

Etobicoke York Community Council

For City Council Consideration on April 29, 2009

EY24.15		Deferred		Ward: 13
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3385 Dundas Street West Zoning By-law Amendment Application – Final Report

City Council Decision

City Council on February 23, 24 and 25, 2009, deferred consideration of Item EY24.15 to its next regular meeting on April 29, 2009.

Statutory - Planning Act, RSO 1990

Committee Recommendations

Etobicoke York Community Council recommends that:

1. City Council amend the Zoning By-law No. 1-83 of the former City of York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5.
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.
4. Before introducing the necessary Bills to City Council for enactment, require the issuance of the Notice of Approval Conditions for the Site Plan application.
5. Before introducing the necessary Bills to City Council for enactment, require the applicant to provide pressure and flow testing of the existing water main on Dundas Street West fronting this development. In the event that those tests indicate that improvements to the existing water main are necessary to service the development, require the applicant to provide funding for these improvements and make arrangements, including any required financial securities and fees, to the satisfaction of the Executive Director of Technical Services.
6. City Council amend the draft Zoning By-law to include a provision that the residential component only be occupied by individuals 65 years of age and older, if permitted by applicable Human Rights Legislation.

7. City Council require the developer to provide appropriate amenity space based on a formula considering the number of seniors, to the satisfaction of the Director, Community Planning.

Committee Decision Advice and Other Information

Etobicoke York Community Council:

1. Requested the Ward Councillor to meet with the developer on the final site plan and final design.
2. Directed the City Solicitor to submit a report to the February 23, 2009 meeting of City Council, outlining measures available to ensure that the building remains a seniors' building, including any additional information that may be relevant.

The Etobicoke York Community Council held a statutory public meeting on February 9, 2009 and notice was given in accordance with the Planning Act.

Origin

(January 22, 2009) Report from Director, Community Planning, Etobicoke York District

Summary

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to amend the former City of York By-law No. 1-83 to permit a six-storey, mixed use building at 3385 Dundas Street West. The proposed use of the building is a senior's apartment residence with complementary retail at grade.

The proposal implements the 'Avenues' objectives of the Official Plan and is consistent with the Provincial Policy Statement's requirement for the accommodation of residential growth.

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

Background Information (Committee)

January 22, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-18540.pdf>

Notice

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-18541.pdf>

Background Information (City Council)

(February 20, 2009) supplementary report from the City Solicitor (EY24.15a)

<http://www.toronto.ca/legdocs/mmis/2009/cc/bgrd/backgroundfile-19315.pdf>

Communications (Committee)

(February 6, 2009) e-mail from Gabriela Gibbons (EY.Main)
(February 8, 2009) e-mail from Merle J. Hudson, Swansea Area Seniors
Association (EY.Main)

Speakers (Committee)

(February 9, 2009) Caroline Marshall
(February 9, 2009) Michael Simardone
(February 9, 2009) Kathleen Kelly
(February 9, 2009) Rick Merrill
(February 9, 2009) Jim Adams
(February 9, 2009) David Therrien
(February 9, 2009) Katherine Dillon
(February 9, 2009) Cathy Branch