



---

**ETOBICOKE YORK COMMUNITY COUNCIL  
DECISION DOCUMENT  
MEETING 6**

*Report 6 to be considered by City Council on July 25, 2006*

**Date of Meeting:** July 11, 2006

**Time:** 9:30 a.m.

**Location:** Council Chambers  
Etobicoke Civic Centre  
399 The West Mall  
Toronto, Ontario

**Enquiry:** Glenda Jagai

Committee Administrator

416-394-8101

etcc@toronto.ca

---

*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 June 13, 2006.*

**Communications/Reports:**

1. **Application for an Exemption to Toronto Municipal Code, Chapter 447, Fences  
2553 Lakeshore Boulevard West (Ward 6 – Etobicoke-Lakeshore)**

**Report 6, Clause 1**

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

Report (May 16, 2006) from the District Manager, Municipal Licensing and Standards, Etobicoke York District, regarding an application submitted by Tom Giancos, representing Dunpar Developments Inc., requesting an exemption to the Toronto Municipal Code, Chapter 447, Fences, to maintain a close board wooden fence to the height of 2.44 metres (8 feet) on the north, east and a portion of south boundary of the property at 2553 Lakeshore Boulevard West.

Recommendation:

It is recommended that the request for the exemption be refused based on non-compliance with the requirements set out in this Chapter.

Recorded vote on a motion by Councillor Grimes to postpone this matter to the September 13, 2006 meeting.

For:	Councillors Di Giorgio, Grimes, Hall and Holyday	(4)
Against:	Councillors Ford, Mammoliti, Nunziata, Palacio and Saundercook	(5)
Absent:	Councillors Lindsay Luby and Milczyn	(2)

Motion lost.

Recorded vote on a motion by Councillor Mammoliti to approve the application for an exemption to maintain the close board wooden fence at the existing height.

For:	Councillors Mammoliti, Nunziata, Palacio and Saundercook	(4)
Against:	Councillors Di Giorgio, Ford, Grimes, Hall and Holyday	(5)
Absent:	Councillors Lindsay Luby and Milczyn	(2)

Motion lost.

Recorded vote on a motion by Councillor Ford to approve the staff recommendation in the Recommendations Section of the report (May 16, 2006) from the District Manager, Municipal Licensing and Standards.

For:	Councillors Di Giorgio, Ford, Grimes, Hall and Holyday	(5)
Against:	Councillors Lindsay Luby, Mammoliti, Nunziata, Palacio and Saundercook	(5)
Absent:	Councillor Milczyn	(1)

Motion lost on a tie vote.

**2. Front Yard Parking – Request for an Exemption to the former City of Toronto Municipal Code – 133 Mavety Street (Ward 13 – Parkdale-High Park)**

**Report 6, Clause 2**

**The Etobicoke York Community Council recommends that City Council approve the application for an exemption to Chapter 400 of the former City of Toronto Municipal Code to permit front yard parking at 133 Mavety Street, 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 treatment that is acceptable to the General Manager, Transportation Services;**
- (4) **the applicant plants a tree in their front yard, or funds the planting of a tree in the neighbourhood, to the satisfaction of the Parks, Forestry and Recreation Services Division;**
- (5) **the existing on-street parking permit issued to this address is cancelled following construction of the front yard parking pad; and**
- (6) **the applicant satisfies these conditions at no expense to the municipality.**

Report (May 10, 2006) from the Director, Transportation Services, Etobicoke York District regarding an application for front yard parking at 133 Mavety Street.

Recommendation:

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

Recorded vote on the motion by Councillor Saundercook to approve the application for an exemption to permit front yard parking, subject to conditions (1) to (6):

For:	Councillors Di Giorgio, Ford, Grimes, Hall, Lindsay Luby, Mammoliti, Nunziata, Palacio and Saundercook	(9)
Against:	Councillor Holyday	(1)
Absent:	Councillor Milczyn	(1)

Carried.

**3. Application for an Exemption to Toronto Municipal Code, Chapter 447, Fences  
2777 Kipling Avenue (Ward 1 – Etobicoke North)**

**Report 6, Clause 3**

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

Action taken by the Committee:

The Etobicoke York Community Council requested the District Manager, Municipal Licensing and Standards, Etobicoke York District, to report directly to the July 25, 2006 meeting of City Council on the height of the chain link fence between the two buildings and the feasibility of the fence being in the same style.

Report (June 22, 2006) from the District Manager, Municipal Licensing and Standards, Etobicoke York District.

Recommendation:

It is recommended that the request for the exemption, to erect a 1.8 metre (6 feet) high, chain link fence or a 1.5 metre (5 feet) high, wrought iron fence parallel to the front of the building along Kipling Avenue, 0.45 metres (1 foot 6 inches) inside the property line be refused based on non-compliance with the requirements set out in the Chapter.

**4. Request for Approval of Variances from Chapter 215, Signs, of the former City of Etobicoke Municipal Code – 452 Rathburn Road (Ward 3 – Etobicoke Centre)**

**Report 6, Clause 4**

**The Etobicoke York Community Council recommends that City Council adopt the staff recommendation in the Recommendations Section of the report (June 20, 2006) from the Director of Building and Deputy Chief Building Official.**

Report (June 20, 2006) from the Director of Building and Deputy Chief Building Official to review and make recommendation on a request by Kimberley Paterson with DNS Signs Ltd. for Michael Dankevych of Rathburn Commercial Inc. for approval of variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code to permit a First Party Illuminated Fascia Sign on the north elevation at 452 Rathburn Road.

Recommendation:

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

**5. Request for Traffic Calming (Speed Humps) on Pearldale Avenue (Ward 7 - York West)**

**Report 6, Clause 5**

**The Etobicoke York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 8, 2006) from the Director, Transportation Services, Etobicoke York District.**

Report (June 8, 2006) from the Director, Transportation Services, Etobicoke York District reporting on the findings of an investigation to install traffic calming (speed humps) on Pearldale Avenue between Duncanwoods Drive and Hasbrooke Drive.

Recommendations:

It is recommended that:

- (1) appropriate staff be authorized to conduct a poll of eligible residents/property owners on Pearldale Avenue, between Duncanwoods Drive and Hasbrooke Drive, in accordance with the traffic calming policy to determine if residents/property owners of the roadway support the installation of speed humps;
- (2) a by-law be prepared and public notice be given pursuant to the Municipal Act and Municipal Class Environmental Assessment Act for the alterations of sections of the roadway on Pearldale Avenue between Duncanwoods Drive and Hasbrooke Drive for traffic calming purposes, described as follows:

The construction of speed humps on Pearldale Avenue, generally as shown on Drawing No. SH-1111 dated April 26, 2006, attached;

- (3) pursuant to the requirements of Schedule B of the Municipal Class Environmental Act, notice of study commencement be given to the Ministry of the Environment, Fire Services, Emergency Medical Services and Toronto Police Service and upon approval of a by-law by Council, Notice of Completion be issued;
- (4) the speed limit on Pearldale Avenue be reduced from 40 km/h to 30 km/h between Duncanwoods Drive and Hasbrooke Drive, coincident with the implementation of speed humps; 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.

