
Etobicoke York Community Council

Meeting No.	31	Contact	Glenda Jagai, Committee Administrator
Meeting Date	Tuesday, November 10, 2009	Phone	416-394-2516
Start Time	9:30 AM	E-mail	etcc@toronto.ca
Location	Council Chamber, Etobicoke Civic Centre	Chair	Councillor Frances Nunziata

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EY31.1	ACTION			Ward: 7
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115 Torbarrie Road – Zoning By-law Amendment –Technical Amendment – Final Report

Statutory - Planning Act, RSO 1990

Committee Recommendations

Etobicoke York Community Council recommends that:

1. City Council amend Zoning By-law 7625 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 1.
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 November 10, 2009 and notice was given in accordance with the Planning Act. No one addressed the Etobicoke York Community Council.

Origin

(October 23, 2009) Report from Director, Community Planning, Etobicoke York District

Summary

This report proposes to make technical zoning by-law amendments to schedules of By-law 7625 of the former City of North York for the lands formerly known as 115 Torbarrie Road, the location of the former Workers' Safety Insurance Board (WSIB) rehabilitation centre, to reflect the plan of subdivision registered in the Land Titles Division of the Toronto Registry Office.

Background Information

October 23, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-24546.pdf>

notice

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-24547.pdf>)

EY31.2	ACTION			Ward: 7
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115 Torbarrie Road (Plan 66M-2436 – Lot 1 to Lot 51) Part Lot Control Exemption Application – Final Report

Committee Recommendations

Etobicoke York Community Council recommends that:

1. City Council direct that a Part Lot Control Exemption By-law with respect to the subject lands be prepared to the satisfaction of the City Solicitor, and that such By-law shall expire one year after it has been enacted.
2. City Council authorize the City Solicitor to introduce the necessary Bill provided that all tax arrears and current taxes owing be paid in full.
3. City Council authorize and direct the appropriate City Officials to register the Part Lot Control Exemption By-law on title.
4. City Council approve an amendment to Application 09170183WET07PL by removing Lot 1 from the application, as requested by the applicant.

Origin

(October 21, 2009) Report from Director, Community Planning, Etobicoke York District

Summary

This report reviews and recommends approval of an application by Ringley Construction Limited for Part Lot Control Exemption for 24 pairs of semi-detached dwellings (48 units) within the development on lands formerly known as 115 Torbarrie Road (the former Workplace Safety and Insurance Board (WSIB) site) (Lots 1, 7, 10, 12 to 25, 28, 30, 32, 35, 36, 38 and 42, inclusive).

Background Information

October 21, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-24538.pdf>)

2a 115 Torbarrie Road – Part Lot Control Application – Supplemental Report

Origin

(November 4, 2009) Report from Director, Community Planning, Etobicoke York District

Summary

This report recommends that Application 09 170183 WET 07 PL and the October 21, 2009, Final Report on the Part Lot Control Exemption for 115 Torbarrie Road (the former Workplace Safety and Insurance Board (WSIB) site) (Plan 66M-2436 – Lots 1, 7, 10, 12 to 25, 28, 30, 32, 35, 36, 38 and 42, inclusive) be amended by removing Lot 1 from the application as requested by the applicant.

Background Information

November 4, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-25118.pdf>)

EY31.3	ACTION			Ward: 7
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115 Torbarrie Road (Plan 66M-2436 – Block 151) – Part Lot Control Exemption Application – Final Report

Committee Recommendations

Etobicoke York Community Council recommends that:

1. City Council direct that a Part Lot Control Exemption By-law with respect to the subject lands be prepared to the satisfaction of the City Solicitor, and that such By-law shall expire one year after it has been enacted.
2. City Council authorize the City Solicitor to introduce the necessary Bill provided that all tax arrears and current taxes owing be paid in full.
3. City Council authorize and direct the appropriate City Officials to register the Part Lot Control Exemption By-law on title.

Origin

(October 21, 2009) Report from Director, Community Planning, Etobicoke York District

Summary

This report reviews and recommends approval of an application by Ringley Construction Limited for Part Lot Control Exemption on Block 151 which is being developed with townhouse dwellings (26 units) on lands formerly known as 115 Torbarrie Road, the former Workplace Safety and Insurance Board site (WSIB) (Block 151, Registered Plan M-2436 - Parts 22, 23, 52, 53, 57, 58, 61-64, 66, 90-92, 114-116, 118, 119, 122-128 inclusive on Plan 66R-23289).

