighting and parking.

The outcome of the staff analysis and review of relevant Official Plan policies and designations are summarized in the Comments section of this report.

Zoning

The site is zoned Main Street Commercial/Residential (MCR) under former City of York Zoning By-law No. 1-83 (see Attachment 3: Figure 3: Existing Zoning By-law Map).

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

A site plan drawing has been submitted to support his Zoning By-law Amendment application, however City staff have confirmed that a Site Plan Control application is not required for this proposal as no new development is proposed.

Reasons for Application

A Zoning By-law Amendment is required to permit the place of worship use and implement appropriate development standards.

Application Submission

The following reports/studies were submitted in support of the application:

- Planning Rationale; and
- Parking Demand Study.

These reports/studies can be found at the following link:

<http://app.toronto.ca/DevelopmentApplications/associatedApplicationsList.do?action=init&folderRsn=3873180&isCofASearch=false&isTlabSearch=false>

Agency Circulation

The application, together with the applicable reports noted above, was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

Community Consultation

Planning staff held a community consultation meeting on June 13, 2016 with 575 notices posted and 28 community members attending. There were few comments received in relation to the proposal, and these were generally supportive.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal has been reviewed and evaluated against the PPS (2014) and the Growth Plan (2017). The proposal has also been reviewed and evaluated against Policy 5.1 of the Growth Plan as described in the Issue Background section of this report.

Staff have determined that the proposal is consistent with the PPS and conforms with the Growth Plan.

Policy 1.6.7.4 of the PPS (2014) promotes a land use pattern, density and mix of uses that minimizes the length and number of vehicle trips and supports current and future use of transit and active transportation. The proposal is consistent with the PPS in this regard. The proposed land use and density provides a built form that supports an efficient use of land and supports existing transit infrastructure.

Through the use of existing building stock the development promotes efficient land use, reduces land consumption and utilizes existing services and infrastructure in addition to ensuring protection of the natural and built environment.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe. Through the utilisation of a previously vacant building, the proposed use ensures efficient use of existing services and infrastructure.

Land Use

This application has been reviewed against the Official Plan policies described in the Issue Background section of this report as well as the policies of the Toronto Official Plan as a whole. The application proposes to maintain the existing place of worship use on the subject site as a permanent use. As the site has been in temporary use as a place of worship for over 15 years and utilizes an existing building, Planning staff are of the opinion that the proposed land use is appropriate for the subject site given the Official Plan designation, and the uses found within the neighbourhood.

Traffic Impact, Access and Parking

The existing building is accessed by an existing 10.69 m wide driveway located at the rear of the property along the Wilby Crescent frontage. The applicant proposes to maintain the existing full movement driveway to access the two existing rear yard parking pads, which is considered acceptable by Transportation Services staff.

The subject site is regulated by former City of York Zoning By-law No. 1-83, while the existing place of worship use was also subject to a temporary use By-law No. 319-2010, which expired in August 2013. By-law No. 319-2010 related to maintaining the existing two parking spaces located at the rear of the building while not permitting parking along the Weston Road frontage.

Former City of York Zoning By-law No. 1-83, requires the existing place of worship use to provide a minimum of one space for each 9.5 m² of gross floor area. A total of 67 spaces are therefore required to be provided to support the existing place of worship use.

The applicant's transportation consultant (BA Group Transportation Consultants Ltd.) submitted a parking demand study dated April 21, 2014. In the analysis, the consultants conducted a parking survey on Sunday November 3, 2013 and Sunday November 10, 2013 between 9:00 a.m. and 2:00 p.m. The consultant also observed the parking demand during Wednesday and Friday evening periods at 7:00 p.m.

The study indicates a peak Sunday parking demand of 37 spaces comprised of 22 spaces off-site and 15 spaces on-street. As a result of the survey, the consultant estimated that full occupancy of the 200 seat congregation would generate a peak parking demand of 45 spaces for the special annual worship services. Transportation Services staff have no objections to the application of this parking standard for the subject development, which translates into a ratio of 7.0 spaces per 100 m² of main worship gross floor area.