**5(a).** Communication (April 21, 2006) from Larry Perlman.

**5(b).** Communication (June 19, 2006) from Larry Perlman.

**5(c).** Communication (July 11, 2006) from Larry Perlman.

**6. Emery Village Business Improvement Area (BIA) Proposed Installation of “Gateway” signs in Public Road Allowance (Ward 7 – York West)**

**Report 6, Clause 6**

**The Etobicoke York Community recommends to City Council the approval of a request from the Emery Village Business Improvement Area (BIA) to install identification signs in the public road allowance at five (5) gateway locations in the Emery Village BIA, as detailed in the report (May 18, 2006) from the Director, Transportation Services, Etobicoke York District, subject to the following conditions:**

- (1) the signs are manufactured, installed and maintained at the applicant’s expense to the satisfaction of the General Manager of Transportation Services;**
- (2) the applicant obtains, at its expense, the necessary approvals from the Ministry of Transportation Ontario for the three proposed signs adjoining Highway 400, at no expense to the municipality;**

- (3) **the applicant obtains all required permits and pays the applicable fees/financial securities before commencing construction; and**
- (4) **the applicant enters into an encroachment agreement with the municipality prior to installing the signs proposed within City of Toronto road allowance, such agreement to be provided to the satisfaction of the Director, Transportation Services - Etobicoke York District, and the City Solicitor.**

Report (May 18, 2006) from the Director, Transportation Services, Etobicoke York District providing information relating to a request from the Emery Village Business Improvement Association (Emery Village BIA) to install BIA identification signs in the public road allowance at five 'gateway' locations in the Emery Village BIA area.

Recommendation:

It is recommended that this report be received for information.

Recorded vote on motions (1) to (4) moved by Councillor Mammoliti:

For: Councillors Di Giorgio, Grimes, Ford, Hall, Holyday, Lindsay Luby,  
Mammoliti, Milczyn, Nunziata, Palacio and Saundercook (11)

Carried unanimously.

**7. Request for Approval of Variances from Chapter 215, Signs, of the former City of Toronto Municipal Code – 1169 St. Clair Avenue West (Ward 17 – Davenport)**

**Report 6, Clause 41(a)**

Action taken by the Committee:

The Etobicoke York Community Council postponed this report to its next meeting on September 13, 2006.

Report (June 27, 2006) from the Director, Community Planning, Etobicoke York District, to review and make recommendations on a request by Sid Catalano of Pattison Outdoor on behalf of 1169 St. Clair Avenue West Inc. for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for third party advertising purposes, an illuminated roof sign at 1169 St. Clair Avenue West.

Recommendations:

It is recommended that the requested variance to permit, for third party advertising purposes, an illuminated roof sign at 1169 St. Clair Avenue West be refused.

*(Councillor Mammoliti declared an interest in this matter in that his spouse owns property in the area.)*

**8. Request to Remove One City-owned Tree - 24 Cordella Avenue  
(Ward 11 – York South-Weston)**

**Report 6, Clause 7**

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

- (1) the owner of 24 Cordella Avenue be allowed to widen the walkway, as long as the tree roots are not affected in a hazardous way, and**
- (2) that Forestry staff continue discussions with the homeowner in order to arrive at a monetary resolution to the walkway damage.**

Report (June 19, 2006) from the General Manager, Parks, Forestry and Recreation on a request to remove one City owned tree situated on the City road allowance adjacent to 24 Cordella Avenue.

Recommendations:

It is recommended that:

- (1) the request for the removal of one City owned tree at 24 Cordella Avenue be denied; and,
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Recorded vote on a motion by Councillor Nunziata that the City owned tree be removed subject to the conditions (i), (ii) and (iii) as stated in the report (June 19, 2006) from the General Manager, Parks, Forestry and Recreation:

For:	Councillors Ford, Mammoliti and Nunziata	(3)
Against:	Councillors Di Giorgio, Grimes, Hall, Holyday and Saundercook	(5)
Absent:	Councillors Lindsay Luby, Milczyn and Palacio	(3)

Motion lost.

Recorded vote on a motion by Councillor Saundercook that City Council adopt the staff recommendations in the Recommendations Section of the report (June 19, 2006) from the General Manager, Parks, Forestry and Recreation.

For:	Councillors Grimes, Hall, Holyday and Saundercook	(4)
Against:	Councillors Di Giorgio, Ford, Mammoliti and Nunziata	(4)
Absent:	Councillors Lindsay Luby, Milczyn and Palacio	(3)

Motion lost on a tie vote.

Recorded vote on the motion by Councillor Mammoliti that:

- (1) the owner of 24 Cordella Avenue be allowed to widen the walkway, as long as the tree roots are not affected in a hazardous way, and
- (2) that Forestry staff continue discussions with the homeowner in order to arrive at a monetary resolution to the walkway damage.

For: Councillors Di Giorgio, Ford, Grimes, Mammoliti and Nunziata (5)  
Against: Councillors Hall, Holyday and Saundercook (3)  
Absent: Councillors Lindsay Luby, Milczyn and Palacio (3)

Carried.

**9. Final Report – Official Plan Amendment Application and Proposed Implementing Zoning By-law; Davenport Village Secondary Plan – 940, 980 and 1100 Lansdowne Avenue (Ward 17 – Davenport)**

**Report 6, Clause 8**

**The Etobicoke York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 27, 2006) from the Director, Community Planning, Etobicoke York District, subject to:**

- (1) **deleting Recommendation (6)(c);**

**“(6)(c) the owner shall provide a perpetual public access easement in favour of the City over the private open space lands located on both sides of the public park to be provided on the lot, to the satisfaction of the City Solicitor and the General Manager, Parks, Forestry & Recreation Division;”**

- (2) **amending Recommendation (6)(d)(i) to read:**

**“(6)(d)(i) the owner’s solicitor is to provide to the City a sworn affidavit satisfactory to the City Solicitor, in consultation with the City’s Chief Planner or his designate, confirming the creation of affordable housing in each development phase by ensuring 30% of each type of dwelling unit constructed are developed to a maximum unit size as follows: bachelor 46.5 square metres, one bedroom 60.4 square metres, two bedroom 79 square metres, and three bedrooms 93 square metres.”;**

- (3) **deleting Recommendation (6)(d)(ii);**

**“(6)(d)(ii) the owner’s solicitor shall provide to the City a sworn affidavit satisfactory to the City Solicitor, in consultation with the City’s Chief Planner or his designate confirming the title description and the final**



sale price of the affordable dwelling units at the time of transfer and that no other monies have been paid by the purchaser of the affordable dwelling unit in relation to material matters associated with or for the exclusive use of the affordable dwelling unit including but not limited to storage space, parking space, or upgraded finishes or furnishings.”

