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**ETOBICOKE YORK COMMUNITY COUNCIL  
DECISION DOCUMENT  
MEETING 8**

*Report 8 to be considered by City Council on October 26, 27 and 28, 2005*

<b>Date of Meeting:</b>	<b>Tuesday, October 18, 2005</b>	<b>Enquiry:</b>	<b>Glenda Jagai</b>
<b>Time:</b>	<b>9:30 a.m.</b>		<b>Committee Administrator</b>
<b>Location:</b>	<b>Council Chambers</b>		<b>416-394-8101</b>
	<b>Etobicoke Civic Centre</b>		<b>etcc@toronto.ca</b>
	<b>399 The West Mall</b>		
	<b>Toronto, Ontario</b>		

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*The Decision Document is for preliminary reference purposes only. Please refer to the Committee's Report to City Council or to the minutes for the official record.*

***How to Read the Decision Document:***

- *recommendations of the Committee to City Council are in bold type after the item heading;*
- *action taken by the Committee on its own authority does not require Council's approval – it is reported to Council for information, and is listed in the decision document in bold type under the heading "Action taken by the Committee"; and*
- *Declarations of Interest, if any, appear at the end of an item.*

***Minutes Confirmed - Meeting of September 19, 2005.***

**Communications/Reports:**

- 1. Final Report – Official Plan Amendment and Rezoning Application**  
**Applicant: Antonio Priori, Brookstone Developments Limited**  
**450 Horner Avenue (Ward 6 – Etobicoke-Lakeshore)**

**Report 8, Clause 1**

**The Etobicoke York Community Council recommends that City Council adopt the staff recommendations (1), (2), (3), (4)(a) and 4(b) in the Recommendations Section of the report (October 3, 2005) from the Director, Community Planning, Etobicoke York District.**

Action taken by the Committee:

The Etobicoke York Community Council requested the City Solicitor to bring forward the implementing Zoning By-law and Official Plan Amendment to the October 26, 2005 meeting of City Council for enactment.

The Etobicoke York Community Council held a statutory public meeting on October 18, 2005, and notice was given in accordance with the *Planning Act*.

Report (October 3, 2005) from the Director, Community Planning, Etobicoke York District, recommending approval of an application to amend the former City of Etobicoke Official Plan and the Zoning Code to permit a ten-unit residential development, consisting of eight townhouses and two semi-detached dwellings at 450 Horner 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. 6;
- (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. 7;
- (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 applicant to undertake the following:
  - (a) demonstrate that the subject lands, including the lands being deeded to the City, are environmentally suitable for the proposed development and road allowance purposes through the preparation of a Remedial Action Plan; and
  - (b) pay the City for the cost of the peer review of environmental reports including a Record of Site Condition, which demonstrates that the lands are suitable for the proposed uses; and
- (5) require that 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.

**2. Application for an Exemption from the City of Toronto Municipal Code Chapter 447, Fences – 74 Elmcrest Road (Ward 3 – Etobicoke Centre)**

**Report 8, Clause 20(a)**

Action taken by the Committee:

**The Etobicoke York Community Council:**

- (1) deferred consideration of the report (August 31, 2005) from the Manager, Municipal Licensing and Standards, West District, to its November 15, 2005 meeting; and**
- (2) requested the Manager, Municipal Licensing and Standards, West District, to report to the November 15, 2005 meeting with clarification on the measurements of the concrete stone posts as shown in the report.**

Report (August 31, 2005) from the Manager, Municipal Licensing and Standards, West District regarding an application for an exemption to the provisions of the City of Toronto Municipal Code, Chapter 447, Fences, to erect a wrought iron fence with stone posts measuring 1.4 metres at the front yard of 74 Elmcrest Road.

Recommendation:

It is recommended that the application be refused as the height of the columns exceeds the height provisions of the City of Toronto Municipal Code Chapter 447, Fences.