Given the limited parking capacity of the site, Transportation Services staff also have no objections to satisfying the above-noted parking standard through the provision of off-site parking spaces.

In the study, the consultant recommended a new passenger pick-up and drop-off facility location at the front of No. 1821 Weston Road, and a new off-site parking location at the Metrolinx parking lot that is located opposite to the subject place of worship.

The applicant has submitted a lease agreement for off-site parking at the Metrolinx parking lot at 1731 Weston Road for the proposed off-site provision of 45 parking spaces on Sundays from 10:30 a.m. to 1:30 p.m.

The applicant has submitted a letter from the Royal Day Care Weston Inc. at 1737 Weston Road confirming the use of 12 off-site parking spaces on their site on Wednesdays.

In addition to the two (2) on-site parking spaces in the rear yard and the 45 parking spaces provided on the Metrolinx site on Sundays, Transportation Services staff require the applicant to clarify the peak parking arrangements during Wednesday and Friday nights as follows:

- The property at No.1737 Weston Road, Daycare Weston Inc. will provide twelve (12) off-site parking spaces on Wednesday night parking period.
- The neighbouring property at No. 1726 Weston Road will provide nine (9) off-site parking spaces during both the Wednesday and Friday night peak parking periods.

As such, prior to introducing the necessary Bills to City Council for enactment, the applicant is required to provide lease agreements in a form satisfactory to the City Solicitor and registered on title, confirming that adequate off-site parking spaces are available for the exclusive use of 1736 Weston Road at the above noted properties.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. However, as there is no new construction proposed, there is no parkland dedication or cash-in-lieu requirement for this proposal.

Tree Preservation

The Landscape Plan submitted as part of this application shows two (2) new trees proposed to be planted on the subject site at the front of the building. Urban Forestry staff have reviewed the plan and confirmed that the proposal is acceptable and has no further issues or requirements.

Conclusion

The proposal has been reviewed against the policies of the PPS (2014), the Growth Plan (2017) and the Toronto Official Plan. Staff are of the opinion the proposal is consistent with the PPS (2014) and does not conflict with the Growth Plan (2017). Furthermore, the proposal is in keeping with the intent of the Toronto Official Plan, particularly as the place of worship is an appropriate use within an *Apartment Neighbourhoods* designation. Staff worked with the applicant to address and resolve key concerns in relation to the level of parking proposed for the site. Staff recommend that City Council approve the subject application.

CONTACT

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SIGNATURE

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

ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Figure 1: Application Data Sheet

Attachment 2: Figure 2: Location Map

Attachment 3: Figure 3: Existing Zoning By-law Map

Attachment 4: Draft Zoning By-law Amendment

Applicant Submitted Drawings

Attachment 5: Figure 4: Site Plan

Attachment 1: Figure 1: Application Data Sheet

Municipal Address: 1736 Weston Road **Date Received:** December 11, 2015

Application Number: 15 264063 WET 11 OZ

Application Type: Rezoning

Project Description: Proposed amendments to the former City of York Zoning Bylaw No. 1 – 83 to permit an existing place of worship to remain.

Applicant	Agent	Architect	Owner
MACDONALD SAGER MANIS	WESTON CONSULTING		GRACE RESTORATION INTERNATIONAL MINISTRIES

EXISTING PLANNING CONTROLS

Official Plan Designation: Apartment Neighbourhoods Site Specific Provision: No

Zoning: City of York By-law No. 1-83 Heritage Designation: No

Height Limit (m): 8 Site Plan Control Area: Yes

PROJECT INFORMATION

Site Area (sq m): 879 Frontage (m): 17 Depth (m): 49

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	643	643	0	643
Residential GFA (sq m):	0	0	0	0
Non-Residential GFA (sq m):	1375	1375	0	1375
Total GFA (sq m):	1375	1375	0	1375
Height - Storeys:	2	2	0	2
Height - Metres:	7.42	7.42	0	7.42

