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**ETOBICOKE YORK COMMUNITY COUNCIL  
AGENDA  
MEETING 6**

**Date of Meeting:** Tuesday, July 5, 2005  
**Time:** 9:30 a.m.  
**Location:** Council Chambers  
Etobicoke Civic Centre  
399 The West Mall  
Toronto, Ontario

**Enquiry:** Glenda Jagai  
Committee Administrator  
416-394-8101  
etcc@toronto.ca

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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 – May 31, 2005**

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

10:30 a.m. – Item 1	11:30 a.m. – Item 6
10:45 a.m. – Item 2	11:45 a.m. – Item 7
11:00 a.m. – Item 4	12:00 p.m. – Item 8
11:15 a.m. – Item 5	2:00 p.m. – Item 3

**Communications/Reports:**

- 1. Final Report – Rezoning Application; Applicant: The Goldman Group  
347 Royal York Road (Ward 6 – Etobicoke-Lakeshore)**

**(Public Meeting under the *Planning Act* – 10:30 a.m.)**

Report (June 20, 2005) from the Director, Community Planning, Etobicoke York District, reviewing and recommending approval of an application to amend the Etobicoke Zoning Code for a 38-unit townhouse development at 347 Royal York Road.

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 Code Amendment attached as Attachment No. 7;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning Code Amendment as may be required;
- (3) before introducing the necessary Bills to City Council for enactment, require the owner to satisfy the requirements of the Canadian National Railway, including engaging a consultant to undertake an analysis of noise and vibration and provide abatement measures necessary to achieve the maximum level limits set by the Ministry of the Environment and Canadian National.

**2. Final Report – Official Plan Amendment and Rezoning Application;**

**Applicant: Princeway Investments**

**2 and 6 Royal York Road (Ward 6 – Etobicoke-Lakeshore)**

**(Public Meeting under the *Planning Act* – 10:45 a.m.)**

Report (June 20, 2005) from the Director, Community Planning, Etobicoke York District, reviewing and recommending approval of an application to amend the former City of Etobicoke Official Plan and Zoning Code to construct two 2-storey additions at 2 and 6 Royal York Road and a 3 ½-storey stacked townhouse building to be located on the south portion of 2 Royal York Road, for a total of 44 condominium residential units.

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. 7;
- (2) amend the Zoning Code for the former City of Etobicoke substantially in accordance with the draft zoning amendments outlined in this report;
- (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) before introducing the necessary Bills to City Council for enactment, require the owner to enter into an Agreement under Section 37 of the Planning Act, providing public benefits in exchange for the increase in permitted height and density on the property, as set out in this report; and
- (5) before introducing the necessary Bills to City Council for enactment, require the owner to file an application for Site Plan Control under Section 41 of the Planning Act.

**3. Final Report – Official Plan Amendment and Rezoning Application;  
Applicant: Monarch Construction Limited/Waterview Corporation  
2115 – 2139 Lake Shore Boulevard West (Ward 6 – Etobicoke-Lakeshore)**

**(Public Meeting under the *Planning Act* – 2:00 p.m.)**

Report (June 20, 2005) from the Director, Community Planning, Etobicoke York District, reviewing and recommending approval of an application to amend the former City of Etobicoke Official Plan (Humber Bay Shores (former Motel Strip) Secondary Plan) and Zoning By-law Nos. 1994-149 and 1994-197, and to lift the “H” holding symbol to permit the next phase (Phase 4) of a comprehensive, mixed use development known as “Waterview” at 2115-2139 Lake Shore Boulevard West.

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. 6;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required;
- (3) before introducing the necessary Bills to City Council for enactment, require the owner to enter into a Section 37 Agreement and have completed registration on title securing the benefits outlined in this report;
- (4) approve the application to lift the Holding “H” provisions to permit the next phase of development (Phase 4) on the lands shown on Attachment No. 1, subject to final Site Plan Approval and the signing of other agreements, as required;

- (5) authorize the City Clerk to give notice of an intention to pass an amending By-law to remove the “H” Holding symbol for the lands from By-law No. 1994-149 and By-law No. 1994-197;
- (6) authorize the City Solicitor to forward to Council the By-law lifting the “H” symbol from the lands, subject to confirmation that all Holding provisions of By-law No. 1994-149 and By-law No. 1994-197 have been satisfied.
- (7) before introducing the necessary Bills to Council for enactment, require the applicant to submit a letter of undertaking to the City agreeing to withdraw their appeal with respect to the Toronto Official Plan upon the Official Plan and Zoning Amendments coming into force; and
- (8) 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. 6.

