



---

**ETOBICOKE YORK COMMUNITY COUNCIL  
MEETING 3**

**Date of Meeting:** Wednesday, March 30, 2005      **Enquiry:** Glenda Jagai  
**Time:** 9:30 a.m.      **Committee Administrator**  
**Location:** Council Chambers      **416-394-8101**  
Etobicoke Civic Centre      **etcc@toronto.ca**  
399 The West Mall  
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 – February 8, 2005**

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

|                           |                     |                     |
|---------------------------|---------------------|---------------------|
| 9:30 a.m. - Items 1, 2, 3 | 3:30 p.m. - Item 8  | 7:15 p.m. - Item 18 |
| 11:00 a.m. - Item 13      | 3:45 p.m. - Item 9  |                     |
| 11:15 a.m. - Item 14      | 4:00 p.m. - Item 10 |                     |
| 11:30 a.m. - Item 15      | 5:00 p.m. - Item 11 |                     |
| 11:45 a.m. - Item 16, 17  | 7:00 p.m. - Item 12 |                     |

**Communications/Reports:**

- 1. Draft By-law to Name Private Lane at 120 Eringate Drive as “Ramage Lane”  
(Ward 3 – Etobicoke Centre)**

**(Public Meeting under the *Municipal Act* – 9:30 a.m.)**

Draft by-law from the City Solicitor to follow. (Ref. Clause 14 of Etobicoke York Community Council Report 6, which was adopted, without amendment, by City Council on July 20, 21 and 22, 2004.)

**2. Draft By-law to Name Private Lane at 35 Fieldway Road as “Shires Lane”  
(Ward 5 – Etobicoke-Lakeshore)**

**(Public Meeting under the *Municipal Act* – 9:30 a.m.)**

Draft by-law from the City Solicitor to follow. (Ref. Clause 8 of Etobicoke York Community Council Report 5, which was adopted, without amendment, by City Council on June 22, 23 and 25, 2004.)

**3. Draft By-law to Name Private Lane at 35 Fieldway Road, an Extension of  
Van Dusen Boulevard, as “Van Dusen Bouevard” (Ward 5 – Etobicoke-Lakeshore)**

**(Public Meeting under the *Municipal Act* – 9:30 a.m.)**

Draft by-law from the City Solicitor to follow. (Ref. Clause 21 of Etobicoke York Community Council Report 8, which was adopted, without amendment, by City Council on October 26, 27 and 28, 2004.)

**4. Application for Outdoor Marketing Display at 4917 Dundas Street West  
(Ward 5 – Etobicoke-Lakeshore)**

**(Deferred from January 18, 2005)**

Report (March 15, 2005) from the District Manager, Municipal Licensing and Standards, providing the history and current status of the subject property vis-à-vis building and property standards.

Recommendation:

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

**4(a).** Report (December 17, 2004) from the District Manager, Municipal Licensing and Standards, regarding an application from Kea Kim, operating as “Shopper’s Convenience”, to lease part of the municipal boulevard for the purpose of displaying merchandise at 4917 Dundas Street West.

Recommendations:

It is recommended that this application to lease 7.47 square metres (1.00 metres by 7.47 metres) of the municipal boulevard, located at the front of 4917 Dundas Street West be approved, 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 \$21.91 per square metre. Fee is subject to change;
- (3) provide a certificate of insurance evidencing a third party bodily injury and property damage insurance in an amount of Two Million Dollars (\$2,000,000.00), or such other coverage and greater amount as the City may require, and naming the City of Toronto as an additional insured party under the policy; and
- (4) applicant must conduct business in compliance with the requirements of the former City of Toronto Municipal Code, Chapter 313, as amended.

**5. Limiting Distance Agreement – High Park - Adjacent to 383 Ellis Park Road (Ward 13 – Parkdale-High Park)**

**(Deferred from January 18 and February 8, 2005)**

Report (December 17, 2004) from the Commissioner, Corporate Services.

Recommendations:

It is recommended that:

- (1) the City enter into a Limiting Distance Agreement with the property owner of 383 Ellis Park Road for a portion of High Park for the amount of \$60,000.00 and subject to the property owner paying an administration fee of \$600.00, plus any applicable GST, and on such terms and conditions, as are satisfactory to the Commissioner of Economic Development, Culture and Tourism, in a form and content acceptable to the City Solicitor; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**6. Request for Approval of Variances from Chapter 215, Signs, of the Former City of Etobicoke Municipal Code - 1500 Islington Avenue (Ward 4 – Etobicoke Centre)**

**(Deferred from February 8, 2005)**

Report (January 6, 2005) from the Director of Building and Deputy Chief Building Official regarding a request by Dan Bovair, Jones Neon Displays Limited, on behalf of Susan Dawson, Property Manager for L.F. Corley Incorporated, for approval of variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code to permit the removal of existing two signs to be replaced with one illuminated first party canopy sign at 1500 Islington Avenue.

Recommendation:

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

**7. Request for Approval of Variances from Chapter 215, Signs, of the Former City of Etobicoke Municipal Code - 1580 The Queensway (CIBC)  
(Ward 5 – Etobicoke-Lakeshore)**

**(Referred back by Council on February 16, 2005)**

Clause 13 of Report 2 of the Etobicoke York Community Council, titled “Request for Approval of Variances from Chapter 215, Signs, of the Former City of Etobicoke Municipal Code - 1580 The Queensway (CIBC) (Ward 5 - Etobicoke-Lakeshore)”, which City Council, on February 16, 2005, referred back to the Etobicoke York Community Council for further consideration at its meeting on March 30, 2005, to allow for further recommendations from the Commissioner of Urban Development Services with respect to modifications to the proposed signs, in order to reduce the extent of variance from the provisions of the by-law based on discussion between the applicant and staff with respect to the potential impacts of the signs on the community.

**8. Information Report and Final Report – Application to Amend the Etobicoke Zoning Code, Sky Top Developments Ltd.; 1276 Islington Avenue  
(Ward 5 – Etobicoke-Lakeshore)**

**(Continuation of Public Meeting under the *Planning Act* from September 18, 2002 – 3:30 p.m.)**

Report (March 4, 2005) from the Acting Director, Community Planning, West District, providing additional information regarding a site meeting and consultation process, and recommending that Council adopt the staff report of June 7, 2002, to amend the Etobicoke Zoning Code to permit the development of a 13-storey, 118 unit condominium apartment building which is to be added to the property at 1276 Islington Avenue.

Recommendations:

It is recommended that:

- (1) this report be received for information; and
- (2) Community Council adopt the recommendations of the staff report dated June 7, 2002.

- 8(a).** Report (June 7, 2002) from the Director, Community Planning, West District, reviewing and recommending approval of an application to amend the Etobicoke Zoning Code to permit the development of a 13-storey, 118 unit condominium apartment building to be added to the property at 1276 Islington Avenue.

Recommendations:

It is recommended that:

- (1) amend the Zoning Code for 1276 Islington Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6;
  - (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 bills to City Council for enactment, require the owner to enter into a Section 37 Agreement with the City regarding the provision of public benefits as set out in Attachment No. 5 of this report in exchange for the increase in permitted building density on the property and that the Commissioner of Urban Development Services be authorized to report to Community Council or directly to City Council if necessary with the details of the Section 37 Agreement.
- 8(b).** Communication (March 8, 2005) from Glendene Tutton.
- 8(c).** Communication (March 9, 2005) from Mary Anne Shaw, Shaw Developments.
- 8(d).** Extract of Item (h) of Clause 24 in Report 11 of the Etobicoke Community Council meeting held on September 18, 2002.