Lot Coverage Ratio (%): 0.73 Floor Space Index: 1.56

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	0	0
Retail GFA:	0	0
Office GFA:	0	0
Industrial GFA:	0	0
Institutional/Other GFA:	1375	

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				0
Freehold:				0
Condominium:				0
Other:				0
Total Units:				0

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom	
Retained:						0
Proposed:						0
Total Units:						0

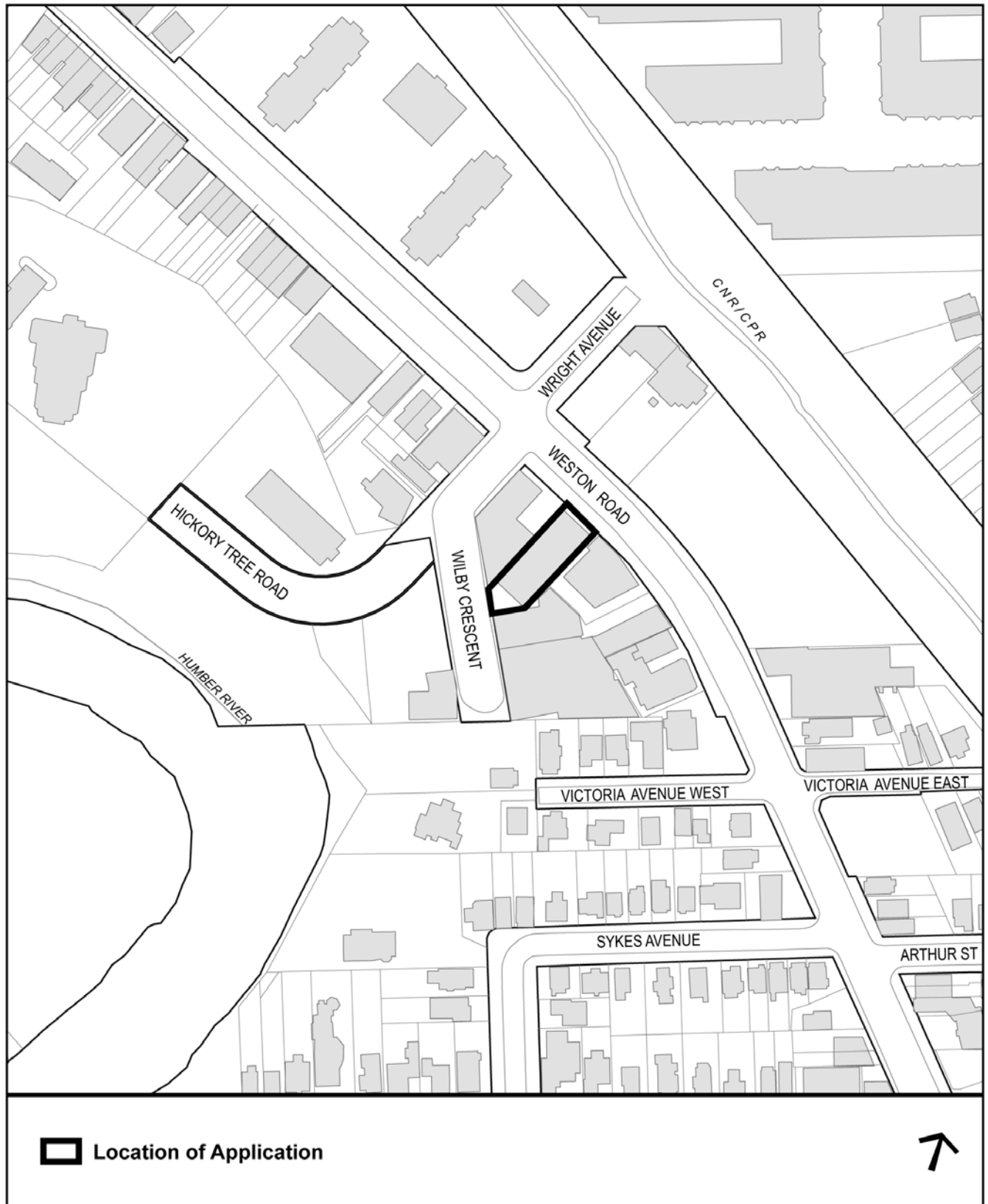
Parking and Loading

Parking Spaces: 2 Bicycle Parking Spaces: 0 Loading Docks: 0

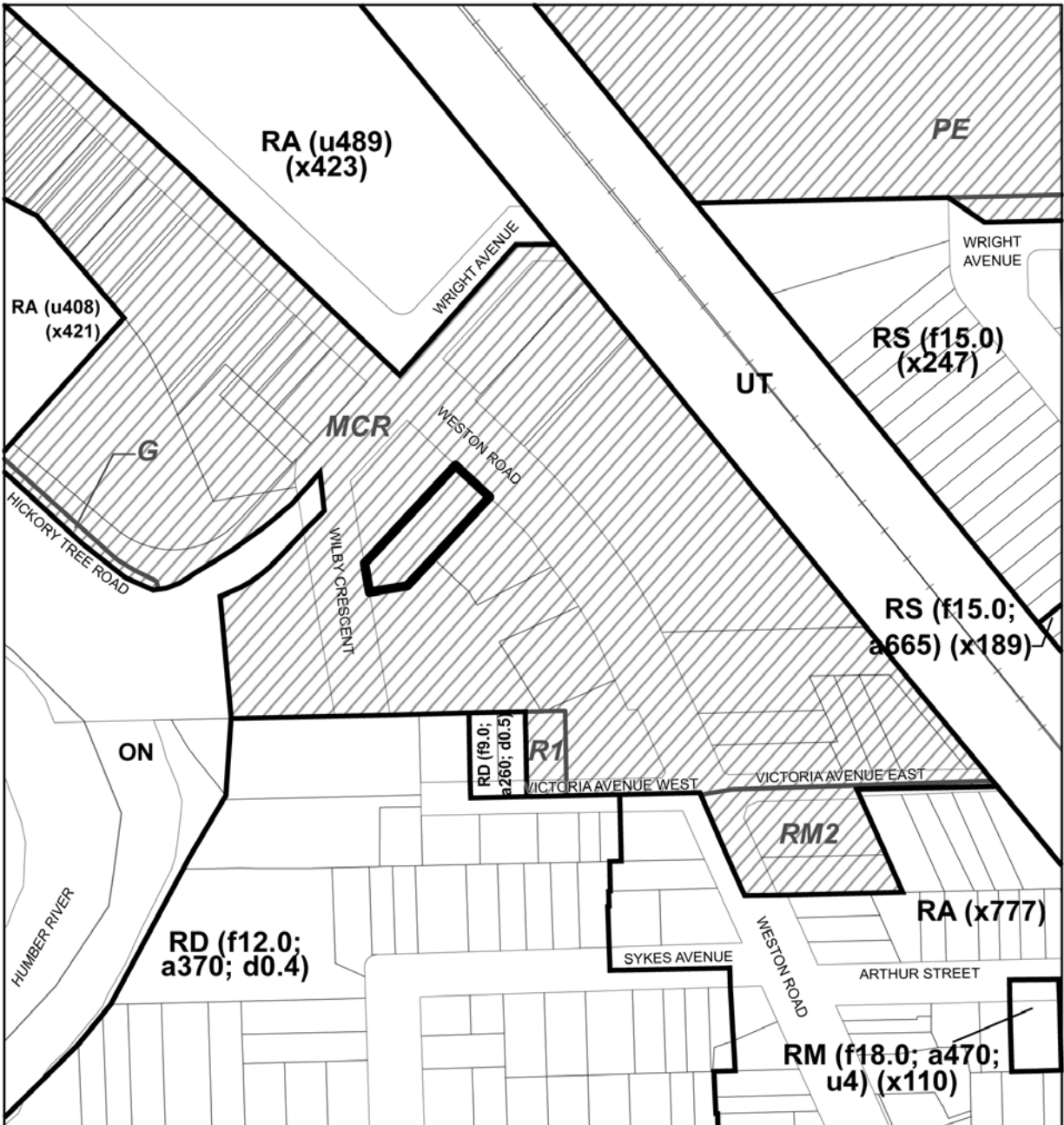
CONTACT:

Sean Rooney, Planner
416-394-8245
Sean.Rooney@toronto.ca

Attachment 2: Figure 2: Location Map



Attachment 3: Figure 3: Existing Zoning By-law Map



TORONTO
Zoning

1736 Weston Road
File # 15 264063 WET 11 0Z

Location of Application

RD Residential Detached
RS Residential Semi-Detached
RM Residential Multiple

RA Residential Apartment
ON Open Space Natural
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: 04/16/2018

Attachment 4: Draft Zoning By-law Amendment

Authority: Etobicoke York Community Council Item ~ as adopted by City of Toronto Council on ~, 2018

Enacted by Council: ~, 2018

CITY OF TORONTO

Bill No. ~

BY-LAW No. --2018

To amend former City of York Zoning By-law No. 1-83, as amended, With respect to the lands municipally known as, 1736 Weston Road

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*;

Whereas the *owner* of the aforesaid lands has elected to provide the facilities, services and matters hereinafter set out; and

The Council of the City of Toronto enacts as follows:

1. Section 16 General Exceptions of By-law No. 1-83 is amended by adding the following subsection:

16(XX) LANDS: 1736 WESTON ROAD

Notwithstanding the provisions of former City of York Zoning By-law 1-83, the lot, as delineated by heavy lines on Schedule "A" attached to and forming part of this By-law, and municipally known as 1736 Weston Road may be used for the purposes of a Place of Worship subject to the following provisions:

- a) That the area used as a Place of Worship shall be limited to a maximum gross floor area of 642.72 square meters;
- b) A minimum of 50% of the front yard shall be provided and maintained as landscaped open space;
- c) The required minimum building setbacks are as shown on Schedule "B" of this By-law;
- d) A total of 2 on-site parking spaces shall be provided and maintained to the rear of the property fronting Wilby Crescent;

- e) Parking is provided at a minimum ratio of seven (7) spaces per 100m² of main worship area, of which a maximum of 45 spaces can be located off-site within 300 metres of the property;
- f) The approval of the proposed use is contingent upon the owner maintaining a lease agreement(s), that is registered on title, confirming that the off-site parking spaces will be made available for the exclusive use of 1736 Weston Road at all times; and
- g) All other provisions of former City of York By-law No. 1-83 shall continue to apply except in the case where provisions of this Exception are in conflict in which case the provisions of this Exception shall prevail.