- 2(a) Communication (September 16, 2005) from B. Lamb.**
- 2(b) Communication (September 18, 2005) from Michele Pan.**

**3. Application for an Exemption from the City of Toronto Municipal Code, Chapter 447, Fences – 17 Gaylord Avenue (Ward 5 – Etobicoke-Lakeshore)**

**Report 8, Clause 2**

**The Etobicoke York Community Council recommends that City Council approve the application for an exemption to the provisions of the City of Toronto Municipal Code Chapter 447, Fences, at 17 Gaylord Avenue, subject to:**

- (1) the top one (1) foot of the fence shall be of a wooden lattice design;**
- (2) the top of the fence posts shall be decorative;**
- (3) the wood boarding shall be offset; and**

- (4) **the nine (9) foot section of the fence shall extend only three (3) feet past the rear of the deck at 15 Gaylord Avenue.**

Report (August 31, 2005) from the Manager, Municipal Licensing and Standards, West District regarding an application for an exemption to the provisions of the City of Toronto Municipal Code Chapter 447, Fences, to erect a closed board 2.74 metres (9 foot) high fence, on the east property line at 17 Gaylord Avenue.

Recommendation:

It is recommended that the application be refused due to the non-compliance with the provisions of the City of Toronto Municipal Code Chapter 447, Fences.

- 3(a) Communication (September 19, 2005) from Peter and Gwen Willmott.

4. **Request for Approval of Variances from Chapter 215, Signs, of the former City of Etobicoke Municipal Code for a Third Party Roof Sign at 860 The Queensway (Ward 5 – Etobicoke-Lakeshore)**

**Report 8, Clause 3**

**The Etobicoke York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (August 9, 2005) from the Director of Building and Deputy Chief Building Official.**

Report (August 9, 2005) from the Director of Building and Deputy Chief Building Official, regarding a request by Mr. Sid Catalano, Pattison Outdoor, for Marco Massaro, for approval of variances from Chapter 215, Signs, of the former City of Etobicoke Municipal Code to permit a third party roof sign at 860 The Queensway.

Recommendation:

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

5. **Free Time Café – Boulevard Café – 3074 Dundas Street West (Ward 13 – Parkdale-High Park)**

**Report 8, Clause 4**

**The Etobicoke York Community Council recommends that City Council approve the application for a boulevard café licence at 3074 Dundas Street West, subject to:**

- (1) the hours of operation of the outdoor boulevard café being restricted to 11:00 p.m.; and**
- (2) the boulevard café be restricted from expanding any future liquor licence to the outdoor café, for a period of one (1) year from the date of approval.**

Report (August 30, 2005) from the Manager, Municipal Licensing and Standards regarding the refusal by the Municipal Licensing and Standards, based on the results of the public poll conducted in the matter, of an application for a boulevard café licence at 3074 Dundas Street West.

Recommendations:

It is recommended that the application for a boulevard café licence at 3074 Dundas Street West be denied.

- 6. Request for an Exemption to the Former City of Toronto Municipal Code to Permit Front Yard Parking on 161 Pacific Avenue (Ward 13 – Parkdale-High Park)**

**Report 8, Clause 5**

**The Etobicoke York Community Council recommends that City Council approve the exemption to the Former City of Toronto Municipal Code to permit front yard parking at 161 Pacific Avenue, subject to the following conditions:**

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

Report (August 18, 2005) from the Director, Transportation Services, Etobicoke York District on an application for front yard parking at 161 Pacific Avenue.

Recommendation:

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

Recorded vote on Recommendations (1) to (5):

For: Councillors Di Giorgio, Grimes, Hall, Holyday, Lindsay Luby, Milczyn, Mammoliti, , Nunziata, Palacio, and Saundercook  
Against: Councillor Ford

Recorded vote on Recommendation (6):

For: Councillors Di Giorgio, Ford, Grimes, Hall, Holyday, Lindsay Luby, Milczyn, Mammoliti, , Nunziata, Palacio, and Saundercook  
Against: None

**7. Natural Garden Exemption Request – 65 Riverdale Drive  
(Ward 1 – Etobicoke North)**

**Report 8, Clause 6**

**The Etobicoke York Community Council recommends that:**

- (1) City Council adopt the staff recommendations in the Recommendations Section of the report (September 21, 2005) from the Manager, Municipal Licensing and Standards, Etobicoke York District; and**
- (2) the Executive Director, Municipal Licensing and Standards, ensure that:**
  - (a) the Toronto Municipal Code, Chapter 489, is enforced at 65 Riverdale Avenue at the discretion of the Executive Director; and**
  - (b) the hedge/bushes at 65 Riverdale Drive on the corner of Riverdale Drive and Barbara Crescent, be trimmed on an ongoing basis to alleviate sight line obstructions for vehicles turning left onto Riverdale Drive.**

Report (September 21, 2005) from the Manager, Municipal Licensing and Standards, Etobicoke York District regarding a request to review a Notice issued requiring that long grass and weeds be cut at 65 Riverdale Drive, on the basis that the growth is exempt as a Natural Garden.