Background Information

October 21, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-24539.pdf>)

EY31.4	ACTION			Ward: 6
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2143 and 2147 Lake Shore Boulevard West – Official Plan and Zoning Amendment Applications, and Lifting of the Holding Provisions - 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 Zoning By-law 1994-197 substantially in accordance with the draft Zoning By-law Amendment as 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.
4. Before introducing the necessary Bills for enactment, City Council require the owner to enter into a Section 37 Agreement to secure community benefits as outlined in this report.
5. Before introducing the necessary Bills for enactment, require the City Solicitor to confirm receipt of the Letter to Withdraw from the applicant related to the outstanding appeal matter as outlined in this report.
6. The Land Owners Precinct Plan be finalized to the satisfaction of the City Solicitor and City Planning, in consultation with Technical and Transportation Services, prior to the lifting of the Holding Symbol.

Decision Advice and Other Information

The Etobicoke York Community Council held a statutory public meeting on November 10, 2009 and notice was given in accordance with the Planning Act.

Origin

(October 23, 2009) Report from Director, Community Planning, Etobicoke York District

Summary

This application seeks amendments to the Official Plan, Zoning By-law, and the lifting of the Holding By-law that applies to the site. The proposal is for a residential/commercial development containing a 5-storey commercial building fronting onto Lake Shore Boulevard

West, a 16-storey mixed commercial residential building adjacent to Marine Parade Drive, a 50-storey residential building within the centre of the site, and on-site public parking.

Background Information

October 23, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-24568.pdf>)

notice

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-24569.pdf>)

Speakers

Peter Swinton, PMG

EY31.5	ACTION			Ward: 6
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20 and 22 Marina Avenue and 3563 Lake Shore Boulevard West – Official Plan and Zoning Amendment and Site Plan Applications – Final Report

Statutory - Planning Act, RSO 1990

Committee Recommendations

Etobicoke York Community Council recommends that:

1. City Council amend the Official Plan with Draft Official Plan Amendment No. 78 respecting 20 and 22 Marina Avenue, attached as Attachment 1 to the Supplementary Report (November 9, 2009) from the Director, Community Planning, Etobicoke York District.
2. City Council amend the former City of Etobicoke Zoning Code with the Draft Zoning By-law Amendment respecting 20 and 22 Marina Avenue, attached as Attachment 2 to the Supplementary Report (November 9, 2009) from the Director, Community Planning, Etobicoke York District.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment (and/or) draft Zoning By-law Amendment as may be required.
4. The applicant provide staff with revisions and/or additional material required, as set out in this report, prior to the introduction of the Bills in Council.
5. Before lifting the “H” holding zoning provision in the By-law, the applicant shall satisfy all municipal service upgrade requirements including watermain upgrades and storm sewer relocation to the satisfaction of the Executive Director of Technical Services.

6. City Council deem that no further Notice of Public Meeting be given.

Decision Advice and Other Information

The Etobicoke York Community Council held a statutory public meeting on November 10, 2009 and notice was given in accordance with the Planning Act.

Origin

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

Summary

This application proposes the construction of two, three-storey multiple unit residential buildings, each containing five dwelling units at 20 and 22 Marina Avenue and 3563 Lake Shore Boulevard West. A surface parking lot containing approximately 26 parking spaces is also proposed at the rear of the site.

Background Information

October 22, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-24521.pdf>)

notice

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-24522.pdf>)

Communications

(November 4, 2009) E-mail from Arvo Vahtra (EY.Supp.EY31.5.1)

(November 5, 2009) E-mail from David Godley (EY.Supp.EY31.5.2)

(November 5, 2009) E-mail from Paul Chomik (EY.Supp.Ey31.5.3)

(November 6, 2009) E-mail from Mark Bozzo (EY.Supp.EY31.5.4)

(November 6, 2009) E-mail from Daid Godley (EY.Supp.EY31.5.5)

(November 9, 2009) E-mail from Antoni Dabrowski (EY.Supp.EY31.5.6)

Speakers

David Godley, also spoke on behalf of Paul Chomik

Nick Buczok

Moira Jubinville

Mark Bozzo, President, Queenscorp

Peter Glazer

Paul Terry

5a 20 and 22 Marina Avenue and 3563 Lake Shore Boulevard West – Official Plan and Zoning Amendment and Site Plan Applications – Supplementary Report

Origin

(November 9, 2009) Report from Director, Community Planning, Etobicoke York District

Summary

This report responds to public comments regarding the Draft Official Plan Amendment, as recommended in the Final Report dated October 22, 2009. Minor changes are also proposed by Planning staff to the Draft Zoning By-law.

