
**ETOBICOKE YORK COMMUNITY COUNCIL
AGENDA
MEETING 10**

Date of Meeting: Tuesday, November 16, 2004 **Enquiry:** Brad Bartlett
Time: 9:30 a.m. **Acting Committee**
Location: Council Chambers **Administrator**
Etobicoke Civic Centre **416-394-8101**
399 The West Mall **etcc@toronto.ca**
Toronto, Ontario

Under the *Municipal Act, 2001*, the ETOBICOKE YORK COMMUNITY COUNCIL must adopt a motion to meet In-camera (privately) and the reason must be given.

Declarations of Interest under the Municipal Conflict of Interest Act

Confirmation of Minutes – October 12, 2004

Deputations/Presentations – A complete list will be distributed at the meeting:

10:00 a.m. - Items 30 and 31
11:00 a.m. - Items 1, 2, 3 and 14
2:00 p.m. - Items 18, 19, 20, 21, 22 and 23
4:00 p.m. - Item 29

Communications/Reports:

- 1. Request for Exemption to Chapter 400 of the Former City of Toronto Municipal Code to Permit Front Yard Parking at 22 Nairn Avenue (Ward 17 – Davenport)**

(Deferred from October 12, 2004)

(Deputation – 11:00 a.m.)

Communication (October 7, 2004) from the City Clerk advising that City Council on September 28, 29, 30 and October 1, 2004, referred Clause 1 contained in Report 7 of

The Etobicoke York Community Council, headed “Request for Exemption to Chapter 400 of the Former City of Toronto Municipal Code to Permit Front Yard Parking at 22 Nairn Avenue (Ward 17 - Davenport)”, back to the Etobicoke York Community Council with a request that the Acting Commissioner of Works and Emergency Services, in consultation with the Commissioner of Economic Development, Culture and Tourism, report further to the Community Council on the issue of the setback of the proposed tree in relation to the parking pad.

2. Request for Exemption to Chapter 400 of the Former City of Toronto Municipal Code to Permit Front Yard Parking at 24 Nairn Avenue (Ward 17 – Davenport)

(Deferred from October 12, 2004)

(Deputation – 11:00 a.m.)

Communication (October 6, 2004) from the City Clerk advising that City Council on September 28, 29, 30 and October 1, 2004, referred Clause 2 contained in Report 7 of The Etobicoke York Community Council, headed “Request for Exemption to Chapter 400 of the Former City of Toronto Municipal Code to Permit Front Yard Parking at 24 Nairn Avenue (Ward 17 - Davenport)”, back to the Etobicoke York Community Council with a request that the Acting Commissioner of Works and Emergency Services, in consultation with the Commissioner of Economic Development, Culture and Tourism, report further to the Community Council on the issue of the setback of the proposed tree in relation to the parking pad.

3. Request for Exemption to Chapter 400 of the Former City of Toronto Municipal Code to Permit Front Yard Parking - 10 Rosemount Avenue (Ward 17 – Davenport)

(Deputation – 11:00 a.m.)

Report (October 28, 2004) from Director, Transportation Services, West District, regarding a request for permission to introduce a front yard parking stall that encroaches into the Rosemount Avenue road allowance at 10 Rosemount Avenue.

Recommendations:

It is recommended that Etobicoke York Community Council approve the application for front yard parking at 10 Rosemount Avenue, subject to:

- (1) limiting the front yard parking area to a width of 2.6m and a length of 5.9m;

- (2) the applicant paving the front yard parking pad with semi-permeable materials, such as ecostone pavers, interlocking pavers, or an equivalent paving treatment that is acceptable to the Commissioner of Works and Emergency Services;
- (3) the retaining walls and stairs proposed within the Rosemount Avenue road allowance are designed and constructed to the satisfaction of the Commissioner of Works and Emergency Services, or his/her designate, including if required the removal and/or relocation of public and/or private utilities;
- (4) the retaining walls and stairs proposed within the Rosemount Avenue right-of-way are contained entirely within the applicant's property lines when extended to the Rosemount Avenue curb line;
- (5) the applicant is responsible for obtaining encroachment agreement(s), including the payment of all associate fees, for the stairs and retaining walls proposed within the Rosemount Avenue road allowance, to the satisfaction of Urban Development Services, Municipal Licensing and Standards Division, West District;
- (6) the applicant funds the planting of a tree within the immediate area, and complies with any requirements from Parks and Recreation, Forestry Division, relating to the protection, removal and/or relocation of any existing trees located in the front yard of the property or within the Rosemount Avenue right-of-way;
- (7) the applicant submits a site plan to the satisfaction of the Commissioner, Works and Emergency Services, or his/her designate;
- (8) the applicant pays all applicable fees and complies with all other criteria described in Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code; and
- (9) the applicant satisfies these conditions at no expense to the municipality.

4. Proposed Parking Prohibition on Kinsdale Lane, North of Kinsdale Boulevard (Ward 5 – Etobicoke-Lakeshore)

Report (October 14, 2004) from Director, Transportation Services, West District, responding to a request from the owner of the apartment building at 177 Berry Road for a parking prohibition along the east side of Kinsdale Lane, north of Kinsdale Boulevard.

Recommendations:

It is recommended that:

- (1) parking be prohibited anytime on the east side of Kinsdale Lane between Kinsdale Boulevard and a point 35.0 metres north thereof; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required

**5. Proposed “No Parking Anytime” Regulation on Steinway Boulevard
(Ward 1 – Etobicoke North)**

Report (October 12, 2004) from Director, Transportation Services, West District, responding to a request from Toronto Police Service, Parking Enforcement Unit, for additional parking regulations on Steinway Boulevard between Albion Road and Signal Hill Avenue.

