



**ETOBICOKE YORK COMMUNITY COUNCIL
DECISION DOCUMENT
MEETING 9**

Report 9 to be considered by City Council on December 5, 6 and 7, 2005

Date of Meeting:	Tuesday, November 15 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		

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 October 18, 2005.

Communications/Reports:

- 1. Draft By-law to Name Private Lane at 165 Dixon Road as "Tamarack Circle"
(Ward 4 – Etobicoke Centre)**

Report 9, Clause 1

The Etobicoke York Community Council recommends that a by-law in the form of the draft by-law be enacted, and that the necessary Bill be introduced in Council to give effect thereto.

The Etobicoke York Community Council held a public meeting in accordance with the *Municipal Act, 2001*, and notice of the proposed enactment of the draft by-law was posted on the Public Notices page of the City's website in accordance with the requirements of the City of Toronto Municipal Code, Chapter 162. No one appeared to address the Etobicoke York Community Council on November 15, 2005.

Draft by-law from the City Solicitor. (Ref. Report 4 Clause 15 of Etobicoke York Community Council, which was adopted, without amendment, by City Council on May 17, 18 and 19, 2005.)

**2. Draft By-law to Name Private Lane at 7 Holmesdale Road as “Dhir Mews”
(Ward 17 Davenport)**

Report 9, Clause 2

The Etobicoke York Community Council recommends that a by-law in the form of the draft by-law be enacted, and that the necessary Bill be introduced in Council to give effect thereto.

The Etobicoke York Community Council held a public meeting in accordance with the *Municipal Act, 2001*, and notice of the proposed enactment of the draft by-law was posted on the Public Notices page of the City’s website in accordance with the requirements of the City of Toronto Municipal Code, Chapter 162. No one appeared to address the Etobicoke York Community Council on November 15, 2005.

Draft by-law from the City Solicitor. (Ref. Report 7 Clause 35 of Etobicoke York Community Council, which was adopted, without amendment, by City Council on September 28, 29, 30 and October 1, 2004.)

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

Report 9, Clause 3

The Etobicoke York Community Council recommends that City Council approve the exemption to the provisions of the City of Toronto Municipal Code, Chapter 447, Fences to permit the height of all the columns of the fence to be a maximum of 1.4 metres (4 feet, six inches).

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.

3(a) Communication (September 16, 2005) from B. Lamb.

- 3(b) Communication (September 18, 2005) from Michele Pan.
- 3(c) Report (November 3, 2005) from the Manager, Municipal Licensing and Standards, Etobicoke York District.

**4. Removal of One Privately Owned Tree – 65 Avonhurst Road
(Ward 5 – Etobicoke-Lakeshore)**

Report 9, Clause 4

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 General Manager, Parks, Forestry and Recreation.

Action taken by the Committee:

The Etobicoke York Community Council requested the General Manager, Parks, Forestry and Recreation to report on the private Arborist report submitted by Davey Tree Expert Company of Canada, Limited, recommending that the tree at 65 Avonhurst Road be removed, and on whether there is a conflict of interest if the Davey Tree Expert Company of Canada, Limited, receives the contract to remove the tree.

Report (October 17, 2005) from the General Manager, Parks, Forestry and Recreation, regarding an application for a permit to remove one privately owned tree located at the front of 65 Avonhurst Road.

Recommendations:

It is recommended that:

- (1) the request for permit to remove one (1) privately owned tree at 65 Avonhurst Road be denied; and
 - (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.
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- 4(a) Communication (November 14, 2005) from Greg Robertson and Brenda Olive-Sullivan; and
 - 4(b) Communication (November 14, 2005) from Eddy and Rosa Grisolia.

5. Installation of Traffic Control Signals to Replace the Split Pedestrian Crossover on Albion Road and Shendale Drive (Ward 2 – Etobicoke North)

Report 9, Clause 5

The Etobicoke York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (October 13, 2005) from the Director, Transportation Services, Etobicoke York District.

Report (October 13, 2005) from the Director, Transportation Services, Etobicoke York District presenting the results of traffic studies conducted at the split pedestrian crossover on Albion Road, north of Shendale Drive.

Recommendations:

It is recommended that:

- (1) traffic control signals be installed on Albion Road and Shendale Drive;
- (2) coincident with the installation of traffic control signals, the existing split pedestrian crossover be removed; 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.