Background Information

November 9, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-25193.pdf>

EY31.6	ACTION			Ward: 5
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4187 Dundas Street West and 567, 569 and 571 Prince Edward Drive – Private Tree Removal

Committee Recommendations

Etobicoke York Community Council recommends that:

1. City Council direct the General Manager of Parks, Forestry and Recreation to issue the tree removal permits for the two privately-owned trees at 4187 Dundas Street West and 567, 569 and 571 Prince Edward Drive, subject to the following conditions:
 - a. That the applicant has applied for Building Permits for development of the above addresses;
 - b. That the applicant has provided payment of \$20,000.00 (plus indexing) as compensation for the value of the trees to be removed, and that this amount be increased by the CPI for the Greater Toronto and adjusted on January 1st of each year.
2. City Council approve the funds received to be used for the planting of trees on the public boulevards or parks within the adjacent neighbourhood, as may be determined in consultation with the local Councillor.

Origin

(March 4, 2009) Report from Director, Urban Forestry, Parks, Forestry and Recreation

Summary

This report requests that Council confirm the decision of the General Manager of Parks, Forestry and Recreation to deny the request for a permit to remove two (2) privately-owned trees at 4187 Dundas Street West and 567, 569 and 571 Prince Edward Drive (the “Site”).

Background Information

March 4, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-24517.pdf>

EY25.11 Extract

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-24518.pdf>)

EY31.13	ACTION			Ward: 5
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2800 Bloor Street West - Official Plan and Zoning By-law Amendments and Rental Housing Demolition and Conversion Application - Supplementary Report

Statutory - Planning Act, RSO 1990

Committee Recommendations

Etobicoke York Community Council recommends that:

1. City Council amend the former Etobicoke Zoning Code with respect to the lands municipally known as 2800 Bloor Street West, with the Draft Zoning By-law Amendment, attached as Attachment 9 to the Supplementary Report (October 23, 2009) from the Director, Community Planning, Etobicoke York District to permit a 7-storey (6 floors plus 7th floor amenity space), 86 room retirement residence and 3 bachelor rental replacement units at 2800 Bloor Street West.
2. City Council adopt the draft Official Plan Amendment, attached to the Supplementary Staff Report for 2800 Bloor Street West dated October 23, 2009 from the Director, Community Planning, Etobicoke York District.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and Zoning By-law Amendment by-laws, as may be required.
4. City Council prior to the introduction of the necessary bills for enactment:
 - a. authorize the appropriate City staff and require the owner to enter into, and register on title to the subject property, an agreement or agreements pursuant to Section 37 of the Planning Act, to the satisfaction of the Chief Planner and Executive Director, City Planning Division and the City Solicitor to secure the facilities, services and matters as outlined in Attachment 7 of the Supplementary Staff Report dated October 23, 2009 to be provided by the owner, at its expense, to the City.
 - b. amend the Section 37 Requirements as outlined in Attachment 7: Section 37 Requirements by replacing the words:
 - 1)b) improvements to The Kingsway boulevard fronting the subject site associated with modifications to the intersection geometry at Bloor Street and The Kingsway; and

1)c) restoration of the existing stone gates located in the Kingsway Gate Boulevard Parkette

with

1)b) improvements to The Kingsway boulevards and associated modifications to the intersection geometry at Bloor Street and The Kingsway; and

1)c) restoration of the Kingsway Gates to their original location and design, if feasible.

5. Prior to the introduction of the necessary bills to City Council for enactment, the owner shall enter into any necessary agreements pursuant to Section 111 of the *City of Toronto Act, 2006* to secure the terms or conditions of rental demolition approval as determined by City Council, to the satisfaction of the City Solicitor;
6. City Council approve the application to demolish the existing residential building that includes 10 residential rental housing units pursuant to Municipal Code Chapters 667, subject to the following conditions under Chapter 667 which provide for partial replacement of the rental housing units:
 - a. the owner shall enter into and register one or more Section 111 Agreements to secure the conditions of rental demolition approval, including provisions requiring future owners and encumbrancers of the lands to assume the obligations contained therein, to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning division, as outlined below and as referred to in Attachment 7 of the Supplementary Staff Report dated October 23, 2009;
 - b. the owner shall provide and maintain not less than 3 new replacement rental dwelling units, comprising 1 affordable rental dwelling unit and 2 rental dwelling units with mid-range rents, with each unit to be a bachelor unit of approximately 362 square feet, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, subject to the following:
 - i. the 3 replacement rental dwelling units shall be provided entirely on the subject property;
 - ii. the replacement rental dwelling units shall be maintained as rental units for at least 20 years, beginning with the date that each unit is occupied and until the owner obtains approval for a zoning by-law amendment removing the requirement for replacement rental units to be maintained as rental units;
 - iii. the replacement rental dwelling units shall be ready and available for occupancy no later than the date by which not more than 60% of the

other units erected on the subject property are available and ready for occupancy;

