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## Etobicoke York Community Council

<b>Meeting No.</b>	25	<b>Contact</b>	Glenda Jagai, Committee Administrator
<b>Meeting Date</b>	Thursday, March 26, 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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EY25.2	ACTION			Ward: 6
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### **2230 Lake Shore Boulevard West – Official Plan and 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 Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment 6.
2. City Council amend the Zoning Code for the former City of Etobicoke substantially in accordance with the Zoning By-law amendments described in this report.
3. City Council authorize 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, in consultation with City Planning, Building Division, and the Toronto and Region Conservation Authority.
4. City Council require the owner to enter into a Section 37 Agreement to secure community benefits as outlined in this report and summarized in Attachment 7, prior to introducing the necessary Bills to City Council for enactment.

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

The Etobicoke York Community Council held a statutory public meeting on March 26, 2009 and notice was given in accordance with the Planning Act.

**Origin**

(March 10, 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 replace the existing commercial plaza at 2230 Lake Shore Boulevard West with a 133 metre high-rise residential condominium building (approximately 44-storeys) containing approximately 341 condominium and townhouse-style units. The development will consist of four levels of underground parking, a two to 4-storey podium, with retail commercial uses at grade along Lake Shore Boulevard West with office uses above.

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.

The point tower and podium design respect the integrity of the existing neighbourhood, create a good public realm, and the landscaped open space on and adjacent to the site contribute to the development.

The proposal is compatible with the scale of other tall residential buildings existing, approved and proposed nearby, including Marina Del Ray, Humber Bay Shores and along Park Lawn Road.

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

**Background Information**

March 10, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19536.pdf>

Notice

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19567.pdf>

By-law

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19893.pdf>

**Communications**

(March 25, 2009) fax from Donald Henderson (EY.Main.EY25.2.1)

**Speakers**

(March 26, 2009) Gary Stones

EY25.3	ACTION			Ward: 17
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**Study of the North Side of Davenport Road between Alberta Avenue**

## **and Winona Drive - Zoning By-law Amendments – Final Report**

*Statutory - Planning Act, RSO 1990*

### **Committee Recommendations**

Etobicoke York Community Council recommends that:

1. City Council amend Zoning By-law No. 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5; and
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.

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

The Etobicoke York Community Council held a statutory public meeting on March 26, 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 City-initiated amendment is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This report presents the findings of a City-initiated study and recommends amendments to the former City of Toronto Zoning By-law No. 438-86 for the properties located in the area north of Davenport Road between Alberta Avenue and Winona Drive.

At the direction of City Council, community planning staff conducted a study of the properties zoned Mixed Use District (MCR) on the north side of Davenport Road between Alberta Avenue and Winona Drive. The purpose of the study was to assess the compatibility of the uses permitted within the MCR zone with the adjacent residential neighbourhood so as to limit nuisances associated with traffic, parking, safety or other adverse impacts.

This study recommends amendments to the boundary of the MCR zone and the range of permitted uses.

### **Background Information**

January 22, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19124.pdf>

Notice

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19568.pdf>

Extract - February 9, 2009

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19398.pdf>

EY25.20	ACTION			Ward: 2, 5
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## **2009 Capital Works Projects – Highway Alteration By-laws and Sidewalk Installations**

### **Committee Recommendations**

Etobicoke York Community Council recommends that:

1. City Council approve the alterations and modifications at various locations within the Etobicoke York District, as indicated in Appendix “A”, to the report (March 4, 2009) from the Director, Transportation Services - Etobicoke York District .

### **Origin**

(March 4, 2009) Report from Director, Transportation Services - Etobicoke York District

### **Summary**

The purpose of this report is to recommend the enactment of highway alteration by-laws for the installation of sidewalks and realignments of intersections at various locations in the Etobicoke York District.

The proposed modifications and alterations will be undertaken as part of the 2009 Capital Works Program and will improve traffic operations and enhance pedestrian safety.

Since the Toronto Transit Commission (TTC) operate transit services on these streets, City Council approval of the report is required. TTC staff has been consulted on these matters and concurs.