(4) amending Recommendation (6)(e)(i) to read:

“(6)(e)(i) the owner’s solicitor is to provide to the City a sworn affidavit satisfactory to the City Solicitor, in consultation with the City’s Chief Planner or his designate, confirming the creation of affordable rental housing in each development phase by ensuring 30% of each type of dwelling unit constructed are developed to a maximum unit as follows: bachelor 46.5 square metres, one bedroom 60.4 square metres, two bedroom 79 square metres, three bedroom 93 square metres.”;

(5) the applicant being required to first market each phase of the development within the local community to provide opportunities for local residents to move into the development and also be requested to work with the city’s Social Housing Connections Office in an effort to house individuals and families currently on Toronto’s waiting list for social housing;

(6) revising Attachment No. 4, Draft OPA and Secondary Plan – Amendment to the new City of Toronto Official Plan, as follows:

Under 2.1 LAND USE, Policies,

(a) delete reference to “Other Open Space Areas” in 2.1.1, to read as follows:

“2.1.1 Lands within the Secondary Plan are designated as *Neighbourhoods, Apartment Neighbourhoods, Mixed Use Areas and Parks and Open Space Area-Parks*, as shown on Land Use Maps 17 and 18, and on Map 2 to this Secondary Plan.”

(b) delete 2.1.3 The areas shown as *Other Open Spaces* on Map 2 to this Secondary Plan will accommodate publicly accessible private open space.”

Under 6.0 – Parks, Open Space and Pedestrian Systems

(c) delete 6.2.1 *Other Open Spaces* lands, as shown on Map 2 to this Secondary Plan, will not be credited towards the owners parkland dedication requirements. These lands will be privately-managed and publicly accessible.

(d) delete 6.2.2 The City shall be granted a public easement, in perpetuity for the *Other Open Spaces* lands.

- (e) delete the words “Other Publicly Accessible Open Spaces” in the preamble to the Section 37 Provisions;

**Under 12.0 - Implementation**

- (f) delete 12.8 e) public access and walkways along private open space areas;
- (7) revising Attachment No. 5, Draft Zoning By-law, as follows:
- (a) delete in Section 10 the paragraph:  
  
“Within these minimum setback areas on Blocks 1 and 3, private open space with a publicly accessible component shall be provided.”
  - (b) under Appendix 1 headed SECTION 37 PROVISIONS, delete paragraph 3):  
  
“3) the *owner* shall provide a perpetual public access easement in favour of the City over the private open space lands located on both sides of the public park to be provided on the lot, to the satisfaction of the City Solicitor and the General Manager, Parks Forestry and Recreation Division;”

- (8) amending the appropriate documents be accordingly;

- (9) adopting the following Resolution:

“WHEREAS Etobicoke York Community Council held a Public Meeting pursuant to Section 34 of the *Planning Act*, on July 11, 2006, with respect to a Final Report to Amend the Official Plan (Davenport Village Secondary Plan) and proposed Implementing Zoning By-law – (Ward 17 – Davenport) dated June 27, 2006; and

WHEREAS the proposed Implementing Zoning By-law included in the Final Report attached as Attachment 5 sets out zoning provisions to permit and regulate the development and use on the subject lands; and

WHEREAS the additions and modifications of the following provisions to the proposed Implementing Zoning By-law are in keeping with the proposed Davenport Village Secondary Plan for 940, 980 and 1100 Lansdowne Avenue; and

WHEREAS City Planning Staff are in agreement that the revisions and modifications as they are in keeping with the policies of the proposed Davenport Village Secondary Plan for 940, 980 and 1100 Lansdowne Avenue, and are supportable and reflective of the proposed development for the subject lands;

**NOW THEREFORE BE IT RESOLVED THAT:**

- (1) the proposed implementing Zoning By-law To Amend Zoning By-law No. 438-86, as amended, with respect to the Davenport Village area, attached as Attachment No. 5 to the Final Report (June 27, 2006) from the Director, Community Planning, Etobicoke York District, be revised as follows:**

  - (a) amend Section 6 to add the word “*height*” after the word “*grade*” and to add 4(12) and 4(16) after 4(11), to read as follows:**

    - 6. None of the provisions of Section 2(1) with respect to the definition of *grade*, *height*, *owner* and *lot* and Sections 4 (2)(a), 4(11), 4(12) and 4(16), 6(1)(a), S 6 (3) PART I, S 6 (3) PART II S. 1, 2, 3 4, 5, 6, 7 and 8, S 6 (3) PART III, S 6 (3) PART IV 1 (e), (2), (3) and (4), 6 (3) Part VI, 6 (3) PART VII, 6(3) PART IX and PART XI 1(a) of the aforesaid By-law 438-86, as amended, shall apply to prevent the erection and use of *rowplexes* and/or a *parking garage*, except on any lands designated “G(h)”; *an apartment building and/or rowplexes* and/or a *parking garage* on Block 5; *dwelling units* and/or *live work units* and/or a *parking garage* or *mixed-use buildings* consisting of *dwelling units*, *live-work units*, *private academic*, *philanthropic or religious school*, *retail store*, office, office of a professional person/ administrative office on Blocks 4 and 6; a *public park* on Block 2; and *accessory uses* thereto, as shown on Map 4, attached to and forming part of this by-law provided that:**
  - (b) replace the word “encroachments” with the word “projections”;**
  - (c) renumber Section 7iv) to 7v), and 7v) to 7vi); and**
  - (d) add the following to Section 7:**

    - (iv) “*height*” means the vertical distance between *grade*, and:**

      - (a) in the case of a pitched roof building, the mean level between the eaves and the ridge of the roof and;**
      - (b) in the case of another kind of roof, the highest point of the roof; and**
      - (c) where there is no roof, the highest point of the structure.**
- (2) revise all Maps, to the proposed implementing Zoning By-law and all Maps to the Official Plan Amendment, and Secondary Plan as necessary to reflect the intent of the approved revisions;**

- (3) that the appropriate documents be amended accordingly to reflect the intent of the approved revisions;**
- (4) that Recommendation (2) in the Final Report be amended by replacing reference to Attachment No. 3 with reference to Attachment No. 4, to read as follows:  
  
“(2) direct the City Solicitor to request the Ontario Municipal Board to modify the new Toronto Official Plan, if the Toronto Official Plan is not in effect at the time of Council’s consideration of this application, substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 4;”**
- (5) that only staff Recommendations (2), (4), (5), (6), and (7) be approved as amended;**
- (6) that no further notice of public meeting be given in relation to the proposed by-law and the Official Plan Amendment pursuant to the *Planning Act*.**

Action taken by the Committee:

The Etobicoke York Community Council requested that:

- (1) the Chief Planner and Executive Director, and the City Solicitor, bring forward directly to the July 25, 2006 City Council meeting, the appropriate revisions to the Official Plan Amendments, Official Plan Modifications and Zoning By-law Amendments resulting from all the approved revisions; and
- (2) the City Solicitor report to the July 25, 2006 meeting of City Council on the City of Toronto’s environmental liability as a consequence of permitting the use of the site for residential purposes.

