

**ETOBICOKE YORK COMMUNITY COUNCIL  
AGENDA  
MEETING 1**

**Date of Meeting:** January 17, 2006  
**Time:** 9:30 a.m.  
**Location:** Council Chambers  
Etobicoke Civic Centre  
399 The West Mall  
Toronto, Ontario

**Enquiry:** Glenda Jagai  
Committee Administrator  
416-394-2516  
etcc@toronto.ca

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If the Etobicoke York Community Council wishes to meet in-camera (privately) a motion must be made to do so, and the reason given (*Municipal Act, 2001*).

Declarations of Interest under the *Municipal Conflict of Interest Act*

Confirmation of Minutes – November 15, 2005

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

10:00 a.m. - Item 1	11:15 a.m. – Item 6
10:15 a.m. – Item 2	11:30 a.m. – Item 7
10:30 a.m. – Item 3	11:45 a.m. – Item 8
10:45 a.m. – Item 4	12:00 p.m. – Item 9
11:00 a.m. – Item 5	

Communications/Reports:

- Final Report – Official Plan Amendment and Rezoning Application**  
Applicant: Lorne Persiko, Toronto Parking Authority for the City of Toronto  
15 Primrose Avenue (Ward 6 – Etobicoke-Lakeshore)

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

Report (December 22, 2005) from the Director, Community Planning, Etobicoke York District, recommending approval of an application to amend the official Plan and the Zoning Code for a new commercial parking lot at 15 Primrose Avenue, and to modify the new City of Toronto Official Plan to recognize the existing parking lot at 16 Superior Avenue.

Recommendations:

It is recommended that City Council:

- (1) amend the Official Plan for the former City of Etobicoke substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 5;
- (2) amend the Zoning Code for the former City of Etobicoke substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7;
- (3) 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; and
- (4) direct the City Solicitor to request the Ontario Municipal Board to modify the Official Plan for the City of Toronto substantially in accordance with Attachment No. 6 to this report.

**2. Final Report – Rezoning Application; Applicant: Mario Faroane;  
Architect: Gary Zebroski, Zebroski Associates Ltd. Architect  
129 Fenmar Drive (Ward 7 – York West)**

**(Public Meeting under the *Planning Act* – 10:15 a.m.)**

Report (December 22, 2005) from the Director, Community Planning, Etobicoke York District, recommending approval of an application to amend the former City of North York Zoning By-law No. 7625 to permit a Salvage Yard use with outside storage and operations, as an exception to the Industrial Zone Three (M3) zoning for the property at 129 Fenmar Drive.

Recommendations:

It is recommended that City Council:

- (1) 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. 6;

- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
- (3) before introducing the necessary Bills to City Council for enactment, require the applicant to submit an application for Site Plan Approval under Section 41 of the Planning Act;
- (4) before introducing the necessary Bills to City Council for enactment, require the applicant to provide a cash-in-lieu payment of \$6,171.75 towards the cost of a future sidewalk across the frontage of the site; and
- (5) require the foregoing requirements to be satisfied within a five year period of City Council's adoption of this report.

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

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

Report (December 22, 2005) from the Director, Community Planning, Etobicoke York District, recommending approval of an application to amend the former City of Toronto Official Plan and the Zoning By-law No. 438-86 to redevelop an existing industrial property for residential uses to include five semi-detached houses at 147 Brandon Avenue.

Recommendations:

It is recommended that City Council:

- (1) amend the Official Plan for the former City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 6;
- (2) amend the Zoning By-law No. 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and the draft Zoning By-law Amendment as may be required;
- (4) direct the City Solicitor to request the Ontario Municipal Board to modify the Official Plan for the City of Toronto substantially in accordance with Attachment No. 7; and

- (5) before introducing the necessary Bills to City Council for enactment, require the applicant to make application for Site Plan Approval under Section 41 of the Planning Act.

**4. Private Arborist Report and Conflict of Interest – 65 Avonhurst Road  
(Ward 5 – Etobicoke-Lakeshore)**

**(Referred back by City Council on December 5, 6 and 7, 2005)**

**(Speakers – 10:45 a.m. )**

Clause 4 of Report 9 of the Etobicoke York Community Council, titled “Removal of One Privately Owned Tree – 65 Avonhurst Road (Ward 5 – Etobicoke-Lakeshore)”, which City Council, on December 5, 6 and 7, 2005, referred back to the Etobicoke York Community Council, containing a report (October 17, 2005) from the General Manager, Parks, Forestry and Recreation.

Recommendation:

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.
- 4(a).** Report (November 29, 2005) from the General Manager, Parks, Forestry and Recreation, reporting on the private arborist report submitted by Davey Tree Expert Company of Canada Limited, recommending that the black walnut tree (*Juglans nigra*) 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.