### **Background Information**

March 4, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19491.pdf>

Appendix A

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19492.pdf>

Attachment

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19493.pdf>

EY25.27	ACTION			Ward: 11, 17
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## **St. Clair Avenue West, between Old Weston Road and Gunns Road/Old Stock Yards 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 Old Weston Road and Gunns Road/Old Stock Yards 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 are generally as shown on Drawing Nos. 421F-9594, 421F-9595, 421F-9596, 421F-9597 and 421F-9598 dated March 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 portions of the pavement up to 2.8 metres, on the north and south sides of St. Clair Avenue West between Old Weston Road and Gunns Road/Old Stock Yards 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 west of Old Weston Road, generally as shown on Drawing Nos. 421F-9594, 421F-9595, 421F-9596, 421F-9597 and 421F-9598 dated March 2009.
2. City Council authorize the installation of the proposed streetcar loading platforms on St. Clair Avenue West, between Old Weston Road and Gunns Road/Old Stock Yards Road, listed in the attached Appendix "A".

## **Decision Advice and Other Information**

Etobicoke York Community Council:

1. Requested the General Manager, Transportation Services, to report to the City Council meeting on April 6, 2009 on the traffic study and traffic flow along St. Clair Avenue West, between Keele street and Old Weston Road, and on the construction details of a raised mountable track bed in the centre of St. Clair Avenue West for the exclusive use of public transit vehicles and emergency service vehicles, including police, fire and emergency medical services mainly within the Bridge section which is a bottle neck.
2. Requested that staff from the Transportation Services Division, Toronto Transit Commission and Technical Services meet with affected City Councillors in the area to discuss minor improvements to the Transit project.

## **Origin**

(March 2, 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 Old Weston Road to Gunns Road/Old Stock Yards 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**

March 2, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19522.pdf>

Attachments

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19523.pdf>

EY25.28	ACTION			Ward: 12
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### **570 Rogers Road – Payment-in-Lieu of Parking**

#### **Committee Recommendations**

Etobicoke York Community Council recommends that:

1. City Council exempt the applicant at 570 Rogers Road from the former City of York Bylaw 1-83 parking requirement of three parking stalls, subject to a \$7,500.00 payment-in-lieu of parking.
2. City Council require the applicant to sign a Payment-In-Lieu of Parking Agreement with the City, to the satisfaction of the City Solicitor.

#### **Origin**

(February 25, 2009) Report from Director, Transportation Services - Etobicoke York District

#### **Summary**

This report seeks Council's approval to exempt the applicant from the parking requirement in the former City of York Bylaw 1-83 to provide three additional parking stalls. Instead of accommodating the parking on-site, the applicant has requested a payment-in-lieu of parking in the amount of \$7,500.00 to the City.

The parking exemption is considered appropriate since the shortfall in stalls will not have a significant impact on parking conditions in the area.

Section 40 of the Planning Act grants Council the authority to approve payment-in-lieu of parking. This application has been made pursuant to the City's Payment-In-Lieu Of Parking Policy adopted in July 2004. City Council approval is required as this matter has not been delegated.

## Background Information

February 25, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19420.pdf>)

Attachment

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19421.pdf>)

EY25.32	ACTION			Ward: 17
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## St. Clair Avenue West, between Caledonia Road/Caledonia Park Road and Winona Drive – Parking regulation amendments for the St. Clair Avenue West Transit Improvement Project

### Committee Recommendations

Etobicoke York Community Council recommends that:

1. City Council rescind the existing parking regulations on St. Clair Avenue West, between Caledonia Road/Caledonia Park Road and Winona Drive, listed in Appendix “A” to the report (March 4, 2009) from Director, Transportation Services - Etobicoke York District.
2. City Council enact the proposed parking regulations on St. Clair Avenue West, between Caledonia Road/Caledonia Park Road and Winona Drive, listed in Appendix “B” to the report (March 4, 2009) from Director, Transportation Services - Etobicoke York District.

### Origin

(March 4, 2009) Report from Director, Transportation Services - Etobicoke York District

### Summary

The purpose of this report is to obtain approval to introduce amendments to the parking regulations on St. Clair Avenue West, from Caledonia Road/Caledonia Park Road to Winona Drive.