6. Reduction of Speed Limit from 50 km/h to 40 km/h on Roads in the Community bounded by Rathburn Road, Kipling Avenue, Bywood Drive and Islington Avenue (Ward 4 – Etobicoke Centre)

Report 9, Clause 6

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 Director, Transportation Services, Etobicoke York District.

Report (October 17, 2005) from the Director, Transportation Services, Etobicoke York District, requesting approval to reduce the legal speed limit on the majority of the roads within the community bounded by Rathburn Road, Kipling Avenue, Bywood Drive and Islington Avenue from 50 km/h to 40 km/h.

Recommendations:

It is recommended that:

- (1) the 40 km/h speed limit on Remington Drive between Rathburn Road and Great Oak Drive be rescinded;
- (2) the speed limit on Ainsley Gardens, Birchcroft Road, Cedarland Drive, Graywood Drive, Great Oak Drive, Greening Crescent, Pippin Place, Remington Drive, Rockingham Drive and Winesap Place 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.

7. Proposed Parking Prohibition Amendment on the south side of Fieldway Road between Shires Lane (private road) and Van Dusen Boulevard (private road) (Ward 5 – Etobicoke-Lakeshore)

Report 9, Clause 7

The Etobicoke York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (October 5, 2005) from the Director, Transportation Services, Etobicoke York District.

Report (October 5, 2005) from the Director, Transportation Services, Etobicoke York District.

Recommendations:

It is recommended that:

- (1) the current “No Parking, Anytime” prohibition on both sides of Fieldway Road between Green Lanes and Munster Avenue be removed;
- (2) parking be prohibited anytime on the north side of Fieldway Road between Green Lanes and Munster Avenue;
- (3) parking be prohibited anytime of the south side of Fieldway Road between Green Lanes and Shires Lane (private road);
- (4) parking be prohibited anytime on the south side of Fieldway Road between Van Dusen Boulevard (private road) and Munster Avenue;
- (5) parking be prohibited, 9:00 a.m. to 2:00 p.m., Monday to Friday, on the south side of Fieldway Road between Shires Lane (private road) and Van Dusen Boulevard (private road); 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.

8. Proposed Short Term Parking on Wendover Road between King Georges Road and The Kingsway (Ward 5 – Etobicoke-Lakeshore)

Report 9, Clause 8

The Etobicoke York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (October 13, 2005) from the Director, Transportation Services, Etobicoke York District.

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

Recommendations:

It is recommended that:

- (1) parking be restricted to a 1-hour maximum period, 10:00 a.m. to 6:00 p.m., Monday to Friday” on the east side of Wendover Road between King Georges Road and The Kingsway; 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.

9. Proposed Designated On-Street Parking for the Disabled on Foch Avenue (Ward 6 – Etobicoke-Lakeshore)

Report 9, Clause 9

The Etobicoke York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (October 28, 2005) from the Director, Transportation Services, Etobicoke York District.

Report (October 28, 2005) from the Director, Transportation Services, Etobicoke York District.

Recommendations:

It is recommended that:

- (1) on-street parking for the disabled be designated on the east side of Foch Avenue, between a point 28.0 metres north of Edgeware Drive and a point 7.0 metres north thereof; and,
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

**10. Proposed Installation of Traffic Control Signals – Weston Road and Cardell Avenue/Private Access (Loblaws Supermaket)
(Ward 11 – York South-Weston)**

Report 9, Clause 10

The Etobicoke York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (October 20, 2005) from the Director, Transportation Services, Etobicoke York District.

Report (October 20, 2005) from the Director, Transportation Services, Etobicoke York District.

Recommendations:

It is recommended that:

- (1) traffic control signals be installed at the intersection of Weston Road and Cardell Avenue/Private Access;
- (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. Amendments to the Existing Parking Regulations on Cayuga Avenue
(Ward 11 – York South-Weston)**

Report 9, Clause 11

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

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

Recommendations:

It is recommended that:

- (1) the existing parking prohibition at all times from the 1st day of December to the 31st day of March, inclusive, on the north side of Cayuga Avenue from Avon Avenue to Weston Road, be rescinded;
- (2) the existing parking prohibition from the 1st day of each month to the 15th day of each month, April 1st to November 30th, inclusive, on the north side of Cayuga Avenue from Avon Avenue to Weston Road, be rescinded;
- (3) the existing parking prohibition from the 16th day of each month to the last day of each month, April 1st to November 30th, inclusive, on the south side of Cayuga Avenue from Avon Avenue to Weston Road, be rescinded;
- (4) standing be prohibited at all times on the north side of Cayuga Avenue, from Weston Road to a point 49.5 metres further west;
- (5) standing be prohibited at all times on the south side of Cayuga Avenue, from Weston Road to a point 32.0 metres further west;
- (6) parking be prohibition at all times from the 1st day of December to the 31st day of March, inclusive, on the north side of Cayuga Avenue from Avon Avenue to a point 49.5 metres west of Weston Road, be implemented;
- (7) parking be prohibition from the 1st day of each month to the 15th day of each month, April 1st to November 30th, inclusive, on the north side of Cayuga Avenue from Avon Avenue to a point 49.5 metres west of Weston Road, be implemented;
- (8) parking be prohibition from the 16th day of each month to the last day of each month, April 1st to November 30th, inclusive, on the south side of Cayuga Avenue from Avon Avenue to a point 32.0 metres west of Weston Road, be implemented;
and
- (9) 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. Installation of Speed Humps – East Drive, between Brendwin Road and Bexley Crescent (Ward 11 – York South-Weston)

Report 9, Clause 12

The Etobicoke York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (September 6, 2005) from the Director, Transportation Services, Etobicoke York District.

Report (September 6, 2005) from the Director, Transportation Services, Etobicoke York District outlining the findings of a investigation to determine the need to install speed humps on East Drive, between Brendwin Road and Bexley Crescent.

Recommendations:

It is recommended that:

- (1) appropriate staff be authorized to conduct a poll of eligible householders on East Drive, between Brendwin Road and Bexley Crescent, 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 East Drive, between Brendwin Road and Bexley Crescent, for traffic calming purposes generally as shown on the attached print of Drawing No. 421F-8047, dated September 2005 and circulated to residents through the polling process;
 - (ii) The speed limit be reduced from 40 km/h to 30 km/h on East Drive, between Brendwin Road and Bexley Crescent, 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.

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

Report 9, Clause 13

The Etobicoke York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (October 28, 2005) from the Director, Transportation Services, Etobicoke York District.

Report (October 28, 2005) from the Director, Transportation Services, Etobicoke York District on requests for the installation/removal of a number of on-street disabled persons' parking spaces.

Recommendations:

It is recommended that:

- (1) the existing parking space for persons with disabilities on Bloem Avenue, south side, between a point 18 metres west of Day Avenue and a point 5.5 metres further west, be removed;
- (2) the existing on-street parking space for persons with disabilities on Elora Road, south side, between a point 15 metres west of Clendenan Avenue and a point 5.5 metres further west, be removed;
- (3) an on-street parking space for persons with disabilities be established on Runnymede Road, east side, between a point 139.5 metres north of Morningside Avenue and a point 5.5 metres further north; 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.

**14. Front Yard Parking Survey Results – 78 Carrick Avenue
(Ward 17 – Davenport)**

Report 9, Clause 14

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, on the results of a survey conducted in connection with an application for front yard parking at 78 Carrick Avenue.

Recommendations:

It is recommended that Etobicoke York Community Council approve the application for front yard parking at 78 Carrick Avenue, subject to:

- (1) the front yard parking stall providing a minimum width of 2.6 metres and a minimum length of 5.5 metres;
- (2) the applicant paving 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 paying all applicable fees and complying with all other criteria described in Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code;
- (4) cancelling the existing on-street parking permit issued to this property following construction of the front yard parking pad; and
- (5) the applicant satisfies these conditions at no expense to the municipality.

**15. Survey Results for Front Yard Parking – 69 McFarland Avenue
(Ward 17 – Davenport)**

Report 9, 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, on an application for front yard parking at 69 McFarland Avenue.

Recommendations:

It is recommended that Etobicoke York Community Council approve the application for front yard parking at 69 McFarland Avenue, subject to:

- (1) the front yard parking stall providing a minimum width of 2.6 metres and a minimum length of 5.5 metres;
- (2) the applicant paving 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 paying all applicable fees and complying with all other criteria described in the former City of Toronto Municipal Code;

- (4) cancelling the existing on-street parking permit that is issued to this property following construction of the front yard parking pad; and
- (5) the applicant satisfies these conditions at no expense to the municipality.

