

Consolidated Clause in North York Community Council Report 1, which was considered by City Council on February 1, 2 and 3, 2005.

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**Status Report - Application to Amend the Official Plan
and Zoning By-law - 04 112178 NNY 09 OZ -
Bratty & Partners - 1055 Wilson Avenue - Part of Lot 10,
Concession 3, W.Y.S., Parts of 1, 2, 3 & 4, RP 64R-3172
(Ward 9 - York Centre)**

City Council on February 1, 2 and 3, 2005, adopted this Clause without amendment.

The North York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the following report (January 4, 2005) from the Director, Community Planning, North District, Urban Development Services:

Purpose:

To provide information on the status of the above-noted application.

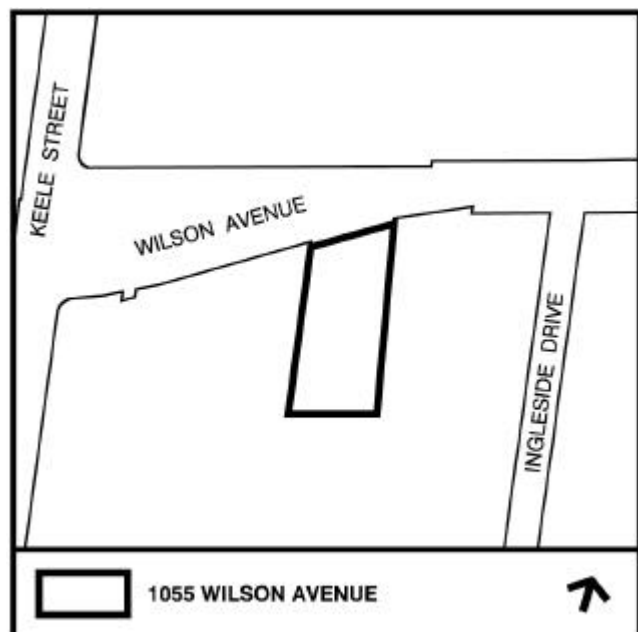
Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

Recommendations:

It is recommended that:

- (1) The applicant be requested to submit outstanding information so that the application can be processed.
- (2) Staff bring forward a further report requesting direction on this application prior to a pre-hearing or hearing before the Ontario Municipal Board.



Comments:

Proposal

This application proposes to amend the Official Plan and Zoning By-law to permit the development of a single storey commercial building of approximately 555 m² and a 15 storey 215 unit residential apartment building of approximately 17,820 m² at a total density of 3.4 FSI.

Site Description

The site is located on the south side of Wilson Avenue, east of Keele Street. The site is currently vacant. A right-of-way of 7.69 metres along the west limit of the site is registered on the subject property in favour of 2737 Keele Street (Travelodge Hotel).

Lands to the immediate west support commercial uses including a Swiss Chalet and Burger King restaurant, beyond which is a gas station and Keele Street. To the immediate east is a car wash, beyond which is a commercial building fronting onto Wilson Avenue and single detached residential uses fronting onto Ingleside Drive. To the south is the Travelodge Hotel site which supports an 8 storey hotel fronting onto Keele Street and a 4 storey parking structure at the rear of the site. An application to convert the hotel to apartment condominium uses and ground floor commercial was conditionally approved by the Committee of Adjustment at their meeting of October 14, 2004. South of the hotel is the Canadian Tire site of which the rear 5 acres are currently undergoing redevelopment for stacked townhouse residential development. Across Wilson Avenue to the north is the Downsview Plaza which supports a variety of commercial uses.

Background

A pre-application meeting for this site was held on January 8, 2004 with representatives of the owner ('the applicant'). At that meeting the applicant indicated their intent to bring forward an application for a small commercial building fronting Wilson Avenue and, behind this building, a residential apartment building of approximately 15 storeys. Staff expressed their interest in a single building facing the street, incorporating both the commercial and residential elements of the proposal, and explained the recently completed revitalization studies for the area, the ongoing Wilson Avenues study for the area and related streetscape objectives. The applicant was advised of the studies that would be required to support a development application of this nature on the lands. The Technical Feasibility Study for a potential road connection through the area and the site plan application for residential development at 2701 Keele Street (CanadianTire) were also discussed. Staff provided the applicant with OPA 318, reports from the 1988/1989 Keele-401 land use study, the Keele Street and Wilson Avenue Revitalization studies, and for the 2772-2778 Keele Street development application (Beaverbrook Homes).

On or about February 20, 2004 the applicant met with City staff to advise of their intent to submit an application without supporting studies. Staff advised that without the studies typically submitted in support of an application, the application could not be processed.

On February 27, 2004 the applicant submitted an Official Plan and Zoning By-law Amendment application for the lands for development as proposed in the January 8, 2004 pre-meeting. No studies were submitted in support of the proposal, nor were underground parking plans provided.

A letter was sent to the applicant on March 15, 2004 advising that the application could not be processed because the following was outstanding:

- (a) Building cross-sections
- (b) Shadow Study
- (c) Grading and servicing plans
- (d) Storm water management report
- (e) Traffic Impact Study and, possibly, a Parking Study depending on the proposed parking rate for the development;
- (f) Underground parking plans

This letter also noted the Technical Feasibility Study being undertaken by WES, Infrastructure Division in response to OPA 318.