The Etobicoke York Community Council held a statutory public meeting on July 11, 2006, and notice was given in accordance with the *Planning Act*.

Report (June 27, 2006) from the Director, Community Planning, Etobicoke York District, recommending approval of Official Plan Amendment(s) and a Secondary Plan, referred to as the Davenport Village Secondary Plan, to guide the phased development of the former General Electric lands, municipally known as 940, 980 and 1100 Lansdowne Avenue and recommending approval of an area-specific Zoning By-law Amendment with Holding provisions to regulate land use and the construction of new development and, in general to implement the Davenport Village Secondary Plan.

Recommendations:

It is recommended that City Council:

- (1) amend the new Toronto Official Plan, if the Toronto Official Plan is in effect at the time of Council's consideration of this application, substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 4;
- (2) direct the City Solicitor to request the Ontario Municipal Board to modify the new Toronto Official Plan, if the Toronto Official Plan is not in effect at the time of Council's consideration of this application, substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 3;
- (3) amend the Official Plan for the former City of Toronto, if the Toronto Official Plan is not in effect at the time of Council's consideration of this application, substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 3;
- (4) amend the Zoning By-law for the former City of Toronto, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5;
- (5) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment(s), draft Official Plan modification, and draft Zoning By-law Amendment as may be required;
- (6) before introducing the Zoning By-law to City Council for enactment, require the owner to enter into a Section 37 Agreement, to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning to secure the following facilities, services and matters:
  - (a) the owner is to provide \$200.00 per unit to the City on a phase by phase basis to be used to provide community facilities, services or matters in the immediate vicinity of the Davenport Village Secondary Plan Area, as identified by the City in consultation with the local area Councillor. The payment to be made concurrently with the issuance of the above grade building permits for each such phase;
  - (b) the owner shall enter into and register a heritage easement agreement to preserve and conserve any designated historically significant buildings, located in each phase of development on the lot, to the satisfaction of the City Solicitor and the Chief Planner;
  - (c) the owner shall provide a perpetual public access easement in favour of the City over the private open space lands located on both sides of the public park to be provided on the lot, to the satisfaction of the City Solicitor and the General Manager, Parks, Forestry & Recreation Division;
  - (d) In the case of a condominium residential development, prior to the registration of a plan of condominium, for each phase of development on the *lot*:

- (i) the owner's solicitor is to provide to the City a sworn affidavit satisfactory to the City Solicitor, in consultation with the City's Chief Planner or his designate, confirming that arms length agreements of purchase and sale have been entered into for 20 percent of the units in each development phase, and that the sale prices of those dwelling units meet the intent of the City's applicable affordable housing policies, City of Toronto Official Plan as adopted by Council November 2002; and
  - (ii) the owner's solicitor shall provide to the City a sworn affidavit satisfactory to the City Solicitor, in consultation with the City's Chief Planner or his designate confirming the title description and the final sale price of the affordable dwelling units at the time of transfer and that no other monies have been paid by the purchaser of the affordable dwelling unit in relation to material matters associated with or for the exclusive use of the affordable dwelling unit including but not limited to storage space, parking space, or upgraded finishes or furnishings.
- (e) In the case of a rental residential development, at the time of first occupancy of a rental unit, for each phase of development on the lot:
- (i) the owner's solicitor is to provide to the City a sworn affidavit satisfactory to the City Solicitor, in consultation with the City's Chief Planner or his designate, confirming that arms length agreements of rental have been entered into for 20 percent of the units in each development phase, and that the rental rates of those dwelling units meet the intent of the City's applicable affordable housing policies, City of Toronto Official Plan as adopted by Council November 2002.
- (7) approve the Davenport Village Urban Design Guidelines in accordance with Attachment 6.

**10. Final Report –Official Plan and Rezoning Application, Draft Plan of Subdivision Application; Applicants: Armstrong Goldberg Hunter/Bousfields Inc.  
1053 & 1061 The Queensway and 7-11, 19-25, 33-35 and 45 Zorra Street  
(Ward 5 – Etobicoke-Lakeshore)**

**Report 6, Clause 9**

**The Etobicoke York Community Council recommends that City Council adopt the following Resolution by Councillor Milczyn:**

**WHEREAS the Final Report (June 27, 2006) from the Director, Community Planning, Etobicoke York District, recommends approval of a mixed use development consisting of residential and commercial uses; and**

**WHEREAS the adjacent industrial owner has expressed concern over the proximity of residential uses to industrial uses and the possibility of complaints of nuisance; and**

**WHEREAS the applicant and the industrial owner have to come to an agreement with respect to the proximity of dwelling units and recreational space to the industrial use;**

**NOW THEREFORE BE IT RESOLVED THAT:**

- (1) the draft amendment to the Toronto Official Plan (Attachment 9) be amended to revise Area Specific Policy No. 6 by adding the following Section 6(e):**

**“6(e) A special provision shall be contained in the Zoning By-law prohibiting dwelling units and recreational space on Block 2 within 60 metres from Block 4 as set out in the By-law until such time as further environmental studies are completed demonstrating acceptable compatibility between the residential units and/or recreational space on Block 2 and the industrial use on Block 4.”;**

- (2) the draft zoning by-law amendment for the 7-11, 19-25 and 33-35 Zorra Street portion of the site be revised by adding the following paragraph (c) to Section 3.B Building Setbacks:**

**“(c) Notwithstanding the provisions of this By-law, no dwelling unit and no recreational space shall be permitted within 60 metres from the easterly property line of the southerly R.6 Zone as shown on Schedule A1, without an amendment to this By-law.”**

- (3) that any additional Zoning application arising from the foregoing shall be subject to the same fee that the Community Planning Division would require for the lifting of a Holding prefix;**

- (4) the recommendations in the Final Report (June 27, 2006) from the Director, Community Planning, Etobicoke York District, be adopted, as amended.**

Action taken by Committee:

The Etobicoke York Community Council requested:

- (1) the Director, Parks, Forestry and Recreation, Etobicoke York District, to report directly to the July 25, 2006 meeting of City Council on the resolution of matters referred to in the following Recommendation (4) in the Final Report (June 27, 2006) from the Director, Community Planning, Etobicoke York District, i.e.:**

**“It is recommended that:**

- (4) prior to the introduction of the Bills to Council, direct that the appropriate staff and the applicant resolve the outstanding matters with respect to the parks contribution and public art;”
- (2) the Director, Transportation Services, Etobicoke York District, to ensure that no private driveway is allowed to service the development directly from The Queensway.

The Etobicoke York Community Council held a statutory public meeting on July 11, 2006, and notice was given in accordance with the *Planning Act*.

Report (June 27, 2006) from the Director, Community Planning, Etobicoke York District, reviewing and recommending approval of an application to amend the Toronto Official Plan and the former Etobicoke Official Plan, and the Zoning By-law for a mixed-use residential development having grade-related commercial uses, and a grocery store located at 1053 and 1061 The Queensway and 7-11, 19-25, 33-35 and 45 Zorra Street.

