
**YORK COMMUNITY COUNCIL
AGENDA
MEETING No. 5**

Date of Meeting:	Tuesday, May 2, 2000	Enquiry:	Glenda Jagai
Time:	9:30 a.m.		Administrator
Location:	York Civic Centre		394-2516
	Council Chamber		gjagai@city.toronto.on.ca
	2nd Floor		
	2700 Eglinton Avenue West		

**DECLARATIONS OF INTEREST PURSUANT TO
THE MUNICIPAL CONFLICT OF INTEREST ACT.**

CONFIRMATION OF MINUTES.

Confirmation of Minutes of meeting held on March 23, 2000.

DEPUTATIONS/PRESENTATIONS.

**1. REQUEST TO CHANGE PARKING REGULATIONS ON
EDMUND AVENUE (Ward 27, York Humber)**

10:00 a.m. DEPUTATIONS

- (i) Mr. Dave Bennett, 14 Edmund Avenue
- (ii) Rev. Ross Gilroy, President, Humber Community Seniors' Services; and
- (iii) Mr. Stewart Hill, Vice President, Humber Community Senior's Services

Director, Transportation Services, District 1
(April 12, 2000)

Responding to a request from the York Community Council to consider changing the parking regulations on Edmund Avenue to "No Stopping" on the north and south sides of Edmund Avenue for a distance of approximately 60 metres (200 feet), west of

Weston Road; that Edmund Avenue is primarily residential with the exception of the following businesses located within 60 metres of Weston Road:

- (a) J B Auto Repair, 2 Edmund Avenue (north side)
- (b) Humber Community Seniors Services, 1530 Weston Road (south side);
- (c) R & E Simonizing (1992) Ltd., 1530 Weston Road (south side);

that these businesses have minimal on-site parking available; that changing the current parking regulations to “No Stopping Any Time”, while imposing a higher fine for the illegal parking activity, would have an adverse impact on these businesses’ ability to service their customers; that as an alternative the following changes are recommended:

- (1) to ensure unobstructed entry to and from Edmund Avenue, the current day time parking prohibition be extended to be in effect at all times on the south side of Edmund Avenue from Weston Road to a point 60 metres west thereof ;
- (2) a “No Parking Any time” regulation be posted on the north side of Edmund Avenue for a distance of 15 metres west of Weston Road to ensure the intersection is unobstructed. No by-law amendment is required for this to be done; and
- (3) that the Toronto Police Services be requested to strictly enforce the parking regulations in this area, including the towing of unlicensed vehicles;

that the funds associated with the adjustment of parking regulations on Edmund Avenue, estimated at \$200.00 are contained in the Transportation Services Division 2000 Operating Budget interim appropriations; and recommending that:

- (1) the Uniform Traffic By-law Nos. 196-84 and 2958-94 be amended to change the existing “No Parking 8:00 a.m. to 6:00 p.m., Monday to Saturday” regulations to prohibit parking at all times on the south side of Edmund Avenue from Weston Road to a point 60 metres west thereof; and
- (2) the Toronto Police Services be requested to monitor and take the appropriate enforcement action to eliminate the illegal parking activities currently occurring on Edmund Avenue in the vicinity of Weston Road, including the towing of unlicensed vehicles.

1(a). Rev. Ross Gilroy, President and Mr. Stewart Hill, Vice President
Humber Community Seniors’ Services
 (February 24, 2000)

Regarding a request from the York Community Council for the Director, Transportation Services, District 1, to report on changing the current No Parking regulation to No Stopping, for approximately 200 feet on both sides of Edmund Avenue, west of Weston Road, and advising of the following concerns on the operation of their seniors services:

- (a) their meals on wheels volunteer drivers, many of whom are seniors, must park close to Edmund Avenue and Weston Road to pick up meals and supplies for delivery to senior clients;
- (b) on a daily basis, volunteer transportation drivers and food delivery persons use their reception area which opens on Edmund Avenue;
- (c) from their office, 181 volunteers deliver in excess of 30,000 meals annually; agency vehicles and volunteers provide 10,000 trips to medical appointments and shopping;
- (d) additional agency services, such as home maintenance and home help, are provided to community seniors in need; and

that the proposed No Stopping regulation on Edmund Avenue would reduce the number of volunteers and negatively impact on the independent living of their elderly clients.