On March 18, 2004, the applicant met with City staff to express their interest in pursuing off-site parking for the proposed development. Staff advised that on-site parking would be required.

On May 11, 2004 the applicant met with City staff to present a residential stacked townhouse development concept under consideration for the lands. Staff provided preliminary comments regarding the relationship of the development to Wilson Avenue, amenity area, and the separation distance between townhouse blocks.

On June 10, 2004, the local Councillor convened a meeting with the applicant and City staff to discuss how the road connection that was the subject of the Technical Feasibility Study for the area could be achieved including the applicant's lands. No decisions or agreements resulted from this meeting.

The applicant filed an appeal to the Ontario Municipal Board on October 8, 2004 on the basis that no decision had been made on the application. No pre-hearing or hearing dates have been scheduled.

On December 15, 2004 a further meeting was held with the applicant to discuss the status of the application, and request clarification on the proposal and the status of outstanding information. At this meeting, staff also advised the applicant that WES, Infrastructure Division was finalizing a report on the EA for submission to Works Committee in 2005.

The information requested to evaluate and process the application remains outstanding.

Official Plan

City of North York Official Plan

The site is designated Commercial with a Sub-Centre overlay and is also subject to an Official Plan Amendment 318 (OPA 318).

The Commercial designation permits a range of commercial uses, but limits residential uses to only the upper floor of commercial buildings. The Sub-Centre policies, which apply to all four quadrants of the Keele Street and Wilson Avenue intersection, recognize areas intended for a mix of compatible residential, commercial and institutional uses. Sub-Centre policies are intended to be implemented by a Secondary Plan or an amendment to the Official Plan to permit development levels of a range of between 1.0 and 3.0 FSI, subject to consideration of infrastructure capacity including transit and community services and facilities.

OPA 318

OPA 318 applies to lands in the southeast quadrant of the Keele Street and Wilson Avenue intersection, including the subject lands. OPA 318 establishes that City Council will seek to obtain access to Wilson Avenue from the Canadian Tire site and a consolidation of the driveways providing access to Keele Street when development proposals are received for the lands. This amendment was enacted following the completion of a land use and transportation study in the area in 1988-1989 wherein it was concluded that redevelopment in the southeast quadrant would be constrained without transportation improvements.

In response to OPA 318, the City initiated a Technical Feasibility Study in December 2003 to determine access, right-of-way and alignment requirements for a road connection through the quadrant. The requirements of that Study, undertaken by URS Canada Inc., were completed in May 2004.

Following the completion of the Technical Feasibility Study, Works and Emergency Services, Infrastructure Division initiated a Class B Environmental Assessment (EA) in June 2004 to confirm and establish an approved road alignment in the southeast quadrant. Notice of the EA was published in local newspapers and sent to landowners in the area in September 2004. Landowners in the area, including the owner of the subject lands, have filed letters with the City requesting consultation on the EA. WES, Infrastructure Division is in consultation with all interested parties, including the applicant. A report on the EA is currently being finalized by WES, Infrastructure Division for submission to Works Committee in early 2005.

Toronto Official Plan

At its meeting of November 26-28, 2002, City Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new plan, in part, with modifications. The Minister's decision was appealed and the Plan is now before the Ontario Municipal Board. Once the Plan comes into full force and effect, it will designate the lands as Mixed Use Areas. This designation allows for a range uses, including residential apartment

building and commercial uses. If the new Official Plan comes into force and effect during the processing of this application, an Official Plan amendment will not be required.

The site is also identified as Avenues on Map 2 – Structure Plan. The Avenues policies of the Plan identify that reurbanization and intensification of land uses along main streets for employment and residential uses is supportable subject to addressing transition and development impacts.

Zoning

The site is currently zoned Commercial (C1) by Zoning By-law 7625 as amended by Zoning By-laws 24667 and 28127. Zoning By-laws 24667 and 28127 relate to both the subject site and the adjacent Travelodge hotel site at 2737 Keele Street.

Zoning By-law 24667 limits the use of the lands to a hotel with a maximum gross floor area of 202,000 ft², an office building with a maximum gross floor area of 66,165 ft², and a 4 level parking garage with a minimum of 714 parking spaces and a maximum of 916 parking spaces in total on the lands. Zoning By-law 28127 amends 24667 by changing imperial measurements to metric.

Wilson Avenue – Avenues Study

The Wilson Avenue – Avenues study for lands along Wilson Avenue between and around the intersections of Keele Street and Bathurst Street was initiated in 2003 and is currently being finalized. A report on the Avenues study will be submitted to the February 2005 North York Community Council meeting. The Wilson Avenue – Avenues study report will recommend amendments to the Official Plan and Zoning By-law to implement Avenues objectives. The applicant's lands, which front onto Wilson Avenue, form part of the study area.

Conclusions:

The applicant proposes amendments to the Official Plan and Zoning By-law to permit commercial and residential development at a density of 3.4 FSI on the site. Information remains outstanding for staff to review and comment on the proposal.

It is recommended that this report be received for information. A further report, requesting direction on this application relative to City staff appearance at an OMB hearing will be submitted at a later date.

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List of Attachments:

Attachment 1: Official Plan

Attachment 2: Zoning

(Attachments referred to in the foregoing report were forwarded to all Members of the North York Community Council with the agenda for its meeting on January 18, 2005; and copies are on file in the office of the City Clerk, North York Civic Centre).