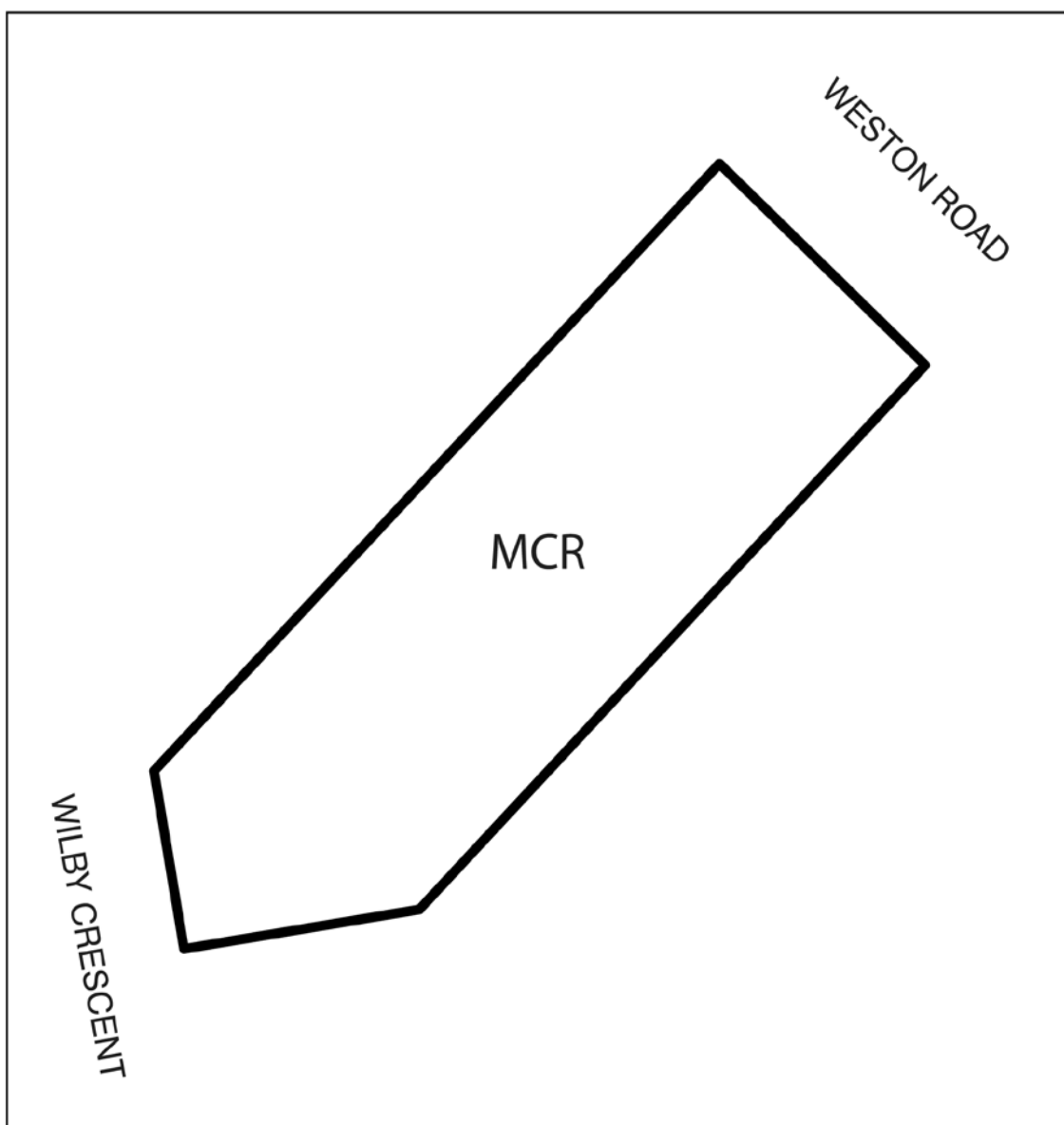
ENACTED AND PASSED this ~ day of ~, A.D. 20~.

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY- LAW
XXXX-2017 _____ 2017	Lands located at 1796 Weston Road	To amend former City of York Zoning By-law No. 1-83, as amended, to allow land municipally known as 1736 Weston Road to be used for the purposes of a Place of Worship subject to site specific standards.
Speaker (Seal of the City)		City Clerk