1(b). Mr. Dave Bennett, 14 Edmund Avenue
(March 22, 2000)

Expressing concern regarding a number of issues in the neighbours, i.e. parking over sidewalks, parking in front of fire hydrants, parking on boulevards, no parking on the south side of Edmund, the one and three hour parking limit on Edmund Avenue and Weston Road, the Works Department curbs being removed onto the sidewalk, loud music and car alarms, drinking of alcohol at the businesses, racing cars down Edmund Avenue and employees living in the commercial buildings.

**2. SITE PLAN APPROVAL – 3715 DUNDAS STREET WEST
REDEVELOPMENT OF LOBLAWS GROCERY STORE PARKING LOT**
(Ward 27, York Humber)

10:30 a.m. DEPUTATIONS

- (i) Representative from the Warren Park Ratepayers Association; and
- (ii) Representative from the Metropolitan Toronto Housing Authority

Director, Community Planning, West District
(April 17, 2000)

Reporting on a site plan application which has been requested by Councillor Nunziata to be referred to City Council; advising that through minor revisions to the proposed plans, all outstanding concerns have been addressed and satisfied; concluding that the proposed amendment to the site plan application addresses all department concerns as a result of the site plan circulation process; that as all technical and substantive issues have been satisfied, it is recommended that the amendment to the site plan be approved subject to

the conditions outlined in the attached Statement of Approval, which includes posting of financial securities to guarantee completion of the landscaped works; that there are no financial implications associated with the application; and recommending that:

- (1) site plan approval of the plans and drawings No. A1, A3, A3b, A6a and L1 as listed in Attachment No. 6, Statement of Approval, be granted as a minor amendment to the approved site plans and drawings for 3671 to 3701 Dundas Street West, in so far as the amendment relates to the parking area and access on these lands adjoining 3715 Dundas Street West; and,
- (2) site plan approval of the plans and drawings No. A1, A3, A3b, A6a and L1 be granted for the access driveway extension across 3715 Dundas Street West subject to conditions, as listed in Attachment 6, Statement of Approval.

2(a). Mr. Ernie Victor, Land Use Planner, Aird & Berlis to City Clerk
(April 11, 2000)

Advising of their client's referral of its Application for Site Plan Approval for 3671 Dundas Street West; providing reduced copies of the proposed Site Plan drawings, a copy of a description of the subject lands, copies of relevant documents relating to the traffic review undertaken by DS-Lea Associates, and a copy of their referral letter (April 11, 2000) to the Ontario Municipal Board.

COMMUNICATIONS/REPORTS.

**3. REQUEST FOR DISABLED PERSON'S PARKING SPACE
IN FRONT OF 87 CLOVELLY AVENUE (Ward 28, York Eglinton)**

Director, Transportation Services, District 1
(March 31, 2000)

Reporting on the introduction of a designated disabled person's parking space in front of 87 Clovelly Avenue, as requested by Mr. Ernest Mirabelli on behalf of his father who possesses a valid Province of Ontario Disabled Person's Parking Permit; that the funds associated with the establishment of a designated disabled parking space and relevant signage, estimated at \$200.00, are contained in the Transportation Services Division 2000 Operating Budget interim appropriation; and recommending that:

- (1) Uniform Traffic By-law Nos. 196-84 and 2958-94 be amended to prohibit parking any time on the south side of Clovelly Avenue for one vehicle length, in front of 87 Clovelly Avenue;
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto; and

- (3) a copy of this report be forwarded to Ernest Mirabelli, 87 Clovelly Avenue, Toronto, Ont. M6E 2E7.

**4. REQUEST FOR A PARKING PROHIBITION AT
2490 ST. CLAIR AVENUE W. (Ward 27, York Humber)**

Director, Transportation Services, District 1
(April 10, 2000)

Responding to a request from the York Community Council to consider implementing a parking prohibition directly in front of the garbage collection area at 2490 St. Clair Avenue West; as requested by the Supportive Housing Coalition; that sufficient authority is already provided for the enforcement of illegally parked vehicles on the north side of St. Clair Avenue West at No. 2490 and no further changes are required; and recommending that this report be received for information.