- iv. the owner shall provide and maintain affordable rents charged to the tenants who rent the 1 designated affordable replacement rental dwelling units during the first 10 years of its occupancy, such that the initial rent shall not exceed an amount based on the most recent Fall Update Canada Mortgage and Housing Corporation Rental Market Report average rent for the City of Toronto by unit type, and, upon turn-over, the rent charged to any new tenant shall not exceed the greater of the most recently charged rent or the most recently reported Rental Market Report average rent for the City of Toronto by unit type and over the course of the 10 year period, annual increases shall not exceed the Provincial rent guideline and, if applicable, permitted above guideline increases;
 - v. the owner shall provide and maintain rents no greater than mid-range rents charged to the tenants who rent the 2 designated replacement rental dwelling units with mid-range rents on the same basis as in (iv) except that the maximum mid-range rent shall not exceed an amount that is 1.5 times average market rent by unit type;
 - vi. rents charged to tenants occupying an affordable replacement rental dwelling unit or a mid-range replacement rental dwelling unit at the end of the 10 year period set forth in 6(b)(iv) shall be subject only to annual increases which do not exceed the Provincial rent guideline and, if applicable, permitted above guideline increases, so long as they continue to occupy their dwelling unit or until the expiry of the rental tenure period set forth in 6(b)(ii) with a phase-in period of at least three years for rent increases;
 - vii. after the completion of the 10 year period set forth in 6 (b)(iv), above, rents charged to tenants newly occupying a replacement rental dwelling will not be subject to any rent restrictions that may be set out in any agreement entered pursuant to Section 37 of the Planning Act;
- c. the owner shall provide assistance to the existing tenants of the 10 residential rental housing units on the subject property as follows:
- i. the owner shall provide said tenants at least 240 days prior notice of the termination of their tenancy for demolition;
 - ii. said tenants receive financial assistance above and beyond minimum compensation required under the *Residential Tenancies Act* in an additional amount equivalent to at least 5 months rent compensation;
 - iii. said tenants receive compensation in the amount of \$1,500 for expenses related to moving to be paid at least one month prior to vacating their unit;

- d. the zoning by-law amendment contemplated above, coming into full force and effect.
7. City Council authorize the Chief Planner and Executive Director, City Planning Division to issue a preliminary approval to the application under Municipal Code Chapter 667 after all of the following events have occurred:
 - a. the owner has entered into the Section 111 Agreement contemplated above;
 - b. the owner has obtained the first building permit for the foundation of the development on the site;
 - c. the Official Plan amendment and zoning by-law amendment contemplated herein has come into full force and effect.
8. City Council authorize the Chief Building Official to issue a Section 111 permit under Municipal Code Chapter 667 after the Chief Planner and Executive Director, City Planning Division has provided preliminary approval.
9. Prior to introducing the necessary bills to City Council for enactment, the owner shall submit a Functional Servicing Report prepared by a Professional Engineer to the satisfaction of the Executive Director, Technical Services division. If, an upgrade in the existing municipal system is required to accommodate the proposed development, the applicant shall provide financial securities for the design and construction of the required upgrades to the satisfaction of the Executive Director of Technical Services.
10. City Council direct the Director, Transportation Services-Etobicoke York District, to co-ordinate the design of future modifications to the intersection geometry at Bloor Street and The Kingsway with the applicant's Site Plan application to ensure the applicant's road repairs and works are compliant with the City's plans.
11. City Council receive the Supplementary Staff Report for 2800 Bloor Street West dated October 23, 2009 from the Director, Community Planning, Etobicoke York District.

Decision Advice and Other Information

The Etobicoke York Community Council held a statutory public meeting on November 10, 2009 and notice was given in accordance with the Planning Act and the City of Toronto Act.

Origin

(October 23, 2009) Report from Director, Community Planning, Etobicoke York District

Summary

This report provides supplementary information on the revised development proposal submitted by the applicant in May 2009, as directed by Etobicoke York Community Council on February 9, 2009 and May 14, 2009.

Staff has reviewed the revised applications and find that the built form of the proposal now generally conforms with the applicable Official Plan policies for Apartment Neighbourhoods, Built Form and Healthy Neighbourhoods. However, staff continue to have concerns with the applicant's rental replacement proposal and continue to recommend refusal as it does not conform with the Official Plan Housing policies.