The proposed parking regulation amendments will serve to improve the safe movement of transit patrons utilizing the St. Clair Avenue West Transit Line, facilitate the safe circulation of general traffic and introduce much needed additional on-street parking spaces for merchants on this section of St. Clair Avenue West.

Since the Toronto Transit Commission (TTC) operates a transit service on St. Clair Avenue West, City Council approval of this report is required. TTC staff has been consulted on the amendments and has not objected to the proposal.

## Background Information

March 4, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19543.pdf>)

Attachments

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19544.pdf>)

EY25.33	ACTION			Ward: 7
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**Assumption of Services – Subdivision owned by Rowntree Gardens Inc., Plan 66M-2397, TB SUB 2001 0001 (Toryork Dr./Milvan Dr.) Oliti Crt. & San Gabrielle Place**

**Committee Recommendations**

Etobicoke York Community Council recommends that:

1. City Council pass an assumption by-law to assume the municipal services in Subdivision Plan 66M-2397.
2. City Council authorize and direct appropriate City Officials to take the necessary action to give effect thereto.

**Origin**

(February 19, 2009) Report from Acting Director, Development Engineering

**Summary**

This report recommends that the municipal services installed under the terms of the Subdivision Agreement for Plan 66M-2397, dated November 28, 2002, between Rowntree Gardens Inc. and the City of Toronto are in the required condition to be assumed by the City.

**Background Information**

February 19, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19304.pdf>)

Attachment - map

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19305.pdf>)

EY25.34	ACTION			Ward: 3
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**Designation of Fire Routes and amendment to Chapter 880 – Fire Routes - 245 Markland Drive**

**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 – 245 Markland Drive.
2. City Council authorise the Fire Chief and City Solicitor to take the appropriate action to make a designated Fire Route.

### Origin

(February 24, 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

February 24, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19374.pdf>)

By-law

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19375.pdf>)

EY25.35	ACTION			Ward: 4
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### Designation of Fire Routes and amendment to Chapter 880 – Fire Routes (1403 Royal York 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 address set out below as a fire route pursuant to Municipal Code Chapter 880 – Fire Routes - 1403 Royal York Road.
2. City Council authorise the Fire Chief and City Solicitor to take the appropriate action to make a designated Fire Route.

### Origin

(March 9, 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

March 9, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19509.pdf>)

By-law

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19510.pdf>)

EY25.36	ACTION			Ward: 13
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## Designation of Fire Routes and amendment to Chapter 880 – Fire Routes (The Queensway, Windermere Avenue)

### 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:
  - 97 The Queensway
  - 99 The Queensway
  - 101 The Queensway
  - 107 The Queensway
  - 109 The Queensway
  - 111 The Queensway
  - 113 The Queensway
  - 115 The Queensway
  - 117 A The Queensway
  - 117 B The Queensway
  - 119 A The Queensway
  - 119 B The Queensway
  - 8 Windermere Avenue
  
2. City Council authorise the Fire Chief and City Solicitor to take the appropriate action to make a designated Fire Route.

**Origin**

(February 24, 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**

February 24, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19372.pdf>

By-law

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19373.pdf>

EY25.38	ACTION			Ward: 6
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**2077 Lake Shore Boulevard West – Authority to Enter into Agreement****Committee Recommendations**

Etobicoke York Community Council recommends that:

1. City Council authorize the City Clerk and the Chief Financial Officer and Treasurer, or their delegates, to execute on behalf of the City a Section 45(9) Agreement satisfactory to the City Solicitor in consultation with the Director of Community Planning, Etobicoke York District, implementing the conditions imposed by the Committee of Adjustment in approving application A593/07 EYK.

**Origin**

(March 3, 2009) Report from Director, Community Planning, Etobicoke York District

**Summary**

City Council approval was granted in April 2006, to permit an 18-storey, 127-unit senior's building integrated with on-site ancillary medical services and communal dining facilities at 2077 Lake Shore Boulevard West in the Humber Bay Shores community. Subsequently, the Committee of Adjustment approved a variance application (A593/07) to allow two additional storeys. Conditional site plan approval was issued on July 18, 2007, and construction is underway.