**4. Removal of One Privately Owned Tree – 9 Elderfield Crescent  
(Ward 3 – Etobicoke Centre)**

**(Speakers – 11:00 a.m.)**

Report (June 3, 2005) from the General Manager, Parks, Forestry and Recreation.

Recommendation:

It is recommended that the request for a permit to remove the privately owned 47 cm diameter Colorado blue spruce tree at 9 Elderfield Crescent be denied.

**5. Removal of One Privately Owned Tree – 17 Albright Avenue  
(Ward 6 – Etobicoke-Lakeshore)**

**(Speakers – 11:15 a.m.)**

Report (June 3, 2005) from the General Manager, Parks, Forestry and Recreation.

Recommendation:

It is recommended that the request for a permit to remove the privately owned 53 cm diameter little-leaf linden tree at 17 Albright Avenue be denied.

**6. Request for an Exemption to the Former City of Toronto Municipal Code to Permit Front Yard Parking on 13 Mayfield Avenue (Ward 13 – Parkdale-High Park)**

**(Speakers – 11:30 a.m.)**

Report (June 3, 2005) from the Director, Transportation Services, Etobicoke York District on an application for front yard parking at 13 Mayfield Avenue.

Recommendation:

It is recommended that Etobicoke York Community Council refuse this application.

**7. Request for an Exemption to the Former City of Toronto Municipal Code to Permit Front Yard Parking on 629 Windermere Avenue (Ward 13 – Parkdale-High Park)**

**(Speakers – 11:45 a.m.)**

Report (June 3, 2005) from the Director, Transportation Services, Etobicoke York District on an application for front yard parking at 629 Windermere Avenue.

Recommendation:

It is recommended that Etobicoke York Community Council refuse this application.

**8. Request for Approval of Variances from Chapter 215, Signs, of the Former City of Etobicoke Municipal Code for a First Party Ground Pylon Sign at 1025 The Queensway (Ward 5 – Etobicoke-Lakeshore)**

**(Speakers - 12:00 p.m.)**

Report (June 17, 2005) from the Director of Building and Deputy Chief Building Official regarding a request by David Monaghan with Kramer Design Associates for Cineplex Galaxy, for approval of a variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, to permit a first party ground sign along the south side of 1025 The Queensway.

Recommendation:

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

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

**(Deferred from March 30, May 3, and May 31, 2005)**

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.

**10. Poll Results – One way Operation Southbound on Gillespie Avenue between Davenport Road and Connolly Street (Ward 17 – Davenport)**

**(Deferred from May 3, 2005 and May 31, 2005)**

Report (April 12, 2005) from the City Clerk providing the results of a resident poll to determine support for a one-way operation southbound on Gillespie Avenue between Davenport Road and Connolly Street.

Recommendation:

It is recommended that a one-way southbound regulation not be introduced on Gillespie Avenue, between Davenport Road and Connolly Street, since the poll results did not meet the over 50 percent criteria.

**11. Proposed “No Parking Anytime” Prohibition on the South Side of Reading Court (Ward 2 – Etobicoke North)**

Report (June 9, 2005) from the Director, Transportation Services, Etobicoke York District.

Recommendations:

It is recommended that:

- (1) a “No Parking Anytime” regulation be installed on the south side of Reading Court, between Attwell Drive and the west limit of Reading Court; 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.

**12. Reduction of Speed Limit from 50 km/h to 40 km/h on Hullen Crescent and on Topbank Drive (Ward 2 – Etobicoke North)**

Report (June 8, 2005) from the Director, Transportation Services, Etobicoke York District.

Recommendations:

It is recommended that:

- (1) the speed limit on Hullen Crescent, between Topbank Drive (east intersection) and Topbank Drive (west intersection), be reduced from 50 km/h to 40 km/h as the requirements of the 40 km/h Speed Limit Warrant are achieved;
- (2) the speed limit on Topbank Drive between Humberwood Boulevard and Upper Humber Drive, be reduced from 50 km/h to 40 km/h as the requirements of the 40 km/h Speed Limit Warrant are achieved; 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.