**9. Final Report – Official Plan Amendment and Rezoning Application  
Applicant: Morguard Investments; Architect: Petroff Partnership  
Finch Avenue West (Ward 1 – Etobicoke North)**

**(Public Meeting under the *Planning Act* – 3:45 p.m.)**

Report (March 4, 2005) from the Acting Director, Community Planning, West District, reviewing and recommending approval of an application to amend the Official Plan and Zoning By-law for a commercial development at the north-east corner of Albion Road and Finch Avenue.

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. 5;
- (2) amend the Zoning Code for the former City of Etobicoke substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6;
- (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; and
- (4) prior to adoption of the By-law, satisfy the Works and Emergency Services Department with respect to access and related road design, as well as street lighting requirements.

**10. Final Report – Commercial Outdoor Roof Top Patio Study  
(Ward 5 – Etobicoke Lakeshore)**

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

Report (March 11, 2005) from the Acting Director, Community Planning, West District, recommending an area specific set of regulations to be placed in the Etobicoke Zoning Code for commercial outdoor roof top patios on both sides of Bloor Street West between Thompson Avenue/Montgomery Road and Prince Edward Drive.

Recommendations:

It is recommended that City Council:

- (1) amend the Zoning Code for the former City of Etobicoke substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 2; and
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

**11. Final Report – Rezoning Application; Applicant: Greg Bettencourt, Bettencourt Designs Ltd.; Architect: Greg Bettencourt  
82 Daniels Street (Ward 5 – Etobicoke-Lakeshore)**

**(Public Meeting under the *Planning Act* – 5:00 p.m.)**

Report (March 11, 2005) from the Acting Director, Community Planning, West District, reviewing and recommending approval of an application to amend the Etobicoke Zoning Code to permit six single detached dwellings on a private road at 82 Daniels Street.

Recommendations:

It is recommended that City Council:

- (1) amend the Zoning Code for the City of Etobicoke substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5;
- (2) 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 obtain Site Plan Approval pursuant to Section 41 of the *Planning Act*; and
- (4) before introducing the necessary Bills to City Council for enactment, require the applicant to provide adequate financial security to Works and Emergency Services for the full cost of constructing a public storm sewer along the Daniels Street frontage of the site.

**11(a).** Communication (March 14, 2005) from Sergiy Kabuzan, Nataliya Kabuzan and Anton Kabuzan.

**12. Final Report – West District Application - Proposed Zoning Amendments for Coulter Avenue/King Street Area and King Street Crescent/Little Avenue Study Area (Ward 11 – York South-Weston)**

**(Public Meeting under the *Planning Act* – 7:00 p.m.)**

Report (March 11, 2005) from the Acting Director, Community Planning, West District, recommending zoning amendments for the Coulter Avenue/King Street area and King Street Crescent/Little Avenue area that would maintain and promote compatible development in keeping with the existing character of the area; advising that Interim Control By-law No. 189-2003, as amended, which currently regulates development in the area, expires April 14, 2005.

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. 2; and
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

**13. Payment-in-lieu of Parking – 3329 Bloor Street West  
(Ward 5 – Etobicoke-Lakeshore)**

**(Speakers – 11:00 a.m.)**

Report (February 22, 2005) from the Director, Transportation Services, West District.

Recommendations:

- (1) Council exempt the applicant at 3329 Bloor Street West from the Etobicoke Zoning Code parking requirement of four parking stalls, subject to a \$10,000.00 payment-in-lieu of parking;
- (2) the applicant enter into a payment-in-lieu of parking agreement with the municipality, to the satisfaction of the City Solicitor; 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.

**14. Request for Exemption from City of Toronto Municipal Code, Chapter 447, Fences  
185 Lambton Avenue (Ward 11- York South-Weston)**

**(Speakers – 11:15 a.m.)**

Report (March 10, 2005) from the Manager, West District, Municipal Licensing and Standards, regarding an application submitted by the owner for an exemption to the provisions of Chapter 447 of the City of Toronto Municipal Code, Fences, to permit an existing fence with a height ranging from 1.90 metres to 2.21 metres to remain at the rear yard of the property at 185 Lambton Avenue.

Recommendation:

It is recommended that the application be refused.



**15. Request for Approval of Variances from Chapter 215, Signs, of the Former City of Etobicoke Municipal Code – 125 The Queensway (Ward 5 – Etobicoke-Lakeshore)**

**(Speakers – 11:30 a.m.)**

Report (March 15, 2005) from the Director of Building and Deputy Chief Building Official, regarding a request by Stan Gilas, The Gryph Group, on behalf of 125 QW1 Inc. and 125 QW2 Inc., for approval of variances from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, to permit a first party ground sign on the southeast corner of the property at 125 The Queensway.

Recommendations:

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

**16. 6 Sidford Court, Former City of York  
Application for an Exemption to Toronto Municipal Code, Chapter 447, Fences  
(Ward 13 – Parkdale-High Park)**

**(Speakers – 11:45 a.m.)**

Report (March 15, 2005) from the Manager, West District, Municipal Licensing and Standards, regarding an application submitted by the owner for an exemption to Toronto Municipal Code, Chapter 447, Fences, to permit the existing swimming pool fence measuring 1.8 metres in height at the flankage yard to remain on site at 6 Sidford Court.

Recommendation:

It is recommended that the application be refused.

**17. 6 Sidford Court, Former City of York  
Application for an Existing Swimming Pool Fence to encroach onto the Street Allowance of Sunvalley Drive, flanking Sidford Court  
(Ward 13 – Parkdale-High Park)**

**(Speakers – 11:45 a.m.)**

Report (March 15, 2005) from the Manager, West District, Municipal Licensing and Standards, regarding an application submitted by the owners of 6 Sidford Court to lease 32.7 square metres (approximately 10.10 metres x 3.23 metres) of municipal boulevard flankage, on Sunvalley Drive, for the purpose of maintaining an existing swimming pool fence.

Recommendation:

It is recommended the application be refused based on the following reasons:

- (1) there is no encroachment agreement in place for the existing swimming pool fence,
  - (2) the fence is not in compliance with Chapter 447 of the Toronto Municipal Code, fences, and
  - (3) a building permit has not been obtained for the fence enclosure.
- 17(a).** Communication (February 15, 2005) addressed to Municipal Licensing and Standards, from Kurt and Lynn Haderlein.
- 17(b).** Communication (February 15, 2005) addressed to Municipal Licensing and Standards, from Valerie and Frank Gorham.
- 17(c).** Communication (undated) addressed to Municipal Licensing and Standards, from Claude Cormier and Marianne Vanderlinden
- 18. Reconstruction of Royal York Road – Undergrounding of Overhead Hydro Plant (Ward 5 – Etobicoke-Lakeshore)**

**(Speakers – 7:15 p.m.)**

Report (March 14, 2005) from the Director, Transportation Services, West District, responding to a request from the Etobicoke York Community Council to identify costs associated with the burying of high voltage wires or using low clearance high voltage electrical wires along Royal York Road, between Mimico Creek and Dundas Street West.

Recommendation:

It is recommended that this report be received for information.

**19. Thistleton Ratepayers Association, Village of Thistleton Community Identification Sign, Southeast Corner of the Albion/Islington Avenue Intersection (Ward 1 – Etobicoke North)**

Report (February 25, 2005) from the Director, Transportation Services, West District.