Recommendation:

It is recommended that a natural garden exemption not be granted to the garden located at 65 Riverdale Drive.

**8. Request to Waive City of Toronto Traffic Calming Policy for the Installation of Traffic Calming Measures on Duncanwoods Drive between Rubydale Gardens and Islington Avenue (Ward 7 – York West)**

**Report 8, Clause 20(b)**

Action taken by the Committee:

**The Etobicoke York Community Council received the communication and petition (September 19, 2005) from Larry Perlman.**

Communication and petition (September 19, 2005) from Larry Perlman requesting that staff be authorized to conduct a poll of the residents on Duncanwoods Drive between Rubydale Gardens and Islington Avenue, and that the two-year waiting period in accordance with the Traffic Calming Policy, be waived.

Recorded vote:

For: Councillors Di Giorgio, Hall, Holyday, Milczyn, Nunziata, Palacio, and Saundercook  
Against: Councillor Mammoliti  
Absent: Councillors Grimes, Lindsay Luby, and Ford

**9. Toronto Arts Council Presentation**

**Report 8, Clause 20(c)**

Action taken by the Committee:

**The Etobicoke York Community Council received the presentation from the Toronto Arts Council.**

Communication (October 3, 2005) from the Toronto Arts Council regarding the presentation to the Etobicoke York Community Council.

**10. Proposed Installation of an All-Way Stop Control  
Stevenson Road and Silverstone Drive (Ward 1 – Etobicoke North)**

**Report 8, Clause 7**

**The Etobicoke York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (September 30, 2005) from the Director, Transportation Services, Etobicoke York District.**

Report (September 30, 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 Stevenson Road and Silverstone Drive 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.

**11. Proposed “No Parking Anytime” Prohibition on Claireport Crescent  
(Ward 1 – Etobicoke North)**

**Report 8, Clause 8**

**The Etobicoke York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (September 21, 2005) from the Director, Transportation Services, Etobicoke York District.**

Report (September 21, 2005) from the Transportation Services, Etobicoke York District.

Recommendations:

It is recommended that:

- (1) a “No Parking Anytime” regulation on the south side of Claireport Crescent from a point 186.0 metres south of Albion Road, west intersection, to a point 18.0 metres east thereof be enacted; 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. Proposed Stop Control – Deanecourt Road and Hallfield Road  
(Ward 3 – Etobicoke Centre)**

**Report 8, Clause 9**

**The Etobicoke York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (September 30, 2005) from the Director, Transportation Services, Etobicoke York District.**



Report (September 30, 2005) from the Director, Transportation Services, Etobicoke York District.

Recommendations:

It is recommended that:

- (1) a stop control be erected on the south approach of the intersection of Deanecourt Road and Hallfield Road; 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.

**13. Proposed “No Parking Anytime” Prohibition on Turbine Drive  
(Ward 7 – York West)**

**Report 8, Clause 10**

**The Etobicoke York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (September 19, 2005) from the Director, Transportation Services, Etobicoke York District.**

Report (September 19, 2005) from the Director, Transportation Services, Etobicoke York District.

Recommendations:

It is recommended that:

- (1) a “No Parking Anytime” regulation on the east side of Turbine Drive, from a point 90.0 metres north of Garyray Drive to a point 50.0 metres north thereof be enacted; 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.

**14. Request for Traffic Calming Poll of Residents on Wyndale Drive  
(Ward 12 – York South-Weston)**

**Report 8, Clause 11**

**The Etobicoke York Community Council recommends to City Council that the Director, Transportation Services, Etobicoke York District, be authorized to conduct another poll of the residents on Wyndale Drive, between Culford Drive and Keele Street, in the appropriate languages.**

Report (September 15, 2005) from the Director, Transportation Services, Etobicoke York District, reporting the results of the resident poll undertaken on Wyndale Drive, between Culford Drive and Keele Street, to determine community support for the implementation of traffic calming.