Recommendations:

It is recommended that:

- (1) the existing “No Parking Anytime” regulations posted on portions of Steinway Boulevard be rescinded and replaced with a “No Parking Anytime” regulation on both sides of Steinway Boulevard between Albion Road and Steeles Avenue West; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

**6. Proposed Stopping Prohibition on Winterton Drive in the area of Winsland Drive
(Ward 3 – Etobicoke Centre)**

Report (October 13, 2004) from Director, Transportation Services, West District, regarding traffic safety concerns raised by the Principal of Princess Margaret Junior School with respect to motorists parking vehicles in/near the intersection of Winterton Drive and Winsland Drive.

Recommendations:

It is recommended that:

- (1) stopping be prohibited 8:00 a.m. to 5:00 p.m., Monday to Friday, on the south side of Winterton Drive between a point 20.0 metres west of Winsland Drive and a point 40.0 metres east thereof; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

**7. Reduction of the Speed Limit from 50 km/h to 40 km/h on Stevenson Road
(Ward 1 – Etobicoke North)**

Report (October 12, 2004) from Director, Transportation Services, West District, regarding the investigation of speed limit signage and the feasibility of converting a portion of Stevenson Road from a 50 km/h zone to a 40 km/h zone.

Recommendations:

It is recommended that:

- (1) the speed limit on Stevenson Road, between Kipling Avenue and Bulbourne Road, be reduced from 50 km/h to 40 km/h as the requirements of the 40 km/h Speed Limit Warrant are achieved; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

**8. Request to Shift Existing School Bus Loading Zone on Earnscliffe Road Flankage
and Create School Pick-up/Drop-off Area - 231 Glenholme Avenue
(Rawlinson Community School) (Ward 17 – Davenport)**

Report (September 21, 2004) from Director, Transportation Services, West District, regarding a request that the school bus loading zone on the Earnscliffe Road flankage of the school be relocated to Glenholme Avenue and a pick-up/drop-off zone be created on the north side of Earnscliffe Road.

Recommendations:

It is recommended that:

- (1) the existing school bus loading zone on Earnscliffe Road, extending from a point 50.0 metres east of Glenholme Avenue to a point 28 metres further east, be rescinded;
- (2) the existing no stopping regulation from a point 78.5 metres east of Glenholme Avenue and a point 9 metres east thereof, be rescinded;
- (3) parking be allowed for a maximum period of fifteen minutes on the north side of Earnscliffe Road, from a point 30 metres east of Glenholme Avenue to a point 57 metres further east, from 7:00 a.m. to 10:00 a.m., from 11:45 a.m. to 1:00 p.m. and from 3:15 p.m. to 6:15 p.m., Monday to Friday;

- (4) a school bus loading zone on Glenholme Avenue be created from a point 9 metres north of Earnscliffe Road to a point 44 metres further north thereof; and
- (5) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

9. Amendment to School Bus Loading Zone and Parking Regulations on Sun Row Drive and Norby Crescent (Ward 4 – Etobicoke Centre)

Report (October 19, 2004) from Director, Transportation Services, West District, regarding a request to relocate the existing school bus loading zone from Norby Crescent to Sun Row Drive and create a ten minute parking area abutting the north end of the Father Serra Catholic School property.

Recommendations:

It is recommended that:

- (1) the school bus loading zone located on the north side of Norby Crescent from a point 15.0 metres east of Sun Row Drive to a point 60.0 metres east thereof be rescinded;
- (2) a school bus loading zone on the east side of Sun Row Drive from a point 15.0 metres north of Norby Crescent to a point 40.0 metres north thereof be enacted;
- (3) the “No Parking, 8:00 a.m. to 5:00 p.m., Monday to Friday” regulation on the east side of Sun Row Drive from Norby Crescent to a point 122.0 metres north thereof be rescinded;
- (4) a “No Parking, 8:00 a.m. to 5:00 p.m., Monday to Friday” regulation on the east side of Sun Row Drive from a point 55.0 metres north of Norby Crescent to a point 52.0 metres north thereof be enacted;
- (5) a “10 Minute Parking, 8:00 a.m. to 5:00 p.m., Monday to Friday” regulation on the east side of Sun Row Drive from a point 107.0 metres north of Norby Crescent to a point 46.0 metres north thereof be enacted; and
- (6) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

10. Request for Installation of All-Way Stop Control at the Intersection of Wincott Drive and Waterford Drive /Richview Plaza Driveway (Ward 4 – Etobicoke Centre)

Report (October 5, 2004) from Director, Transportation Services, West District, responding to a request from a resident of Waterford Drive to investigate the feasibility of converting the intersection of Wincott Drive and Waterford Drive/Richview Plaza driveway to an all-way stop control.

Recommendations:

It is recommended that:

- (1) an all-way stop control be installed at the intersection of Wincott Drive and Waterford Drive/Richview Plaza driveway; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

11. Request to Lay-out and Dedicate for Highway Purposes a Portion of Reserve Abutting the East Side of Islington Avenue (Ward 2 – Etobicoke North)

Report (October 27, 2004) from the Director, Transportation Services, West District, responding to an application by Westwood Management International to lift a portion of the existing 0.305 metres (one foot) reserve of City-owned land located on the east side of Islington Avenue and to lay-out and dedicate this land for public highway purposes.

Recommendations:

It is recommended that:

- (1) Council dedicate, for public highway purposes, the portions of the 0.305 metres reserve of City-owned land located on the east side of Islington Avenue, and shown as Part 5 on the attached print of Registered Plan 66R-21193, to provide access to the abutting property municipally known as 2085 - 2101 Islington Avenue;
- (2) all costs associated with eliminating portions of the existing 0.305 metre reserve are the financial responsibility of Westwood Management International;
- (3) Westwood Management International submit the required survey and supporting plans to the satisfaction of the City Surveyor; and

- (4) the appropriate City officials be authorized to take whatever action is necessary to give effect thereto, including the introduction in Council of any bills that might be necessary.