**13. Proposed Parking Prohibition Amendment in the Area of 495 The West Mall (Ward 3 – Etobicoke Centre)**

Report (June 8, 2005) from the Director, Transportation Services, Etobicoke York District.

Recommendations:

It is recommended that:

- (1) the current “No Parking, Anytime” prohibition on the both sides of The West Mall between the north limit of the road and Evans Avenue be removed;
- (2) parking be prohibited anytime on the west side of The West Mall between the north limit of the road and Evans Avenue;

- (3) parking be prohibited anytime on the east side of The West Mall between Evans Avenue and a point 199.5 metres south of Holiday Drive;
- (4) parking be prohibited anytime on the east side of The West Mall between a point 152.5 metres south of Holiday Drive and the north limit of the road;
- (5) parking be prohibited, 7:00 a.m. to 9:00 a.m., 4:00 p.m. to 6:00 p.m., Monday to Friday, on the east side of The West Mall between a point 152.5 metres south of Holiday Drive and a point 47.0 metres south thereof; 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.

**14. Adding and Amending the School Bus Loading Zones on Denfield Street  
(Ward 4 – Etobicoke Centre)**

Report (June 13, 2005) from the Director, Transportation Services, Etobicoke York District.

Recommendations:

It is recommended that:

- (1) the school bus loading zone currently located on the east side of Denfield Street from a point 138.0 metres north of Widdicombe Hill Boulevard to a point 77.0 metres north thereof be rescinded;
- (2) a school bus loading zone on the east side of Denfield Street from a point 110.0 metres north of Widdicombe Hill Boulevard to a point 105.0 metres north thereof be enacted;
- (3) a school bus loading zone on the west side of Denfield Street from a point 77.0 metres north of Widdicombe Hill Boulevard to a point 25.0 metres north thereof be enacted;
- (4) the existing “No Parking, 8:00 a.m. to 5:00 p.m., Monday to Friday” prohibition on the east side of Denfield Street from Widdicombe Hill Boulevard to a point 138.0 metres north thereof be rescinded;
- (5) a “No Parking, 8:00 a.m. to 5:00 p.m., Monday to Friday” prohibition on the east side of Denfield Street from Widdicombe Hill Boulevard to a point 110.0 metres north thereof be enacted;



- (6) the existing “No Stopping, 8:00 a.m. to 5:00 p.m., Monday to Friday” prohibition on the east side of Denfield Street from a point 138.0 metres north of Widdicombe Hill Boulevard to Clement Road be rescinded;
- (7) a “No Stopping, 8:00 a.m. to 5:00 p.m., Monday to Friday” prohibition on the east side of Denfield Street from a point 110.0 metres north of Widdicombe Hill Boulevard to Clement Road be enacted; and
- (8) 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.

**15. Proposed Short Term Parking on Government Road and Prince Edward Drive in the Area of Lambton Kingsway Junior Middle School (Ward 5 – Etobicoke-Lakeshore)**

Report (June 9, 2005) from the Director, Transportation Services, Etobicoke York District.

Recommendations:

It is recommended that:

- (1) the “No Parking 8:00 a.m. to 5:00 p.m., Monday to Friday” prohibition on the south side of Government Road between Prince Edward Drive and a point 113.0 metres east thereof be removed;
- (2) parking be restricted to a 10-minute maximum period, 8:30 a.m. to 9:00 a.m., 11:30 a.m. to 1:30 p.m., 3:00 p.m. to 4:00 p.m., Monday to Friday” on the south side of Government Road between Prince Edward Drive and a point 62.0 metres east thereof;
- (3) parking be prohibited, 9:00 a.m. to 11:30 a.m., 1:30 p.m. to 3:00 p.m., 4:00 p.m. to 5:00 p.m., Monday to Friday, on the south side of Government Road between Prince Edward Drive and a point 62.0 metres east thereof;
- (4) the “No Parking, 8:00 a.m. to 5:00 p.m., Monday to Friday” prohibition on the east side of Prince Edward Drive between Government Road and a point 55.0 metres north of Marquis Avenue be removed;
- (5) parking be restricted to a 10-minute maximum period, 8:30 a.m. to 9:00 a.m., 11:30 a.m. to 1:30 p.m., 3:00 p.m. to 4:00 p.m., Monday to Friday, on the east side of Prince Edward Drive between a point 12.0 metres south of Government Road and a point 60.0 metres south thereof;

- (6) parking be prohibited, 9:00 a.m. to 11:30 a.m., 1:30 p.m. to 3:00 p.m., 4:00 p.m. to 5:00 p.m., Monday to Friday, on the east side of Prince Edward Drive between a point 12.0 metres south of Government Road and a point 60.0 metres south thereof; 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.