The purpose of this report is to seek authority from City Council to enter into a Section 45(9) Agreement with the owner of 2077 Lake Shore Boulevard West to implement the conditions imposed by the Committee of Adjustment in its decision on application A 593/07 EYK. The

agreement will secure the financial obligations of the applicant toward local area park improvements, and secure the applicant's obligation to permit limited public access to the commercial component of the development.

### Background Information

March 3, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19454.pdf>)

EY25.39	ACTION			Ward: 13
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### 1968 Bloor Street West – Extension of By-law 341-2008 Exempting the Lands from Part Lot Control – Final Report

#### Committee Recommendations

Etobicoke York Community Council recommends that:

1. City Council enact a By-law to extend the term of By-law 341-2008 to allow the unsold lots formerly known as 1968 Bloor Street West (Part of Lots 52, 53 and 54 of Registered Plan 660 York, designated as Parts 1, 3 to 18 inclusive on Reference Plan 66R-23550) be exempt from Part Lot Control for an additional one year period substantially in accordance with the draft By-law included as Attachment 2 of this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft By-law as may be required.
3. City Council authorize and direct the appropriate City Officials to register the By-law on title.

#### Origin

(February 23, 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 report recommends that By-law 341-2008 be extended for an additional one year period to allow the unsold lots formerly known as 1968 Bloor Street West to be exempt from Part Lot Control thus allowing additional time for the sale and conveyance of the unsold lots to individual purchasers.

This report reviews and recommends approval of the request.

#### Background Information

February 23, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19319.pdf>)

EY25.45	ACTION			Ward: 2
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## **556, 558 Scarlett Road and 13 Chapman Road – Zoning Appeal - Request for Direction**

**Confidential Attachment - The receiving of advice that is subject to solicitor-client privilege**

### **Committee Recommendations**

Etobicoke York Community Council recommends that:

1. City Council adopt the Recommendations embodied in the confidential report (Attachment 1).
2. City Council authorize the public release of the recommendations once adopted by City Council, together with Attachment “A”. The balance of the report remains confidential.

### **Origin**

(March 9, 2009) Report from City Solicitor

### **Summary**

The applicant wishes to construct eleven dwelling units on the subject property. By the adoption of Item EY21.2 at its meeting on December 1, 2 and 3, 2008, City Council opposes the development. An Ontario Municipal Board hearing has been scheduled for April 16th and 17th, 2009.

The purpose of this report is to seek further directions from City Council with respect to the hearing. This is a time sensitive matter as those directions are required prior to the commencement of the hearing.

### **Background Information**

March 9, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19608.pdf>)

EY21.2 Extract

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19610.pdf>)

### **Communications**

(March 24, 2009) e-mail from Gary Mandziuk (EY.Main.EY25.45.1)

EY25.50	ACTION			Ward: 7
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## Liquor Licence Review - 3212 Weston Road, Suzy's Donuts

### Committee Recommendations

Etobicoke York Community Council recommends that:

1. City Council direct the City Clerk to advise the Registrar of the Alcohol and Gaming Commission of Ontario ("AGCO") that the liquor licence application for the premises at 3212 Weston Road, to operate under the name of Suzy's Donuts ("Premises"), is not in the public interest having regard to the needs and wishes of the residents of the City and that the Registrar should issue a Proposal to Review the liquor licence application.
2. City Council request the AGCO to provide the City with an opportunity to participate in any proceedings with respect to the Premises.
3. City Council authorize the City Solicitor to attend all proceedings before the AGCO in this matter and be directed to take all necessary actions so as to give effect to this Motion, including adding and deleting conditions to any liquor licence issued for the Premises, in consultation with the Ward Councillor, which address issues including, but not limited to, life safety, security personnel, security cameras, lighting, noise and litter.

