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## Etobicoke York Community Council

<b>Meeting No.</b>	24	<b>Contact</b>	Glenda Jagai, Committee Administrator
<b>Meeting Date</b>	Monday, February 9, 2009	<b>Phone</b>	416-394-2516
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	etcc@toronto.ca
<b>Location</b>	Council Chamber, Etobicoke Civic Centre	<b>Chair</b>	Councillor Frances Nunziata

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<b>Location</b>	Council Chamber, Etobicoke Civic Centre	<b>Chair</b>	Councillor Frances Nunziata

EY24.1	ACTION			Ward: 3
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### **2, 4 and 6 Eva Road – Zoning By-law Amendment Application – Final Report**

*Statutory - Planning Act, RSO 1990*

#### **Committee Recommendations**

Etobicoke York Community Council recommends that:

1. City Council amend the Zoning By-law for the property at 2, 4 and 6 Eva Road substantially in accordance with the Zoning By-law Amendment described in this report.
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.
3. Before introducing the necessary Bill to City Council for enactment, City Council require the owner to enter into a Section 37 Agreement containing the provisions described in this report.
4. Before introducing the necessary Bill to City Council for enactment, City Council require the owner to obtain a letter of clearance from the Greater Toronto Airports Authority (GTAA), satisfactory to the Director of Community Planning, Etobicoke York District.
5. Before introducing the necessary Bill to City Council for enactment, City Council require the owner to submit a revised Functional Servicing Report and Servicing Plan satisfactory to the Executive Director, Technical Services Division.

6. Before introducing the necessary Bill to City Council for enactment, City Council require the owner to either obtain a letter of clearance from the Ministry of Transportation of Ontario (MTO), satisfactory to the Executive Director, Technical Services Division, advising the City that MTO has no objections to the proposed driveway, the extension of the sanitary sewer on Eva Road and the water, storm sewer and sanitary sewer service connections to serve the development under lands owned by MTO and the 14 metre setback from MTO property or make alternate arrangements for water, storm sewer and sanitary sewer connections that are acceptable to the Executive Director, Technical Services Division.
7. City Council direct the General Manager, Parks, Forestry and Recreation Division to designate \$575,000 from the Alternative Parkland Dedication payment to be received from the development at 2, 4 and 6 Eva Road for improvements to West Mall Park.
8. City Council direct the General Manager, Children's Services Division, to redirect any surplus Section 37 public benefits from the proposed development at 2, 4 and 6 Eva Road for daycare facilities at Eatonville School to daycare facility improvement at the Etobicoke Civic Centre.
9. In the event that the proposed road does not move ahead, City Council reserve its right to further negotiate Section 37 money, if applicable.

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

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 February 21, 2008 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to replace the existing low-rise office buildings at 2, 4 and 6 Eva Road with a high-rise residential condominium building containing approximately 900 apartment and townhouse-style units. The development would consist of three levels of parking (two underground), a three to five storey podium and four towers. The southeast tower would be 31 storeys high in total, the northeast and southwest towers 28 storeys and the southwest tower 16 storeys.

The project is consistent with the Provincial Policy Statement's call for accommodation of residential growth in a manner that implements the City's Official Plan.

While the density of the proposed development (at 3.8 FSI) is higher than surrounding development, the point tower and podium design respect the integrity of the existing neighbourhood, create a good public realm and the landscaped open space and green roofs

contribute to the area's amenity.

This report reviews and recommends approval of the application.

### **Background Information**

January 22, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-18537.pdf>)

By-law

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-18893.pdf>)

notice

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-18539.pdf>)

### **Speakers**

(February 9, 2009) Laurie McPherson, Bousfields Inc.

(February 9, 2009) Salvatore Galati

(February 9, 2009) Patrick Devine, Fraser Milner Casgrain, LLP

(February 9, 2009) John Dawson, McCarthy Tetrault

### **Declared Interests**

The following member(s) declared an interest:

Councillor Doug Holyday - Councillor Holyday declared an interest in Recommendation 8, in that his granddaughter attends the daycare centre at the Etobicoke Civic Centre.

