

## Etobicoke York Community Council

(City Council on July 12, 13 and 14, 2011, deferred consideration of Item EY8.2 to the next regular City Council meeting on September 21 and 22, 2011.)

EY8.2	Action			Ward:11
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### Final Report - 501 Alliance Avenue - Official Plan and Zoning By-law Amendment Applications

*Statutory - Planning Act, RSO 1990*

#### Committee Recommendations

Etobicoke York Community Council recommends that:

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment 6 to the report (June 3, 2011) from the Director, Community Planning, Etobicoke York District, with Attachment 6 amended by adding to Policy No. 366, the words "and an encroachment into the Parks and Open Space Areas for truck manoeuvring is also permitted" so that Policy No. 366 now reads:
  366. 501 Alliance Avenue
 

A Private Vocational School is permitted, and an encroachment into the Parks and Open Space Areas for truck manoeuvring is also permitted.
2. City Council amend Zoning By-law 1-83 the former City of York Zoning By-law substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 7 to the report (June 3, 2011) from the Director, Community Planning, Etobicoke York District.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required.
4. Before introducing the necessary Bills to City Council for enactment, City Council require the issuance of the Notice of Approval Condition for the Site Plan Approval Application and that the owner satisfy all the pre-approval conditions in the Notice of Approval Conditions including the following:
  - a. Require the owner to enter into an encroachment agreement, to the satisfaction of the Toronto and Region Conservation Authority, Urban Forestry and Parks, Forestry and Recreation, to continue the use of the existing turning area for the

loading facilities.

5. City Council require that the pre-approval conditions in the Notice of Approval Conditions for the Site Plan Approval Application include the following:
  - a. Require the owner to post a Letter of Credit as security for any work required by the Toronto and Region Conservation Authority, Urban Forestry and Parks, Forestry and Recreation in connection with the encroachment agreement for the lands used as a turning area for the loading facilities, equal to 120% of its value.
  - b. Require the owner, upon satisfactory completion of any work required in connection with the encroachment agreement, to guarantee such work and associated materials. The owner will provide certification from their Landscape Architect certifying all work has been completed. As-built drawings will be submitted to Parks, Forestry and Recreation (Development Application Unit). At that time, the submitted letters of credit will be released, less 20% which shall be retained for a two-year period as a performance guarantee.

### **Committee Decision Advice and Other Information**

Etobicoke York Community Council held a statutory public meeting on June 22, 2011, and notice was given in accordance with the Planning Act.

Etobicoke York Community Council requested the General Manager, Parks, Forestry and Recreation, in consultation with officials from the Toronto and Region Conservation Authority, to report directly to City Council with respect to the encroachment agreement set out in Recommendation 4a.

### **Origin**

(June 3, 2011) Report from the Director, Community Planning, Etobicoke York District

### **Summary**

This application proposes to permit a vocational school within the existing four storey building at 501 Alliance Avenue. In addition, the applicant is seeking a site specific zoning amendment to revise the parking requirement for the site.

This report reviews and recommends approval of the applications to amend the Official Plan and Zoning By-law.

### **Background Information (Committee)**

(June 3, 2011) Report from the Director, Community Planning, Etobicoke York District regarding Official Plan and Zoning By-law Amendment Applications at 501 Alliance Avenue. (<http://www.toronto.ca/legdocs/mmis/2011/ey/bgrd/backgroundfile-38653.pdf>)

### **Speakers (Committee)**

Dan Odorico, President, Downing Street Group