### Origin

(March 26, 2009) Member Motion from Councillor Giorgio Mammoliti

### Summary

Delbe Systems and Technology Inc. has submitted an application for a liquor licence to the Alcohol and Gaming Commission of Ontario ("AGCO") for the premises at 3212 Weston Road, to operate under the name of Suzy's Donuts ("Premises"). The applicant is seeking a liquor licence for a capacity of 34 for the main floor and 40 for the basement.

There are concerns expressed by the residents in the community that a liquor licence is being applied for a doughnut shop with a capacity for 74 patrons, 40 of them in the basement. Issues such as life safety, security personnel, security cameras, crowd control, lighting, noise and litter, among other issues, must be addressed. The Registrar of the AGCO should be requested to issue a Proposal to Review the liquor licence application. This application for a liquor licence is not in the public interest having regard to the needs and wishes of the residents of the City unless certain conditions, addressing the concerns of the community, are attached to the licence. Under no circumstance should this applicant be granted a liquor licence without conditions attached.

### Background Information

Motion

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19894.pdf>

EY25.51	ACTION			Ward: 11
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## 1500 Weston Road – Zoning and Site Plan Appeals - Directions

### Committee Recommendations

Etobicoke York Community Council recommends that:

1. City Council authorize the City Solicitor, and appropriate City staff to, to attend the Ontario Municipal Board hearing in support of the new Site Plan Application, and revised Zoning By-law Amendment, filed by Habitat for Humanity, subject to the form and content of the zoning by-law amendment, the conditions of site plan approval and the timing for the issuance of the OMB order all being to the satisfaction of the Director of Community Planning, Etobicoke York District.

### Origin

(March 26, 2009) Member Motion from Councillor Frances Nunziata

### Summary

City Council at its meeting on July 25, 26 and 27, 2006, adopted, as amended, Clause 40 of Report 6 of Etobicoke York Community Council, thereby endorsing the Principles of Settlement set out in that report. Based on those Principles of Settlement, the City Solicitor and Planning staff settled at the Ontario Municipal Board the zoning by-law and site plan appeals for a proposed stacked townhouse development at 1500 Weston Road. The Board's order on both the zoning appeal and the site plan approval appeal were withheld by the Board pending the entering into of a Section 37 Agreement and the satisfaction of the conditions of site plan approval. The Board's order has never been issued since the agreement has not been entered into and the site plan conditions have not been satisfied.

On October 31, 2008, the new owner of the lands, Habitat for Humanity, filed a Site Plan Application showing a new concept and development proposal for the site. Community Planning staff generally support this revised proposal, and will need to present new information to the OMB, to seek modifications to the approval conditions, and implementing zoning by-law, as originally set out by the Board. An appearance before the OMB is being sought for the later part of May, 2009 to settle the revisions to the development and therefore this is a time sensitive matter.

### Background Information

Motion

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19895.pdf>

EY25.52	ACTION			Ward: 11
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## 1400 Weston Road, Riverboat Landing Subdivision – Request to amend

## **Subdivision Agreement – Authorization Report**

### **Committee Recommendations**

Etobicoke York Community Council recommends that:

1. City Council authorize the City Solicitor, in consultation with the Director of Community Planning, Etobicoke York District, to prepare an agreement for execution by the owner and developer of the unassumed Riverboat Landing Subdivision to amend the existing Subdivision Agreement to permit the exchange of a cash security on deposit with the City with a Letter of Credit to be provided by the developer.

### **Origin**

(March 26, 2009) Report from Director, Community Planning, Etobicoke York District

### **Summary**

This report seeks authorization to amend an existing Subdivision Agreement commonly known as the Riverboat Landing Subdivision (formerly Charlton Settlement Subdivision) on the west side of Weston Road, northwest of Jane Street in the former City of York.

This report recommends that the City Solicitor in consultation with the Director of Community Planning, Etobicoke York District, be authorized to prepare an agreement for execution by the owner and developer of the unassumed subdivision to amend the existing Subdivision Agreement to permit the exchange of a cash security on deposit with the city with a Letter of Credit to be provided by the developer. The letter of Credit will continue to act as a financial security until works required by the Subdivision Agreement are completed to the satisfaction of the City.

### **Background Information**

March 26, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19898.pdf>

*Submitted Thursday, March 26, 2009*

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