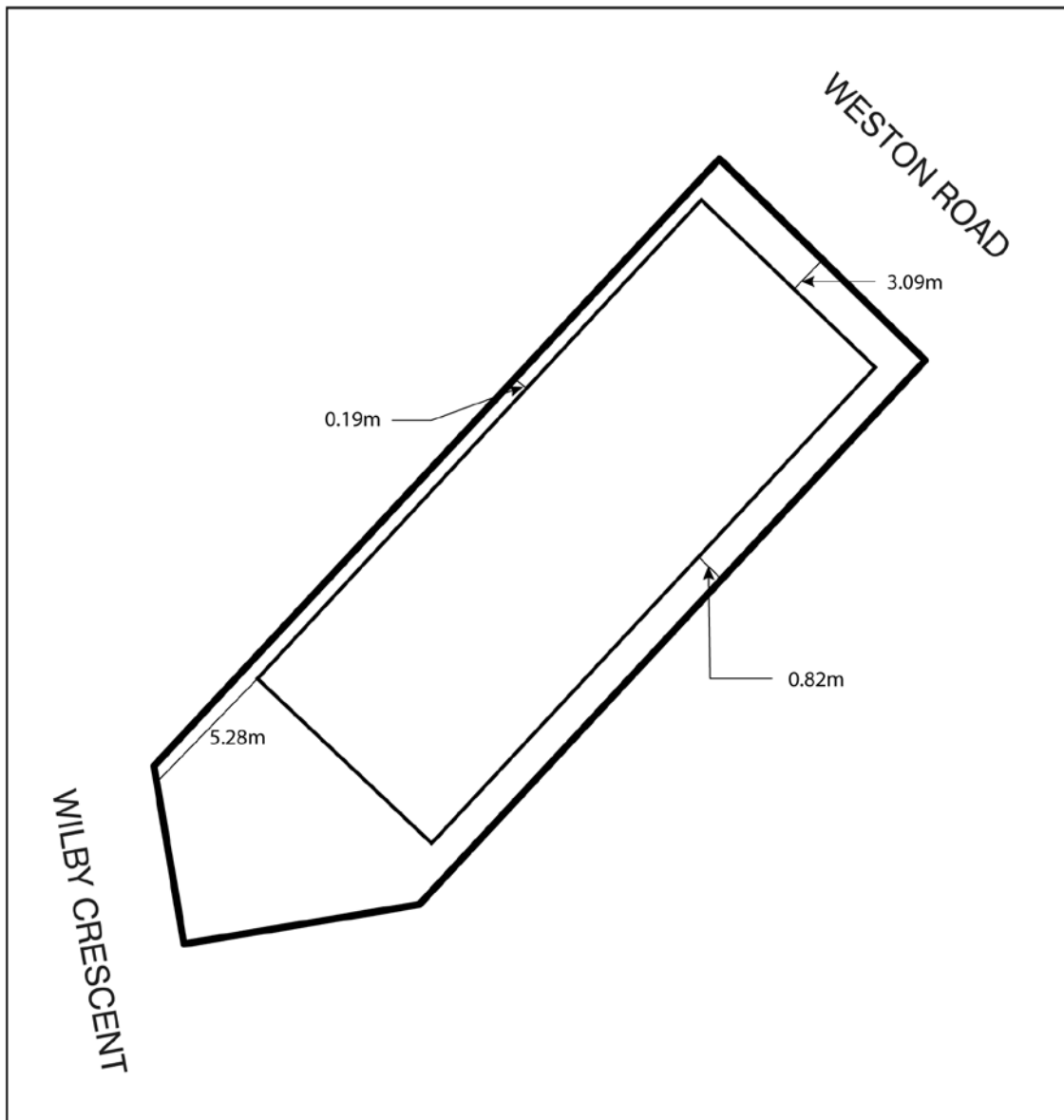
 **TORONTO**
Schedule A

1736 Weston Road

File # 15 264063 WET 11 0Z



Former York By-Law 1-83
Not to Scale
4/19/2018



Toronto
Schedule B

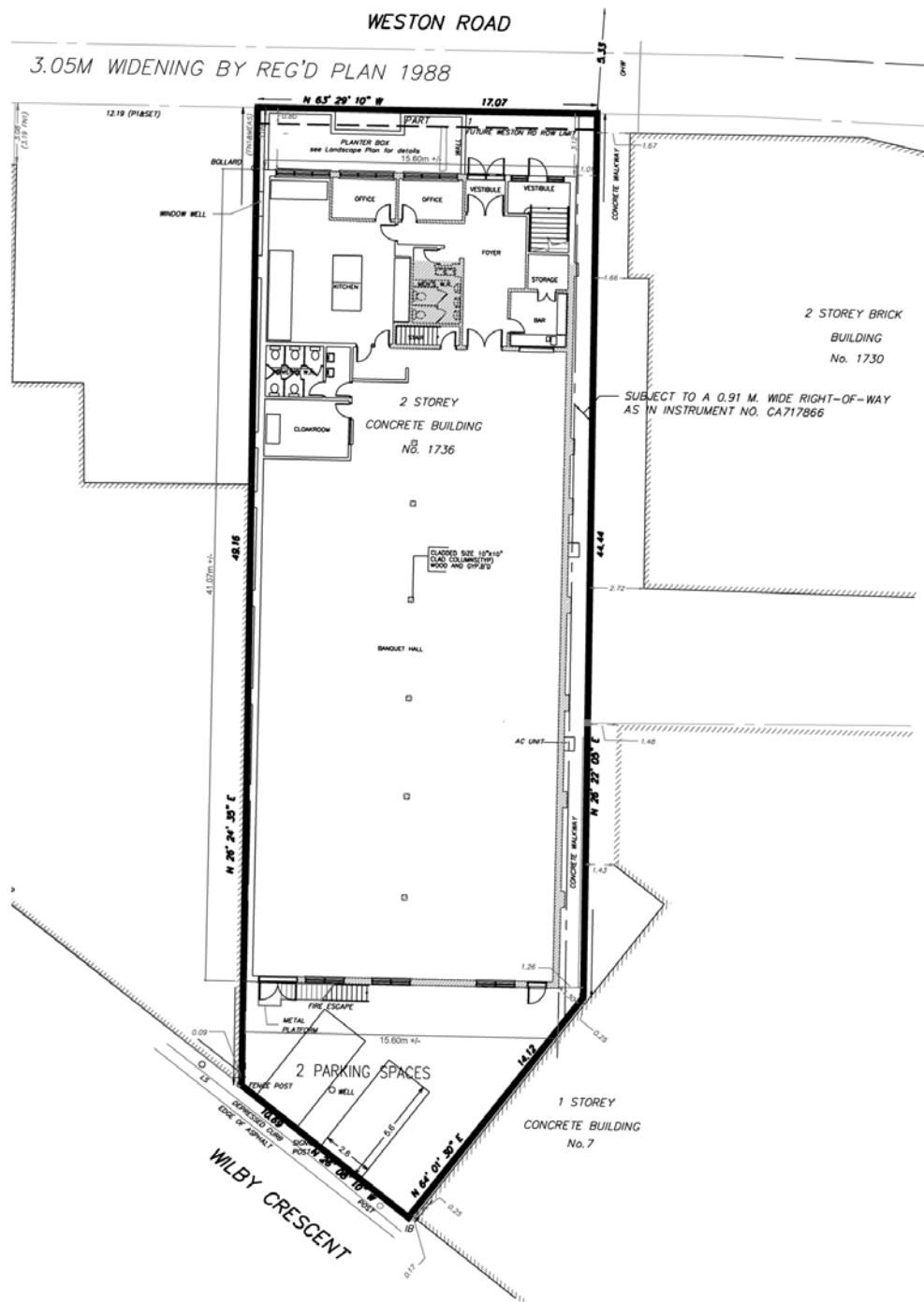
1736 Weston Road

File # 15 264063 WET 11 0Z



Former York By-Law 1-83
Not to Scale
4/19/2018

Attachment 5: Figure 4 Site Plan



Site Plan

Applicant's Submitted Drawing

Not to Scale
04/17/2018



1736 Weston Road

File # 15 264063 WET 11 02