Recommendations:

It is recommended that:

- (1) Etobicoke York Community Council approves the request from the Thistleton Ratepayers Association to install a community identification sign commemorating the historic “Village of Thistleton”;
- (2) Etobicoke York Community Council limit signage identifying the “Village of Thistleton” to a single sign, situated within the boulevard area at the southeast corner of the Albion Road/Islington Avenue intersection that is designed, located and installed to the satisfaction of the Director, Transportation Services, West District;
- (3) as required by Section 215-31 of the Etobicoke Municipal Code, the Thistleton Ratepayers Association pay an application fee of \$75.00;
- (4) the Thistleton Ratepayers Association is responsible for all existing and future costs associated with sign maintenance, manufacture and installation; 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.

**20. Amendments to the Stopping Regulations and Relocation of the School Bus Loading Zone on Silverstone Drive (Ward 1 – Etobicoke North)**

Report (February 15, 2005) from the Director, Transportation Services, West District.

Recommendations:

It is recommended that:

- (1) the school bus loading zone currently located on the east side of Silverstone Drive from a point 78.0 metres north of Avening Drive to a point 46.0 metres north thereof be rescinded;
- (2) a school bus loading zone on the east side of Silverstone Drive from a point 15.0 metres north of Avening Drive to a point 67.0 metres north thereof be enacted;

- (3) the “No Stopping, 8:00 a.m. to 5:00 p.m. Monday to Friday” regulation on both sides of Silverstone Drive between a point 117.0 metres north of Finch Avenue West and a point 127.0 metres north thereof be rescinded;
- (4) a “No Stopping, 8:00 a.m. to 5:00 p.m. Monday to Friday” regulation on the west side of Silverstone Drive between a point 117.0 metres north of Finch Avenue West and a point 127.0 metres north thereof be enacted; 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.

**21. Boulevard Parking Agreement – Pizza Pizza Ltd. - 1045 Albion Road  
(Ward 1 – Etobicoke North)**

Report (February 22, 2005) from the Director, Transportation Services, West District.

Recommendations:

It is recommended that:

- (1) Etobicoke York Community Council allow the applicant to maintain four vehicle parking stalls within the boulevard areas of Albion Road and Islington Avenue;
- (2) the applicant enter into a boulevard parking agreement with the municipality;
- (3) the four boulevard parking stalls are for use by the applicant’s employees and visitors, and cannot be loaned, leased, rented or transferred;
- (4) the applicant, at their expense, register the boulevard parking agreement on-title to the satisfaction of the City Solicitor;
- (5) the applicant, at their expense, shall individually sign each boulevard parking stall to the satisfaction of the Director, Transportation Service Division, West District; 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.

**22. Proposed Installation of Traffic Control Signals - Queens Plate Drive and Janda Court/Woodbine Centre Driveway (Ward 2 – Etobicoke North)**

Report (February 4, 2005) from the Director, Transportation Services, West District.

Recommendations:

It is recommended that:

- (1) traffic control signals be installed at the intersection of Queens Plate Drive and Janda Court/Woodbine Centre driveway as the signal warrant requirements 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.

**23. Reduction of Speed Limit from 50 km/h to 40 km/h on Waterford Drive (Ward 4 – Etobicoke Centre)**

Report (February 11, 2005) from the Director, Transportation Services, West District.

Recommendations:

It is recommended that:

- (1) the speed limit on Waterford Drive, between Wincott Drive and Holgate Street, 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.

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

Report (February 14, 2005) from the Director, Transportation Services, West District.

Recommendations:

It is recommended that:

- (1) the school bus loading zone by-law 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 rescinded;

- (2) a school bus loading zone by-law 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 enacted;
- (3) the “No Parking, 8:00 a.m. to 5:00 p.m., Monday to Friday” by-law 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 rescinded;
- (4) a “No Parking, 8:00 a.m. to 5:00 p.m., Monday to Friday” by-law on the east side of Sun Row Drive from Norby Crescent to a point 122.0 metres north thereof be enacted;
- (5) the “10 Minute Parking, 8:00 a.m. to 5:00 p.m., Monday to Friday” by-law 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 rescinded;
- (6) a U-turn prohibition be installed for northbound and southbound traffic on Sun Row Drive between Brook Tree Crescent and Norby Crescent; and
- (7) 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.

**25. Proposed Installation of Traffic Control Signals - Martin Grove Road and Longbourne Drive (Ward 4 – Etobicoke Centre)**

Report (February 11, 2005) from the Director, Transportation Services, West District.

Recommendations:

It is recommended that:

- (1) traffic control signals be installed at the intersection of Martin Grove Road and Longbourne Drive; 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.

**26. Proposed Amendments to the Definition of a Heavy Truck in the Etobicoke Municipal Code to Include a Full Sized School Bus (Wards 1 and 2 – Etobicoke North, Wards 3 and 4 – Etobicoke Centre and Wards 5 and 6 – Etobicoke-Lakeshore)**

Report (February 24, 2005) from the Director, Transportation Services, West District.

Recommendations:

It is recommended that:

- (1) Chapter 240, Traffic, of the Municipal Code of the former City of Etobicoke be amended by deleting the definition of "Heavy Truck" from Subsection 240-1A and substituting therefor the following definition of "Heavy Truck":

“HEAVY TRUCK - A commercial vehicle having a weight, when unloaded, of three tonnes or more or, when loaded, of five tonnes or more, and includes a school bus longer than 8 metres and a road building machine, but does not include a passenger vehicle, an ambulance or any vehicle of a police or fire department.”; 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.

**27. Temporary Lane Closing on Public Highways Adjoining 3391 Bloor Street West (Ward 5 – Etobicoke-Lakeshore)**

Report (March 14, 2005) from the Director, Transportation Services, West District.

Recommendations:

It is recommended that:

- (1) the first public lane south of Bloor Street West, between Islington Avenue and Clissold Road, be temporarily closed to both vehicular and pedestrian traffic due to construction of the proposed development at 3391 Bloor Street West for a period of 24 consecutive months, commencing April 15, 2005;
- (2) authority be delegated to the Director, Transportation Services Division, West District, Works and Emergency Services Department, to close temporarily to vehicular traffic during the construction of the proposed development at 3391 Bloor Street West:

- (a) the right-turn storage lane on the south side of Bloor Street West between Islington Avenue and Clissold Road, or any portion thereof;
- (b) the west curb lane of Islington Avenue between Bloor Street West and the south limit of the first public lane south of Bloor Street West, or any portion thereof; and
- (c) the east curb lane of Clissold Road between Bloor Street West and the south limit of the first public lane south of Bloor Street West, or any portion thereof;

for periods up to and including twenty-four (24) months commencing no earlier than April 15, 2005, any such closing to last no longer than April 15, 2007, and on condition that before any such temporary lane and/or road closure, the owner of the property at 3391 Bloor Street West will, to the satisfaction of the Director, Transportation Services Division - West District:

- (i) provide proof that the proposed temporary lane and/or road closing(s) on Islington Avenue and/or Bloor Street West comply with the requirements of the Toronto Transit Commission; and
  - (ii) provide traffic management plans for the proposed temporary lane and/or road closing(s);
- (3) the owner of the property at 3391 Bloor Street West is responsible for all costs associated with these lane and road closures, including any claims arising from such lane and road closure(s), and permanently restoring the affected sections of road and boulevard;
  - (4) before reopening the existing public lane between Islington Avenue and Clissold Road, the owner of the property at 3391 Bloor Street West must reconstruct the full width of the entire lane;
  - (5) these conditions are completed at no cost to the City and to the satisfaction of the Director, Transportation Services Division - West District; and
  - (6) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.