Background Information

October 23, 2009 Supplementary report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-24560.pdf>)

Notice of Public Hearing

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-24561.pdf>)

Rental Housing notice

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-24562.pdf>)

January 22, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-24566.pdf>)

January 22, 2009 demolition by-law

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-24567.pdf>)

EY24.16 Extract

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-24764.pdf>)

Councillor Milczyn Motion

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-24765.pdf>)

EY27.35 extract

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-24564.pdf>)

August 20, 2009 status report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-24766.pdf>)

EY29.40 extract

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-24767.pdf>)

By-law - Attachment 9

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-25184.pdf>)

Communications

(October 24, 2009) E-mail from Fraser McCarthy (EY.Main.EY31.13.4)

(October 22, 2009) E-mail from Thomas Heilborn (EY.Supp.Ey31.13.5)

(October 28, 2009) E-mail from Paul Pei (EY.Supp.Ey31.13.6)

(October 30, 2009) E-mail from Taissa Klaus (EY.Supp.EY31.13.7)

(October 26, 2009) E-mail from Fr. Nino Cavoto, Pastor (EY.Supp.EY31.13.8)

(November 5, 2009) E-mail from Russ Ford, Executive Director LAMP (EY.Supp.EY31.13.9)

(November 3, 2009) E-mail from Catherine Fidani (EY.Supp.Ey31.13.10)

Speakers

Kim Kovar, Aird & Berliss, LLP

13a 2800 Bloor Street West – Zoning By-law Amendment and Rental Housing Demolition and Conversion Applications – Refusal Report

Origin

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

Summary

The application was made on July 24, 2007, and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This report reviews and recommends refusal of a rezoning application in its current form to permit a building that will be primarily used as a retirement residence for seniors. The proposed building will contain a total of ninety-two rooms to be rented to senior citizens. In addition, 10 rental units targeted for seniors are proposed in the new building to replace the 10 rental units to be demolished in the existing building on the site at 2800 Bloor Street West. This report also reviews and recommends refusal of the Rental Housing Demolition and Conversion application associated with the rezoning application.

The proposal in its current form does not promote a harmonious fit with the existing neighbourhood context and is not consistent with the relevant Official Plan Policies. The Rental Housing Demolition and Conversion application also does not conform to the relevant Official Plan policies.

Background Information

January 22, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-24755.pdf>

by-law

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-24768.pdf>

EY24.16 extract

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-24769.pdf>

Communications

(February 1, 2009) E-mail from Tenants of 2800 Bloor Street West (EY.Main.EY24.16.1)

(February 6, 2009) E-mail from Olga Kolton (EY.Main.EY24.16.2)

(February 7, 2009) E-mail from Sam Maimone (EY.Main.EY24.16.3)

13b 2800 Bloor Street West – Official Plan and Zoning By-law Amendments and Rental Housing Demolition and Conversion Application – Status Report**Origin**

(August 20, 2009) Report from Director, Community Planning, Etobicoke York District

Summary

This report provides a status of the development applications submitted for 2800 Bloor Street West and advises that staff will prepare a detailed report on the revised proposal for the October 13, 2009 Etobicoke York Community Council meeting.

Background Information

August 20, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-24757.pdf>)

EY29.40 extract

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-24774.pdf>)

13c 2800 Bloor Street West – Zoning Amendment and Rental Housing Demolition and Conversion Application

Origin

(May 14, 2009) Member Motion from Councillor Peter Milczyn

Summary

Further direction to Item EY24.16 regarding 2800 Bloor Street West – Zoning By-law Amendment and Rental Housing Demolition and Conversion Applications – Refusal Report.

Background Information

EY24.16

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-24943.pdf>)

Motion

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-24944.pdf>)

EY31.14	ACTION			Ward: 1
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6 and 8 Barkwin Drive (Formerly 14 Barkwin Drive) – Zoning Amendment – Final Report

Statutory - Planning Act, RSO 1990

Committee Recommendations

Etobicoke York Community Council recommends that:

1. City Council amend the former City of Etobicoke Zoning Code, as amended, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 4.
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. City Council require the issuance of the Notice of Approval Conditions from City Planning, before 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 November 10, 2009 and notice was given in accordance with the Planning Act. No one addressed the Etobicoke York Community Council.

Origin

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

Summary

This application proposes the development of a 23-space commercial parking lot to be operated by the Toronto Parking Authority (TPA).