**16. Proposed Stopping Prohibition on Jutland Road (Ward 5 – Etobicoke-Lakeshore)**

Report (June 6, 2005) from the Director, Transportation Services, Etobicoke York District.

Recommendations:

It is recommended that:

- (1) the current “No Parking, 8:00 a.m. – 5:00 p.m., Monday to Friday” prohibition on both sides of Jutland Road between Islington Avenue to a point 134.0 metres west thereof be removed;
- (2) stopping be prohibited, 8:00 a.m. – 5:00 p.m., Monday to Friday, on both sides of Jutland Road between Islington Avenue to a point 134.0 metres west thereof; 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.

**17. Proposed Installation of All-way Stop Controls at the Intersection of Shawbridge Avenue and Bering Avenue and Shawbridge Avenue and Chauncey Avenue/Olivewood Road (Ward 5 – Etobicoke-Lakeshore)**

Report (June 8, 2005) from the Director, Transportation Services, Etobicoke York District:

Recommendations:

It is recommended that:

- (1) an all-way stop control be installed at the intersection of Shawbridge Avenue and Bering Avenue as the warrant requirements are achieved;

- (2) an all-way stop control be installed at the intersection of Shawbridge Avenue and Chauncey Avenue/Olivewood Road as the warrant requirements are achieved; 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.

**18. Proposed Installation of All-way Stop Controls at the Intersection of Jopling Avenue North and Mattice Avenue (Ward 5 – Etobicoke-Lakeshore)**

Report (June 10, 2005) from the Director, Transportation Services, Etobicoke York District:

Recommendations:

It is recommended that:

- (1) an all-way stop control be erected at the intersection of Jopling Avenue North and Mattice Avenue 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.

**19. Traffic Assessment – Daniels Street and Moynes Avenue (Ward 5 – Etobicoke Lakeshore)**

Report (June 1, 2005) from the Director, Transportation Services, Etobicoke York District presenting the results of traffic studies conducted in the vicinity of the intersection of Daniels Street and Moynes Avenue.

Recommendation:

It is recommended that an all-way stop control not be installed at the intersection of Daniels Street and Moynes Avenue as the warrant requirements are not achieved.

**20. Proposed Installation of Traffic Control Signals on Lake Shore Boulevard West at the F. G. Gardiner Expressway On/Off-Ramp/Brookers Lane (Ward 6 – Etobicoke-Lakeshore)**

Report (June 7, 2005) from the Director, Transportation Services, Etobicoke York District:

Recommendations:

It is recommended that:

- (1) traffic control signals be installed at the intersection of Lake Shore Boulevard West and the F. G. Gardiner Expressway On/Off-ramp/Brookers Lane; 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.

**21. Proposed Traffic Control Regulations in the Vicinity of the Intersection of the F. G. Gardiner Expressway Eastbound Off-Ramp and Legion Road North (Ward 6 – Etobicoke-Lakeshore)**

Report (June 7, 2005) from the Director, Transportation Services, Etobicoke York District:

Recommendations:

It is recommended that:

- (1) Legion Road North be changed from a one-way (southbound) to a two-way operation, anytime, between the south limit of the F. G. Gardiner Expressway and the north limit of Manitoba Street;
- (2) traffic control signals be installed at the intersection of the F. G. Gardiner Expressway Eastbound Off-Ramp and Legion Road North;
- (3) a stop control be installed for northbound traffic at the intersection of the F. G. Gardiner Expressway Eastbound Off-Ramp and Legion Road North;
- (4) northbound left-turn movements be prohibited anytime at the intersection of the F. G. Gardiner Expressway Eastbound Off-Ramp and Legion Road North;
- (5) southbound right-turn movements be prohibited anytime at the intersection of the F. G. Gardiner Expressway Eastbound Off-Ramp and Legion Road North;
- (6) eastbound left-turn movements be prohibited anytime at the intersection of the F. G. Gardiner Expressway Eastbound Off-Ramp and Legion Road North; 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.