**28. Request for Installation of an All-Way Stop Control at the Intersection of Grand Avenue and Manitoba Street (Ward 6 – Etobicoke-Lakeshore)**

Report (March 1, 2005) from the Director, Transportation Services, West District.

Recommendations:

It is recommended that:

- (1) an all-way stop control be installed at the intersection of Grand Avenue and Manitoba Street as the warrant requirements 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.

**29. Amendment of the School Bus Loading Zone on Weston Road in the Vicinity of St. Jude Catholic School (Ward 7 – York West)**

Report (February 11, 2005) from the Director, Transportation Services, West District.

Recommendations:

It is recommended that:

- (1) the school bus loading zone currently located on the east side of Weston Road from a point 13.0 metres north of the northerly limit of Coronado Court to a point 42.0 metres north thereof be rescinded;
- (2) a school bus loading zone on the east side of Weston Road from the northerly limit of Coronado Court to a point 12.0 metres north thereof be enacted; 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.

**30. Proposed Extension of Existing “No Standing Anytime” Prohibition on Toryork Drive (Ward 7 – York West)**

Report (March 1, 2005) from the Director, Transportation Services, West District.

Recommendations:

It is recommended that:

- (1) the “No Standing Anytime” regulation on the north side of Toryork Drive from a point 260.0 metres west of the westerly limit of Ormont Drive to a point 60.0 metres westerly thereof be rescinded;
- (2) a “No Standing Anytime” regulation on the north side of Toryork Drive from a point 208.0 metres west of the westerly limit of Ormont Drive to a point 112.0 metres westerly thereof be enacted;
- (3) the “60 Minute Parking, Anytime” regulation on the north side of Toryork Drive from the westerly limit of Ormont Drive to a point 260.0 metres west of the westerly limit of Ormont Drive be rescinded;
- (4) a “60 Minute Parking, Anytime” regulation on the north side of Toryork Drive from the westerly limit of Ormont Drive to a point 208.0 metres west of the westerly limit of Ormont Drive be enacted; 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.

**31. Traffic Calming (Speed Humps) on Firgrove Crescent (Ward 7 – York West)**

Report (February 23, 2005) from the Director, Transportation Services, West District.

Recommendations:

It is recommended that:

- (1) appropriate staff be authorized to conduct a poll of eligible residents on Firgrove Crescent in accordance with the traffic calming policy to determine if residents of the roadway support the installation of speed humps;
- (2) a by-law be prepared and public notice be given pursuant to the *Municipal Act* and *Municipal Class Environmental Assessment Act* for the alterations of sections of the roadway on Firgrove Crescent for traffic calming purposes, described as follows: "The construction of speed humps on Firgrove Crescent, generally as

shown on Drawing No. SH-5594-01, SH-5594-02, and SH-5594-03 dated February 11, 2005", attached;

- (3) pursuant to the requirements of Schedule B of the *Municipal Class Environmental Act* which have been recently enacted as Provincial Legislation, notice of study commencement be given to the Ministry of the Environment, Fire Services, Emergency Medical Services and Toronto Police Service and upon approval of a by-law by Council, Notice of Completion be issued;
- (4) the by-law associated with the 40 km/h speed limit on Firgrove Crescent from a point 120 metres west of the westerly limit of Petiole Road to the westerly limit of Jane Street (north intersection) be rescinded;
- (5) the speed limit on Firgrove Crescent from the westerly limit of Jane Street (south intersection) to the westerly limit of Jane Street (north intersection) be changed to 40 km/h as the requirements of the 40 km/h warrant have been achieved;
- (6) subject to favourable results of the poll, the speed limit be reduced from 40 km/h to 30 km/h coincident with the implementation of speed humps on Firgrove Crescent from the westerly limit of Jane Street (north intersection) to the westerly limit of Jane Street (south intersection); and
- (7) 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.

### **32. Traffic Calming (Speed Humps) on Clair Road and Stanley Road (Ward 7 – York West)**

Report (February 23, 2005) from the Director, Transportation Services, West District, outlining the findings of an investigation to determine the need to install speed humps on Clair Road and Stanley Road.

#### Recommendations:

It is recommended that:

- (1) appropriate staff be authorized to conduct a poll of eligible residents on Clair Road and Stanley Road, in accordance with the traffic calming policy to determine if residents of the roadway support the installation of speed humps;
- (2) a by-law be prepared and public notice be given pursuant to the *Municipal Act* and *Municipal Class Environmental Assessment Act* for the alterations of sections of the roadway on Clair Road and Stanley Road for traffic calming purposes, described as follows: "The construction of speed humps on Clair Road and

Stanley Road, generally as shown on Drawing No. SH-5205-01 and Drawing No. SH-6783-01 dated February 16, 2005", attached;

- (3) pursuant to the requirements of Schedule B of the *Municipal Class Environmental Act* which have been recently enacted as Provincial Legislation, notice of study commencement be given to the Ministry of the Environment, Fire Services, Emergency Medical Services and Toronto Police Service and upon approval of a by-law by Council, Notice of Completion be issued;
- (4) subject to favourable results of the poll, the speed limit be reduced from 40 km/h to 30 km/h coincident with the implementation of speed humps on Clair Road between Jane Street and Laura Road as well as on Stanley Road between Jane Street and Laura Road; 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.

**33. Installation of Speed Humps – Wendell Avenue, between Gary Drive and Pellat Avenue (Ward 11 – York South-Weston)**

Report (March 1, 2005) from the Director, Transportation Services, West District, outlining the findings of an investigation to determine the need to install speed humps on Wendell Avenue, between Gary Drive and Pellat Avenue.

Recommendations:

- (1) appropriate staff be authorized to conduct a poll of eligible householders on Wendell Avenue, between Gary Drive and Pellat Avenue, to determine resident support for the proposed speed hump plan, in accordance with the City of Toronto traffic calming policy; and public notice be given pursuant to the *Municipal Class Environmental Assessment Act* including Notice of Study Commencement to the Ministry of Environment, Fire Service, Emergency Medical Service and Toronto Police Service;
- (2) subject to favourable results of the poll:
  - (i) a by-law be prepared for the alteration of sections of the roadway on Wendell Avenue, between Gary Drive and Pellat Avenue, for traffic calming purposes generally as shown on the attached print of Drawing No. 421F-7777, dated February 2005 and circulated to residents through the polling process;
  - (ii) pursuant to the requirements of the *Municipal Class Environmental Assessment Act*, Notice of Completion be issued;

- (iii) the speed limit be reduced from 40 km/h to 30 km/h on Wendell Avenue, between Gary Drive and Pellat Avenue, coincident with the implementation of speed humps; 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.

**34. Installation of Speed Humps – Terry Drive, between Rockcliffe Boulevard and Symes Road (Ward 11 – York South-Weston)**

Report (February 21, 2005) from the Director, Transportation Services, West District, outlining the findings of an investigation to determine the need to install speed humps on Terry Drive, between Rockcliffe Boulevard and Symes Road

Recommendations:

It is recommended that:

- (1) appropriate staff be authorized to conduct a poll of eligible householders on Terry Drive, between Rockcliffe Boulevard and Symes Road, to determine resident support for the proposed speed hump plan, in accordance with the City of Toronto traffic calming policy; and public notice be given pursuant to the *Municipal Class Environmental Assessment Act* including Notice of Study Commencement to the Ministry of Environment, Fire Service, Emergency Medical Service and Toronto Police Service;
- (2) subject to favourable results of the poll:
  - (i) a by-law be prepared for the alteration of sections of the roadway on Terry Drive, between Rockcliffe Boulevard and Symes Road, for traffic calming purposes generally as shown on the attached print of Drawing No. 421F-7778, dated February 2005, and circulated to residents through the polling process;
  - (ii) pursuant to the requirements of *the Municipal Class Environmental Assessment Act*, Notice of Completion be issued; and
  - (iii) the speed limit be reduced from 40 km/h to 30 km/h on Terry Drive, between Rockcliffe Boulevard and Symes Road, coincident with the implementation of speed humps; 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.