Recommendations:

It is recommended that City Council:

- (1) amend the Official Plan for the City of Toronto, if the Toronto Official Plan is in effect at the time of Council’s consideration of this application, substantially in accordance with the draft Official Plan Amendment attached as Attachment No.9;
- (2) amend the Official Plan for the former City of Etobicoke substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 10;
- (3) amend the Etobicoke Zoning Code substantially in accordance with the amendments outlined in this report and with the draft Zoning By-law Amendment to be presented at the Public Meeting of Community Council;
- (4) prior to the introduction of the Bills to Council, direct that the appropriate staff and the applicant resolve the outstanding matters with respect to the parks contribution and public art;
- (5) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendments and draft Zoning By-law Amendment, as may be required;
- (6) direct the City Solicitor to request the Ontario Municipal Board to modify the Official Plan for the City of Toronto, if the Toronto Official plan is not in effect at the time of Council’s consideration of this application; and
- (7) be advised that the Chief Planner, who has been delegated authority to approve conditions of Draft Plan of Subdivision approval, proposes to recommend approval of the subdivision plan as generally outlined on Attachment 1 and draft conditions of approval substantially in accordance with Attachment 11 to this report.



- 10(a).** Communication (June 27, 2006) from Pamela A. Green, Pallett Valo, Lawyers & Trade-Mark Agents.
- 10(b).** Communication (July 10, 2006) from Al Brezina, President, The South Etobicoke Industrial Employers' Association.
- 11. Refusal and Directions Report; Official Plan Amendment and Rezoning Application Applicant: Eros Fiacconi, EGF Associates; Lot 35 Westmore Drive – West Side of Westmore Drive, north of Finch Avenue (Ward 1 – Etobicoke North)**

**Report 6, Clause 10**

**The Etobicoke York Community Council recommends that City Council adopt the following Resolution by Councillor Hall:**

**WHEREAS the Director, Community Planning, Etobicoke York District, prepared the original report dated August 26, 2005 recommending that the application be refused; and**

**WHEREAS at the September 19, 2005 meeting of the Etobicoke York Community Council a resolution was passed that indefinitely postponed consideration of the report to enable further discussion between the applicant and the City; allow the applicant to revise the plans and hold a community meeting; and**

**WHEREAS the applicant has revised the proposal to address many of the concerns expressed by the Ward Councillor; and**

**WHEREAS the applicant has held a community meeting on June 26, 2006 at which time members of the community expressed support for the proposed development;**

**NOW THEREFORE BE IT RESOLVED THAT:**

- (1) the Etobicoke York Community Council recommend approval of application 05 106821 WET 01 OZ by Eros Fiacconi to permit a 5-storey mixed use commercial/senior citizens' residence at Lot 35 Westmore Drive; and**
- (2) the City Clerk schedule a statutory public meeting to consider the application at the September 13, 2006 meeting of the Etobicoke York Community Council; and**
- (3) the City Clerk provide appropriate notice of the statutory meeting including notification to the interested parties collected by the local Councillor; and**
- (4) the Director, Community Planning, Etobicoke York District, be requested to prepare the Official Plan and Zoning By-law Amendments for consideration at the statutory public meeting; such amendments to include appropriate provisions to ensure that the building will be used only for a senior citizens'**

**residence incorporating communal dining facilities, as well as additional supportive facilities on the second floor related to that use; such supportive facilities could include medical facilities for seniors in the residence, along with commercial/retail usage on the ground floor, excluding grocery stores;**

- (5) the applicant be required to submit revised plans prior to the enacting Bills being presented to City Council, which will among others, incorporate features and amenities within individual units which clearly reflect senior citizens' use and which further address all site plan matters including access, screening, amenity areas and urban design considerations;**
- (6) provisions be made in the appropriate agreement(s) to require the applicant to build a sidewalk to municipal standards on the west side of Westmore Drive linking this property to the Sikh Spiritual Centre at Carrier Drive; and**
- (7) the bills for the Official Plan and Zoning By-law Amendments not be adopted by Council until the applicant has entered a Site Plan Agreement.**

Report (August 26, 2005) from the Director, Community Planning, Etobicoke York District, recommending refusal of an application to amend the Official Plan and the Zoning Code, and also site plan approval, for a 5-storey, mixed-use development consisting of commercial uses at ground level and part of level 2, and residential apartments for seniors at levels 3, 4 and 5, on a vacant industrial lot (the second lot north of Finch Avenue), extending from Westmore Drive to Highway No. 27.

Recommendations:

It is recommended that City Council:

- (1) refuse Application 05 106821 WET 01 OZ (Lot 35 Westmore Drive) for Official Plan and Zoning Code amendments and for site plan approval; and
  - (2) authorize the City Solicitor and City Staff to appear and defend the refusal, should the application be appealed to the Ontario Municipal Board.
- 11(a).** Communication (August 26, 2005) from Joe Lampert, V. P. Finance, Star Quality Office Furniture Mfg. Ltd.
- 11(b).** Petition (July 6, 2006) submitted by the Democratic South Asian Senior Association.
- 11(c).** Petition (July 5, 2006) submitted by the Humberwood Seniors Club.
- 11(d).** Communication (July 10, 2006) from Howard Walton, President, Norseman Plastics.

Recorded vote on the Resolution by Councillor Hall:

For:	Councillors Di Giorgio, Ford, Grimes, Hall, Lindsay Luby, Nunziata, Palacio and Saundercook	(8)
Against:	Councillors Holyday and Milczyn	(2)

Absent: Councillor Mammoliti (1)

Carried.

**12. Refusal Report – Rezoning Application; Applicant: Alan Littlewood, Alan Littlewood Architects; 28 Winona Drive (Ward 17 – Davenport)**

**Report 6, Clause 11**

**The Etobicoke York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 27, 2006) from the Director, Community Planning, Etobicoke York District.**

Report (June 27, 2006) from the Director, Community Planning, Etobicoke York District, reviewing and recommending refusal of an application to amend the former City of Toronto Zoning By-law No. 438-86 to permit five new dwelling units at the rear of 28 Winona Drive while retaining the existing semi-detached dwelling.

Recommendations:

It is recommended that City Council:

- (1) refuse rezoning application 05 198276 WET 17 OZ for 28 Winona Avenue; and
- (2) direct the City Solicitor and appropriate City staff to attend, if necessary, the Ontario Municipal Board, to support City Council's decision to refuse the rezoning application.

**12(a).** Communication (July 9, 2006) from Martha Toole.

**13. Application for Outdoor Café Encroachment at 3497 Dundas Street West (Ward 13 – Parkdale-High Park)**

**Report 6, Clause 12**

**The Etobicoke York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 21, 2006) from the District Manager, Municipal Licensing and Standards, Etobicoke York District.**

Report (June 21, 2006) from the District Manager, Municipal Licensing and Standards, Etobicoke York District, regarding an application to lease 22.48 square metres approximately 241.97 square feet of the municipal boulevard for the purpose of an Outdoor Café at “Caldense Bakery” at 3497 Dundas Street West.

