

501 Alliance Avenue – Official Plan and Zoning By-law Amendment Applications – Supplemental Report

Date:	October 21, 2011
To:	City Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Ward 11 – York South-Weston
Reference Number:	Cc11048 (File No. 05 121496 WET 11 OZ)

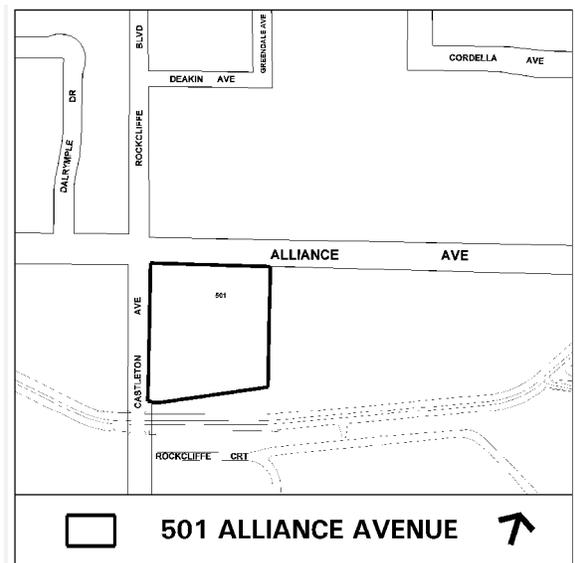
SUMMARY

The purpose of this report is to change the recommendations contained in the Final Report on the Official Plan and Zoning By-law Amendments for 510 Alliance Avenue, dated June 3, 2011 and to recommend a revised Zoning By-law Amendment to reflect the revisions the owner has made to the applications by deleting their request for a private vocational school.

RECOMMENDATIONS

The City Planning Division recommends that City Council:

1. Delete Recommendations 1, 2, 3, 4 and 5 contained in the Etobicoke York Community Council Report EY8.2 dated June 22, 2011 for the lands at 501 Alliance Avenue.
2. 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 1.



3. Authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
4. Give no further notice in respect to the changes to the draft zoning by-law amendment as set out in recommendation 2 above, pursuant to Section 34(17) of the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

Etobicoke York Community Council adopted with amendments the Final Report dated June 3, 2011 on the applications for 501 Alliance Avenue.

City Council at its meetings of July 12, 2011 and September 21, 2011 deferred consideration of this matter (EY8.2).

<http://app.toronto.ca/tmmis/viewPublishedReport.do?function=getCouncilDecisionDocumentReport&meetingId=4419>

ISSUE BACKGROUND

The current owner of the site (501 Canada Inc.) has been actively trying to sell the property at 501 Alliance Avenue. In April of this year, The Downing Street Group had an offer to purchase the property, however the sale of the property did not close and The Downing Group is no longer involved in this property. Currently, Strashin Development Limited has an offer to purchase this property and have indicated that the anticipated closing date is November 30 of this year.

The owner has indicated that in early September the private vocational school was moved to a new location in Scarborough and is no longer in operation at 501 Alliance Avenue. As such the request to amend the Official and Zoning Bylaw to permit the school is no longer being sought by the current owner. Stashin Development Limited has also indicated they do not wish to pursue the amendments to permit the school use on the site. In a joint letter dated September 28, 2011 from 501 Canada Limited and Strashin Development Limited, they have requested that the current applications be amended to delete the school use.

As the school use is no longer being requested the Official Plan Amendment is no longer required, the Zoning By-law amendment is only required to revise the parking requirement for the site. Site Plan Approval as well, is no longer required. This report recommends that the recommendations in the Final Report dated June 3, 2011, not be adopted and recommends that a revised zoning amendment be adopted instead.

Following the June 22, 2011 Etobicoke York Community Council meeting, the owner continued discussions with the Toronto Regional Conservation Authority (TRCA) and City staff to investigate the possible encroachment on the TRCA's lands for the purposes of a truck turning area for the loading facilities. Through these discussions, TRCA and City staff have determined that a previous business that occupied the entire site, the Cooper Company, had a lease agreement with the TRCA to use these lands for a truck turning area for the loading facilities. The original lease agreement has expired, however the TRCA have indicated they would be willing to allow the encroachment to continue given the history of this site. Real Estate Services, the TRCA and the owner are currently preparing the lease agreement. This agreement addresses Etobicoke York Community Council's recommendation for an agreement for the continued use of the existing turning area for the loading facility.

With the changes made by the owner to the applications, Etobicoke York Community Council amendments regarding the timing of the introduction of the Bills into Council and the Site Plan Approval are no longer required.

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SIGNATURE

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ATTACHMENTS

Attachment 1: Draft Zoning By-law Amendment

Attachment 1: Draft Zoning By-law

Authority: Etobicoke York Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~ 2011.
Enacted by Council: ~ 2011

CITY OF TORONTO

BY-LAW No. ~ -2011

To amend former City of York Zoning By-law No. 1-83, as amended, in respect to 501 Alliance Avenue.

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 held at least one public meeting in accordance with the *Planning Act*;

THEREFORE the Council of the City of Toronto HEREBY ENACTS as follows:

SECTION 16 AMENDED:

- 1.** That Section 16 of Zoning By-law 1-83, as amended, of the former City of York, be further amended by adding a new Subsection 16(439) as follows:

“16(439) LANDS – 501 Alliance Avenue

Notwithstanding the provisions of Section 3.2 1 and Section 13.5 of this By-law, the existing building on the lands municipally known as 501 Alliance Avenue, as shown on Schedule “A” attached hereto,

- i) the owner shall provide parking at a minimum ratio of 0.90 parking stalls per 100m² of gross floor area for the existing building; and
- ii) the maximum gross floor area of the existing building devoted to restaurant and/or banquet hall uses shall not exceed 3,190 square metres.