16. Poll Results – One way Operation Northbound on Gilbert Avenue between Innes Avenue and Rogers Road; and One-way Operation Southbound on Gilbert Avenue between Innes Avenue and Norman Avenue (Ward 17 – Davenport)

Report 9, Clause 16

The Etobicoke York Community Council recommends that the Director, Transportation Services, Etobicoke York District, re-examine the traffic operation on Gilbert Avenue, including one-way northbound or southbound, or a one-way northbound on Gilbert Avenue, between the Innes Avenue and Rogers Road section only.

Action taken by the Committee:

The Etobicoke York Community Council requested the Director, Transportation Services, Etobicoke York District, to report back to the February 7, 2006 meeting of the Etobicoke York Community Council.

Report (October 28, 2005) from the City Clerk providing the results of a resident poll to determine support for a one-way operation northbound on Gilbert Avenue between Innes Avenue and Rogers Road and a one-way operation southbound on Gilbert Avenue between Innes Avenue and Norman Avenue.

Recommendation:

It is recommended that a one-way northbound regulation not be introduced on Gilbert Avenue between Innes Avenue and Rogers Road; and a one-way southbound regulation not be introduced on Gilbert Avenue between Innes Avenue and Norman Avenue, since the poll results did not meet the over 50% criteria.

16(a) Communication (November 9, 2005) from Tina and Michael D'alfonso.

17. Poll Results – One-way Operation northbound on McRoberts Avenue between Keith Avenue and Eglinton Avenue West (Ward 17 – Davenport)

Report 9, Clause 17

The Etobicoke York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (October 28, 2005) from the City Clerk.

Report (October 28, 2005) from the City Clerk providing the results of a resident poll to determine support for a one-way operation northbound on McRoberts Avenue between Keith Avenue and Eglinton Avenue West

Recommendation:

It is recommended that a one-way northbound regulation not be introduced on McRoberts Avenue, between Keith Avenue and Eglinton Avenue West.

17(a) Communication (October 21, 2005) from Giovanni and Maria Sacchetti

17(b) Communication (October 24, 2005) from Joan Milligan

18. Poll Results – 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 9, Clause 18

The Etobicoke York Community Council recommends that the City Clerk be authorized to re-poll the residents on Rutland Street between Laughton Avenue and Wiltshire Avenue; and on Wiltshire Avenue, between Rutland Street and Davenport Road, in the languages of Portuguese, Italian and English, to determine majority support for designating both streets in a one-way eastbound and a one-way southbound direction, respectively.

Report (October 28, 2005) from the City Clerk providing the results of a resident poll to determine support for a one-way operation eastbound on Rutland Street between Laughton Avenue and Wiltshire Avenue; and a one-way operation southbound on Wiltshire Avenue, between Rutland Street and Davenport Road.

Recommendation:

It is recommended that a one-way eastbound regulation not be introduced on Rutland Street between Laughton Avenue and Wiltshire Avenue; and one-way southbound regulation not be introduced on Wiltshire Avenue between Rutland Street and Davenport Road, since the poll results did not meet the over 50% criteria.

- 19. Approval Under the Cemeteries Act (Revised)**
Site Plan Approval Application; Applicant: Park Lawn Company Limited
Architect: Donald J. Caunter Architect Limited
2845 Bloor Street West (Park Lawn Cemetery – Mausoleum)
(Ward 5 – Etobicoke-Lakeshore)

Report 9, Clause 19

The Etobicoke York Community Council approved the staff recommendations in the Recommendations Section of the report (October 27, 2005) from the Director, Community Planning, Etobicoke York District.

Report (October 27, 2005) from the Director, Community Planning, Etobicoke York District, seeking Council's approval under the Cemeteries Act (Revised) to permit the expansion of the existing mausoleum and administrative office located within the Park Lawn Cemetery at 2845 Bloor Street West.

Recommendations:

It is recommended that City Council:

- (1) grant approval of the proposal to increase the capacity of the existing Park Lawn Cemetery Mausoleum by approximately 3,345 crypts, subject to:
 - (a) site plan approval being granted to the satisfaction of the Director of Community Planning, Etobicoke York District; and
 - (b) the owner paying for the cost of publishing the "Notice of Decision" of Council's approval;
- (2) authorize the City Clerk, subsequent to Council's approval of the proposal and under the requirements of the Cemeteries Act (Revised) to:
 - (a) publish the "Notice of Decision" of Council's approval of the mausoleum development in a local newspaper; and
 - (b) send a copy of Council's decision to the applicant and the Registrar, Ministry of Consumer and Business Services; and
- (3) authorize and direct the appropriate City officials to take the necessary action to give effect thereto.