Background Information

October 22, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-24495.pdf>

Notice

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-24496.pdf>

EY31.16	ACTION			Ward: 11
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30 Weston Road and Part of 33 Gunns Road – Rezoning and Site Plan Applications – Final Report

Statutory - Planning Act, RSO 1990

Committee Recommendations

Etobicoke York Community Council recommends that:

1. City Council amend Zoning By-law 438-86 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 8.
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, require the owner to enter a Section 37 agreement to secure the local park improvements in the amount of \$350,000, additional park land and public art.

Decision Advice and Other Information

The Etobicoke York Community Council held a statutory public meeting on November 10, 2009 and notice was given in accordance with the Planning Act.

Origin

(October 23, 2009) Report from Director, Community Planning, Etobicoke York District

Summary

This application proposes a 51,544 square metre commercial development, which includes a large retail store and a combination of small and mid-size retail, office uses and service shops at 30 Weston Road and part of 33 Gunns Road.

Background Information

October 23, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-24576.pdf>)

Notice

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-24575.pdf>)

Speakers

David McKay

EY31.18	ACTION			Ward: 11
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370 Weston Road – Site Plan Control Application – Request for Direction Report

Committee Recommendations

Etobicoke York Community Council recommends that:

1. City Council given their August 5 and 6, 2009 direction, authorize the City Solicitor to attend the OMB hearing with an outside planning consultant, in opposition to the appeal of the minor variance application (A185/09EYK), City Council also authorize the City Solicitor to attend the OMB hearing in opposition to the Site Plan Control application, as the appeals have been consolidated into one hearing.
2. City Council, in the event that the Ontario Municipal Board is inclined to grant the variances and approve the Site Plan application, authorize the City Solicitor to request the Ontario Municipal Board to:
 - a. impose the conditions set out in Attachment 4 to this report for the development of a five-bay coin operated car wash facility; and
 - b. withhold its order granting Site Plan Approval of the plans and drawings listed in Attachment 4 until the Chief Planner or his designate notifies the Ontario Municipal Board that the site plan conditions imposed by the Board have been satisfied and such notice shall be given to the Board forthwith.

Origin

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

Summary

An application for Site Plan Control was made on July 14, 2005, to obtain approval for a six-bay coin-operated car wash facility on the property municipally known as 370 Weston Road. Following a review of the proposal, and the extent of the associated zoning by-law variances that were required, staff had requested the applicant to reduce the number of bays. A revised proposal was ultimately submitted in mid-July 2008 to provide for a five-bay car wash facility.

Background Information

October 22, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-24509.pdf>)

EY31.19	ACTION			Ward: 12
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15 Harding Avenue (Part of Lots 23, 25 and 27 Registered Plan 1644) – Part Lot Control Application – Final Report

Committee Recommendations

Etobicoke York Community Council recommends that:

1. City Council direct that a Part Lot Control Exemption By-law with respect to the subject lands be prepared to the satisfaction of the City Solicitor, and that such By-law shall expire one year after it has been enacted.
2. City Council authorize the City Solicitor to introduce the necessary Bill provided that:
 - a. all tax arrears and current taxes owing be paid in full, and
 - b. the owner of the subject lands has registered, satisfactory to the City Solicitor, a Section 118 restriction under the Land Titles Act agreeing not to transfer or charge any part of the lands without the prior written consent of the Chief Planner or his delegate.
3. City Council authorize the City Solicitor to take the necessary steps to release the Section 118 restriction at such time as the Site Plan Agreement has been executed.
4. City Council authorize and direct the appropriate City Officials to register the By-law on title.

Origin

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

Summary

This report reviews and recommends approval of an application by 1555 Jane Street Limited to lift Part Lot Control from the property municipally known as 15 Harding Avenue identified as

Part of Lots 23, 25 and 27 on Registered Plan 1644.

Background Information

October 22, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-24515.pdf>)

EY31.44	ACTION			Ward: 12
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Sale of Portion of Land Adjacent to 95 George Anderson Drive

Committee Recommendations

Etobicoke York Community Council recommends that:

1. City Council accept the Offer to Purchase from Kenneth McCallum Mitchell to purchase a portion of City-owned parcel of vacant land adjacent to 95 George Anderson Drive, shown as Parts 3, 4 and 5 on Sketch No. PS-2007-185a (the "Sketch") as shown in Appendix "B" to this report, being Part of Block F, Plan 4398, North York, Toronto (North York), City of Toronto, subject to the retention of an easement over Part 3 on the Sketch for storm sewer purposes and the retention of an easement over Part 4 of the Sketch for catch basin purposes (collectively, the "Property"), in the amount of \$65,000.00, substantially on the terms and conditions outlined in Appendix "A" to this report.
2. City Council authorize the Chief Corporate Officer and the Director of Real Estate Services severally to accept the Offer to Purchase on behalf of the City.
3. City Council direct that a portion of the proceeds of closing be directed to fund the outstanding expenses related to the Property and the completion of the sale transaction.
4. City Council authorize the City Solicitor to complete the transaction on behalf of the City, including paying any necessary expenses, amending the closing, due diligence and other dates, and amending and waiving terms and conditions, on such terms as she considers reasonable.