**22. Cruise Motel Sign – Heritage Preservation Services  
(Ward 6 – Etobicoke-Lakeshore)**

Report (June 3, 2005) from the Director, Transportation Services, Etobicoke York District reporting on a request from Heritage Preservation Services to install a sign restored from the former Cruise Motel at the Lake Shore Boulevard West/Park Lawn Road/Marine Parade Drive intersection.

Recommendations:

It is recommended that Etobicoke York Community Council approve this application, subject to the following conditions:

- (1) the Economic Development and Culture Services Division is financially responsible for installing and maintaining the sign, as well as all costs associated with providing the sign with electrical energy;
- (2) the Economic Development and Culture Services Division is financially responsible for relocating and reinstalling the sign in the event that the sign must be moved to accommodate future intersection improvements; and
- (3) the proposed sign is located to not interfere with the visibility, operation or maintenance of the traffic control signals at the Lake Shore Boulevard West/Park Lawn Road/ Marine Parade Drive intersection.

**23. Request for a “No Stopping Anytime” Regulation on Willard Avenue, East Side,  
South of Dundas Street West (Ward 13 – Parkdale-High Park)**

Report (June 9, 2005) from the Director, Transportation Services, Etobicoke York District.

Recommendations:

It is recommended that:

- (1) the existing parking prohibition in effect at all times on the east side of Willard Avenue from a point 39 metres north of St. John’s Road and Dundas Street West be amended to operate from a point 39 metres north of St. John’s Road to a point 51.5 metres south of Dundas Street West;
- (2) stopping be prohibited at all times on the east side of Willard Avenue, from Dundas Street West to a point 51.5 metres further south; 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.

**24. Installation of “Stop” Control(s) – Intersection of Durie Street and Mayfield Avenue and Intersection of Ostend Avenue and Willard Avenue (Ward 13 – Parkdale-High Park)**

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

Recommendations:

It is recommended that:

- (1) a "Stop" Control be installed for eastbound traffic on Mayfield Avenue at its intersection with Durie Street;
- (2) a "Stop" Control be installed for westbound traffic on Ostend Avenue at its intersection with Willard Avenue; 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.

**25. Installation and Maintenance of Event Trellises within the Public Right of Way on the High Park Avenue and Indian Grove Flanks of Dundas Street West (Wards 13 and 14 – Parkdale-High Park)**

Report (June 20, 2005) from the Director, Transportation Services, Etobicoke York District and the Director, Transportation Services, Toronto and East York District.

Recommendations:

It is recommended that the Etobicoke York and Toronto and East York Community Councils:

- (1) approve the construction and maintenance of event trellises within the public right of way, subject to the Junction Gardens Business Improvement Area (BIA) entering into an agreement with the City of Toronto, agreeing to but not limited to the following:
  - (a) the term of the Agreement would be limited to the life of the encroachments and terminate on their removal;

- (b) remove the event trellises and art displays upon receiving 90 days written notice to do so;
  - (c) submit final drawings for all structural elements and foundations signed and sealed by a Professional engineer;
  - (d) maintain the event trellis and any art display in good and proper repair and a condition satisfactory to the General Manager, Transportation Services;
  - (e) indemnify the City and utility companies against any damage sustained to the event trellises and any art display in the event of a need to access the area in the vicinity of the trellis and art display; and
  - (f) accept such additional conditions as the City Solicitor or the General Manager, Transportation Services may deem necessary in the interests of the City;
- (2) the City Solicitor be requested to prepare and execute the Encroachment Agreement with the Junction Gardens BIA;
  - (3) the City Solicitor, in consultation with the General Manager, Transportation Services, be authorized to amend the Encroachment Agreement from time to time to permit the installation of additional event trellises within the Junction Gardens BIA, subject to the same terms and conditions; and
  - (4) the 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.

**26. Request for an Exemption to Chapter 400 of the Former City of Toronto Municipal Code to Permit Front Yard Parking on 76 Somerset Avenue (Ward 17 – Davenport)**

Report (June 3, 2005) from the Director, Transportation Services, Etobicoke York District on an application for front yard parking at 76 Somerset Avenue.