12. Request for Traffic Calming on Dalrymple Drive (Ward 11 – York South-Weston)

Communication (October 18, 2004) from Councillor Frances Nunziata (Ward 11 – York South-Weston) requesting the Director, Transportation Services, West District, to report to the Etobicoke York Community Council on the feasibility of installing traffic calming/speed humps on Dalrymple Drive.

13. Ravine Erosion Along Spears Street (Ward 11-York South-Weston)

Communication (October 26, 2004) from Councillor Frances Nunziata (Ward 11 - York South-Weston) requesting the Acting Commissioner, Works and Emergency Services, to develop a plan and allocate the necessary funds within the capital budget to allow for the mitigation of continuing erosion on the properties on Spears Street and the construction of a retaining wall to protect the properties in question.

**14. Removal of One Privately Owned Tree – 52 Ellis Park Road
(Ward 13 – Parkdale-High Park)**

(Deferred from October 12, 2004)

(Deputation – 11:00 a.m.)

Report (May 3, 2004) from the Commissioner, Economic Development, Culture and Tourism, regarding an application for a permit to remove one 50 cm diameter white pine tree located on private property at 52 Ellis Park Road.

Recommendations:

It is recommended that:

- (1) the request for the removal of one privately owned tree at 52 Ellis Park Road be denied; or
 - (2) the request for the removal of one privately owned tree at 52 Ellis Park Road be approved.
- 14(a).** Report (August 26, 2004) from the City Solicitor responding to a request from the Toronto West Community Council on June 8, 2004, to submit a report regarding the question of any liability the City may incur when a request to remove a privately owned tree is denied by the City and the tree causes damage to private property following the denial of the request.

Recommendation:

It is recommended that that this report be received for information.

**15. Alterations to Designated Property and Authority to Enter into a Heritage Easement Agreement – 32 Gothic Avenue (St. Leger House)
(Ward 13 – Parkdale-High Park)**

Report (September 27, 2004) from the Commissioner, Economic Development, Culture and Tourism, regarding alterations to the designated property at 32 Gothic Avenue and authority to enter a Heritage Easement Agreement to provide permanent protection for the heritage building arising from a proposal for adaptive reuse of the property.

Recommendations:

It is recommended that:

- (1) the alterations to the designated property at 32 Gothic Avenue (St. Leger House) substantially as shown in the plans by Turner Fleisher Architects Inc. and John Cole Drafting & Design Ltd. date stamped September 22, 2004 and as described in the Conservation Strategy prepared by John Blumenson, Preservation Consultant, dated September 23, 2004, all on file with the Manager, Heritage Preservation Services, be approved subject to the owner:
 - (a) prior to Site Plan Approval:
 - (i) entering into and registering on title a Heritage Easement Agreement with the City to provide permanent protection of the heritage building at 32 Gothic Avenue;
 - (ii) providing a detailed Landscape Plan to the satisfaction of the Manager, Heritage Preservation Services; and
 - (iii) providing exterior architectural details and building materials for the addition to the satisfaction of the Manager, Heritage Preservation Services;
 - (b) prior to the issuance of a building permit:
 - (i) submitting a Conservation Plan, prepared by a qualified heritage consultant, detailing interventions and conservation work to the heritage building to the satisfaction of the Manager, Heritage Preservation Services; and
 - (ii) providing financial security in an amount and form satisfactory to the Commissioner of Economic Development, Culture and

Tourism, for the protection of the heritage building during construction and to implement the Conservation Plan;

- (2) authority be granted by City Council for the execution of a Heritage Easement Agreement under Section 37 of the *Ontario Heritage Act* with the owner of 32 Gothic Avenue on the City's behalf using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Manager, Heritage Preservation Services; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

15(a). Communication (October 21, 2004) from the Toronto Preservation Board advising that the Toronto Preservation Board at its meeting on October 21, 2004, recommended to the Etobicoke York Community Council that City Council adopt the recommendations in the Recommendations Section of the report dated September 27, 2004, from the Commissioner, Economic Development, Culture and Tourism, regarding 32 Gothic Avenue.

**16. Inclusion on the City of Toronto Inventory of Heritage Properties
2881-2887 Dundas Street West (William Rowntree Building)
(Ward 13 – Parkdale-High Park)**

(Deferred from October 12, 2004)

Report (September 9, 2004) from the Commissioner, Economic Development, Culture and Tourism, regarding the designation under Part IV of the *Ontario Heritage Act* of 2881-2887 Dundas Street West (William Rowntree Building) located on the south east corner of Dundas Street West and Mavety Street (west of Keele Street).

Recommendations:

It is recommended that:

- (1) City Council include the property at 2881-2887 Dundas Street West (William Rowntree Building) on the City of Toronto Inventory of Heritage Properties; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

16(a). Communication (October 21, 2004) from the Toronto Preservation Board advising that the Toronto Preservation Board at its meeting on October 21 2004, deferred consideration of the report (September 9, 2004) from the Commissioner, Economic Development,

Culture and Tourism, regarding 2881-2887 Dundas Street West, to its meeting on November 18, 2004.

**17. Inclusion on the City of Toronto Inventory of Heritage Properties
2897-2901 Dundas Street West (William Hepinstall Building)
(Ward 13 – Parkdale-High Park)**

(Deferred from October 12, 2004)

Report (September 9, 2004) from the Commissioner, Economic Development, Culture and Tourism, regarding the designation under Part IV of the *Ontario Heritage Act* of 2897-2901 Dundas Street West (William Hepinstall Building) located on the south west corner of Dundas Street West and Mavety Street (west of Keele Street).