**35. Ravine Erosion on Spears Street (Ward 11 – York South-Weston)**

Report (March 15, 2005) from the Director, Development Engineering, responding to a request from the Etobicoke York Community Council to report on matters related to the ravine erosion along Spears Street.

Recommendations :

It is recommended that:

- (1) this report be received for information; and
- (2) this report be forwarded to the Works Committee for information.

**36. Installation of Speed Humps – Kinkora Drive, between Redberry Parkway and Treelawn Parkway (Ward 12 – York South-Weston)**

Report (February 21, 2005) from the Director, Transportation Services, West District, outlining the findings of an investigation to determine the need to install speed humps on Kinkora Drive, between Redberry Parkway and Treelawn Parkway.

Recommendation:

It is recommended that speed humps not be installed on Kinkora Drive, between Redberry Parkway and Treelawn Parkway as the traffic calming warrant Criteria is not achieved.

**37. Implementation of All-Way Stop Controls - Old Mill Drive at Catherine Street (Ward 13 – Parkdale-High Park)**

Report (February 24, 2005) from the Director, Transportation Services, West District.

Recommendations :

It is recommended that:

- (1) an all-way stop condition be installed at the intersection of Old Mill Drive and Catherine Street 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.

**38. Amendment to Existing Parking Regulations – Runnymede Road, between Deforest Road and Morningside Avenue (Ward 13 – Parkdale-High Park)**

Report (March 14, 2005) from the Director, Transportation Services, West District.

Recommendations:

It is recommended that:

- (1) the parking regulations be amended to allow parking for a maximum period of one hour from 9:00 a.m. to 4:00 p.m., Monday to Friday on the east side of Runnymede Road, between Deforest Road and Morningside Avenue; 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. Establishment of a “No Stopping 8:30 a.m. to 4:30 p.m., Monday to Friday” Zone Brookside Avenue (Ward 13 – Parkdale-High Park)**

Report (March 14, 2005) from the Director, Transportation Services, West District.

Recommendations:

It is recommended that:

- (1) the former City of York, Schedule IX of By-law Nos. 196-84 and 2958-94, be amended by prohibiting stopping 8:30 a.m. to 4:30 p.m., Monday to Friday, on the west side of Brookside Avenue, from a point 9 metres north of St. Mark’s Road to a point 23 metres further 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.

**40. Implementation of All-way Stop Condition – Humbercrest Boulevard at Baby Point Road – (Ward 13 – Parkdale-High Park)**

Report (March 11, 2005) from the Director, Transportation Services, West District.

Recommendations:

It is recommended that:

- (1) an all-way stop condition be installed at the intersection of Humbercrest Boulevard and Baby Point Road;
- (2) the existing pedestrian crossover on the west side of Humbercrest Boulevard be removed in conjunction with the installation of all-way stop controls; 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.

**41. Proposed Installation of Speed Bumps in the Public Lane, First North of St. Clair Avenue West, between Silverthorn Avenue and Blackthorn Avenue (Ward 17 – Davenport)**

Report (March 1, 2005) from the Director, Transportation Services, West District.

Recommendations:

It is recommended that:

- (1) the installation of speed bumps in the first public lane north of St. Clair Avenue West, between Silverthorn Avenue and Blackthorn Avenue, of the type and design noted and at the locations shown on Attachment No. 1, be approved; 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.

**42. Installation of On-Street Parking Spaces for Persons with Disabilities (Ward 17 – Davenport)**

Report (February 24, 2005) from the Director, Transportation Services, West District.

Recommendations:

It is recommended that:

- (1) an on-street parking space for persons with disabilities be established on Boon Avenue, west side, between a point 97 metres south of Hope Street and a point 5.5 metres further south;
- (2) an on-street parking space for persons with disabilities be established on McRoberts Avenue, west side, between a point 37 metres north of Norman Avenue and a point 5.5 metres further north;



- (3) an on-street parking space for persons with disabilities be established on Peterborough Avenue, south side, between a point 78.5 metres east of Greenlaw Avenue and a point 5.5 metres further east; 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.

**43. Renaming of East Avenue to “Grieves Avenue” (Ward 17 – Davenport)**

Report (March 10, 2005) from the City Surveyor, Works and Emergency Services, recommending that East Avenue, located on the east side of Prescott Avenue between St. Clair Avenue West and Kipping Avenue, be renamed to “Grieves Avenue”.

Recommendations:

It is recommended that:

- (1) subject to the requirements for changing the name of a street set out in Chapter 162-3A and 162-4A of the City of Toronto Municipal Code, “East Avenue” in Ward 17, be renamed to "Grieves Avenue"; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**44. Request for One-way Operation Eastbound on Rutland Street between Laughton Avenue and Wiltshire Avenue and One-way Operation Southbound on Wiltshire Avenue between Rutland Street and Davenport Road (Ward 17 – Davenport)**

Report (February 24, 2005) from the Director, Transportation Services, West District.

Recommendations:

It is recommended that:

- (1) the City Clerk be authorized to conduct a resident poll on Rutland Street, between Laughton Avenue and Wiltshire Avenue, and on Wiltshire Avenue, between Rutland Street and Davenport Road to determine majority support for designating both streets in a one-way eastbound and southbound direction respectively;
- (2) subject to favourable results of the poll, a one-way eastbound regulation be implemented on Rutland Street, between Laughton Avenue and Wiltshire Avenue,

and a one-way southbound regulation be implemented on Wiltshire Avenue between Rutland Street and Davenport Road;

- (3) the speed limit on Rutland Street, between Laughton Avenue and Wiltshire Avenue, be reduced from 50 km/h to 40 km/h;
- (4) the speed limit on Wiltshire Avenue, between Rutland Street and Davenport Road, be reduced from 50 km/h to 40 km/h; 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.

**45. Request for One-way Operation Northbound on Gilbert Avenue between Innes Avenue and Rogers Road and One-way Operation Southbound on Gilbert Avenue between Innes Road and Norman Avenue (Ward 17 – Davenport)**

Report (March 9, 2005) from the Director, Transportation Services, West District.

Recommendations:

It is recommended that:

- (1) the City Clerk be authorized to conduct a resident poll on Gilbert Avenue, between Innes Avenue and Rogers Road and on Gilbert Avenue, between Innes Avenue and Norman Avenue to determine majority support for designating sections of the street in a one-way northbound and southbound direction;
- (2) subject to favourable results of the poll, a one-way northbound regulation on Gilbert Avenue, between Innes Avenue and Rogers Road , and a one-way southbound regulation on Gilbert Avenue, between Innes Avenue and Norman Avenue be introduced; 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.

**46. Rescindment of Eastbound and Southbound Right Turns on Red Prohibition Old Weston Road at Turnberry Avenue (Ward 17 – Davenport)**

Report (February 24, 2005) from the Director, Transportation Services, West District.

Recommendations:

It is recommended that:

- (1) the existing eastbound and southbound right-turn-on-red prohibition at the intersection of Old Weston Road at Turnberry Avenue, 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.