20. **Final Report – Rezoning Application ; Applicant: Allan Leibel, Goodmans LLP
Architect: Page and Steele Architects Planners; 3415 Weston Road and
2345 Finch Avenue West (Phase 1 – Part of 3415 Weston Road)
(Ward 7 – York West)**

Report 9, Clause 20

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

WHEREAS the Emery Village Secondary Plan which provides for redevelopment of the Emery Village Community, was approved by City Council on November 26, 27 and 28, 2002, by the adoption of reports (October 31, 2002) from the Acting Director, Community Planning, North District, and (November 20, 2002) from the Commissioner of Urban Development Services, contained in Clause 23 in Report 12 of the North York Community Council; and

WHEREAS the implementing Emery Village Zoning By-law was approved by City Council on May 21, 22 and 23, 2003, by the adoption of a report (April 22, 2003) from the Acting Director, Community Planning, North District, contained in Clause 16 in Report 4 of the North York Community Council; and

WHEREAS Medallion Properties Inc., the owner of a 12 acre parcel of land at the southeast corner of Finch Avenue West and Weston Road, is the first significant development to proceed to final approval; and

WHEREAS Medallion Properties Inc. has satisfied the tests that must be met prior to lifting the 'H' for the first phase of development;

NOW THEREFORE BE IT RESOLVED THAT City Council adopt the Staff Recommendations contained in Recommendations Section of the report (October 31, 2005) from the Director, Community Planning, Etobicoke York District, subject to the following amendments to Conditions 3, 4, 5, 10 and 20 of the Technical Services Division Comments (October 27, 2005), as contained in Attachment 5 to that Report:

Condition No.	Amended to read as follows:
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| 3. | The applicant is required to convey the east-west road to the municipality, extending from Weston Road to the east limit of the Phase 1 lands only. The balance of the road will be conveyed as each phase proceeds. This road must provide a minimum width of 20m. This conveyance must be made according to the following requirements: |
|-----------|--|

- a. the applicant must provide the required conveyances to the City at nominal cost, such lands to be free and clear of all encumbrances with the exception of utility poles and subject to a right-of-way for access purposes in favour of the Grantor until such times as these lands are laid out and dedicated for public highway purposes;
 - b. the applicant must submit to the Executive Director of Technical Services, for review and approval, before depositing in the Land Registry Office, a draft Reference Plan of Survey in metric units and integrated with the Ontario Co-ordinate System, showing as separate PARTS the lands to be conveyed to the City and the remainder of the site including any appurtenant rights-of-way; and,
 - c. the applicant must pay all costs for registering and preparing the reference plan(s).
4. The applicant is required to convey to the municipality, free and clear of all encumbrances and according to the requirements described in Condition 3 to this Section, a 3.5m wide strip of land along the entire Weston Road frontage of the subject property to accommodate on-street parking during off peak hours and a right turn storage lane during peak hours.
5. The applicant must design and construct the right turn storage, off peak parking, maneuver, and deceleration lane at the south approach to the Weston Road/Finch Avenue West intersection.
10. The proposed north-south road can remain in private ownership until such time as the municipality requires the owner to convey this property to the municipality. To protect for this eventuality, we require that the applicant enter into an agreement with the municipality, registered on title to the property and to the satisfaction of this Division and the City Solicitor, that contains the following conditions:
 - a. when requested by the municipality anytime within the next 20 years, the owner will convey this road, within a 20m right-of-way, to the City for a nominal fee of one dollar; and
 - b. concurrent with the municipality's request for this conveyance, the developer and their successors or assigns will provide the municipality with 5.0m x 5.0m grade level exclusive use

easements at each corner of the intersection of the east-west and north-south rights-of-way.

- 20. The applicant must submit a Record of Site Condition (RSC) for lands that are to be conveyed to the City to the satisfaction of the Executive Director of Technical Services.**

Report (October 31, 2005) from the Director, Community Planning, Etobicoke York District, recommending approval of an application to Lift the (H3) for the Phase 1 of the development of 3415 Weston Road and 2345 Finch Avenue West.