Recommendation:

It is recommended that this report be received for information.

**5. Removal of One Privately Owned Tree – 37 Benway Drive  
(Ward 2 – Etobicoke North)**

**(Speakers – 11:00 a.m.)**

Report (November 17, 2005) from the General Manager, Parks, Forestry and Recreation, regarding an application that has been received for a permit to remove one privately owned tree located at the front of 37 Benway Drive.

Recommendations:

It is recommended that:

- (1) the request for permit to remove one privately owned 39 centimetre Colorado blue spruce tree at 37 Benway Drive be denied; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**6. Removal of One Privately Owned Tree – 24 Neilor Crescent  
(Ward 3 – Etobicoke Centre)**

**(Speakers – 11:15 a.m.)**

Report (December 8, 2005) from the General Manager, Parks, Forestry and Recreation, regarding an application that has been received for a permit to remove one privately owned tree located at the front of 24 Neilor Crescent.

Recommendations:

It is recommended that:

- (1) the request for permit to remove one privately owned 35 centimetre Colorado blue spruce tree at 24 Neilor Crescent be denied; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**7. Removal of One Privately Owned Tree – 19 Kingsgarden Road  
(Ward 5 – Etobicoke-Lakeshore)**

**(Speakers – 11:30 a.m.)**

Report (December 5, 2005) from the General Manager, Parks, Forestry and Recreation, regarding an application that has been received for a permit to remove one privately owned tree located at the rear of 19 Kingsgarden Road.

Recommendations:

It is recommended that:

- (1) the request for permit to remove one privately owned 97 centimetre silver maple tree located at the rear of 19 Kingsgarden Road be denied; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**8. Removal of One Privately Owned Tree – 64 Harding Avenue  
(Ward 12 – York South-Weston)**

**(Speakers – 11:45 a.m.)**

Report (December 9, 2005) from the General Manager, Parks, Forestry and Recreation, regarding an application that has been received for a permit to remove one privately owned tree located at the front of 64 Harding Avenue.

Recommendations:

It is recommended that:

- (1) the request for permit to remove one privately owned 58 centimetre Colorado blue spruce tree at 64 Harding Avenue be denied; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**9. Request for Approval of Variances from Chapter 215, Signs, of the former City of Etobicoke Municipal Code for an Illuminated Third Party Standard Outdoor Advertising Roof Sign at 3246 Lakeshore Boulevard West  
(Ward 6 – Etobicoke-Lakeshore)**

**(Speakers – 12:00 Noon)**

Report (December 15, 2005) from the Director of Building and Deputy Chief Building Official, regarding a request by Mr. Isaiah Von Lichtenberg for approval of variances from Chapter 215, Signs, of the former City of Etobicoke Municipal Code to permit an Illuminated Third Party Standard Outdoor Advertising Roof sign at 3246 Lakeshore Boulevard West.

Recommendation:

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

**10. Proposed Exclusive Right Turn Lane – Southbound on Royal York Road at Eglinton Avenue West and Southbound on Royal York Road at Lawrence Avenue West/The Westway (Ward 2 – Etobicoke North) and (Ward 4 – Etobicoke Centre)**

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

Recommendations:

It is recommended that:

- (1) the southbound curb lane on Royal York Road at Eglinton Avenue West be designated for right turning vehicles only, buses excepted, from Eglinton Avenue West to a point 30.5 metres northerly thereof;
- (2) the southbound curb lane on Royal York Road at Lawrence Avenue West/The Westway be designated for right turning vehicles only, buses excepted, from Lawrence Avenue/The Westway to a point 30.5 metres northerly 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.

**11. Proposed “No Parking Anytime” Prohibition on Racine Road (Ward 2 – Etobicoke North)**

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

Recommendations:

It is recommended that:

- (1) the existing “No Parking Anytime” regulations on the north and south sides of Racine Road be rescinded;
- (2) a “No Parking Anytime” regulation on both sides of Racine Road between Martin Grove Road and Kipling Avenue be enacted; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

**12. Proposed Installation of a U-Turn Prohibition on Islington Avenue between Bergamot Avenue and a point 200.0 metres south of Bergamot Avenue (Ward 2 – Etobicoke North)**

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

Recommendations:

It is recommended that:

- (1) U-turns be prohibited anytime for northbound traffic on Islington Avenue, between Bergamot Avenue and a point 200.0 metres south of Bergamot Avenue; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

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

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

Recommendations:

It is recommended that:

- (1) the existing parking space for persons with disabilities on McRoberts Avenue, west side, between a point 168 metres north of St. Clair Avenue West and a point 5.5 metres further north, be removed;
- (2) the existing on-street parking space for persons with disabilities on Townsley Street, north side, between a point 29 metres west of Old Weston Road and a point 5.5 metres further west, be removed;
- (3) an on-street parking space for persons with disabilities be established on Mavety Street, east side, between a point 11 metres south of Annette Street and a point 5.5 metres further south;



- (4) two on-street parking spaces for persons with disabilities be established on Kipping Avenue, south side, between a point 9 metres east of Prescott Avenue and a point 11 metres further east; and
- (5) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

**14. Request for Approval of Variance from Ch. 215, Signs, of the former City of Etobicoke Municipal Code for the Installation of Fascia and Ground Signs at 370 Rexdale Boulevard (Ward 2 – Etobicoke North)**

Report (December 16, 2005) from the Director of Building and Deputy Chief Building Official, regarding a request by Robert Gill with The Brothers Markle for H & R Developments for approval of a variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, to permit three identification fascia signs, one informational/incidental fascia sign and one business identification ground sign to be installed at 370 Rexdale Boulevard.

Recommendations:

It is recommended that:

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

**15. Request for Approval of Variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code for the Installation of Fascia Signs at 5 Carlson Court (Ward 2 – Etobicoke North)**

Report (December 19, 2005) from the Director of Building and Deputy Chief Building Official, regarding a request by Jayantilal Panchal with Kings Hospitality Inc. for Boston Pizza for approval of variances from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, to permit the installation of a total of three business identification fascia signs and seven side wall fascia signs at 5 Carlson Court.

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(s).

**16. Request for Approval of Variance from Ch. 215, Signs, of the former City of Etobicoke Municipal Code for Illuminated and Non-Illuminated General Advertising Signs on The Queensway Elevation for a Service Station at 680 The Queensway (Ward 5 – Etobicoke-Lakeshore)**

Report (December 28, 2005) from the Director of Building and Deputy Chief Building Official, regarding a request by Mr. Wajid Mansuri, of J and B Engineering Inc., for Shell Canada Ltd., for approval of variances from Chapter 215, Signs, of the former City of Etobicoke Municipal Code to permit one illuminated and one non-illuminated general advertising fascia signs on the east elevation and three non-illuminated general advertising signs on the south elevation at 680 The Queensway.

Recommendations:

It is recommended that:

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

**17. Request for Approval of Variance from Chapter 215, Signs, for the former City of Etobicoke Municipal Code for an Illuminated First Party Rear Wall Fascia Sign at 1800 The Queensway (Ward 5 – Etobicoke-Lakeshore)**

Report (December 20, 2005) from the Director of Building and Deputy Chief Building Official, regarding a request by Mr. Sam Ramawala, of Epcot Graphics Inc., on behalf of TigerDirect.ca, for approval of variances from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, to permit an illuminated first party rear wall fascia sign at 1800 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.

**18. Request for Approval of Variance from By-law 30788, of the former City of North York, for a Two Sided First Party Illuminated Ground Sign at 1881 Wilson Avenue (Ward 7 – York West)**

Report (November 4, 2005) from the Director of Building and Deputy Chief Building Official, regarding a request by Arun Mathur of Rainbow Realty Limited for Mac Champsee of Town Centre Investments Ltd., for approval of variances from By-law 30788 of the former City of North York to permit a two sided first party illuminated ground sign at 1881 Wilson Avenue.

Recommendations:

It is recommended that:

- (1) the request for variances be approved for the reasons outlined in this report; and
- (2) the applicant be advised upon approval of variances, of the requirement to obtain the necessary sign permits; and
- (3) the applicant obtain approval from the Ministry of Transportation since the proposed sign is within 400m of a highway right-of-way.

**19. Naming of Proposed Private Lanes at 77 Janda Court (Ward 2 – Etobicoke North)**

Report (December 5, 2005) from the City Surveyor, Technical Services, recommending that the proposed private lanes at 77 Janda Court, be named “Frost King Lane” and “Pedigree Mews”.

Recommendations:

It is recommended that:

- (1) the proposed private lanes at 77 Janda Court, be named "Frost King Lane" and “Pedigree Mews”;
- (2) Gemini Urban Design (Janda) Corporation 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.

**20. Naming of Proposed Private Street at 975 The Queensway  
(Ward 5 – Etobicoke-Lakeshore)**

Report (December 6, 2005) from the City Surveyor, Technical Services, recommending that the proposed public street at 975 The Queensway, be named “Market Garden Mews”.