Recommendations:

It is recommended that:

- (1) City Council include the property at 2897-2901 Dundas Street West (William Hepinstall Building) on the City of Toronto Inventory of Heritage Properties; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

17(a). Communication (October 21, 2004) from the Toronto Preservation Board advising that the Toronto Preservation Board at its meeting on October 21, 2004, deferred consideration of the report (September 9, 2004) from the Commissioner, Economic Development, Culture and Tourism, regarding 2897-2901 Dundas Street West, to its meeting on November 18, 2004.

**18. Application for Outdoor Café Encroachment at 4906 Dundas Street West
(Ward 5 – Etobicoke-Lakeshore)**

(Deputation – 2:00 p.m.)

Report (September 29, 2004) from the District Manager, Municipal Licensing and Standards, regarding an application by Gusto Cafe Inc. to lease 9.85 square metres of the municipal boulevard to operate an outdoor patio area at the front of the premises at 4906 Dundas Street West.

Recommendations:

It is recommended that this application to lease 9.85 square metres (3.66 metres x 2.69 metres) of the municipal boulevard, located at the front of 4906 Dundas Street

West, as indicated on Attachment 1 be approved in accordance with the former Municipality of Metropolitan Toronto By-law 41-93, as amended, subject to the applicant fulfilling the following conditions upon approval:

- (1) enter into an Encroachment Agreement with the City of Toronto;
- (2) pay an annual fee to the City of Toronto for use of the road allowance in the amount of \$11.00 per square metre, all fees are subject to change;
- (3) comply at all times with regulations set out in the former Municipality of Metropolitan Toronto By-law 41-93, as amended;
- (4) provide a certificate of insurance evidencing a third party bodily injury and/or property damage insurance in the amount of \$2,000,000.00, or such other coverage and greater amount as the City of Toronto may require, and naming the City of Toronto as an additional insured party under the policy; and
- (5) obtain a construction/streets occupation permit prior to the commencement of any construction.

**19. Application for Exemption to Toronto Municipal Code, Chapter 447, Fences
53 Norman Avenue (Ward 17 – Davenport)**

(Deputation – 2:00 p.m.)

Report (October 28, 2004) from the from the District Manager, Municipal Licensing and Standards, regarding a request for an exemption to Toronto Municipal Code, Chapter 447, Fences, to allow a galvanized corrugated sheet metal fence supported by pressure treated wood posts and framing to remain on site at 53 Norman Avenue.

Recommendation:

It is recommended that the owner be required to construct the fence with material approved within Chapter 447 and the application be refused accordingly.

**20. Request for Variance from By-law 280-1998 – 82 Queen Elizabeth Boulevard
(Ward 5 – Etobicoke-Lakeshore)**

(Deferred from October 12, 2004)

(Deputation – 2:00 p.m.)

Report (September 22, 2004) from the Acting Director of Building regarding a request from Joseph Schillaci, 2034038 Ontario Ltd., for approval of variance from By-law 280-1998, which prohibits third party signs, as an interim measure, on lands

adjacent to certain former provincial highways, to enlarge an existing 18.60 square metre third party sign to a 37.20 square metre third party sign at 82 Queen Elizabeth Boulevard.

Recommendation:

It is recommended that the request for variances be refused for the reasons outlined in this report.

21. Request for Approval of Variance from Chapter 215, Signs, of the Former City of Etobicoke Municipal Code - 1 Colonel Samuel Smith Park Drive (Ward 6 – Etobicoke-Lakeshore)

(Deputation – 2:00 p.m.)

Report (October 27, 2004) from the Director of Building and Deputy Chief Building Official regarding a request by Tim Lee, Kongats Architects, on behalf of the City of Toronto, for approval of variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, to permit a business identification ground sign at 1 Colonel Samuel Smith Park Drive.

Recommendations:

It is recommended that:

- (1) the request for variance be approved for the reasons outlined in this report; and
- (2) the applicant be advised, upon approval of variance, of the requirement to obtain the necessary sign permit.

22. Request for Approval of Variance from Chapter 215, Signs, of the Former City of Etobicoke Municipal Code - 3199 Lake Shore Boulevard West (Ward 6 - Etobicoke-Lakeshore)

(Deputation – 2:00 p.m.)

Report (October 27, 2004) from the Director of Building and Deputy Chief Building Official regarding a request by Peter Hood, Steel Art Signs, on behalf of Humber College Institute, for approval of variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, to permit two business identification fascia signs at 3199 Lake Shore Boulevard West.

Recommendations:

It is recommended that:

- (1) the request for variances be approved for the reasons outlined in this report; and
- (2) the applicant be advised, upon approval of variances, the requirement to obtain the necessary sign permits.

**23. Sign By-law Variance Application – Owner: 1082589 Ontario Ltd.
Applicant: Viacom Outdoor (Steve Wolowich); 1300 Jane Street
(Ward 11 – York South-Weston)**

(Deputation – 2:00 p.m.)

Report (November 1, 2004) from the Director, Community Planning, West District, and the Director of Building and Deputy Chief Building Official, West District, regarding an application by Steve Wolowich, Viacom Outdoor, on behalf of 1082589 Ontario Ltd., for variance from Sign By-law No. 3369-79, as amended, for the former City of York, to permit one additional third party off-premise, double face sign on the property located at 1300 Jane Street, in excess of the maximum number of third party off-premise sign locations.

Recommendations:

It is recommended that:

- (1) the application for relief from the provisions of By-law No. 3369-79, as amended, to permit a new double faced, off premises sign at 1300 Jane Street, be refused;

or, if Community Council is inclined to approve the application then:

- (2) the application for relief from the provisions of Sign By-law No. 3369-79, as amended to permit a new double-faced off premise sign, at 1300 Jane Street be approved as a variance to the Sign By-law, subject to a building permit being obtained and the sign being installed substantially in accordance with the application plans on file with the Building Division, West District; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**24. Fire Route Application – 2525 St. Clair Avenue West – Wal-Mart Canada Inc.
(Ward 11 – York South-Weston)**

Report (October 27, 2004) from the District Chief, West Command, Fire Services, regarding a request by David Argue, on behalf of Wal-Mart Canada Inc., to have a driveway on the east side and on the west side serving this retail store designated as a fire route in compliance with the Ontario Building Code.