Recommendations:

It is recommended that traffic calming not be installed on Wyndale Drive between Culford Drive and Keele Street, as the warrants are not met.

Recorded vote:

For: Councillors Di Giorgio, Grimes, Hall, Lindsay Luby, Mammoliti, Milczyn, Nunziata, Palacio, and Saundercook  
Against: Councillors Ford and Holyday

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

**Report 8, Clause 12**

**The Etobicoke York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (September 26, 2005) from the Director, Transportation Services, Etobicoke York District.**

Report (September 26, 2005) from the Director, Transportation Services, Etobicoke York District.

Recommendations:

It is recommended that:

- (1) the existing on-street parking space for persons with disabilities on Runnymede Road, west side, between a point 127 metres north of Bloor Street West and a point 5.5 metres further north, be removed;
- (2) an on-street parking space for persons with disabilities be established on Glenlake Avenue, south side, between a point 52.5 metres west of Quebec Avenue and a point 5.5 metres further west; 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.

**16. Ontario Municipal Board Decision – Information Report  
47 Edenbrook Hill (Ward 4 – Etobicoke Centre)**

**Report 8, Clause 20(d)**

**The Etobicoke York Community Council received the report (October 3, 2005) from the City Solicitor.**

Report (October 3, 2005) from the City Solicitor regarding a decision of the Ontario Municipal Board.

Recommendation:

It is recommended that this report be received for information.

**17. Sign By-law Variance Application; Applicant: The TDL Group c/o Mark Bodrug  
2013D Lawrence Avenue West (Ward 11 – York South-Weston)**

**Report 8, Clause 13**

**The Etobicoke York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (October 3, 2005) from the Director, Community Planning, Etobicoke York District.**

Report (October 3, 2005) from the Director, Community Planning, Etobicoke York District, regarding an application for a variance from Sign By-law 3369-79, as amended, for the former City of York, to increase the permitted sign area of incidental ground signs for menu boards, to permit a roof sign for “Weston” neighbourhood signs and to permit a ground sign specific to Tim Horton’s and Wendy’s on the property located at 2013D Lawrence Avenue West.

Recommendations:

It is recommended that:

- (1) the application for relief from the provisions of By-law No. 3369-79, as amended, to permit a Wendy’s menu board having a maximum sign area of 3.77 square metres, a Tim Hortons menu board having a maximum sign area of 2.95 square metres, and three “Weston” community roof signs be approved as a variance to the Sign By-law subject to sign permits being obtained and the signs being

installed in accordance with the application plans filed with the Building Division, Etobicoke York District;

- (2) the application for relief from the provisions of By-law No. 3369-79, as amended, to permit a Tim Hortons/Wendy's illuminated double-faced identification ground sign having a maximum height of 2.477 metres and a maximum width of 2.743 metres, be approved as a variance to the Sign By-law subject to receipt from the owner's Solicitor of an opinion to the satisfaction of the City Solicitor that there are no title encumbrances that would prohibit the erection of the ground sign, sign permits being obtained and the sign being installed in accordance with the application plans filed with the Building Division, Etobicoke York District; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**18. Preliminary Report – Official Plan Amendment and Rezoning Application  
Applicant: Ted Cymbaly, Weston Consulting Group Inc.  
Northwest corner of Weston Road and Sidney Belsey Crescent  
1500 Weston Road (Ward 11 – York South-Weston)**

**Report 8, Clause 20(e)**

Action taken by the Committee:

**The Etobicoke York Community Council approved the staff recommendations in the Recommendations Section of the report (October 3, 2005) from the Director, Community Planning, Etobicoke York District, subject to Recommendation (2) being amended to read as follows:**

- “(2) notice for the community consultation meeting be given to landowners and residents within an area to be determined in consultation with the Councillor for Ward 11;” and**

**further, that the applicant be responsible for the costs associated with the expanded notification area.**

Report (October 3, 2005) from the Director, Community Planning, Etobicoke York 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.