**47. Installation/Removal of On-street Parking Spaces for Persons with Disabilities (Ward 11 – York South-Weston, Ward 13 – Parkdale-High Park and Ward 17 – Davenport)**

Report (March 4, 2005) from the Director, Transportation Services, West District.

Recommendations:

It is recommended that:

- (1) the existing on-street parking space for persons with disabilities on Morland Road, south side, between a point 39.5 metres east of Willard Avenue and a point 5.5 metres further east, be removed;
- (2) the existing on-street parking space for persons with disabilities on Woodcroft Crescent, west side, between a point 22.5 metres north of Hatherley Road and a point 7 metres further north, be removed;
- (3) an on-street parking space for persons with disabilities be established on Gibson Avenue, west side, between a point 50 metres north of Wright Avenue and a point 5.5 metres further north;
- (4) an on-street parking space for persons with disabilities be established on Bristol Avenue, west side, between a point 158.3 metres north of Geary Avenue and a point 5.5 metres further north;
- (5) an on-street parking space for persons with disabilities be established on Fairview Avenue, west side, between a point 35 metres north of Annette Street and a point 5.5 metres further north;

- (6) an on-street parking space for persons with disabilities be established on Peterborough Avenue, south side, between a point 18.5 metres west of McFarland Avenue and a point 5.5 metres further west; and
- (7) 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.

**48. Final Report – Part-lot Control Exemption Application**  
**Applicant: Marlene DiGiuseppe, IQ Developments; 255 Dalesford Road**  
**(Ward 5 – Etobicoke-Lakeshore)**

Report (March 11, 2005) from the Acting Director, Community Planning, West District, reviewing and recommending approval of an application to lift Part-lot Control for a development containing 22 townhouse dwelling unit, thereby allowing the creation of separate lots.

Recommendations:

It is recommended that City Council approve the application for Part-lot Control and that:

- (1) 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) the City Solicitor be authorized to introduce the necessary bill after such time that:
  - (a) all tax arrears and/or current taxes owing are paid in full;
  - (b) the owner has registered, satisfactory to the City Solicitor, a Section 118 restriction under the *Land Title Act* agreeing not to transfer or charge any part of the said lands without the prior written consent of the Chief Planner or his delegate; and
  - (c) the Site Plan Control agreement, pursuant to Section 41 of *the Planning Act*, has been registered;
- (3) the City Solicitor be authorized to take the necessary steps to release the Section 118 restriction at such time as the Common Elements Condominium Plan has been registered; and
- (4) the appropriate City Officials be authorized and directed to register the by-law on title.

**49. Section 37 Agreement Amendment – 5233 Dundas Street West Holdings Limited and 1442923 Ontario Inc.; Dundas Street West and Kipling Avenue (Viking Road Area) (Ward 5 – Etobicoke-Lakeshore)**

Report (March 15, 2005) from the Acting Director, Community Planning, West District, seeking Council's authorization to amend a Section 37 Agreement that has been registered between the City of Toronto and 5233 Dundas Street West Holdings Limited and 1442923 Ontario Inc.

Recommendations:

It is recommended that:

- (1) authorize staff to amend the Section 37 Agreement by deleting the reference to the word "first" and replace it with the word "last", as discussed in this report; and
- (2) adopt Recommendation (1) subject to the developer submitting an Air Quality Study for staff review and approval.

**50. Terms of Reference – Community Improvement Plan for Etobicoke Centre (Ward 5 – Etobicoke-Lakeshore)**

Report (March 15, 2005) from the Acting Director, Community Planning, West District.

Recommendations:

It is recommended that the Terms of Reference for a Community Improvement Plan for the Etobicoke Centre, appended to this report, be adopted.

**51. Request for Approval of a Minor Variance from Chapter 297, Signs, of the Former City of Toronto Municipal Code – 537 Keele Street (Ward 11 – York South-Weston)**

Report (March 15, 2005) from the Acting Director, Community Planning, West District, regarding a request by Dominic Rotundo, on behalf of Esso Canada Inc., for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code, to permit illumination of five existing first-party fascia signs located on the Esso service station at 537 Keele Street.

Recommendations:

It is recommended that:

- (1) the requested variance be approved to permit illumination of five existing first-party fascia signs located on the Esso service station at 537 Keele Street, subject

to the applicant installing an automated timing device to limit the hours of illumination of the signs to business hours; and

- (2) the applicant be advised, upon approval of the variance, of the requirement to obtain the necessary sign permits from the Commissioner of Urban Development Services.

**52. Amendment to Section 37 Agreement – Site Plan Control**  
**Applicant: Gabriel Di Martino, Tiffany Park (St. Clair) Ltd.**  
**1912 St. Clair Avenue West (Ward 11 – York South-Weston)**

Report (March 4, 2005) from the Acting Director, Community Planning, West District, seeking Council's authorization to amend an existing Section 37 Agreement that was registered for a residential townhouse development consisting of a public park and 262 dwelling units.

Recommendations:

It is recommended that:

- (1) City Council authorize the City Solicitor to amend the Section 37 Agreement (Instrument No. At400306) by revising the wording in Clause 6.13 so that it read as follows:
 

“The Owner agrees that all components of the Park Conveyance shall be completed to the satisfaction of the Commissioner of Economic Development Culture and Tourism by no later than the earlier of the Park Threshold and November 5, 2006.”; and
- (2) the City Solicitor be authorized to make such stylistic and technical changes to the amendment as may be required.

**53. Preliminary Report – Rezoning Application**  
**Applicant: Eros Fiacconi, EGF Associates; 1920 Albion Road and 225 Carrie Drive**  
**(Ward 1 – Etobicoke North)**

Report (March 10, 2005) from the Acting Director, Community Planning, West District, providing preliminary information on the rezoning application and seeking Community Council's directions on further processing of the application and on the community consultation process.

Recommendations :

It is recommended that:

- (1) staff be directed to provide an information package on this proposal to all landowners within 120 metres of this site in lieu of a community meeting; and
- (2) notice for the Public Meeting under the *Planning Act* be given according to the regulations under the *Planning Act*.

**54. Preliminary Report – Rezoning Application**  
**Applicant: Jim Levac, Korsiak & Company Ltd., on behalf of Carmine Cesta;**  
**Architect: Ian Cunha, Cunha Design Consultants Ltd.**  
**99 Evans Avenue (Ward 6 – Etobicoke-Lakeshore)**

Report (March 11, 2005) from the Acting Director, Community Planning, West District, providing preliminary information on the above-noted rezoning application and seeking Community Council's directions on further processing of the application and on the community consultation process.

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*.

**55. Preliminary Report – Official Plan Amendment and Rezoning Application**  
**Applicant: Pedro Pimentel, Pedro Pimentel Architect; 147 Brandon Avenue**  
**(Ward 17 – Davenport)**

Report (March 11, 2005) from Acting Director, Community Planning, West District, providing preliminary information on the above-noted application and to seek Community Council's directions on further processing of the application and on the community consultation process.

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*.

**56. Application for Outdoor Café Encroachment at 3359 Bloor Street West  
(Ward 5 – Etobicoke-Lakeshore)**

Report (January 14, 2005) from the District Manager, Municipal Licensing and Standards.

Recommendations:

It is recommended that this application to lease 16.76 square metres (6.05 metres x 2.77 metres) of the municipal boulevard, located at the front of 3359 Bloor 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. The fee is subject to change;
- (3) provide a certificate of insurance evidencing a third party bodily injury and property damage insurance in the amount of two million dollars (\$2,000,000.00), or such other coverage and greater amount as the City may require, and naming the City of Toronto as an additional insured party under the policy; and
- (4) applicant must conduct business in compliance with the requirements of all City of Toronto Works and Emergency Services by-laws.