**5. REQUEST FOR A PEDESTRIAN CROSSOVER AND
BUS SHELTER ON WESTON ROAD AT DORA SPENCER ROAD
(Ward 27, York Humber)**

Director, Transportation Services, District 1
(March 30, 2000)

Responding to a request from the York Community Council to evaluate the need for a pedestrian crossover and bus shelter on Weston Road at Dora Spencer Road, as requested by Our Lady of Victory Place Seniors through Councillor Nunziata; advising of the results of an eight-hour pedestrian and vehicular count undertaken and that based on the study results a pedestrian crossover is not warranted at the intersection of Weston Road and Dora Spencer Road; that the development agreement for these lands requires the developers to undertake a number of road and traffic improvements on Weston Road, one of which is the installation of traffic control signals at the intersection of Weston Road and Sidney Belsey Crescent; that the Toronto Transit Commission will be requested to relocate the current bus stop, located on the east side of Weston Road at Dora Spencer Road, to the intersection of Sidney Belsey Crescent, and the need for a transit shelter will be evaluated; and recommending that this report be received for information.

**6. LAUDER AVENUE ROAD RECONSTRUCTION
TRAFFIC CALMING SURVEY RESULTS**
(Ward 28, York Eglinton)

Director, Transportation Services, District 1
(April 14, 2000)

Reporting on survey results on the introduction of traffic calming on Lauder Avenue between Rogers Road and Vaughan Road; advising that the York Community Council at its meeting of October 14, 1998; directed Transportation staff to review the feasibility of traffic calming on streets that are currently scheduled for road and sidewalk reconstruction work; that this directive was made in an effort to co-ordinate traffic calming implementation with road reconstruction work, if deemed warranted and supported by affected area residents; that staff undertook a survey of affected area residents, to determine majority support for the attached traffic calming proposal; that under present policy, traffic calming is deemed to be supported if more than 50 percent of those surveyed respond and more than 50 percent of those responses are favourable; that since 43 percent of the residents surveyed responded, and of those, 73 percent were opposed to traffic calming, it can be concluded that the majority of residents oppose the installation of traffic calming on Lauder Avenue between Rogers Road and Vaughan Road; and recommending that this report be received for information.

7. ALTERATIONS TO TRAFFIC CALMING MEASURES ON WINONA DRIVE
(Ward 28, York Eglinton)

Director, Transportation Services, District 1
(April 11, 2000)

Providing estimated costs to remove and replace the existing traffic calming measures on Winona Drive, as requested by the York Community Council; for:

- (a) removing the three pinch points and speed humps on Winona Drive, north of Vaughan Road, and replacing them with asphalt speed humps; and
- (b) altering the intersections of Winona Drive and Belvidere Avenue and Winona Drive and Ava Road, by the installation of raised intersections;

advising of the costs associated with these proposals and that if York Community Council should decide to remove and reconstruct the traffic calming measures on Winona Drive, the following recommendations should be approved:

- (1) the City Solicitor be authorized to submit by-laws authorizing the alteration of sections of the roadway on Winona Drive from Vaughan Road to Ava Road for traffic calming purposes, generally as shown in attached plan 421F-5685 and described as follows:

“The removal of the three combination road narrowings/speed humps to be replaced with speed humps only, from Vaughan Road to Belvidere Avenue; and

removal of the raised pedestrian crossings at the intersections of Winona Drive and Belvidere Avenue and Winona Drive and Ava Road to be replaced with raised intersections”;

- (2) the City Clerk provide the necessary public notice to introduce the above-noted traffic calming measures; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto;

and recommending that this report be received for information.

8. EILEEN AVENUE – TRAFFIC CALMING SURVEY RESULTS
(Ward 27, York Humber)

Reporting on survey results on the feasibility of installing traffic calming on Eileen Avenue between Scarlett Road and Florence Crescent as directed by the York Community Council; advising of the volume and speed studies conducted over a seven day period in September 1999; that based on these results staff undertook a survey of affected area residents, to determine majority support for the traffic calming proposal; that under present policy, traffic calming is deemed to be supported if more than 50 percent of those surveyed respond and more than 50 percent of those responses are favourable; that survey results reveal the total number of responses received (24 percent) was less than the 50 percent response rate set out in the policy; that it can, therefore, be concluded that the majority of residents do not support the installation of traffic calming on Eileen Avenue between Scarlett Road and Florence Crescent at this time; and recommending that this report be received for information.

9. FIRE ROUTE APPLICATION – 99 HUMBER BOULEVARD
ARCHBISHOP ROMERO SECONDARY SCHOOL
(Ward 27, York Eglinton)

District Chief, Fire Prevention Division, West Command
(March 13, 2000)

Advising that Archbishop Romero Secondary School is requesting that a portion of two private driveways at 99 Humber Boulevard be designated as fire routes; that at present, fire department access to the school is by means of Humber Boulevard only; that school officials wish to provide additional access into the site by way of fire routes at the east and west sides of the buildings; that fire routes will improve fire department access to the site and designation will allow the school to control parking; and recommending that the

City Solicitor be authorized to draft an amendment to Fire Route By-law No. 3387-79 to designate a portion of the private driveways as fire routes and forward the amending by-law to Council.