Recommendations:

It is recommended that City Council:

- (1) amend the former City of North York Zoning By-law Zoning By-law No. 7625 for a portion 3415 Weston Road (Phase I lands) substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 3;
 - (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 Bill to City Council for enactment, require the owner to obtain the required relief from the former City of North York Zoning By-law No. 7625 to permit Phase I of the development;
 - (4) before introducing the necessary Bill to City Council for enactment, require the owner to enter into an appropriate agreement with the City, to the satisfaction of the City Solicitor, with respect to the manner and timing with which each of the previous Council directives as set out in this report will be satisfied and City Council grant the authority to enter into the agreement;
 - (5) before introducing the necessary Bill to City Council for enactment, require the owner to enter into an appropriate agreement with the City, to the satisfaction of the City Solicitor, with respect to the matters identified by the Manager, Development Engineering, Etobicoke York District in their October 27, 2005 comments included as Attachment 5; and
 - (6) before introducing the necessary Bill to City Council for enactment, require the owner to satisfy the Notice of Approval Conditions for Site Plan approval for Phase I.
- 20(a)** Motion (November 15, 2005) from Councillor Mammoliti regarding 3415 Weston Road and 2345 Finch Avenue West (Phase 1 – Part of 3415 Weston Road).

21. Request for Approval of Variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code for a First Party Business Identification Fascia Sign at 2267 Islington Avenue (Ward 2 – Etobicoke North)

Report 9, Clause 21

The Etobicoke York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (October 25, 2005) from the Director of Building and Deputy Chief Building Official.

Report (October 25, 2005) from the Director of Building and Deputy Chief Building Official regarding a request by Peggy Lang with The Stanchion Group for Payless Shoes Source Canada Inc. for approval of a variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code to permit a business identification fascia sign at 2267 Islington Avenue.

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.

22. Request for Approval of Variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code for a First Party Business Identification Ground Sign at 2267 Islington Avenue (Ward 2 – Etobicoke North)

Report 9, Clause 22

The Etobicoke York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (October 25, 2005) from the Director of Building and Deputy Chief Building Official.

Report (October 25, 2005) from the Director of Building and Deputy Chief Building Official regarding a request by Frank Vinodolac for First REXDALE Shopping Centres Ltd., for approval of a variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code to permit a business identification ground sign at 2267 Islington Avenue.

Recommendations:

It is recommended that:

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

23. Request for Approval of Variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code for an Illuminated Vertical Sign on the Second Floor of 3077 Bloor Street West (Ward 5 – Etobicoke-Lakeshore)

Report 9, Clause 23

The Etobicoke York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (October 25, 2005) from the Director of Building and Deputy Chief Building Official.

Report (October 25, 2005) from the Director of Building and Deputy Chief Building Official regarding a request by Lida Ghiami of Daniel Johnson Architect Inc., for Starbucks Coffee, for approval of a variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code to permit one Illuminated Vertical Sign on the second floor of the existing commercial building for the occupant located on the first floor of the building at 3077 Bloor Street West.

Recommendations:

It is recommended that:

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

24. Final Report and Supplementary 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 9, Clause 24

The Etobicoke York Community Council recommends that City Council re-affirm its Recommendations (1)(a) and (b), (2) and (3) contained in Clause 14, Report 8, of the Etobicoke York Community Council, subject to:

- **Recommendation (1)(a) being amended by deleting the approximate lot size of “44 feet”, and replacing it with “48 feet”; and**

- recommendation (1)(b) being amended by deleting the approximate lot size of “34 feet”, and replacing it with “32 feet”; and

to read as follows:

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 48 feet, in total; and**
 - (b) three (3) single-family detached dwelling units fronting Renfield Street, with approximate lot sizes of 32 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.**

Action taken by the Committee:

The Etobicoke York Community Council advised that for the purpose of this meeting, that no further notice was required in accordance with Section 34(17) of the *Planning Act*.

Clause 14 in Report 8 of the Etobicoke York Community Council containing a Final Report (August 20, 2005) and a Supplementary Report (October 17, 2005) from the Director, Community Planning, Etobicoke York District, which was referred back by Council on October 26, 27, 28 and 31, 2005, for further consideration.

**25. Applications for a Sign By-law Exemption and an Encroachment Agreement
1630 Lawrence Avenue West (Ward 12 – York South-Weston)**

Report 9, Clause 25

The Etobicoke York Community Council submits this matter to Council without recommendation.