**57. Request for Approval of Variances from Chapter 215, Signs, of the Former City of Etobicoke Municipal Code – 1800 The Queensway (Ward 5 – Etobicoke-Lakeshore)**

Report (March 11, 2005) from the Director of Building and Deputy Chief Building Official regarding a request by Sean Smith, Steel Art Sign Corp., on behalf of the Fima Corporation, for approval of variances from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, to permit one business identification ground sign with tenant directory at the 1800 The Queensway.

**58. Sale of Surplus Land – Strip of Land Fronting 3857-3865 Lake Shore Boulevard West (Ward 6 – Etobicoke-Lakeshore)**

Report (February 25, 2005) from the Commissioner, Corporate Services.

Recommendations:

It is recommended that:

- (1) the Offer to Purchase from Paglia Holdings Inc. to purchase the City-owned strip of vacant land fronting 3857-3865 Lake Shore Boulevard West, being part of Lots 303 to 307 inclusive, and part of Unnamed Road (Closed) on Plan 2172, also being part of Lot 11, Broken Front Concession and designated as Parts 8 and 10 on Reference Plan 64R-9386, subject to an existing easement over Part 8 on Reference Plan 64R-9386 in favour of Enbridge Gas and the retention of a permanent easement over Part 10 on said Plan for operation and maintenance of a 200mm watermain (the “Property”), in the amount of \$51,000.00, be accepted, substantially on the terms and conditions 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 making payment of any necessary expenses and amending the closing date and other relevant transaction dates 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.

**59. Notification Procedures for Proposed Listings on the Inventory of Heritage Properties (All Wards)**

Report (February 9, 2005) from the Commissioner, Economic Development, Culture and Tourism, regarding procedures used to notify owners when a recommendation is brought forward to list a property on the Inventory of Heritage Properties.

Recommendation:

It is recommended that this report be received for information.

- 59(a).** Communication (March 4, 2005) from the Toronto Preservation Board advising that the Toronto Preservation Board received the report (February 9, 2005) from the Commissioner, Economic Development, Culture and Tourism.

**60. Designation of the CIRV FM Summerfest/2005 as a Community Event (Ward 17 – Davenport)**

Communication (February 18, 2005) from Councillor Cesar Palacio (Ward 17 – Davenport) requesting that CIRV FM Summerfest/2005, to be held on June 17, 18 and 19, 2005, be declared a significant community event for liquor licensing purposes; and that the Alcohol and Gaming Commission be advised that the Etobicoke York Community Council has no objection to it taking place.

**61. Ontario Municipal Board Hearing – 56 Grovetree Road (Ward 1 – Etobicoke North)**

Communication (February 21, 2005) from Kathy Stranks, Supervisor, Board Member Services, Toronto and Region Conservation Authority (TRCA), authorizing TRCA staff to act in the capacity of expert witness for the City of Toronto at the Ontario Municipal Board hearing regarding 56 Grovetree Road.



---

**ETOBICOKE YORK COMMUNITY COUNCIL  
ADDED STARTER AGENDA  
MEETING 3**

**Date of Meeting:** Wednesday, March 30, 2005      **Enquiry:** Glenda Jagai  
**Time:** 9:30 a.m.      **Committee Administrator**  
**Location:** Council Chambers      **416-394-8101**  
Etobicoke Civic Centre      **etcc@toronto.ca**  
399 The West Mall  
Toronto, Ontario

---

- 1. Draft By-law to Name Private Lane at 120 Eringate Drive as “Ramage Lane”  
(Ward 3 – Etobicoke Centre)**  
  
(Public Meeting under the *Municipal Act* – 9:30 a.m.)
  - 1(a).** Draft by-law from the City Solicitor.
  
- 2. Draft By-law to Name Private Lane at 35 Fieldway Road as “Shires Lane”  
(Ward 5 – Etobicoke-Lakeshore)**  
  
(Public Meeting under the *Municipal Act* – 9:30 a.m.)
  - 2(a).** Draft by-law from the City Solicitor.
  
- 3. Draft By-law to Name Private Lane at 35 Fieldway Road, an Extension of  
Van Dusen Boulevard, as “Van Dusen Bouevard” (Ward 5 – Etobicoke-Lakeshore)**  
  
(Public Meeting under the *Municipal Act* – 9:30 a.m.)
  - 3(a).** Draft by-law from the City Solicitor to follow.

**4. Application for Outdoor Marketing Display at 4917 Dundas Street West  
(Ward 5 – Etobicoke-Lakeshore)**

**(Deferred from January 18, 2005)**

**4(b).** Communication (March 21, 2005) from John Alkins, Chairman, Village of Islington BIA.

**6. Request for Approval of Variances from Chapter 215, Signs, of the Former City of  
Etobicoke Municipal Code - 1500 Islington Avenue (Ward 4 – Etobicoke Centre)**

**(Deferred from February 8, 2005)**

**6(a).** Report (March 29, 2005) from the Director of Building and Deputy Chief Building Official.

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, of the requirement to obtain the necessary sign permits.

**7. Request for Approval of Variances from Chapter 215, Signs, of the Former City of  
Etobicoke Municipal Code - 1580 The Queensway (CIBC)  
(Ward 5 – Etobicoke-Lakeshore)**

**(Referred back by Council on February 16, 2005)**

**7(a).** Report (March 23, 2005) from the Director of Building and Deputy Chief Building Official, regarding a request by Sophia McLean, Daynite Signs Canada Inc., on behalf of M.H. Janzen Real Estate, for approval of variances from Chapter 215, Signs, of the former City of Etobicoke Municipal Code to permit first party illuminated fascia signs for CIBC and canopy sign band for drive-through and 2 Incidental Ground Signs providing direction at 1580 The Queensway.

Recommendation:

It is recommended that:

- (1) this report be received for information; and

- (2) the Director and Deputy Chief Building Official, Building Division, West District report to a future meeting of the Etobicoke Community Council once Building Division staff and Day Nite Neon Signs Canada Inc have met to discuss modifications to the signs in order to reduce the extent of the variances.

**9. Final Report – Official Plan Amendment and Rezoning Application  
Applicant: Morguard Investments; Architect: Petroff Partnership  
Finch Avenue West (Ward 1 – Etobicoke North)**

**(Public Meeting under the *Planning Act* – 3:45 p.m.)**

- 9(a).** Communication (March 29, 2005) from Joe Carito, President, Etobicoke North Residents' Inc.

**10. Final Report – Commercial Outdoor Roof Top Patio Study  
(Ward 5 – Etobicoke Lakeshore)**

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

- 10(a).** Communication (March 25, 2005) from Mike and Lynn Cooke.

**11. Final Report – Rezoning Application; Applicant: Greg Bettencourt,  
Bettencourt Designs Ltd.; Architect: Greg Bettencourt  
82 Daniels Street (Ward 5 – Etobicoke-Lakeshore)**

**(Public Meeting under the *Planning Act* – 5:00 p.m.)**

- 11(b).** Communication (March 29, 2005) from J.R. Hergel and Anita Crux.

- 11(c).** Communication (March 29, 2005) from Joe and Liz Sabatino.