EY24.2	ACTION			Ward: 6
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## **630 Browns Line – Zoning By-law Amendment Application – Final Report**

*Statutory - Planning Act, RSO 1990*

### **Committee Recommendations**

Etobicoke York Community Council recommends that:

1. City Council amend Etobicoke Zoning Code substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 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.
3. Before introducing the necessary Bills to City Council for enactment, City Council require the owner to:
  - i. submit a Site Plan Control application for this property and obtain a Notice of

Approval Conditions from the Director of Community Planning, Etobicoke York District, and

- ii. provide a Noise Attenuation Acoustic fence along the west property line to the rear of the building which shall be secured in a Site Plan Control Agreement.
4. City Council direct the Director, Community Planning, Etobicoke York District, to look at opportunities to increase landscaping treatment along the western (rear) property line and the southern, eastern and northern (side) property lines, to further mitigate noise and light pollution on the adjacent residential property to the rear and surrounding the site, at the site plan review stage of this application.

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

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 August 7, 2008 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes the conversion of an existing two-storey single family dwelling to a local real-estate office building at 630 Browns Line.

The proposal provides an opportunity to incorporate small-scale retail and office uses into the fabric of the neighbourhood, without major adverse impact to the existing stable neighbourhood and specifically to the abutting residential property. The existing structure complements Brown's Line and respects the low-scale built form of the adjacent neighbourhood. Existing small-scale retail and office uses are located Brown's Line, north and south of the proposal.

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

### **Background Information**

January 22, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-18520.pdf>

Notice

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-18538.pdf>

### **Communications**

(January 21, 2009) e-mail from Resident (Personal information withheld on request) (EY.Main)

(January 5, 2009) petition from Residents of Browns Line (EY.Main)

### Speakers

(February 9, 2009) Peter Azman

(February 9, 2009) Olga Cybuchowski

EY24.7	ACTION			Ward: 11
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### Sign Variance Report - 2387 Weston Road

#### Committee Recommendations

Etobicoke York Community Council recommends that:

1. City Council approve the request for a variance from the former City of York Sign By-law 3369-79, to permit a third-party illuminated LED fascia wall sign with animated and flashing light capabilities at 2387 Weston Road.

#### Origin

(January 19, 2009) Report from Director and Deputy Chief Building Official

#### Summary

Request for Approval of Variances from the former City of York Sign By-law No 3369-79 to maintain an Illuminated and Animated 3rd-party Wall Sign as per attached conditions by Community Council decision, dated May 9, 2008 at 2387 Weston Road.

The request comes from Dong Heon Kim, for Artcube, for approval of the variances from the former City of York Sign By-law No 3369-79.

#### Background Information

January 19, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-18417.pdf>

### Speakers

(February 9, 2009) Donnie Kim

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

*Statutory - Planning Act, RSO 1990*

## **Committee Recommendations**

Etobicoke York Community Council recommends that:

1. City Council amend the Zoning By-law 1-83 of the former City of York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 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.

## **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 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**

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>)

### **Communications**

(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**

(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

<b>EY24.22</b>	ACTION			Ward: 11
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### **191A King Street – Application to Injure Two Privately-Owned Trees**

#### **Committee Recommendations**

Etobicoke York Community Council recommends that:

1. City Council refuse the request to injure two (2) privately-owned trees located at 189 King Street, to allow construction of a single family dwelling at 191A King Street.

#### **Origin**

(January 14, 2009) Report from Director, Urban Forestry, Parks, Forestry and Recreation

## Summary

The report requests Council's authority to approve the request to injure two (2) privately owned trees, situated along the east property line of 189 King Street. This request has been made to allow for the construction of a new single family home on the property at 191A King Street.

Inspection of the trees by staff revealed that both are in fair to good condition. Construction of the new home will encroach upon the minimum required tree protection zone of both trees, as defined in the City of Toronto's Tree Protection Policy and Specifications for Construction Near Trees.

The applicant has provided a tree preservation plan detailing the impact the proposed construction will have on the trees and the arboricultural techniques that will be employed to minimize this affect. Urban Forestry is satisfied that implementation of this plan will serve to adequately protect the trees throughout the course of construction.