Recommendation:

It is recommended that the City Solicitor be authorized to draft an amendment to former City of York Fire Route By-law No 3387-79 and Chapter 880, Fire Routes, of the City of Toronto Municipal Code, to designate a private road at 2525 St. Clair Avenue West as a fire route and forward the amending by-law to Council.

**25. Construction and Maintenance of Fire Routes
Multiple Addresses/Wards – Etobicoke York Community**

Report (November 1, 2004) from the Acting District Chief, Fire Prevention, West Command, regarding the enactment of the appropriate by-law to allow the construction and maintenance of a fire routes.

Recommendations:

It is recommended that:

- (1) Chapter 134-20 of the Etobicoke Municipal Code be amended by adding the following locations to Schedule 'B', "Lands upon which Fire Routes are to be Constructed and Maintained":
 - (a) 3700 Bloor Street West;
 - (b) 145 Evans Avenue;
 - (c) 680 Kipling Avenue;
 - (d) 2083, 2087 & 2095 Lake Shore Boulevard West;
 - (e) 45 La Rose Avenue; and
 - (f) 495 The West Mall; and
- (2) the appropriate by-law be enacted by City Council.

26. Naming of Private Lanes at 255 Dalesford Road (Ward 5 – Etobicoke-Lakeshore)

Report (October 27, 2004) from the City Surveyor, Works and Emergency Services, regarding a request by Marlene DiGiuseppe, Thornridge Homes, to name the proposed private lanes as "Chimes Lane" and "Clockwork Lane" at the residential development at 255 Dalesford Road.

Recommendations:

It is recommended that:

- (1) the proposed private lane at 255 Dalesford Road, extending southerly from Dalesford Road, be named “Chimes Lane”;
- (2) the proposed private lane at 255 Dalesford Road, being the easterly extension of “Clockwork Lane”, be named “Clockwork Lane”;
- (3) Thornridge Homes, be required to pay the costs estimated to be in the amount of \$630, for the fabrication and installation of the street name signs; and
- (4) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**27. Sale of Surplus Vacant Land - North Side of Symes Road Abutting
116 Glen Scarlett Road (Ward 11 - York South-Weston)**

Report (October 21, 2004) from the Commissioner, Corporate Services, regarding the disposal of a parcel of land located on the north side of Symes Road abutting 116 Glen Scarlett Road; advising that revenue in the amount of \$90,000.00 less closing costs and the usual adjustments is anticipated.

Recommendations:

It is recommended that:

- (1) the offer from Henry Bank and Allan Bank to purchase the City-owned parcel of vacant land located on the north side of Symes Road abutting 116 Glen Scarlett Road, described as part of Lot 30 in Block Q on Plan 1067Y and designated as Parts 3, 4 and 5 on Reference Plan 64R-12028 (the “Property”), in the amount of \$90,000.00 be accepted on the terms outlined in the body of this report, and that either one of the Commissioner of Corporate Services or the Director of Real Estate Services be authorized to accept the Offer on behalf of the City;
- (2) authority be granted to direct a portion of the proceeds on closing to fund the outstanding expenses related to this property;
- (3) the City Solicitor be authorized to complete the transaction on behalf of the City, including payment of any necessary expenses and amending the closing date to such earlier or later date(s) and on such terms and conditions as she may from time to time consider reasonable; and
- (4) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**28. Official Plan and Zoning By-law Amendment Application
1945 Lawrence Avenue West - Amendment to Section 37 Provisions
Applicant: Forest Green Homes; Global Architects
(Ward 11 – York South-Weston)**

Report (November 1, 2004) from the Director, Community Planning, West District, to change the conditions in the Official Plan and Zoning By-law amendments as they relate to the Section 37 Agreement that was required as a result of City Council approving the townhouse development at 1945 Lawrence Avenue West.

Recommendations:

- (1) accept a cash payment of \$55,000.00 in lieu of the use of the private indoor amenity space for community programming;
- (2) approve the revised Official Plan and Zoning By-law Amendment attached as Attachment Nos. 2 and 3, respectively to this report to replace the Draft Official Plan and Zoning By-law Amendments approved by City Council on March 1, 2 and 3, 2004 when the Bills are introduced at Council; and
- (3) deem that no further notice of a public meeting be given in respect of the revised Official Plan Amendment and revised Draft Zoning By-law.

**29. Avenues Study Implementation Report – Lake Shore Boulevard West
Long Branch (Ward 6 – Etobicoke-Lakeshore)**

(Deferred from October 12, 2004)

(Continuation of Public Meeting under the *Planning Act* – 4:00 p.m.)

Report (September 28, 2004) from the Director, Community Planning, West District, regarding new policies, regulations and implementation strategies to achieve, over time, the revitalization of Lake Shore Boulevard West in Long Branch as an “Avenue”; advising that Avenues are identified in the Toronto Official Plan as important corridors along major streets where reurbanization can yield positive results, through the creation of new housing and jobs while improving the pedestrian environment, the look of the street, and shopping opportunities supported by public transit.