## **19. Clean and Beautiful City Appreciation Awards**

### **Report 8, Clause 20(f)**

Action taken by the Committee:

**The Etobicoke York Community Council presented Clean and Beautiful City Appreciation Awards to volunteers and representatives of the following community groups, in recognition of their contribution, commitment and active support for cleanliness and participation in beautification projects in the City:**

**Ward 3 – Markland Homes Association**

**Ward 4 – Westway Horticultural Society**

**Ward 11 – The Dirty Dozen**

**Ward 13 – Durie Street Residents**

**Ward 17 – Jennifer Gordon and the Oakwood Collegiate Environment Club**

**- Police Community Partnership 12 Division**

**- Wendy Fletcher and Gordon Hart**

**- Florence Watts, Dick Watts and the Regal Heights Residents' Association**

## **20. Final Report – Official Plan Amendment and Rezoning Application**

**Applicant: Reza Nasab, York Development Co.**

**1759 and 1761 Lawrence Avenue West (Ward 12 – York South-Weston)**

### **Report 8, Clause 14**

**The Etobicoke York Community Council recommends that City Council:**

- (1) **amend the Official Plan and Zoning By-law for 1759 and 1761 Lawrence Avenue West, to permit:**
  - (a) **two (2) semi-detached dwelling units fronting onto Renfield Street and abutting Lawrence Avenue West, with approximate lot size of 44 feet, in total; and**

- (b) three (3) single-family detached dwelling units fronting Renfield Street, with approximate lot sizes of 34 feet;**
- (2) authorize the City Solicitor to hire external consultants to defend the City's position, in the event the application is appealed to the Ontario Municipal Board; and**
- (3) receive the Final Report (August 30, 2005) and the Supplementary Report (October 17, 2005) from the Director, Community Planning, Etobicoke York District.**

The Etobicoke York Community Council commenced a statutory public meeting on September 19, 2005 and continued the public meeting on October 18, 2005, and notice was given in accordance with the *Planning Act*.

Report (August 30, 2005) from the Director, Community Planning, Etobicoke York District, reviewing and recommending approval of applications to amend the former City of North York Official Plan and Zoning By-law No. 7625 to permit a single detached dwelling and four semi-detached dwellings at 1759 and 1761 Lawrence Avenue West.

Recommendations:

It is recommended that City Council:

- (1) amend the Official Plan for the former City of North York substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 6;
  - (2) amend Zoning By-law No. 7625 for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7;
  - (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 dedication of lands for a 5.0 metre right-of-way radius at the southwest corner of Lawrence Avenue West and Renfield Street for future intersection improvement purposes; and
  - (5) before introducing the necessary Bills to City Council for enactment, require fulfillment of all the Notice of Approval Conditions for Site Plan Approval.
- 20(a)** Communication (September 16, 2005) from Vicky Tety.

**20(b)** Supplementary Report (October 17, 2005) from the Director, Community Planning, Etobicoke York District.

Recommendations:

It is recommended that City Council:

- (1) amend recommendation No. 1 of the Final Report dated August 30, 2005 from the Director, Community Planning, Etobicoke York District to delete the words "Attachment No. 6" and to insert the words "Attachment No. 2 to the Supplementary Report dated October 17, 2005 from the Director, Community Planning Etobicoke York District"; and
- (2) amend recommendation No. 2 of the Final Report dated August 30, 2005 from the Director, Community Planning, Etobicoke York District to delete the words "Attachment No. 7" and to insert the words "Attachment No. 3 to the Supplementary Report dated October 17, 2005 from the Director, Community Planning Etobicoke York District".

**21. Riverside Drive between Bloor Street West and Old Mill Drive – Installation of Sidewalk and Corresponding Narrowing of Pavement (Ward 13 – Parkdale-High Park)**

**Report 8, Clause 15**

**The Etobicoke York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (October 7, 2005) from the Director, Transportation Services, Etobicoke York District.**

Report (October 7, 2005) from the Director, Transportation Services, Etobicoke York District, to obtain approval to narrow the section of Riverside Drive between Bloor Street West and Old Mill Drive, to provide for a safer pedestrian environment by installing a sidewalk on the east and south side, in conjunction with planned capital work in the area.

Recommendations:

It is recommended that:

- (1) approval be given to alter Riverside Drive as follows:
  - (a) "by narrowing Riverside Drive between Bloor Street West and Old Mill Drive from a width of 8.5 metres to 7.5 metres, generally as shown on the attached print of Drawing No. 421F-8058, dated September 2005"; 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.