**10. REQUEST FOR EXEMPTION FROM NOISE BY-LAW NO. 3453-79
ST. MATTHEW'S CHURCH, 706 OLD WESTON ROAD
(Ward 27, York Humber)**

District Manager, West District, Municipal Licensing & Standards Division
(March 21, 2000)

Reporting on a request for an exemption from former City of York Noise Control By-law No. 3453-79; advising that the former City of York Noise By-law No. 3453-79 prohibits the emission of amplified sound from electronic devices incorporating one or more loudspeakers if the noise is audible in residential areas on any day after 5:00 p.m.; that the by-law also provides that Council may grant exemptions from the provisions of the noise by-law; that the exemption being requested is for evening concerts for two religious festivals which attract a large number of parishioners and are held in the St. Matthew's schoolyard directly to the rear of the church; that the exemption would only be in effect to 12:00 midnight on the dates indicated and, given that there have been no reported problems associated with festivals held in previous years, the event is unlikely to have any adverse impact on the surrounding community; that there are no financial implications for the City; and recommending that:

- (1) St. Matthew's Church be granted an exempt from the provision of Noise Control By-law No. 3453-79 for the following dates and times:

Date:	Times:
Saturday, July 1, 2000	From 8:00 p.m. to 12:00 midnight
Sunday, July 2, 2000	From 8:00 p.m. to 12:00 midnight
Friday, September 1, 2000	From 8:00 p.m. to 12:00 midnight
Saturday, September 2, 2000	From 8:00 p.m. to 12:00 midnight
Sunday, September 3, 2000	From 8:00 p.m. to 12:00 midnight
Monday, September 4, 2000	From 8:00 p.m. to 12:00 midnight; and

- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

11. DISPLAY OF MERCHANDISE ON PUBLIC SIDEWALKS

District Manager, West District, Municipal Licensing & Standards Division
(April 10, 2000)

Reporting on the need for interim measures to strengthen former City of York By-law No. 3343-79, as amended as it pertains to the display of merchandise on public sidewalks, as requested by Councillor Mihevc at the York Community Council meeting held on September 14, 1999, who advised that it had come to his attention that the former City of York by-law regulating the display of merchandise on sidewalks was weak; further noting that although the City of Toronto was seeking to harmonize such by-laws, there is a need to examine whether or not interim steps should be taken to strengthen the former City of York by-law; advising that the City of Toronto is in the process of harmonizing a multitude of by-laws of the former municipalities including a variety of 'street' by-laws that regulate, among other things, the placement of merchandise on City sidewalks; that given the complexities of the issues pertaining to the management of road allowances, there remains a great deal of work to be done before a harmonized by-law is ready for consideration by Council; that until such time as a harmonized streets by-law is in place, the by-laws of the former municipalities remain in full force and effect; concluding that the Municipal Licensing and Standards Division has demonstrated that the applicable provisions of the former City of York by-law regulating the display of merchandise on the sidewalk can be enforced; that it is not necessary, as an interim measure, to further amend former City of York By-law No. 3343-79, as amended; and recommending that the Municipal Licensing and Standards - West District staff take a proactive approach to the enforcement of regulations prohibiting the display of merchandise on sidewalks in the Community of York where a permit to display merchandise has not been obtained.

12. 130 CEDRIC AVENUE – REQUEST FOR TREE REMOVAL RELATED TO BLOCKED DRAINS (Ward 28, York Eglinton)

Commissioner, Economic Development, Culture & Tourism
(April 3, 2000)

Reporting on the removal and replacement of the City tree fronting 130 Cedric Avenue as directed by the York Community Council on February 15, 2000; advising that the property owner requested that the City take action to ensure that there would be no future damage to her drain system, which could include removal of the tree; that the City owned 60 cm diameter Norway maple fronting 130 Cedric Avenue is in fair condition and does not qualify for removal as it is not dead, dying, or hazardous; that roots from City trees blocking drains is a common problem and does not qualify a tree for removal; that tree roots are generally found in the top 30 cm of soil and seepage from a broken drain may attract tree roots, resulting in a blocked drain; that the former City of York's Operations Department, denied the 1997 claim submitted by the owner of 128 Cedric Avenue as the claim was for repairs to the internal plumbing system, which was not covered by City

policy; that the City's current Tree Root Removal and Grants Policy allows for reimbursement up to \$1,500 for the complete replacement of a drain between the City property line and the residence, where drain blockage has been verified by City staff to have been caused by roots from a City tree; concluding that qualifying City trees for removal based on their possible or actual blockage of drains will set a precedent that will qualify 1000's of City tree for removal; that replacement of broken or worn drain components using modern materials provides a long-term resolution while retaining the tree; and recommending that:

- (1) the City owned 60 cm diameter Norway maple tree fronting 130 Cedric Avenue be retained; and
- (2) if Council approves removal of the tree, that it be with the stipulation that the applicant pay for the removal, replacement and value of the tree, which totals \$4,126.00.

13. 148 HUMBERCREST BOULEVARD – REQUEST FOR DRAIN REPAIR COSTS (Ward 27, York Humber)

Commissioner, Economic Development, Culture & Tourism
(April 4, 2000)

Reporting on reimbursing the owner of 148 Humbercrest Boulevard in the amount of \$1,500.00 for blocked drain repairs caused by the oak tree at 152 Humbercrest Boulevard as directed by the York Community Council on February 15, 2000; advising that the City of Toronto denied a request for removal of the tree when it was explained by the owner that the roots were causing damage to the owner's driveway; that the City permitted the owner to park on Humbercrest Boulevard instead of his driveway; and requesting that Mr. Griffin be reimbursed for expenses incurred in repairing the damage to his drains caused by the tree roots; that as noted in York Community Council Report No. 8, as considered by City Council July 29, 30 and 31, 1998, the exiting oak tree, 90cm diameter, fronts 144 Humbercrest Boulevard and is City owned; that there are an additional 2 City owned trees in the general vicinity of 148 Humbercrest Boulevard; 22 cm diameter crabapple fronting Number 146, and a 22 cm diameter mulberry fronting Number 150; that the recent claim for reimbursement submitted by 148 Humbercrest Boulevard under the City's Tree Root Removal and Grants Policy was denied by Works and Emergency Services, the Department that administers this policy, after consulting with Urban Forestry staff; that the repair work was done on private property, close to the house, where the sanitary clean out is located; that there are a number of private woody shrubs located immediately adjacent to the sanitary clean-out, which are believed to be the source of the roots that blocked the drain and provided the basis for denying the claim; concluding that drains blocked by roots from private vegetation, on private property, do not qualify for any reimbursement under the City's Tree Root Removal and Grants Policy; and recommending that this report be received for information.

14. DESIGN GUIDELINES AND DEVELOPMENT STANDARDS FOR INFILL HOUSING

City Clerk
(March 10, 2000)

Advising that at the Planning and Transportation Committee agenda briefing meeting on March 8, 2000, the Chair of Planning and Transportation Committee directed that the transmittal letter (February 23, 2000) from the City Clerk forwarding a joint report (January 31, 2000) from the Director, Community Planning, West District and the Director of Urban Design, City Planning, entitled “Design Guidelines and Development Standards for Infill Housing” be forwarded to all Community Councils for consideration and comment to the Planning and Transportation Committee.

15. HARMONIZATION OF THE FENCE BY-LAW

City Clerk
(March 23, 2000)

Advising that the Planning and Transportation Committee:

- (1) adopted the report (March 1, 2000) from the Commissioner of Urban Development Services, and in so doing forwarded it to all Community Councils for their review and report back to the Planning and Transportation Committee; and
- (2) requested the Commissioner of Urban Development Services, in consultation with the City Solicitor, to report to each Community Council on suggested wording to clarify the term “a City employee” contained in Section 11 on page 10 of the report, so as to define the City employee’s role in exercising lawful authority in this respect as being limited to emergency situations of a temporary nature and comment on the suggested stipulation that the employee be requested to consult with the Ward Councillor prior to exercising such authority.

15(a). City Solicitor
(April 17, 2000)

Reporting on wording to clarify the term “City employee” in section 11 of the draft harmonized fence by-law and to comment on a proposed stipulation that ward councillors be consulted before employees exercise authority to require that specified fences be erected; and recommending that:

- (1) sections 11 and 12 of the draft harmonized fence by-law be re-worded as outlined in this report; and

- (2) ward councillors be informed when a property standards officer or the chief building official has made an emergency order under the *Building Code Act, 1992* requiring that a fence be erected that does not comply with the harmonized fence by-law.