## Background Information

January 14, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-18419.pdf>)

## Communications

(February 4, 2009) e-mail from Laura Albanese, M.P.P. (EY.Main)

(December 16, 2008) petition from Maurizio Dodaro, behalf of Community of Weston (EY.Main)

## Speakers

(February 9, 2009) Maurizio Dodaro

(February 9, 2009) Rosa Fracassa

(February 9, 2009) Todd Irvine, Bruce Tree Consulting

(February 9, 2009) Ralph Grittani

EY24.25	ACTION			Ward: 17
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## St. Clair Avenue West, between Caledonia Road/Caledonia Park Road and Old Weston Road – Road Alterations for the St. Clair Avenue West Transit Improvement Project

### Committee Recommendations

Etobicoke York Community Council recommends that:

1. City Council authorize the preparation of a by-law for the alteration of St. Clair Avenue West, between Caledonia Road/Caledonia Park Road and Old Weston Road, to allow construction of the Preferred Design Concept identified through the St. Clair Avenue West Transit Improvements Class Environmental Assessment study process. The modifications, generally as shown on Drawing Nos. 421F-9540, 421F-9541, and 421F-

9542 dated January 2009, include:

- a. Construction of a raised, mountable trackbed in the centre of St. Clair Avenue West, between signalized intersections, with curbs as required, for the exclusive use of public transit vehicles and emergency service vehicles, including Police, Fire, and Emergency Medical Services;
  - b. Widening portion of the pavement up to 2.8 metres, on the north and south sides of St. Clair Avenue West between Caledonia Road/Caledonia Park Road and Old Weston Road; and, widening the pavement up to 7 metres for the section on the south side of St. Clair Avenue West between Old Weston Road to just east of Ford Street, generally as shown on Drawing Nos. 421F-9540, 421F-9541, and 421F-9542 dated January 2009.
  - c. Narrowing the pavement up to 2.1 metres, on St. Clair Avenue West at Caledonia Road (northeast corner), Blackthorn Avenue (northeast and northwest corners), Spring Grove Avenue (southeast and southwest corners), Silverthorn Avenue (northwest side), Cloverdale Avenue (northeast and northwest corners) and Ford Street (southeast and southwest corners) as shown on Drawing Nos. 421F-9540, 421F-9541, and 421F-9542 dated January 2009.
2. City Council authorize the removal of the existing streetcar loading platforms on St. Clair Avenue West, between Caledonia Road/Caledonia Park Road and Old Weston Road, listed in the attached Appendix "A".
  3. City Council authorize the installation of the proposed streetcar loading platforms on St. Clair Avenue West, between Caledonia Road/Caledonia Park Road and Old Weston Road, listed in the attached Appendix "B".

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

Etobicoke York Community Council:

1. Directed the General Manager, Transportation Services, and the Chief, Toronto Fire Services, report to its March 26, 2009 meeting on:
  - a. the serious safety concerns with the St. Clair Avenue West right-of-way within the Etobicoke York District identified in Deputy Chief Bob Leek's April 9, 2008 detailed analysis of the project, including precise current and projected emergency response times along St. Clair West and a point by point response to the concerns raised including curb heights, access for emergency vehicles on and of the right-of-way and the drivability of the right-of-way in an emergency.

### **Origin**

(January 20, 2009) Report from Director, Transportation Services - Etobicoke York District

### **Summary**

Transportation Services is seeking authority to introduce road alteration by-laws on St. Clair

Avenue West, from Caledonia Road/Caledonia Park Road to Old Weston Road, to allow for the construction and implementation of the St. Clair Avenue West Transit Improvement Project as approved by City Council.

Since the Toronto Transit Commission (TTC) is the operator of the St. Clair Avenue West Transit Route, City Council approval of this report will be required. The Toronto Transit Commission staff has been fully engaged on this project and is supportive of the recommendations contained in this report.

### Background Information

January 20, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-18565.pdf>

Attachments

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-18566.pdf>

EY24.30	ACTION			Ward: 7
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### Torbarrie Road - Parking Regulation Amendments

#### Committee Recommendations

Etobicoke York Community Council recommends that:

1. City Council enact a “No Parking Anytime” prohibition on the east side of Torbarrie Road from a point 224 metres north of Jethro Road to a point 46 metres further north.
2. City Council enact a “No Parking Anytime” prohibition on the east side of Torbarrie Road from a point 270 metres north of Jethro Road to a point 32 metres further north.

#### Origin

(January 12, 2009) Report from Director, Transportation Services - Etobicoke York District

#### Summary

The purpose of this report is to propose “No Parking Anytime” regulations on the east side of Torbarrie Road in the area of the two shared driveways to 21, 25, 27, 29 and 31 Torbarrie Road.