Recommendations:

It is recommended that City Council:

- (1) amend the Official Plan for the former City of Etobicoke substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 4;
- (2) direct the City Solicitor to request the Ontario Municipal Board (OMB) to modify the Official Plan for the City of Toronto substantially in accordance with Attachment No. 5;
- (3) amend the Etobicoke Zoning Code substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6;
- (4) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendments and draft Zoning By-law Amendment as may be required;
- (5) request Works and Emergency Services to consult with Urban Development Services and Economic Development, Culture and Tourism at the time a work plan is being developed for scheduled improvements to the right-of-way within the study area to determine appropriate beautification improvements within the public right-of-way and the possible elimination of angled parking and construction of parallel parking;
- (6) request that Urban Development Services in consultation with Works and Emergency Services report back to Etobicoke York Community Council on the parking requirement issues raised in this report, in particular, as they relate to uses that enhance street life;
- (7) support, in principle, enhancements to pedestrian and cyclist amenities in the area, and direct Urban Development Services to work with the appropriate City Departments to review additional opportunities on matters such as improved lighting and signage through any initiatives related to streetscape improvements, bikeway connections, and access improvements in the area;
- (8) request Urban Development Services and Economic Development, Culture and Tourism to engage in discussions with industrial property owners regarding opportunities and initiatives related to streetscape improvements on the privately-owned lands immediately adjacent to the Lake Shore Boulevard West public right-of-way, including the provision of designs and cost estimates and possible shared costs of such undertakings;
- (9) request Urban Development Services and Economic Development, Culture and Tourism to work with local land owners, through the development application review process, to secure publicly accessible open space, parkland, and other landscaped open space, within the study area, where appropriate;
- (10) encourage street-related commercial and live/work uses, with direct at-grade access to Lake Shore Boulevard West, and direct Urban Development Services to

consider opportunities, through the development application review process, for new or renovated buildings to be designed in a manner that supports this objective and other planning objectives described in this report;

- (11) request Urban Development Services in consultation with Economic Development, Culture and Tourism establish a District Public Art Plan for the study area; and
- (12) forward this report to the Planning and Transportation Committee and the Policy and Finance Committee for information.

(The Lake Shore Boulevard West Avenue Study, referred to in the report, was forwarded to Members of the Etobicoke York Community Council and selected officials only.)

29(a). Communication (October 8, 2004) from Therese Stewart.

29(b). Communication (October 8, 2004) from Mona Berube.

**30. Final Report - Rezoning Application and Site Plan Approval Application
Applicant: Ronald Gagliardi, Venchiarutti Gagliardi Architect Inc.
1120 and 1132 Weston Road (Ward 11 - York South-Weston)**

(Public Meeting under the *Planning Act* – 10:00 a.m.)

Report (October 26, 2004) from the Director, Community Planning, West District, regarding an application by Ronald Gagliardi, Venchiarutti Gagliardi Architect Inc. to amend Zoning By-law No. 1-83 of the former City of York to permit, on a temporary basis, a parking station at 1120 and 1132 Weston Road.

Recommendations:

It is recommended that City Council:

- (1) amend the Zoning By-law No. 1-83 for the former City of York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 4;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required; and
- (3) before introducing the necessary Bill to City Council for enactment, require the owner to:

- (a) provide evidence, to the satisfaction of the Commissioner of Works and Emergency Services and the City Solicitor, that the lands comprising Nos. 1120 and 1132 Weston Road are under the same ownership on Title;
- (b) acknowledge, in writing, that the conveyance of lands necessary for the widening of Weston Road will be granted in conjunction with the approval of any future site plan application for merged property;
- (c) provide the City with an Undertaking, the content and wording to be subject to the approval of the City Solicitor, to provide for the following: that the owner will landscape the lands for the proposed development and maintain the landscaping in accordance with the approved landscape plans or any approved amendments to satisfy the conditions of Site Plan Approval; and that the landscape work be completed within eight months of Council's approval of the temporary use by-law, and maintained for a period of one year;
- (d) provide to the City with a Irrevocable Letter of Credit, in a form satisfactory to the City Solicitor, in an amount satisfactory to the City to guarantee that the landscaping work will be completed within eight months of Council's approval of the temporary use by-law; and
- (e) obtain site plan approval.

31. Final Report – Official Plan Amendment and Rezoning Application and Draft Plan of Subdivision Application; Applicant: Gilles Bisnaire, 1298396 Ontario Ltd. 80 and Part of 100 Turnberry Avenue (Ward 17 – Davenport)

(Public Meeting under the *Planning Act* – 10:00 a.m.)

Report (October 27, 2004) from the Director, Community Planning, West District, regarding an application by Gilles Bisnaire, 1298396 Ontario Ltd. to amend the Official Plan and the Zoning By-law for Phase II of the proposed residential development consisting of 18 semi-detached houses at 80 and part of 100 Turnberry Avenue.

Recommendations:

It is recommended that City Council:

- (1) amend the Official Plan for the former City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 7;
- (2) 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. 9;

- (3) 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) direct the City Solicitor to request the Ontario Municipal Board to modify the Official Plan for the City of Toronto substantially in accordance with Attachment No. 8;
- (5) require the owner to submit to the Commissioner of Works and Emergency Services, at least three weeks prior to the introduction of bills in Council:
 - (a) final approved drawings of the development with sufficient horizontal and vertical dimensions of the exterior walls of the proposed building to enable the preparation of building envelope plans; and
 - (b) a draft Reference Plan of Survey, in metric units and integrated with the Ontario Co-ordinate System, delineating thereon by separate PARTS the lands under application;
- (6) before introducing the necessary Bills to City Council for enactment, require the owner to enter Section 37 to the satisfaction of the City Solicitor that provides for a \$20,000.00 contribution towards park improvements for Turnberry North Park and/or Turnberry South Park;
- (7) before introducing the necessary Bills to City Council for enactment, require the owner to submit to the Commissioner of Works and Emergency Services for review and acceptance a municipal servicing report detailing stormwater management, municipal servicing, road design, and grading;
- (8) support the approval of the plan of subdivision subject to the Draft Conditions of Subdivision Plan Approval as generally set out in Attachment No. 12; and
- (9) advise the owner:
 - (a) that the public lanes used to access the garages will be given low priority for winter maintenance by the City, in accordance with the current City policies, and that public lanes are salted only, not ploughed;
 - (b) that fire access routes shall be provided in accordance with the requirements of the Ontario Building Code, as discussed in the body of the memorandum from the Commissioner of Works and Emergency Services dated June 25, 2004;

- (c) of the need to make a separate application to the Commissioner of Works and Emergency Services for permits to carry out any works involving construction in, or occupancy of, the abutting public rights-of-way;
- (d) that the issuance of any permit by the Chief Building Official will be conditional upon the proposal's full compliance with all relevant provisions of the Ontario Building Code; and
- (e) that the proposal is subject to Development Charges pursuant to By-law No. 476-99 as amended.