**22. Narrowing of pavement on Holland Park Avenue between Oakwood Avenue and Cedric Avenue  
(Ward 15 – Eglinton Lawrence – north side of Holland Park Avenue)  
(Ward 17 – Davenport – south side of Holland Park Avenue)**

**Report 8, Clause 20(g)**

Action taken by the Committee:

**The Etobicoke York Community Council recommended that:**

- (1) **City Council adopt the staff recommendations in the Recommendations Section of the report (October 7, 2005) from the Director, Transportation Services; and**
- (2) **City Council consider this report with Report 8, Clause 24 of the North York Community Council.**

Report (October 13, 2005) from the Director, Transportation Services, Etobicoke York District, to the Etobicoke York Community Council and the North York Community Council, to authorize the narrowing of the road pavement on Holland Park Avenue between Oakwood Avenue and Cedric Avenues, in order to improve pedestrian amenities through the creation of a grass boulevard to facilitate the planting of in-ground trees.

Recommendation:

It is recommended that:

- (1) approval be given to narrow the pavement on Holland Park Avenue, described as follows:
  - (a) “The narrowing and realignment of the pavement on Holland Park Avenue from Oakwood Avenue to Cedric Avenue from a width of 7.3 metres to a width of 6.3 metres, generally as shown on the attached print of Drawing No. 421F - 8065, dated September, 2005”; 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. 1875 Martin Grove Road – Proposed Amendments to Amenities Agreement  
(Ward 1 – Etobicoke North)**

**Report 8, Clause 16**

**The Etobicoke York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (October 17, 2005) from the City Solicitor, subject to adding the following new Recommendation (3):**

**“(3) In the event there are any 2005 Budget surpluses for the Technical Services Division, then adequate funds from the surplus be combined with the \$20,000.00 contribution from the previous Owner of 1875 Martin Grove Road, to construct a children’s playground in Highfield Park, such design to be in consultation with the Ward Councillor.”**

Report (October 17, 2005) from the City Solicitor to obtain authority to amend the Amenities Agreement dated February 17, 2000.

Recommendation:

It is recommended that:

- (1) the Amenities Agreement dated February 17, 2000 between the City of Toronto and 1279368 Ontario Limited and Paul Marsiglio, In Trust, and registered as Instrument No. E408774 on April 1, 2001 be amended to be consistent with the revised landscape plan dated July 28, 2005 on file with the Director of Community Planning, West District, provided a payment of \$20,000.00 is made to the City for playground purposes in Highfield Park; and
- (2) City Council authorize and direct the appropriate City Officials to take the necessary action to give effect thereto.

**24. 103-111 Ingram Drive (Ward 12 – York South-Weston)**

**Report 8, Clause 17**

**The Etobicoke York Community Council recommends that City Council adopt the following motion by Councillor Di Giorgio:**

**“WHEREAS the City of Toronto is familiar with the multiple uses that exist on the site located at 103-111 Ingram Drive; and**

**WHEREAS the total site currently functions as a waste disposal facility that is not permitted under the zoning by-law; and**

**WHEREAS** while a transfer station is a permitted use in an M3 zone, the other ancillary uses involving material recovery and manufacturing are in violation of the existing zoning by-law, the predecessor zoning by-law and the permissions granted by the Committee of Adjustment on March 11, 1993 under the predecessor zoning by-law; and

**WHEREAS** obnoxious industrial uses are prohibited in all zones, including the M3 zone, under both the existing zoning by-law as well as the predecessor zoning by-law; and

**WHEREAS** an asphalt plant is by nature unmistakably an obnoxious manufacturing use as defined under the zoning by-law; and

**WHEREAS** the inadvertent decision by the City of Toronto to permit an asphalt plant on the site as of right has created an unacceptable nuisance because all measures available under the zoning by-law or rezoning process to reduce the nuisance are futile and ineffectual on such an undersized site; and

**WHEREAS** recent actions on the site by the owners indicate a movement toward the separation of uses and entities on the site in an effort to modify and somehow convert the unlawful uses on the site to lawful uses; and

**WHEREAS** legal action against the City may ensue urging the City to remedy the existing situation as well as provide restitution to the surrounding property owners for years of needless inconvenience, expenses and overall damage to property;

**NOW THEREFORE BE IT RESOLVED** that the City of Toronto increase efforts to cooperate with the Ministry of the Environment to ensure compliance with the zoning permissions approved by the Committee of Adjustment on March 11, 1993, regarding a material recovery facility; and

**BE IT FURTHER RESOLVED** that the City Solicitor, the Chief Planner and Executive Director, and the General Manager, Transportation Services, be requested to submit an information report to the Etobicoke York Community Council, on the advantages of initiating steps to expropriate the southerly portion of 103-111 Ingram Drive currently occupied by an asphalt plant, so as to permit the extension of Ingram Drive eastward to connect with Caledonia Road, in order to facilitate pending proposed developments at the intersection of Caledonia Road and Castlefield Avenue and to improve the road networks.