Origin

(October 14, 2009) Report from Chief Corporate Officer

Summary

The purpose of this report is to obtain approval for the sale of a City-owned parcel of vacant land adjacent to 95 George Anderson Drive. Negotiations with the adjacent owner at 95 George Anderson Drive have resulted in an Offer to Purchase that is being recommended for acceptance by the City.

Background Information

October 14, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-24615.pdf>)

Appendix A

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-24616.pdf>)

Appendix B

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-24617.pdf>)

EY31.45	ACTION			Ward: 12
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Sale of Portion of Land Adjacent to 99 George Anderson Drive

Committee Recommendations

Etobicoke York Community Council recommends that:

1. City Council accept the Offer to Purchase from Nino D'Andrea and Tania Cascone to purchase a portion of City-owned parcel of vacant land adjacent to 99 George Anderson Drive, shown as Parts 1 and 2 on Sketch No. PS-2007-185a (the "Sketch") as shown in Appendix "B" to this report, being Part of Block F, Plan 4398, North York, Toronto (North York), City of Toronto, subject to the retention of an easement over Part 2 on the Sketch for storm sewer purposes (collectively, the "Property"), in the amount of \$ 32,500.00, substantially on the terms and conditions outlined in Appendix "A" to this report.
2. City Council authorize the Chief Corporate Officer and the Director of Real Estate Services severally to accept the Offer to Purchase on behalf of the City.
3. City Council direct that a portion of the proceeds of closing be directed to fund the outstanding expenses related to the Property and the completion of the sale transaction.
4. City Council authorize the City Solicitor to complete the transaction on behalf of the City, including paying any necessary expenses, amending the closing, due diligence and other dates, and amending and waiving terms and conditions, on such terms as she considers reasonable.

Origin

(October 14, 2009) Report from Chief Corporate Officer

Summary

The purpose of this report is to obtain approval for the sale of a City-owned parcel of vacant land adjacent to 99 George Anderson Drive. Negotiations with the adjacent owners at 99 George Anderson Drive have resulted in an Offer to Purchase that is being recommended for acceptance by the City.

Background Information

October 14, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-24620.pdf>)

Appendix A

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-24621.pdf>)

Appendix B

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-24622.pdf>)

EY31.47	ACTION			Ward: 13
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Designation of Fire Routes and amendment to Chapter 880 – Fire Routes – 625 Runnymede Road

Committee Recommendations

Etobicoke York Community Council recommends that:

1. City Council approve 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 be designated as a fire route pursuant to Municipal Code Chapter 880 – Fire Routes – 625 Runnymede Road.
2. City Council authorize the Fire Chief and City Solicitor to take the appropriate action to make a designated Fire Route.

Origin

(October 19, 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.

Background Information

October 19, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-24458.pdf>)

EY31.48	ACTION			Ward: 17
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Naming of Public Lanes and Road Located North of Regal Road, Between Northcliffe Boulevard and Springmount Avenue

Committee Recommendations

Etobicoke York Community Council recommends that:

1. City Council grant an exception to the street naming policy and name the following lands "Clovis John Brooks Lane":
 - a. The public lanes located north of Regal Road, between Northcliffe Boulevard and Glenholme Avenue.
 - b. The public road between Glenholme Avenue and Springmount Avenue.
2. City Council authorize City officials to take the necessary action to implement the foregoing including the introduction of a by-law.

Origin

(October 23, 2009) Report from City Surveyor

Summary

This report recommends that City Council grant an exception to the street naming policy and name the public lanes and public road located north of Regal Road, between Northcliffe Boulevard and Springmount Avenue, "Clovis John Brooks Lane".