Recommendations:

It is recommended that this application to lease 22.48 square metres (3.49 metres x 9.09 metres), approximately 241.97 square feet (11 feet 4 inches x 29 feet 8 inches) of the municipal boulevard as an outdoor café patio, located at the east side of the premises on the Willard Avenue road allowance (Attachment 1), be approved, in accordance with the former Municipality of Metropolitan Toronto By-law No. 41-93, as amended, subject to the applicant fulfilling the following conditions upon approval:

- (1) enter into an Encroachment Agreement with the City of Toronto;
- (2) pay an annual fee to the City of Toronto for use of the road allowance in the amount of \$5.50 per square metre plus \$25.00. All fees are subject to change;
- (3) comply at all times with regulations set out in the former Municipality of Metropolitan Toronto By-law 41-93, as amended;
- (4) provide an annual certificate of insurance evidencing a third party bodily injury and/or property damage insurance in the amount of Two Million Dollars (\$2,000,000.00), or such other coverage and greater amount as the City of Toronto may require, and naming the City of Toronto as an additional insured party under the policy;
- (5) no music shall be played outdoors and the patio shall be closed no later than 11 p.m.;
- (6) the patio is for seasonal use and is not to be a permanent installation;
- (7) install and maintain a fence and gate surrounding the café which is not to exceed 0.85 of a metre in height, approximately 2 feet 10 inches and shall not be a solid screen fence;
- (8) the fence shall not be permanently attached to the boulevard;
- (9) maintain the open patio interlocking brick in good condition at all times;
- (10) comply with the report from Toronto Hydro-Electric Commission dated March 23, 2006 copy attached. (Attachment 2); and
- (11) obtain a construction/streets occupation permit prior to the commencement of any construction.

#### **14. Payment-in-Lieu of Parking – 750 Oakdale Road (Ward 7 – York West)**

##### **Report 6, Clause 13**

**The Etobicoke York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (March 10, 2006) from the Director, Transportation Services, Etobicoke York District.**

Report (March 10, 2006) from the Director, Transportation Services, Etobicoke York District.

Recommendations:

It is recommended that:

- (1) Council exempt the applicant at 750 Oakdale Road from the North York Zoning By-law 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.

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

**Report 6, Clause 41(b)**

Action taken by the Committee:

The Etobicoke York Community Council postponed this report to its next meeting on September 13, 2006.

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

Recommendations:

It is recommended that:

- (1) an all-way stop condition be installed at the intersection of Old Mill Drive and Catherine Street as the warrants are satisfied; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

**16. Application for Encroachment Agreement at Islington Golf Club  
45 Riverbank Drive (Ward 4 – Etobicoke Centre)**

**Report 6, Clause 14**

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

- (1) adopt the staff recommendations in the Recommendations Section of the report (June 27, 2006) from the District Manager, Municipal Licensing and Standards, Etobicoke York District, subject to the following:

**WHEREAS** the installation of the fence over the municipal road allowance will render that space to be practically unusable and non-accessible for regular maintenance of the City boulevard; and

**WHEREAS** in addition, the occupation of space on the municipal road allowance behind the fence, namely, the area of 375.62 square metres, shall be charged at the same rate equivalent to leasing land from the former City of Etobicoke for similar encroachments;

**NOW THEREFORE BE IT RESOLVED** that condition number (5) in the Recommendations Section of the staff report be deleted and replaced with the following instead:

- “(5) The fence and its adjacent landscaping on the municipal boulevard shall be maintained in a state of good repair and free from any hazards, debris and litter at all times, and the applicant/owner shall undertake to cut the grass, clean and remove any hazards, debris and litter, and maintain all the trees on the municipal boulevard adjacent to the fence in safe and healthy condition through the services of a qualified arborist in accordance with the City's *The Agreement For Contractors To Perform Arboricultural Services On City Owned Street Trees* policy, to the satisfaction of Urban Forestry Services;
- (2) approve the following new conditions (10) and (11) to be added to the Recommendations Section in the staff report:
- “(10) Should any City authorities or utility suppliers be required to carry out any work over and adjacent to the fence, which requires its temporary removal, the applicant/owner shall remove the fence to facilitate the carrying out of the necessary work upon adequate notice being given by the relevant authorities, and have it reinstated as soon as possible upon completion of such work, at no costs to the City of Toronto; and
- (11) The applicant/owner shall pay an annual fee to the City of Toronto for use of the road allowance in the amount of \$11.00 per square metre, which subject to change.”

Report (June 27, 2006) from the District Manager, Municipal Licensing and Standards Etobicoke York District, regarding an application by Islington Golf Club to erect a 6.1 metres high chain link fence, 91.44 metres long, on the municipal boulevard, along the flankage of the Club premises on the east side of Kipling Avenue.

Recommendations:

It is recommended that the application be approved, subject to the following conditions:

- (1) an Encroachment Agreement being completed in conjunction with Legal Services and forwarded to the applicant/owner for signature;
- (2) the signed agreement is to be returned to the City along with the required Certificate of Insurance evidencing a third party bodily injury and property damage insurance in the amount of \$2,000,000.00 or such other coverage and greater amount as City may require, and naming the City of Toronto as an additional insured party under the policy,
- (3) the Certificate of Insurance is to be renewed and copy thereof submitted to Municipal Licensing and Standards on an annual basis;
- (4) the applicant/owner shall engage the services of a Professional Engineer to design and monitor the fence installation;
- (5) to accommodate the fence, the applicant/owner is required to obtain the services of a professional arborist to have the trees on the municipal boulevard behind the fence pruned to the satisfaction of Urban Forestry Services;
- (6) the subject fence and landscaping (including the trees) on the municipal boulevard shall be maintained in a state of good repair and free from any hazards, littering and debris at all times;
- (7) the fence installation shall be subject to the approval of the Structures and Expressways Section of the Technical Services Division;
- (8) the applicant/owner shall take all necessary precautions to maintain the utility services in the vicinity during fence construction and be responsible for any cost and damage to these utilities as a result of the construction; and
- (9) a construction/streets occupation permit shall be obtained prior to the commencement of any fence construction work.

**17. Proposed “Buses Excepted” tab to be added to the Existing Westbound Left-Turn Prohibition on Renforth Drive at Silver Dart Drive (Ward 2 – Etobicoke North)**

**Report 6, Clause 41(c)**

Action taken by the Committee:

The Etobicoke York Community Council postponed this report to its next meeting on September 13, 2006.

Report (June 8, 2006) from the Director, Transportation Services, Etobicoke York District.

Recommendations:

It is recommended that:

- (1) Toronto Transit Commission (TTC) buses be excepted from the westbound left turn prohibition on Renforth Drive at Silver Dart Drive; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

**18. Request for the Installation of an All-Way Stop Control at Kingsview Boulevard and Garview Court (Ward 2 – Etobicoke North)**

**Report 6, Clause 41(d)**

Action taken by the Committee

The Etobicoke York Community Council postponed this report to its next meeting on September 13, 2006, for consideration in the evening.