Action taken by the Committee:

The Etobicoke York Community Council requested the local Councillor Frank DiGiorgio to meet with the applicant, the Evangelical Lutheran Church of the Good Shepherd, to resolve the matter of the sign prior to the December 5, 2005 meeting City Council.

Report (October 31, 2005) from the Manager, Municipal Licensing and Standards.

Recommendations:

It is recommended that the applications not be approved on the basis that the proposal contradicts the provisions of the Sign Bylaw of the former municipality of North York.

**26. Bloor West Village Business Improvement Area – Decorative Gas Streetlights
Bloor Street West, between Beresford Avenue and Windermere Avenue
(Ward 13 – Parkdale-High Park)**

Report 9, Clause 26

The Etobicoke York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (October 23, 2005) from the Director, Transportation Services, Etobicoke York District.

Report (October 23, 2005) from the Director, Transportation Services, Etobicoke York District.

Recommendations:

It is recommended that:

- (1) Etobicoke York Community Council approve the Bloor West Village Business Improvement Area's request to install and maintain seven decorative gas streetlights on the south side of Bloor Street West, between Beresford Avenue and Windermere Avenue;
- (2) the Bloor West Village Business Improvement Area enter into an encroachment agreement with the City of Toronto, to the satisfaction of the Transportation Services Division and the City Solicitor, requiring:
 - (a) the Bloor West Village Business Improvement Area to indemnify the municipality from and against all actions, claims or demands and from all loss, costs, damages, charges and expenses that may result from the installation, operation and maintenance of the decorative gas lights;

- (b) the Bloor West Village Business Improvement Area to maintain and operate the streetlights and associated works and equipment in a state of good repair, to the satisfaction of the Transportation Services Division;
 - (c) the Bloor West Village Business Improvement Area to inform the municipality, in writing, of any proposed amendments to its gas streetlight system, and will revise the encroachment agreement if additional infrastructure is required in the municipal right-of-way;
 - (d) the Bloor West Village Business Improvement Area to remove or relocate the gas streetlights after receiving 30 days written notice from the General Manager, Transportation Services Division;
 - (e) the Bloor Street Village Business Improvement Area to maintain the gas streetlights free of posterage, signs and graffiti;
 - (f) the Bloor Street Village Business Improvement Area to be responsible for all costs associated with the daily operation of the proposed gas streetlights;
 - (g) the Bloor West Village Business Improvement Area to comply with any additional conditions that the City Solicitor or the Transportation Services Division consider appropriate;
- (3) the applicant will obtain the required clearances from both private and public utilities and obtain the necessary municipal permits before installing the decorative gas streetlights and associated works and equipment in public right-of-way;
 - (4) the applicant will satisfy these conditions at no cost to the municipality and to the satisfaction of the City Solicitor and the Transportation Services Division; and,
 - (5) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

27. Payment-In-Lieu of Parking – Y&Y Resources Corporation – 2230 Lake Shore Boulevard West (Ward 6 – Etobicoke-Lakeshore)

Report 9, Clause 27

The Etobicoke York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (November 22, 2005) from the Director, Transportation Services, Etobicoke York District.

Report (November 22, 2005) from the Director, Transportation Services, Etobicoke York District.

Recommendations:

It is recommended that:

- (1) Council exempt the applicant at 2230 Lake Shore Boulevard West from the Etobicoke Zoning Code parking requirement of three parking stalls, subject to a \$7,500.00 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.

**28. Information Report – Site Plan Approval Application 00 035316 NNY 12 SA
Applicant: Medallion Properties, Architect: Dietrich Boecker, Dietrich Boecker
Architect – 1555 Jane Street (Ward 12 – York South-Weston)**

Report 9 Clause 30(a)

Action taken by the Committee:

The Etobicoke York Community Council received the report (November 10, 2005) from the Director, Community Planning, Etobicoke York District.

Report (November 10, 2005) from the Director, Community Planning, Etobicoke York District.

Recommendation:

It is recommended that City Council receive this report for information.

**29. Application for Site Plan Approval - 302 Dwight Avenue
(Ward 6 – Etobicoke-Lakeshore)**

Report 9, Clause 28

The Etobicoke York Community Council submits this matter to Council without recommendation.