**16. SELECT CAFÉ AND DONUTS, 3466 DUNDAS STREET W.
UNIT 6, LIQUOR LICENCE APPLICATION (Ward 27, York Humber)**

Item 16(j), Report No. 4, York Community Council

City Council on April 11, 12 and 13, 2000, received this Clause as information, subject to striking out and referring Item (j), entitled “3466 Dundas Street West, Unit 6, Select Café & Donuts, Ward 27, York Humber”, embodied therein, back to the York Community Council for further consideration at its next meeting scheduled to be held on May 2, 2000.

16(a). Councillor F. Nunziata
(April 17, 2000)

Forwarding a motion regarding community concerns and recommending that the Alcohol and Gaming Commission be advised of the possibility of problems such as increased crime, noise and the potential for liquor licence infractions arising from the issuance of a liquor licence for the business operating at 3466 Dundas Street West, Unit 6, Select Café and Donuts.

**17. REQUEST FOR DEVELOPMENT OF MALLABY PARK
WESTON COMMUNITY IMPROVEMENT COMMITTEE**
(Ward 27, York Humber)

Councillor F. Nunziata
(April 3, 2000)

Forwarding a communication (March 28, 2000) from the Weston Community Improvement Committee, regarding the revitalization of parkettes in the Weston area in particular, Mallaby Park and requesting that this proposal be included in the capital budget.

18. REQUEST FOR PERMIT PARKING ON HARTLEY AVENUE

(Ward 28, York Eglinton)

Councillor J. Mihevc

(March 13, 2000)

Advising that a resident on Hartley Avenue is requesting on-street permit parking and requesting that staff examine the feasibility and conduct a poll to determine interest in this proposal.

19. REQUEST FOR PERMIT PARKING ON ATLAS AVENUE

(Ward 28, York Eglinton)

Councillor J. Mihevc

(March 14, 2000)

Advising that residents on Atlas Avenue are enquiring about the possibility of on-street permit parking on Atlas Avenue between Eglinton Avenue West and Gloucester Grove and requesting that staff examine the feasibility of this request and report back accordingly.

20. RESIGNATION FROM BOARD OF DIRECTORS OF CANDO

Councillor R. Davis to the President and Managing Director, CANDO

(March 23, 2000)

Advising of his resignation from the Board of Directors of CANDO.

21. PARKING CONCERNS ON WILBY CRESCENT

(Ward 27, York Humber)

Councillor B. Saundercook

(March 29, 2000)

Forwarding a letter (March 13, 2000) from 12 Division, Community Police Liaison Committee, regarding parking concerns in Wilby Crescent.

7:00 P.M.

**22. PUBLIC MEETING – 54 KIRKNEWTON ROAD
FINAL REPORT ON ZONING BY-LAW AMENDMENT**

Director, Community Planning, West District

Reporting on a proposal to amend Zoning By-law No. 1-83 of the former City of York to permit an existing dwelling house containing up to three (3) residential units in an R2 Residential Zone District; advising that the application has undergone a full circulation and a community meeting, where no objections were forwarded regarding the proposal; that the proposal respects the general intent of the Official Plan and generally complies with the performance standards of Zoning By-law No. 1-83; that the subject property is located close to shopping and other commercial services and is well served by transit, parks and schools; that the proposed three units will have little impact upon the surrounding neighbourhood and will meet the criteria for residential intensification outlined in the Official Plan; that the draft Zoning By-law amendment attached as Attachment 4 is recommended for approval, subject to the conditions noted in this report; and recommending that:

- (1) the application submitted by G. S. Designers to amend Zoning By-law No. 1-83 to permit three residential units in an existing single detached dwelling, in an R2 Residential Zone District be approved, subject to holding a Public Meeting to obtain the views of interested parties;
- (2) Zoning By-law No. 1-83 be amended generally in accordance with the draft Zoning By-law attached as Attachment 4 to this report and worded to the satisfaction of the City Solicitor;
- (3) prior to the introduction of the draft By-law for enactment by Council, the following conditions shall be fulfilled:
 - (a) the owner apply for a building permit to modify the premises to a three unit dwelling house including the dwelling unit in the cellar; and,
 - (b) the Building Division and Fire Prevention Division advising that the premises comply with Building Code and Fire Code requirements relating to life safety matters; and,
- (4) staff be authorized to take the necessary action to finalize the draft By-law.