Communication (October 17, 2005) from Councillor Frank Di Giorgio (Ward 12 – York South-Weston) regarding 103-111 Ingram Drive.

**25. Appeal to the Ontario Municipal Board - 251 Harvie Avenue  
(Ward 17 – Davenport)**

**Report 8, Clause 18**

The Etobicoke York Community Council recommends that City Council adopt the following motion by Councillor Palacio:

**“WHEREAS the applicant of 251 Harvie Avenue made an application to the Committee of Adjustment for a variance to permit the construction of a rear two-storey addition; and**

**WHEREAS the Committee of Adjustment, Etobicoke York Panel, considered the application to permit the required variances in spite of planning and encroaching concerns expressed to the Committee of Adjustment by the local Councillor and neighbours; and**

**WHEREAS the owner of the neighbouring property, 249 Harvie Avenue has provided a survey that shows that the existing building at 251 Harvie is already encroaching onto their property, and any addition, if permitted, will only exacerbate this situation; and**

**WHEREAS the affected neighbours have appealed the Committee of Adjustment Decision to the Ontario Municipal Board;**

**NOW THEREFORE BE IT RESOLVED THAT the City Solicitor and planning staff be requested to find a possible resolution on outstanding issues, by way of an Ontario Municipal Board Pre-conference Hearing, or possibly a mediation process to avoid a formal Ontario Municipal Board Hearing;**

**AND BE IT FURTHER RESOLVED THAT the City Solicitor be directed to attend the Ontario Municipal Board Hearing in support the local community, if a resolution is not reached through the informal OMB mediation/pre-hearing approach, and be authorized to retain outside consultants as necessary.”**

Motion (October 17, 2005) from Councillor Palacio ( Ward 17 – Davenport) regarding a Ontario Municipal Board (OMB) appeal for 251 Harvie Avenue (Application A276/05EYK), (Ward 17 – Davenport).

**26. Amendments to the existing regulations in the vicinity of Paulson Road,  
King Georges Drive and Trethewey Drive (Ward 12 - York South-Weston)**

**Report 8, Clause 19**

**The Etobicoke Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (October 14, 2005) from the Director, Transportation Services, Etobicoke York District.**

Report (October 14, 2005) from the Director, Transportation Services, Etobicoke York District.

Recommendations:

It is recommended that:

- (1) the existing southbound left turn regulations from 7:00 a.m. to 9:00 p.m., Monday to Friday, from Trethewey Drive to Paulson Road and from Trethewey Drive to King Georges Drive be extended to operate from 7:00 a.m. to 10:00 a.m., Monday to Friday;
- (2) the existing Yield control at the westerly limit of Park Green Hills parkette on Paulson Road be replaced with a Stop control;
- (3) the appropriate City staff be authorized to conduct a poll of residents on Paulson Road, between King Georges Drive and Trethewey Drive, and subject to favourable results of the poll, a one-way eastbound regulation be implemented on Paulson Road, between King Georges Drive and the westerly limit of Park Green Hills parkette on Paulson Road;
- (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 might be required.

**27. Operational Implications of using the York Civic Centre for Planning Act Public Meetings in the Etobicoke York District**

**Report 8, Clause 20(h)**

Action taken by the Committee:

**The Etobicoke York Community Council requested the City Clerk to report to the Policy and Finance Committee on a cost comparison of holding only contentious Planning Act statutory public meetings in the evening at the Etobicoke Civic Centre and the York Civic Centre, for development projects in the Etobicoke York District.**

Ref. Report 4, Clause 1, Toronto West Community Council, , headed “Operational Implications of using the Etobicoke Civic Centre or the York Civic Centre for future Toronto West Community Council Meetings”, as adopted by City Council on May 18, 19 and 20, 2004.