Report (June 19, 2006) from the Director, Transportation Services, Etobicoke York District submitting the results of an investigation for an all-way stop control at the intersection of Kingsview Boulevard and Garview Court.

Recommendation:

It is recommended that this report be received for information.

**19. Proposed Left-Turn Prohibition from the Driveway of All Saints Catholic School onto Royal York Road (Ward 2 – Etobicoke North) and (Ward 4 – Etobicoke Centre)**

**Report 6, Clause 15**

**The Etobicoke York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 19, 2006) from the Director, Transportation Services, Etobicoke York District.**

Report (June 19, 2006) from the Director, Transportation Service, Etobicoke York District.



Recommendations:

It is recommended that:

- (1) the existing westbound left turn prohibition that applies between 8:00 a.m. and 9:00 a.m., 3:00 p.m. and 4:00 p.m., Monday to Friday, buses excepted, at the intersection of Royal York Road and the driveway to 1435 Royal York Road, 107.0 metres south of Renault Crescent be rescinded;
- (2) westbound left turns be prohibited between 8:00 a.m. and 9:00 a.m., 2:30 p.m. and 3:30 p.m., Monday to Friday, buses excepted, at the intersection of Royal York Road and the driveway to 1435 Royal York Road, 107.0 metres south of Renault Crescent; 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.

**20. Proposed Parking Prohibition on the West side of Carsbrooke Road south of Kris Court (Ward 3 – Etobicoke Centre)**

**Report 6, Clause 16**

**The Etobicoke York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 9, 2006) from the Director, Transportation Services, Etobicoke York District.**

Report (June 9, 2006) from the Director, Transportation Services, Etobicoke York District.

Recommendations:

It is recommended that:

- (1) parking be prohibited anytime on the west side of Carsbrooke Road between a point 15.0 metres south of Kris Court and a point 20.0 meters south thereof.
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

**21. Proposed Stop Control – Arbroath Crescent and Thicket Road (north intersection)  
(Ward 3 – Etobicoke Centre)**

**Report 6, Clause 17**

**The Etobicoke York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 7, 2006) from the Director, Transportation Services, Etobicoke York District.**

Report (June 7, 2006) from the Director, Transportation Services, Etobicoke York District.

Recommendations:

It is recommended that:

- (1) a stop control be erected on the west approach of the intersection of Arbroath Crescent and Thicket Road (north intersection); 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. Proposed Installation of an All-Way Stop Control – Widdicombe Hill Boulevard  
and Denfield Street (Ward 4 – Etobicoke Centre)**

**Report 6, Clause 18**

**The Etobicoke York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 19, 2006) from the Director, Transportation Services, Etobicoke York District.**

Report (June 19, 2006) 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 Widdicombe Hill Boulevard and Denfield Street as the warrant requirements are achieved; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

- 23. Proposed Exclusive Right Turn Lane – Northbound on Weston Road at Starview Lane; Proposed Two-Way Centre Left Turn Lane – Weston Road between Wallasey Avenue and Mainshep Road; proposed Exclusive Left and Right Turn Lanes – Weston Road West Ramp at Albion Road (Ward 7 - York West)**

**Report 6, Clause 19**

**The Etobicoke York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 20, 2006) from the Director, Transportation Services, Etobicoke York District.**

Report (June 20, 2006) from the Director, Transportation Services, Etobicoke York District.

Recommendations:

It is recommended that:

- (1) the northbound curb lane on Weston Road at Starview Lane be designated for right turning vehicles only, buses excepted, from Starview Lane to a point 30.5 metres southerly thereof;
  - (2) a centre lane be provided on Weston Road between Wallasey Avenue and Mainshep Road and this lane be designated for northbound and southbound left turns only;
  - (3) the southbound curb lane on the Weston Road West Ramp at Albion Road be designated for right turns only, from Albion Road to a point 30.5 metres south of Albion Road;
  - (4) the southbound more easterly lane on the Weston Road West Ramp at Albion Road be designated for left turns only from Albion Road to a point 30.5 metres south of Albion Road; and
  - (5) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.
- 24. Proposed Installation of an All-Way Stop Control – Jethro Road and Torbarrie Road/Kirby Road and 40 km/h Speed limits on Haymarket Road, Kirby Road, Loney Avenue, Mattson Road and Mayall Avenue (Ward 7 – York West)**

**Report 6, Clause 20**

**The Etobicoke York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 19, 2006) from the Director, Transportation Services, Etobicoke York District.**

Report (June 19, 2006) 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 Jethro Road and Torbarrie Road/Kirby Road as the all-way stop control warrant requirements are achieved;
- (2) the speed limit on Haymarket Road, Kirby Road, Loney Avenue, Mattson Road and Mayall Avenue 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.

**25. Request for Traffic Calming (Speed Humps) on John Street  
(Ward 11 – York South-Weston)**

**Report 6, Clause 21**

**The Etobicoke York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 22, 2006) from the Director, Transportation Services, Etobicoke York District.**

Report (June 22, 2006) from the Director, Transportation Services, Etobicoke York District.

Recommendations:

It is recommended that:

- (1) appropriate staff be authorized to conduct a poll of eligible residents/property owners on John Street, between Elm Street and Jane Street, in accordance with the traffic calming policy to determine if residents/property owners of the roadway support the installation of speed humps;
- (2) a by-law be prepared and public notice be given pursuant to the Municipal Act and Municipal Class Environmental Assessment Act for the alterations of sections of the roadway on John Street, between Elm Street and Jane Street for traffic calming purposes, described as follows:

The construction of speed humps on John Street, generally as shown on Drawing No. 421F-8412 dated June, 2006, attached;

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

**26. Proposed Installation of an All-Way Stop Control – John Best Avenue and Plainfield Road (Ward 11 – York South-Weston)**

**Report 6, Clause 22**

**The Etobicoke York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 20, 2006) from the Director, Transportation Services, Etobicoke York District.**

Report (June 20, 2006) from the Director, Transportation Services, Etobicoke York District.

Recommendations:

It is recommended that:

- (1) an all-way stop control be installed at the intersection of John Best Avenue and Plainfield Road;
- (2) the speed limit on John Best Avenue and on Plainfield Road 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.

**27. Amendments to Parking Regulations – Seneca Avenue, north side, between Weston Road and a point 49.0 metres further west (Ward 11 – York South-Weston)**

**Report 6, Clause 23**

**The Etobicoke York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 20, 2006) from the Director, Transportation Services, Etobicoke York District.**

Report (June 20, 2006) from the Director, Transportation Services, Etobicoke York District.