Recommendations:

It is recommended that Etobicoke York Community Council approve the application for front yard parking at 76 Somerset Avenue, subject to:

- (1) the front yard parking pad must provide a minimum width of 2.6 metres and a minimum length of 5.5 metres;

- (2) the applicant paves the front yard parking area with semi-permeable materials, such as ecostone pavers, interlocking pavers, or an equivalent paving treatment that is acceptable to the General Manager, Transportation Services Division;
- (3) the applicant pays all applicable fees and complies with all other criteria described in the former City of Toronto Municipal Code;
- (4) an existing on-street parking permit issued to this property is cancelled following construction of the front yard parking pad; and
- (5) the applicant satisfies these conditions at no expense to the municipality.

**27. Supplementary Report – Aukland Developments Inc.  
3 Aukland Road (Ward 5 – Etobicoke-Lakeshore)**

Report (June 20, 2005) from the Director, Community Planning, Etobicoke York District regarding a proposed site-specific zoning by-law for a development proposal that was presented to City Council in March 2002 for a 13-storey, 56 unit apartment building located at 3 Aukland Road.

Recommendations:

It is recommended that:

- (1) City Council adopt the site-specific by-law, as modified and attached to this report for 3 Aukland Road;
- (2) no further Notice be provided pursuant to Section 34 (17) of the Planning Act; and
- (3) before introducing the necessary Bills to Council for enactment, require the owner to establish clear title for the subject lands to the satisfaction of the City Solicitor.

**28. Status and Directions Report – Ontario Municipal Board Appeals  
Official Plan Amendment and Rezoning Application  
Applicant: Amexon Holdings Inc. and Menkes Lakeshore Ltd.  
60-80 Park Lawn Road and 2200 Lake Shore Boulevard West  
(Ward 6 – Etobicoke-Lakeshore)**

Report (June 20, 2005) from the Director, Community Planning, Etobicoke York District, providing a status report regarding the Ontario Municipal Board appeal of Amexon Holdings and Menkes Lakeshore Limited.



Recommendation:

It is recommended that Etobicoke York Community Council instruct the Chief Planner and Executive Director, City Planning Division to report directly to City Council to establish the City position on these applications at the upcoming Ontario Municipal Board hearing.

**29. Final Report – Part Lot Control Exemption Application**  
**Applicant: Michael Vaughan, Barrister and Solicitor**  
**1968 Bloor Street West (Ward 13 – Parkdale-High Park)**

Report (June 20, 2005) from the Director, Community Planning, Etobicoke York District, reviewing and recommending approval of an application to lift Part-Lot Control for a development containing 16 freehold townhouse lots, 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 taxes owing are paid in full; and
  - (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;
- (3) the City Solicitor be authorized to take the necessary steps to release the Section 118 restriction at such time as the Draft Plan of Condominium has been registered; and
- (4) the appropriate City Officials be authorized and directed to register the By-law on title.

**30. Preliminary Report – Official Plan Amendment and Rezoning Application**  
**Applicants: Craig Hunter (Armstrong Goldberg Hunter)**  
**and Laurie McPherson (Bousfields)**  
**1053 – 1061 The Queensway and 7-11, 19-25, 33-35 and 45 Zorra Street**  
**(Ward 5 – Etobicoke-Lakeshore)**

Report (June 20, 2005) from the Director, Community Planning, Etobicoke York District, providing preliminary information on the above-noted applications and to seek Community Council's directions on further processing of the applications 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;
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act; and
- (4) the application for Site Plan Control, pursuant to Section 41 of the Planning Act, be substantially complete prior to the forwarding of the Bills to City Council for enactment.

**31. Preliminary Report – Official Plan Amendment and Rezoning Application**  
**Applicant: Sam Paglia, Westport Beach Development Corporation**  
**3857 – 3867 Lake Shore Boulevard West and 96 Forty First Street**  
**(Ward 6 – Etobicoke-Lakeshore)**

Report (June 20, 2005) from the Director, Community Planning, Etobicoke York District, providing preliminary information on the above-noted applications and to seek Community Council's directions on further processing of the applications 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;
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act; and
- (4) the application for Site Plan Control, pursuant to Section 41 of the Planning Act, be substantially complete prior to the forwarding for the Bills to City Council.