**12. Final Report – West District Application - Proposed Zoning Amendments for  
Coulter Avenue/King Street Area and King Street Crescent/Little Avenue  
Study Area (Ward 11 – York South-Weston)**

**(Public Meeting under the *Planning Act* – 7:00 p.m.)**

- 12(a).** Report (March 29, 2005) from the Acting Director, Community Planning, West District, recommending a minor modification to the draft Zoning By-law Amendment.

Recommendation:

It is recommended that City Council:

- (1) amend the draft Zoning By-law Amendment attached as Attachment No. 2 to the final report dated March 11, 2005 from the Acting Director, Community Planning, West District, by adding the words “has a ceiling with habitable space above and/or direct access to the habitable portion of the building,” following the words “building that” where it appears in Section 2, Clause (l) of the draft By-law; and
- (2) deem that no further public meeting is required in respect of the change to the draft Zoning By-law Amendment.

**12(b).** Communication (March 23, 2005) from Randy Faulds.

**27. Temporary Lane Closing on Public Highways Adjoining 3391 Bloor Street West (Ward 5 – Etobicoke-Lakeshore)**

**27(a).** Communication (March 23, 2005) from Nathalie Richard.

**35. Ravine Erosion on Spears Street (Ward 11 – York South-Weston)**

**35(a).** Report (March 21, 2005) from the Director, District Engineering Services, requesting authority to construct a retaining wall adjacent to No. 100 Spears Street.

Recommendations :

It is recommended that:

- (1) the City proceed with the construction of the retaining wall adjacent to No. 100 Spears Street at an estimated cost of \$250,000.00,
- (2) the section of the public pathway, located on the property of No. 100 Spears Street, be removed and reconstructed on the City property,
- (3) the funding in the amount of \$250,000.00 be secured,
- (4) the appropriate City officials be authorized and directed to take the necessary action thereto.

**NEW ITEMS (A MOTION IS REQUIRED TO INTRODUCE THESE ITEMS.)**

**62. 52 Cliff Street – Request to Remove One City-owned Tree  
(Ward 11 – York South-Weston)**

**(Speaker - 3:00 p.m.)**

Report (February 8, 2005) from the Commissioner, Economic Development, Culture and Tourism, respecting a request to remove the tree due to damage to sewer, water pipes and to the driveway retaining wall by tree roots.

Recommendation:

It is recommended that the Etobicoke York Community Council deny the request for the removal of one City-owned tree at 52 Cliff Street.

**63. Status Report - Site Plan Approval Application  
Applicant: Glen J. Wellings, MHBC Planning Ltd.  
207 New Toronto Street  
(Ward 6 – Etobicoke-Lakeshore)**

Report (March 22, 2005) from the Acting Director, Community Planning, West District regarding a Site Plan Control application to permit a concrete batching plant, two salt storage units, sand/aggregate storage units and associated parking at 207 New Toronto Street.

Recommendation:

It is recommended that Etobicoke York Community Council instruct the Director of Community Planning, West District, to report directly to City Council on the resolution of outstanding site plan issues and whether to authorize City Legal to appear in support of City Council's position at the Ontario Municipal Board.

**64. Traffic Calming (Speed Humps) on Duncanwoods Drive between  
Pearldale Avenue and Rubydale Gardens (Ward 7 – York West)**

Report (March 24, 2005) from the Director, Transportation Services, West District.

Recommendations:

It is recommended that:

- (1) a by-law be prepared and public notice be given pursuant to the Municipal Act and Municipal Class Environmental Assessment Act for the alterations of sections of the roadway on Duncanwoods Drive for traffic calming purposes, described as follows:

The construction of speed humps on Duncanwoods Drive, generally as shown on Attachment No 1;

- (2) pursuant to the requirements of Schedule B of the Municipal Class Environmental Act which have been recently enacted as Provincial Legislation, upon approval of a by-law by Council, Notice of Completion be issued;
- (3) the speed limit on Duncanwoods Drive between Pearldale Avenue and Rubydale Gardens be reduced from 40 km/h to 30 km/h, coincident with the implementation of speed humps;
- (4) the existing 40 km/h speed limit by-law be amended to apply on Duncanwoods Drive between Islington Avenue and Rubydale Gardens and between Pearldale Avenue and Finch Avenue West; 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.

**65. Parking Adjustments fronting Regal Road Public School  
(Ward 17 – Davenport)**

Report (March 24, 2005) from the Director, Transportation Services, West District.

Recommendations:

It is recommended that:

- (1) the parking prohibition from 8:30 a.m. to 6:00 p.m., daily, on the north side of Regal Road from Dufferin Street to Northcliffe Boulevard, be rescinded;
- (2) standing be prohibited from 8:30 a.m. to 6:00 p.m., daily, on the north side of Regal Road from Dufferin Street to Northcliffe Boulevard;
- (3) the existing ten-minute maximum parking limit in operation from 8:30 a.m. to 9:00 a.m., from 11:25 a.m. to 12:01 p.m. and from 3:00 p.m. to 3:30 p.m., Monday to Friday, on the south side of Regal Road from a point 22 metres east of Dufferin Street to a point 22 metres further east, be rescinded;



- (4) the parking prohibition from 12:01 a.m. to 8:30 a.m., from 9:00 a.m. to 11:25 a.m., from 12:01 p.m. to 3:00 p.m. and from 3:30 p.m. to 12:01 a.m., Monday to Friday and at all times on Saturday and Sunday, on the south side of Regal Road from a point 22 metres east of Dufferin Street to a point 22 metres further east, be rescinded;
- (5) parking be allowed for a maximum period of ten-minutes from 8:30 a.m. to 9:15 a.m., from 11:20 a.m. to 1:10 p.m. and from 3:00 p.m. to 3:45 p.m., Monday to Friday, on the south side of Regal Road from a point 22 metres east of Dufferin Street to a point 22 metres further east;
- (6) parking be prohibited at all other times, on the south side of Regal Road from a point 22 metres east of Dufferin Street to a point 22 metres further east; and
- (7) 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 requested.

**66. Appointment – Director on the Board of Management of the Swansea Town Hall (Ward 13 – Parkdale-High Park)**

Communication (March 24, 2005) from the Executive Director, Swansea Town Hall, Community Centre.

**67. Amendments to Parking Regulations – Request for Alternate Side Parking on Kane Avenue, between Rogers Road and Trowell Avenue (Ward 12 - York South Weston)**

Report (March 23, 2005) from the Director, Transportation Services, West District.

Recommendations:

It is recommended that:

- (1) the existing “Permit Parking 12 Midnight to 6:00 a.m.” regulations in place on Kane Avenue between Rogers Road and Trowell Avenue, be rescinded;
- (2) the existing “No Parking Anytime” regulations in place on Kane Avenue between Rogers Road and Trowell Avenue, be rescinded;
- (3) the existing “Alternate Side Parking” on Kane Avenue, between Rogers Road and Kersdale Avenue, be rescinded;

- (4) “Alternate Side Parking” be implemented on Kane Avenue, between Rogers Road and Trowell Avenue as follows:
  - (i) parking be prohibited on the west side from April 1 to November 30, the first day to the 15<sup>th</sup> day of each month, inclusive;
  - (ii) parking be prohibited on the east side from April 1 to November 30, the 16<sup>th</sup> day to the last day of each month, inclusive;
- (5) parking be prohibited on the west side of Kane Avenue, between Rogers Road and Trowell Avenue anytime, from December 1<sup>st</sup> of one year to March 31<sup>st</sup> of the next following year, inclusive;
- (6) permit parking be allowed on an alternate side basis to coincide with the proposed alternate side regulations; and
- (7) appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.