32. Preliminary Report – Official Plan Amendment and Rezoning Application
Applicant: Toula Nessinis, Marlston Planning Consultants
Rafael + Bigauskas Architects; South Side of Frith Road (Ward 7 – York West)

Report (October 28, 2004) from the Director, Community Planning, West District, providing preliminary information on an application by Toula Nessinis, Marlston Planning Consultants, to amend the Official Plan and Zoning By-law to permit a residential development consisting of four single detached dwellings with frontage on Firth Road and 20 semi-detached dwellings with frontage on a proposed private common element condominium driveway.

Recommendations:

It is recommended that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (3) notice for the Public Meeting under the *Planning Act* be given according to the regulations under the *Planning Act*.



**ETOBICOKE YORK COMMUNITY COUNCIL
SUPPLEMENTARY AGENDA
MEETING 10**

Date of Meeting: November 16, 2004
Time: 9:30 a.m.
Location: Council Chambers
Etobicoke Civic Centre
399 The West Mall
Toronto, Ontario

Enquiry: Brad Bartlett
Acting Committee
Administrator
416-394-8101
etcc@toronto.ca

Communications/Reports:

1. Request for Exemption to Chapter 400 of the Former City of Toronto Municipal Code to Permit Front Yard Parking at 22 Nairn Avenue (Ward 17 – Davenport)

1(a). Report (November 1, 2004) from the Director, Transportation Services, regarding tree planting as a condition for approval of front yard parking pads at 22 and 24 Nairn Avenue.

Recommendations:

It is recommended that Etobicoke York Community Council approve the applications for front yard parking at 22 and 24 Nairn Avenue, subject to:

- (1) the applicant's satisfying the recommended conditions described in the August 12, 2004, reports from the Director, Transportation Services Division, West District;
- (2) the applicant's plant a Japanese Lilac and Ginkgo tree in the front yard of 22 and 24 Nairn Avenue, respectively, these tree plantings to be provided to the satisfaction of the Forestry Division of the Economic Development, Culture and Tourism Department, and at no cost to the municipality; and,
- (3) the trees are planted within six months of constructing the front yard parking pads.

29. Avenues Study Implementation Report – Lake Shore Boulevard West Long Branch (Ward 6 – Etobicoke-Lakeshore)

29(c). Communication (October 26, 2004) from Al Brezina, President, South Etobicoke Industrial Employers Association.

31. Final Report – Official Plan Amendment and Rezoning Application and Draft Plan of Subdivision Application; Applicant: Gilles Bisnaire, 1298396 Ontario Ltd. 80 and Part of 100 Turnberry Avenue (Ward 17 – Davenport)

31(a). Communication (November 4, 2004) from Harvey Bisgould, Bansley Property Management.

33. Payment-in-lieu of Parking - 662-664 The Queensway (Ward 5 – Etobicoke-Lakeshore)

Report (November 4, 2004) from the Director, Transportation Services, West District, regarding an exemption from the Etobicoke Zoning Code requirement of 26 parking stalls, conditional upon a payment-in-lieu of parking; advising that approval of the application will provide the City with a \$52,000.00 payment-in-lieu of parking and a \$200.00 application processing fee.

Recommendations:

It is recommended that:

- (1) Council exempt the applicant from the Etobicoke Zoning Code parking requirement of twenty-six stalls;
- (2) the applicant enter into an Agreement with the City of Toronto for the payment-in-lieu of parking for twenty-six parking stalls, which in this case amounts to \$52,000.00;
- (3) the payment-in-lieu of parking agreement is registered on-title to the property, to the satisfaction of the City Solicitor; and
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

34. Removal of the Northbound Left Turn Prohibition at the Easterly Norfinch Plaza Access at Finch Avenue West (Ward 7 – York West)

Report (October 27, 2004) from the Director, Transportation Services, West District, regarding the removal of the northbound left turn prohibition exiting from the easterly Norfinch Plaza driveway, located on the south side of Finch Avenue West, 110 metres west of Jane Street.

Recommendations:

It is recommended that:

- (1) the northbound left turn prohibition at the easterly Norfinch Plaza access located on the south side of Finch Avenue, 110 metres west of Jane Street be rescinded; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

35. Request for a “No Parking” or ”No Standing” Prohibition on Edmund Avenue (Ward 11 – York South-Weston)

Report (October 20, 2004) from the Director, Transportation Services, West District, responding to a request from the Etobicoke York Community Council on July 6, 2004, to report on the feasibility of installing “No Parking/No Standing” signs on Edmund Avenue.

Recommendation:

It is recommended that no action be taken at this time.

36. Installation of Additional Speed Hump – Queen’s Drive between Upwood Avenue and Jane Street – Amendment to Existing Plan (Ward 12 – York-Weston)

Report (November 4, 2004) from the Director, Transportation Services, West District, responding to a request by Councillor Frank Di Giorgio (Ward 12 – York South-Weston), on behalf of area residents, to investigate the feasibility of installing an additional speed hump near 149 Queen’s Drive, just west of Culford Road; advising that the estimated cost of installing an additional speed hump on Queen’s Drive is \$3,000.00; and that such installation would be subject to competing priorities and funding availability in the Transportation Services Division’s Capital Budget.