**32. Preliminary Report – Official Plan Amendment and Rezoning Application**  
**Applicant: Greg Daly, Walker Nott Dragicivic**  
**955 to 969 Weston Road (Ward 11 – York South-Weston)**

Report (June 20, 2005) from the Director, Community Planning, Etobicoke York District, providing preliminary information on the above-noted applications and to seek Community Council's directions on further processing of the applications 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.

**33. Preliminary Report – Official Plan Amendment and Rezoning Application**  
**Applicant: Hoi Ming Chan - 501 Alliance Avenue (Ward 11 – York South-Weston)**

Report (June 20, 2005) from the Director, Community Planning, Etobicoke York District, providing preliminary information on the above-noted applications and to seek Community Council's directions on further processing of the applications 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.

**34. Request for Approval of Variance(s) from Chapter 215, Signs, of the former City of Etobicoke Municipal Code for a Business Identification Illuminated Ground Sign at 1451 Royal York Road (Ward 2 – Etobicoke North)**

Report (June 13, 2005) from the Director of Building and Deputy Chief Building Official regarding a request by Prudence Wong with Forward Signs Inc. for Kinkowk Investments Ltd., for approval of a variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, to permit the installation of a two sided illuminated ground sign used for business identification for the tenants of the building at 1451 Royal York Road.

Recommendations:

It is recommended that:

- (1) the request for variance be approved for the reasons outlined in this report;
- (2) The illumination of the proposed sign be automatically turn off by way of a timer not later than 11:00pm, and
- (3) the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permit.

**35. Request for Approval of Variances from Chapter 215, Signs, of the former City of Etobicoke Municipal Code for One Ground Sign and Three Fascia Signs (all First Party and Temporary) at 840 Queens Plate Drive (Ward 2 – Etobicoke North)**

Report (June 17, 2005) from the Director of Building and Deputy Chief Building Official regarding a request by Kimberley Harrison with Farm Building Group for Farm Development Corp. for approval of a variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, to permit the installation of one V-shaped ground sign and three fascia signs used to advertise the future development of a condominium apartment building at 840 Queens Plate Drive.

Recommendations:

It is recommended that:

- (1) the request for variance be approved for the reasons outlined in this report;
- (2) the approval of the variances as they relate to the signage on the temporary sales trailer not be in effect until such time as the applicant obtains a building permit for the trailer; and
- (3) the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permits.

**36. Request for Approval of Variances from Chapter 215, Signs, of the former City of Etobicoke Municipal Code for “First Party Advertising Signs” at 500 Rexdale Boulevard (Woodbine Centre Mall) (Ward 2 – Etobicoke North)**

Report (June 17, 2005) from the Director of Building and Deputy Chief Building Official regarding a request by Robert Lacus with Traffic Communications Plus for The Cadillac Fairview Corporation Limited, for approval of a variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, to permit 17 exterior illuminated business identification (first party) ground signs at various locations of the property; including mounted free-standing structures as well as new existing lamp poles at 500 Rexdale Boulevard.

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 the variances, of the requirement to obtain the necessary sign permits.

**37. Request for Approval of Variances from Chapter 215, Signs, of the former City of Etobicoke Municipal Code for First Party Illuminated Fascia Signs for CIBC; Canopy Sign Band for Drive-Through; and Ground Signs at 1580 The Queensway (Ward 5 – Etobicoke-Lakeshore)**

Report (June 17, 2005) from the Director of Building and Deputy Chief Building Official regarding a request by Ms. Sophia McLean, with Daynite Signs Canada Inc. for M.H. Janzen Real Estate, for approval of a variance 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 two Incidental Ground Signs providing direction at 1580 The Queensway.

Recommendations:

It is recommended that:

- (1) the request for variances be approved for the reasons outlined in this report;
- (2) the lighting associated with the illuminated signs be placed on a timer that shuts the lights off between 11:00pm and dawn;
- (3) the signs on the property be substantially in accordance with the drawings dated October 18, 2004 as modified by the revisions dated June 13, 2005; and
- (4) the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permits.

**38. Request for Approval of Variances from Chapter 215, Signs, of the former City of Etobicoke Municipal Code for an Illuminated First Party Side Wall Sign for a Restaurant located at 1255 The Queensway (Ward 5 – Etobicoke-Lakeshore)**

Report (June 20, 2005) from the Director of Building and Deputy Chief Building Official regarding a request by Ms. Kathy Luan of Forward Sign Inc. for Mr. Greek Restaurants, for approval of a variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, to permit an Illuminated First Party Side Wall Sign of 4.85 square metres at 1255 The Queensway.