Background Information

October 23, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-24624.pdf>

EY31.50	ACTION			Ward: 6
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Amendment to Agreement with Monarch Waterview Development Limited

Committee Recommendations

Etobicoke York Community Council recommends that:

1. City Council approve an amendment to Section 4 - Public Park and Other Community Benefits of the Section 37 Agreement with Monarch Waterview Development Ltd. to read:
 - 4.1 The Owner covenants and agrees to provide a cash contribution to the City in the amount of \$1,400,000 for the following public park and community improvements along the waterfront, broken down as follows:
 - a. delete
 - b. \$480,000 towards finalization of park improvements south of Marine Parade Drive, including \$30,000 for improvements to the adjacent

local park;

- c. \$200,000 towards the improvement of and further acquisition requirements of Amos Waites Park and recreation facility;
- d. \$500,000 towards the proposed outdoor ice skating oval facility at the Colonel Samuel Smith Park;
- e. \$50,000 towards improvements to Mimico Memorial Park;
- f. \$80,000 towards improvements to the waterfront parks along Lake shore Drive

To allow for a reallocation of \$80,000 in total.

2. City Council direct the Director, Community Planning, Etobicoke York District to proceed with the necessary amendments to implement the proposed refinements to the Section 37 agreements.

Origin

(November 10, 2009) Member Motion from Councillor Mark Grimes

Summary

Motion to amend Section 37 use as outlined in Agreement with Monarch Waterview Development Limited.

Background Information

Motion

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-25139.pdf>

EY31.57	ACTION			Ward: 13
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Dundas Street West at High Park Avenue – Parking Regulation Amendments

Committee Recommendations

Etobicoke York Community Council recommends that:

1. City Council enact a “No Parking Anytime” regulation on the north side of Dundas Street West from High Park Avenue to a point 15.0 metres further west.
2. City Council enact a “No Parking Anytime” regulation on the south side of Dundas Street West from High Park Avenue to a point 15.0 metres further east.

Origin

(November 5, 2009) Report from Director, Transportation Services - Etobicoke York District

Summary

The purpose of this report is to obtain approval to amend the general provisions bylaw that prescribes no parking of a vehicle within 30.5 metres of an intersecting roadway controlled by traffic signals for the intersection of Dundas Street West and High Park Avenue. The parking regulations will be amended to prohibit parking only within 15 metres of the far side approach to the intersection for both directions.

Background Information

November 5, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-25201.pdf>

Attachments

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-25202.pdf>

EY31.59	ACTION			Ward: 17
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Tom's Sports Bar and Cafe - 1146 Davenport Road**Committee Recommendations**

Etobicoke York Community Council recommends that:

1. City Council request the Alcohol and Gaming Commission of Ontario to allow public deputations, as soon as possible, to revoke or impose restrictions on the Liquor Licence held by Tom's Sports Bar and Café at 1146 Davenport Road at Ossington Avenue, where Toronto's 45th Homicide of 2009 recently occurred and where numerous complaints have been received by the Ward Councillor's Office.

Origin

(November 10, 2009) Member Motion from Councillor Cesar Palacio

Summary

Member motion regarding 1146 Davenport Road.

Background Information

Motion

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-25236.pdf>

EY31.60	ACTION			Ward: 17
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New Sabby Concrete and Supplies - 32 and 36 Caledonia Road

Committee Recommendations

Etobicoke York Community Council recommends that:

1. City Council request the Ministry of the Environment reinvestigate the environmental and health concerns of the community in view of the environmental spill that occurred on October 31, 2009.
2. City Council further request the Ministry of Environment to apply strict regulations and restrictions to the Certificate of Approval or to review and revoke the licence as this industrial use is not compatible with the residential community.

Decision Advice and Other Information

Etobicoke York Community Council:

1. Directed the Manager, Municipal Licensing and Standards, Etobicoke York District, to review the operations carried on by New Sabby Concrete and Supplies at 32 and 36 Caledonia Road, Toronto, as it relates to non-conforming status, property standards, waste issues, and By-laws under their jurisdiction.
2. Directed the Director, Toronto Water to review the operations carried on by New Sabby Concrete and Supplies at 32 and 36 Caledonia Road, Toronto, as it relates to the discharge to the storm and sewage system.
3. Directed the Acting Director, Transportation Services to evaluate the operations carried on by New Sabby Concrete and Supplies at 32 and 36 Caledonia Road, Toronto, with regard to the impact on traffic in the area and on any potential safety concerns that may arise in connection with the operation.

Origin

(November 10, 2009) Member Motion from Councillor Cesar Palacio

Summary

Member motion regarding 32 and 36 Caledonia Road.

Background Information

Motion

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-25237.pdf>

Submitted Tuesday, November 10, 2009

Councillor Frances Nunziata, Chair, Etobicoke York Community Council