Recommendations :

It is recommended that:

- (1) an additional speed hump be installed on Queen's Drive between Upwood Avenue and Jane Street;
- (2) drawing "No. NY-1471, May 28, 2003" be replaced with drawing "No. 421F-7644, November 2004"; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

37. Request to Install Speed Humps - Queen's Drive between Culford Road and Gracefield Avenue (Ward 12 – York South-Weston)

Report (November 1, 2004) from Director, Transportation Services, West District, responding to a request from Councillor Frank Di Giorgio (Ward 12 – York South-Weston), on behalf of area residents, to report on the feasibility of installing speed humps on Queen's Drive, between Culford Road and Gracefield Avenue; advising that should Council approved the installation of speed humps on the subject section of Queen's Drive, the estimated cost is \$12,000.00; and that such installation would be subject to availability of funds and competing priorities.

Recommendation:

It is recommended that this report be received for information.

38. Implementation of All-Way Stop Controls - Culford Road at Queens Drive (Ward 12 – York South-Weston)

Report (October 18, 2004) from Director, Transportation Services, West District, responding to a request from Councillor Frank Di Giorgio (Ward 12 – York South-Weston), on behalf of area residents, to investigate the feasibility of implementing an all-way stop condition at the intersection of Culford Road and Queens Drive.

Recommendations :

It is recommended that:

- (1) an all-way stop condition be installed at the intersection of Culford Road and Queens Drive as the warrants are satisfied; and

- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

**39. Installation/Removal of On-Street Parking Spaces for Persons with Disabilities
(Ward 13 – Parkdale-High Park and Ward 17 – Davenport)**

Report (October 28, 2004) from the Director, Transportation Services, West District, regarding the feasibility of installing/removing a number of on-street disabled persons' parking spaces at various locations.

Recommendations:

It is recommended that:

- (1) the on-street parking space for persons with disabilities on Morland Road, south side, between a point 33.5 metres east of Willard Avenue and a point 6.0 metres further east, be removed;
- (2) the on-street parking space for persons with disabilities on McRoberts Avenue, west side, between a point 39.5 metres north of Norman Avenue and a point 5.5 metres further north, be removed;
- (3) the on-street parking space for persons with disabilities on McRoberts Avenue, west side, between a point 56.4 metres north of Norman Avenue and a point 5.5 metres further north, be removed;
- (4) an on-street parking space for persons with disabilities on Runnymede Road, east side, between a point 76.7 metres north of Annette Street and a point 5.5 metres further north, be established; and
- (5) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

**40. Ontario Municipal Board Decision - 55 Guthrie Avenue
(Ward 5 Etobicoke-Lakeshore)**

Report (November 2, 2004) from the City Solicitor regarding the October 28, 2004 Ontario Municipal Board decision with respect to 55 Guthrie Avenue.

Recommendation:

It is recommended that this report be received for information.

41. Proposed Zoning Amendments for Coulter Avenue/King Street and King Street Crescent/Little Avenue Study Area (Ward 11 – York South-Weston)

Report (November 4, 2004) from the Director, Community Planning, West District, regarding proposed zoning amendments for the Coulter Avenue/King Street and King Street Crescent/Little Avenue area that would maintain and promote compatible development in keeping with the existing character of the area.

Recommendations:

It is recommended that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor, to consider the zoning amendments identified in this report;
- (2) staff be authorized to prepare a final report and to schedule a Public Meeting under the *Planning Act* following the community consultation meeting;
- (3) notices for the community consultation meeting, and for the Public Meeting under the *Planning Act* be given in accordance to the Regulations under *the Planning Act*; and
- (4) the appropriate City officials be authorized and directed to take necessary action to give effect thereto.

**42. Site Plan Bump Up Report – Site Plan Approval Application
Applicant: Peter Smith, Bousfields Inc.
Owner: The Great Atlantic and Pacific Company of Canada Ltd.
170 The West Mall (Ward 5 – Etobicoke-Lakeshore)**

Report (November 4, 2004) from the Director, Community Planning, West District, regarding a site plan control application for an expansion to the A&P Food Distribution Centre at 170 The West Mall; advising that the proposal was referred by Councillor Peter Milczyn (Ward 5 – Etobicoke-Lakeshore) for a decision through Etobicoke York Community Council in accordance with By-law 483-2000.

Recommendations:

It is recommended that City Council:

- (1) approve the Site Plan Control application, in principle, subject to:
 - (a) submission of revisions to:
 - (i) redesign the proposed access and/or landscaped island within the existing turning bulb at the north end of Waulron Street;
 - (ii) redesign the parking area situated adjacent to the proposed northerly Waulron Street access;
 - (iii) eliminate proposed trees within the limits of the two City easements at the southwest corner of the property;
 - (iv) replace Red Maples with Autumn Blaze Freeman Maples and to replace Skyline Honey Locusts proposed for the area north of the proposed building addition along The West Mall access and West Mall Crescent with larger deciduous native tree species;
 - (v) incorporate a 1.8 metre wide sidewalk along West Mall Crescent, The West Mall and Waulron Street; and
 - (vi) show sidewalks on West Mall Crescent situated a minimum 0.6 metres from the curb, and sidewalks on The West Mall and Waulron Street situated 1.0 metres from new property lines, subject to minor adjustments in alignment to accommodate utilities and/or streetscaping;
 - (b) the Conditions to Approval in Attachment 1 of this report; and
 - (c) compliance with applicable zoning; and
- (2) delegate authority to approve the Site Plan Control application to the Director, Community Planning, West District, once revisions that satisfy Recommendation (1) (a) above have been submitted.