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 variances, of the requirement to obtain the necessary sign permit.

**39. Naming of Proposed Private Lane at 1100 Islington Avenue as “Furrow Lane” (Ward 5 – Etobicoke-Lakeshore)**

Report (June 17, 2005) from the City Surveyor, Technical Services.

Recommendations:

It is recommended that:

- (1) the proposed private lane at 1100 Islington Avenue, be named "Furrow Lane";
- (2) Zanini Developments Inc. pay the costs estimated to be in the amount of \$420.00, for the fabrication and installation of the street name signs; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**40. 17 Cripps Avenue (Ward 11 – York South-Weston)**

Report (June 14, 2005) from the District Manager, Municipal Licensing and Standards, reporting on the property at 17 Cripps Avenue and the adjacent slope and lands owned by the City.

Recommendation:

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

**41. Naming of Parkland at the end of Dee Avenue and Fairglen Court  
“Crawford-Jones Memorial Park” (Ward 11 – York South-Weston)**

Report (June 3, 2005) from the General Manager, Parks, Forestry and Recreation.

Recommendations:

It is recommended that:

- (1) the parkland located at the end of Dee Avenue and Fairglen Court be named “Crawford-Jones Memorial Park”; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**42. Naming of Proposed Public Streets and Private Street at 940, 980 and  
1100 Lansdowne Avenue (Ward 17 – Davenport)**

Report (June 13, 2005) from the City Surveyor, Technical Services.

Recommendations:

It is recommended that:

- (1) the proposed public streets at 940, 980 and 1100 Lansdowne Avenue, be dedicated by by-law for public highway purposes and named “Foundry Avenue” and “Powerhouse Street”;
- (2) the proposed private street at the development at 940, 980 and 1100 Lansdowne Avenue be named “Turntable Crescent”; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**43. Use of Lot for Parking – South End of Beechwood Avenue  
(Ward 11 – York South-Weston)**

Communication (June 8, 2005) from Councillor Frances Nunziata (Ward 11 – York South-Weston) forwarding a petition concerning the use for parking of an unused, City-owned lot at the south end of Beechwood Avenue and requesting authorization for the continued use of this lot for parking.





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**ETOBICOKE YORK COMMUNITY COUNCIL  
SUPPLEMENTARY AGENDA  
MEETING 6**

**Date of Meeting:** Tuesday, July 5, 2005  
**Time:** 9:30 a.m.  
**Location:** Council Chambers  
Etobicoke Civic Centre  
399 The West Mall  
Toronto, Ontario

**Enquiry:** Glenda Jagai  
Committee Administrator  
416-394-8101  
etcc@toronto.ca

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**Communications/Reports:**

**8. Request for Approval of Variances from Chapter 215, Signs, of the Former City of Etobicoke Municipal Code for a First Party Ground Pylon Sign at 1025 The Queensway (Ward 5 – Etobicoke-Lakeshore)**

**(Speakers - 12:00 p.m.)**

**Revised** report (June 27, 2005) from the Director of Building and Deputy Chief Building Official regarding a request by David Monaghan with Kramer Design Associates for Cineplex Galaxy, for approval of a variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, to permit a first party ground sign along the south side of 1025 The Queensway.

Recommendation:

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

**(This report replaces the report dated June 17, 2005)**

**44. Request to Remove One City Owned Tree – 33 Mervyn Avenue  
(Ward 5 – Etobicoke-Lakeshore)**

**(Speakers – 12:15 p.m.)**

Consolidated Clause in Etobicoke York Community Council Report 5, which was considered by City Council on June 14, 15 and 16, 2005 and referred back to the Etobicoke York Community Council for further consideration and to allow the Community Council to hear speakers on this matter.

This Clause contained a report (May 26, 2005) from the General Manager, Parks, Forestry and Recreation, regarding a request that has been filed under the provisions of the City of Toronto Municipal Code, Chapter 813, Trees, Article II, for permission to remove one City owned tree situated on the City road allowance adjacent to 33 Mervyn Avenue; and recommending that the Etobicoke York Community Council deny the request for the removal of one City owned tree at 33 Mervyn Avenue.