

10 Elmwood Avenue – Official Plan Amendment and Zoning Amendment Applications –Supplementary Report

Date: October 7, 2024

To: North York Community Council

From: Director, Community Planning, North York District

Ward: Ward 18 - York Centre

Planning Application Number: 19 199383 NNY 18 OZ

Related Application Numbers: 19 199394 NNY 18 SA

SUMMARY

This Supplementary Report provides an update to the report titled, 10 Elmwood Avenue – Official Plan Amendment and Zoning Amendment Applications – Decision Report - Approval, dated June 19, 2024 from the Director, Community Planning, North York District (Item 17.4). The report recommended that the proposed restaurant use be permitted subject to certain criteria and did not require any parking spaces.

That report was deferred to the September 24, 2024 Community Council meeting to provide time for staff to revisit the recommended zoning by-law amendment in order to consider adding additional uses on the site. The report was subsequently deferred to the October 29, 2024 meeting of North York Community Council. The original zoning by-law amendment only listed restaurant as a permitted use. This report summarizes the reconsideration of this position by staff.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 7625 for the lands at 10 Elmwood Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 1 to this report.
2. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

PERMITTED USES

The site is designated *Mixed Use Areas* in the Official Plan and is designated Mixed Use Area 'C' on Map 8-3 of the North York Centre Secondary Plan. *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. A restaurant is a permitted use for this site. No further changes being proposed to the Official plan amendment as the other proposed uses also conform to the official plan.

As of the proposed zoning by-law amendment, the original application reviewed by staff that included a Cover Letter, Planning Rationale, Architectural Plans, Site Plan and Landscape drawings all indicated an "eating establishment" as the intended use. These were circulated to all commenting divisions and the comments received from these commenting divisions were crafted with "eating establishment" as the intended use and other uses were not contemplated in their review. The rationale and justification provided for a restaurant use with no parking spaces was acceptable to staff who felt it was appropriate. Additional uses were listed on the draft zoning by-law amendment originally submitted by the applicant, however no justification for zero parking spaces was included for these uses and they could not be properly evaluated by staff.

In addition, at the Community Consultation Meeting held on November 28, 2019 only a restaurant was presented to the public as the intended use, no alternative uses were presented to the public as possibilities.

The applicant has since submitted justification for the following uses, which staff feel are appropriate and have revised the zoning bylaw amendment accordingly. These uses include:

- Commercial Recreation
- Commercial School
- Financial Institution
- Parking Area
- Personal Service Shop
- Restaurant
- Retail Store
- Service Shop
- Studio
- Veterinary Clinic

The list of contemplated uses for the subject lands would be ancillary and complementary to the existing adjacent uses and commercial activity. Given the site would primarily cater to the adjacent community, no significant vehicular parking demands are anticipated.

Staff worked with the applicant to address and resolve the expanded permitted uses for a commercial zone (C1) that will increase the animation and vitality of the area and is consistent with the objectives of the North York Centre Secondary Plan. Staff recommend that Council support approval of the application.

CONTACT

Kelly Snow, Planner, Community Planning
Tel. No. (416) 395-7124
E-mail: Kelly.Snow@toronto.ca

SIGNATURE

David Sit, MCIP, RPP, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Draft Zoning By-law Amendment