Recommendations:

It is recommended that:

- (1) the proposed public street located at 975 The Queensway, extending between Islington Avenue and Queen Elizabeth Boulevard, be dedicated by by-law for public highway purposes;
- (2) subject to City Council granting an exception to its Street Naming Policy, which states that similar sounding street names should be avoided, the proposed public street located at 975 The Queensway be named “Market Garden Mews”; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**21. Sale of Surplus Land – North Side of Jasper Avenue Adjacent to 64 Jasper Avenue  
(Ward 11 – York South-Weston)**

Report (December 13, 2005) from the Chief Corporate Officer, regarding the disposal of a parcel of vacant land located on the north side of Jasper Avenue adjacent to 64 Jasper Avenue.

Recommendations:

It is recommended that:

- (1) the Offer to Purchase from Bernard Titchard to purchase the parcel of vacant land located on the north side of Jasper Avenue, adjacent to 64 Jasper Avenue, being the east part of Lot 12, on Plan 1846 and shown as Part 1 on Sketch PS-2004-067 (the “Property”), in the amount of \$17,000.00 be accepted, substantially on the terms outlined in Appendix “A” to this report, and that either one of the Chief Corporate Officer or the Director of Real Estate Services be authorized to accept the Offer on behalf of the City;

- (2) authority be granted to direct a portion of the proceeds of closing to pay the City's expenses related to the Property and the completion of the sale transaction;
- (3) the City Solicitor be authorized to complete the transaction on behalf of the City, including payment of any necessary expenses and amending the closing date and other transaction dates to such earlier or later date(s), and on such terms and conditions as she may from time to time consider reasonable; and
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**22. Removal of One Privately Owned Tree – 41 Rosemount Avenue  
(Ward 17 – Davenport)**

Report (November 2, 2005) from the General Manager, Parks, Forestry and Recreation, regarding an application for a permit to remove one Norway Maple tree having a diameter of 81 centimetres, on a private property that has been filed by the owner of 41 Rosemount Avenue.

Recommendations:

It is recommended that:

- (1) the request for permit to remove the 81 cm diameter Norway maple tree at 41 Rosemount Avenue be approved; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**23. Designation of Fire Routes in the City of Toronto  
Etobicoke York Community Council Area**

Report (December 14, 2005) from the Acting District Chief, Fire Prevention, West Command, to obtain Council approval for the enactment of the appropriate amending by-law to designate certain locations as fire routes with the meaning of the City of Toronto Municipal Code Chapter, 880, as amended.

Recommendations:

It is recommended that:

- (1) that part or those parts of the private road or roads shown on the site plan filed with the Fire chief in respect of the municipal addresses set out below be designated as fire routes pursuant to Municipal Code Chapter 880- Fire Routes:

- (a) 4906-4912 Dundas Street West
  - (b) 5229 Dundas Street West
  - (c) 51 Kelfield Street
  - (d) 630 Kipling Avenue
  - (e) 680 Kipling Avenue
  - (f) 45 La Rose Avenue
  - (g) 2083, 2087, & 2095 Lake Shore Boulevard West
  - (h) 2264 Lake Shore Boulevard West
  - (i) 3199 Lake Shore Boulevard West
  - (j) 240 Markland Drive
  - (k) 165, 167, & 181 North Queen Street
  - (l) 171, 173, & 177 North Queen Street
  - (m) 125 The Queensway
  - (n) 952-964 The Queensway
  - (o) 1306 The Queensway
  - (p) 1604 The Queensway
  - (q) 1635 The Queensway
  - (r) 385 Rexdale Boulevard
  - (s) 555 Rexdale Boulevard (North-Grandstand)
  - (t) 555 Rexdale Boulevard (South-Backstretch)
  - (u) 540, 544, 546, & 548 Scarlett Road
  - (v) 21 Signal Hill Avenue
  - (w) 2525 St. Clair Avenue West
  - (x) 495 The West Mall; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**24. Supplementary Report – Commercial Outdoor Roof Top Patios in the former City of Etobicoke (Ward 5 – Etobicoke-Lakeshore)**

Report (December 14, 2005) from the Director, Community Planning, Etobicoke York District, reporting on a Council direction that the Commissioner, Urban Development Services, undertake a study on restricting rooftop patios throughout all of the former City of Etobicoke, in a manner consistent with the by-law that restricted commercial outdoor roof top patios on a portion of Bloor Street West.

Recommendations:

It is recommended that:

- (1) staff be directed to schedule a community consultation meeting;

- (2) notice for the community consultation meeting be advertised in the local newspapers; and
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

**25. Preliminary Report – Official Plan Amendment, Rezoning Application and Site Plan Control Application; Applicant: Walker, Nott Dragicevic Associates Ltd. Architect: Turner Fleischer Architects Inc. – 2129 St. Clair Avenue West (Ward 11 – York South-Weston)**

Report (December 22, 2005) from the Director, Community Planning, Etobicoke York District, providing preliminary information on the above-noted applications and to seek Community Council's direction 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.