The proposed amendments will remove parking from close proximity to the driveways, thus improving sightlines for motorists exiting the driveways.

Since the Toronto Transit Commission (TTC) operates transit service on Torbarrie Road, City Council approval of this report is required. TTC staff has been consulted on this issue and has not objected to the proposal.

#### Background Information

January 12, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-18460.pdf>)

Attachment

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-18461.pdf>)

EY24.36	ACTION			Ward: 17
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## **Dovercourt Road - Removal of On-Street Parking Space for Persons with Disabilities**

### **Committee Recommendations**

Etobicoke York Community Council recommends that:

1. City Council approve the removal of the on-street parking space for persons with disabilities located on the west side of Dovercourt Road, between a point 172.3 metres north of Geary Avenue and a point 5.5 metres further north.

### **Origin**

(January 14, 2009) Report from Director, Transportation Services - Etobicoke York District

### **Summary**

The purpose of this report is to obtain approval for the removal of an on-street parking space for persons with disabilities on Dovercourt Road, north of Geary Avenue.

Since the Toronto Transit Commission (TTC) operates a transit service on Dovercourt Road, City Council approval of this report is required.

### **Background Information**

January 14, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-18450.pdf>)

EY24.37	ACTION			Ward: 5
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## **Designation of Fire Routes and amendment to Chapter 880 – Fire Routes (245 Dalesford Road)**

### **Committee Recommendations**

Etobicoke York Community Council recommends that:

1. City Council designate part or those parts of the private road or roads shown on the site plan filed with the Fire Chief in respect of the municipal addresses set out below

as fire routes pursuant to Municipal Code Chapter 880 – Fire Routes - 245 Dalesford Road.

2. City Council authorise the Fire Chief and City Solicitor to take the appropriate action to make a designated Fire Route.

### Origin

(January 15, 2009) Report from Toronto Fire Services

### Summary

To obtain Council approval for the amendment of the Fire Route By-law to designate certain locations as fire routes within the meaning of City of Toronto Municipal Code Chapter 880, as amended.

Fire Services uses designated fire routes as a key mechanism in regulating fire prevention, including the prevention of spreading of fires and the delivery of fire protection services.

### Background Information

January 15, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-18531.pdf>

by-law

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-18532.pdf>

EY24.38	ACTION			Ward: 13
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### Designation of Fire Routes and amendment to Chapter 880 – Fire Routes (4100 Dundas Street West)

### Committee Recommendations

Etobicoke York Community Council recommends that:

1. City Council designate part or those parts of the private road or roads shown on the site plan filed with the Fire Chief in respect of the municipal address set out below as a fire route pursuant to Municipal Code Chapter 880 – Fire Routes - 4100 Dundas St. West.
2. City Council authorise the Fire Chief and City Solicitor to take the appropriate action to make a designated Fire Route.

### Origin

(January 22, 2009) Report from Toronto Fire Services

### Summary

To obtain Council approval for the amendment of the Fire Route By-law to designate certain locations as fire routes within the meaning of City of Toronto Municipal Code Chapter 880, as amended.

Fire Services uses designated fire routes as a key mechanism in regulating fire prevention, including the prevention of spreading of fires and the delivery of fire protection services.

### Background Information

January 22, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-18533.pdf>)

by-law

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-18534.pdf>)

EY24.39	ACTION			Ward: 6
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### Request for Extension of Liquor Licence

#### Committee Recommendations

Etobicoke York Community Council recommends that:

1. City Council for liquor licensing purposes, advise the Alcohol and Gaming Commission of Ontario that the City of Toronto has no objection to the request for:
  - a. an extension of the liquor licence of the Royal Canadian Legion, 3850 Lake Shore Boulevard West, for a “Beer Garden” on Canada Day, July 1, 2009, from 12:30 p.m. to 5:50 p.m.

#### Origin

(January 16, 2009) Letter from Ann Elliott, Office & Catering Administrator, Royal Canadian Legion, 3850 Lake Shore Boulevard West

#### Summary

Request for extension of existing liquor licence for a Beer Garden on Canada Day, July 1, 2009.

*Submitted Monday, February 9, 2009*

*Councillor Frances Nunziata, Chair, Etobicoke York Community Council*