Action taken by the Committee:

The Etobicoke York Community Council approved the following motion by Councillor Grimes:

WHEREAS the City Planning Division is in receipt of Site Plan Application 05 131009 WET 06 SA, for the property municipally known as 302 Dwight Avenue, for the development of a 'Gambles Produce' warehouse; and

WHEREAS the lands located on the west side of Dwight Avenue are designated for Employment Uses and the lands located to the east of Dwight Avenue are designated for Residential uses; and

WHEREAS the City wishes to facilitate the revitalization of the Employment Area, while mitigating the impacts of new development on nearby Residential Uses, thereby improving the potential for future good relations between neighbours; and

WHEREAS the impacts on the residential area can be mitigated through site plan Approval process, and could be further improved by developing an alternate access route to the site, thereby eliminating the need for trucks to use Dwight Avenue; and

WHEREAS the Owner of the subject lands wishes to proceed with the site plan application and approval in a timely manner; and

WHEREAS the Ward Councillor has 'bumped up' the Site Plan Approval, pursuant to By-law 483-2000;

NOW THEREFORE BE IT RESOLVED THAT the Director, Community Planning, Etobicoke York District, be requested to report directly to the December 5, 2005 meeting of Council, citing the appropriate conditions of approval for Site Plan Approval 05 131009 WET 06 SA.

Motion (November 15, 2005) from Councillor Grimes regarding 302 Dwight Avenue.

**30. Application for Site Plan Approval - 115 Torbarrie Road
(Ward 7 – York West)**

Report 8, Clause 29

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

“WHEREAS City Council on April 14, 15 and 16, 2003, adopted Clause 23 in Report 3 of the North York Community Council, containing a report (March 17, 2003) from the Acting Director, Community Planning, North District, Urban

Development Services, respecting an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision 55T-01503, and

WHEREAS City Council on May 17, 18 and 19, 2005, subsequently adopted Clause 3 in Report 4 of the Etobicoke York Community Council, containing a report (April 19, 2005) from the Director, Community Planning, West District, approving amendments to the draft plan of subdivision; and

WHEREAS Ringley Construction Ltd. ('Ringley'), the owner of the lands at 115 Torbarrie Road, has been in the process of fulfilling the conditions of draft plan approval over the past eighteen (18) months since acquiring the property and has prepared Urban Design Guidelines and Architectural Guidelines which have been generally accepted by City Staff and which will apply to all the subject lands; and

WHEREAS based on the foregoing guidelines and approvals Ringley Construction Ltd. has prepared a comprehensive site plan for the townhouse component and prepared drawings for the single and semi-detached dwellings and is currently in the process of pre-servicing the single detached and semi-detached component of the project; and

WHEREAS an application for site plan approval for the townhouse component, based on these plans and the approved zoning was submitted on November 2, 2004 and in excess of 100 townhouse units have been sold to date; and

WHEREAS City Council on April 12, 13 and 14, 2005, adopted Clause 15 in Report 3 of the Planning and Transportation Committee, containing a report (March 1, 2005) from the Acting Commissioner of Works and Emergency Services and the Commissioner of Urban Development Services, headed 'Development Infrastructure Policy and Standards Review' ('DIPS'), following the above noted approvals and site plan submission; and

WHEREAS City Council has identified these private streets in 'pipeline' projects as an appropriate exception; and

WHEREAS this development is deemed to be a 'pipeline' project for which formal approval under the powers of the *Planning Act* has already been granted, and therefore it would be appropriate to grandfather the townhouse component from the recommendations contained in the 'DIPS' report, as was outlined in Clause 5 in Report 7 of the Planning and Transportation Committee, headed 'Private Streets in New Residential Developments', adopted by City Council on September 28, 29 and 30, 2005; and

WHEREAS it would be appropriate to grant site plan approval for the townhouse component to permit the concurrent pre-servicing of the townhouse component as well;

NOW THEREFORE BE IT RESOLVED THAT the townhouse component of the development at 115 Torbarrie Road be exempt from the recommendations of the Development Infrastructure Policy and Standards Review ('DIPS');

AND BE IT FURTHER RESOLVED THAT City Council grant site plan approval in principle, for the townhouse component of this project in accordance with the drawings submitted on November 2, 2004 by Ringley Construction."

Action taken by the Committee:

The Etobicoke York Community Council requested the Director, Community Planning, Etobicoke York District, to report to the December 5, 2005 meeting of City Council on notice of approval of conditions for site plan approval of 115 Torbarrie Road.

Motion (November 15, 2005) from Councillor Mammoliti regarding 115 Torbarrie Road.