Recommendations:

It is recommended that:

- (1) the existing parking regulation for a maximum period of one-hour from 8:00 a.m. to 7:00 p.m., daily on the north side of Seneca Avenue, between Avon Avenue and Weston Road, be rescinded;
- (2) the existing permit parking regulation from 12:00 midnight to 6:00 a.m., daily on the north side of Seneca Avenue, between Avon Avenue and Weston Road, be rescinded;
- (3) parking be allowed to operate for a maximum period of one-hour from 8:00 a.m. to 7:00 p.m., daily on the north side of Seneca Avenue, from Avon Avenue to a point 49.0 metres west of Weston Road;
- (4) permit parking be allowed to operate from 12:00 midnight to 6:00 a.m., daily on the north side of Seneca Avenue, from Avon Avenue to a point 49.0 metres west of Weston Road;
- (5) standing be prohibited at all times on the north side of Seneca Avenue, between Weston Road and a point 49.0 metres further west thereof; and
- (6) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

**28. Amendments to Parking Regulations – Weston Road, between Clouston Avenue and Lippincott Street (Ward 11 – York South-Weston)**

**Report 6, Clause 24**

**The Etobicoke York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 21, 2006) from the Director, Transportation Services, Etobicoke York District.**

Report (June 21, 2006) from the Director, Transportation Services, Etobicoke York District.

Recommendations:

It is recommended that:

- (1) the parking prohibition on the east and west sides of Weston Road, between Clouston Avenue and Lippincott Street, be rescinded;
- (2) parking be prohibited on the east side of Weston Road, from a point 85.0 metres north of Clouston Avenue to Lippincott Street;
- (3) parking be prohibited on the west side of Weston Road, from a point 95.0 metres north of Clouston Avenue to Lippincott Street;
- (4) parking be allowed for a maximum period of one hour from 9:00 a.m. to 4:00 p.m., Monday to Friday and from 8:00 a.m. to 6:00 p.m., Saturday, on the east side of Weston Road, from a point 25 metres north of Clouston Avenue to a point 60 metres further north;
- (5) parking be allowed for a maximum period of one hour from 9:00 a.m. to 4:00 p.m., Monday to Friday and from 8:00 a.m. to 6:00 p.m., Saturday, on the west side of Weston Road, from a point 70 metres north of Clouston Avenue and a point 25 metres further north; 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.

**29. Amendments to Parking Regulations – Duckworth Street, between Lawrence Avenue West and Thurodale Avenue (Ward 12 – York South-Weston)**

**Report 6, Clause 25**

**The Etobicoke York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 23, 2006) from the Director, Transportation Services, Etobicoke York District.**

Report (June 23, 2006) from the Director, Transportation Services, Etobicoke York District.

Recommendations:

It is recommended that:

- (1) the existing stopping prohibition, on the east side of Duckworth Street, between Lawrence Avenue West and Thurodale Avenue, be rescinded;

- (2) stopping be prohibited, from 8:00 a.m. to 6:00 p.m., Monday to Friday, on the east side of Duckworth Street, between Lawrence Avenue West and Thurodale Avenue; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

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

**Report 6, Clause 26**

**The Etobicoke York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (May 11, 2006) from the Director, Transportation Services, Etobicoke York District.**

Report (May 11, 2006) from the Director, Transportation Services, Etobicoke York District.

Recommendations:

It is recommended that:

- (1) the existing on-street parking spaces for persons with disabilities on Kipping Avenue, south side, between a point nine metres east of Prescott Avenue and a point 11 metres further east, be removed;
- (2) an on-street parking space for persons with disabilities be established on Jillson Avenue, north side, between a point 70.5 metres east of Willard Avenue and a point 5.5 metres further east;
- (3) an on-street parking space for persons with disabilities be established on Jillson Avenue, south side, between a point 60.5 metres east of Willard Avenue and a point 5.5 metres further east; and
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any Bills that may be required.



**31. Installation of On-Street Parking Spaces for Persons with Disabilities on Dovercourt Road and on Greenlaw Avenue (Ward 17 – Davenport)**

**Report 6, Clause 27**

**The Etobicoke York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 23, 2006) from the Director, Transportation Services, Etobicoke York District.**

Report (June 23, 2006) from the Director, Transportation Services, Etobicoke York District.

Recommendations:

It is recommended that:

- (1) an on-street parking space for persons with disabilities be established on Dovercourt Road, west side, between a point 152 metres north of Geary Avenue and a point 5.5 metres further north;
- (2) an on-street parking space for persons with disabilities be established on Greenlaw Avenue, west side, between a point 6.3 metres north of Auburn Avenue and a point 5.5 metres further north; 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.

**32. Amendments to Parking Regulations – Ford Street, east side, between Davenport Road and Connolly Street (Ward 17 – Davenport)**

**Report 6, Clause 28**

**The Etobicoke York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 21, 2006) from the Director, Transportation Services, Etobicoke York District.**

Report (June 21, 2006) from the Director, Transportation Services, Etobicoke York District.

Recommendations:

It is recommended that:

- (1) the existing parking regulation from 8:00 a.m. to 5:00 p.m., Monday to Friday, on the east side of Ford Street, between Davenport Road and Connolly Street, be rescinded;

- (2) a one hour parking regulation from 8:00 a.m. to 6:00 p.m., Monday to Saturday, on the east side of Ford Street, between Davenport Road and Connolly Street, be implemented;
- (3) the existing “School Bus Loading Zone” located on the east side of Ford Street, between Davenport Road and Connolly Street, be rescinded; 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.

**33. Request for Approval of Variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code – 733 Kipling Avenue (Ward 5 – Etobicoke-Lakeshore)**

**Report 6, Clause 29**

**The Etobicoke York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 15, 2006) from the Director of Building and Deputy Chief Building Official.**

Report (June 15, 2006) from the Director of Building and Deputy Chief Building Official to review and make recommendation on a request by Peter Brokalakis, owner of the property, for approval of variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code to permit a Standardized Outdoor Advertising (Third Party) Sign with a display area of 18.6 square metres at 733 Kipling Avenue.

Recommendation:

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.
- (3) the approval be conditional upon the removal of the illegal mobile sign and of the business sign.

**34. Naming of a future Community Centre to be attached to the new Father John Redmond Catholic Secondary School (Ward 6 – Etobicoke-Lakeshore)**

**Report 6, Clause 30**

**The Etobicoke York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 16, 2006) from the General Manager, Parks, Forestry and Recreation.**

Report (June 16, 2006) from the General Manager, Parks, Forestry and Recreation, seeking approval for the naming of the future Community Centre to be attached to the new Father John Redmond Catholic Secondary School in honour of Mr. Ken Cox.

Recommendations:

It is recommended that:

- (1) the future community centre to be attached to Father John Redmond be named the Ken Cox Community Centre in accordance with criteria outlined in the Naming and Renaming for Parks and Recreation Facilities and Parks Policy; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**35. Feasibility of Conducting a Cumulative Local Air Quality Modelling Assessment of Etobicoke-Lakeshore (Ward 6 – Etobicoke-Lakeshore)**

**Report 6, Clause 41(e)**

Action taken by the Committee:

The Etobicoke York Community Council approved the staff recommendation that the Executive Director, Policy, Planning, Finance and Administration, report back to the Community Council on the outcome of discussions with the Ministry of the Environment.

Report (June 26, 2006) from the Executive Director, Policy, Planning, Finance and Administration, reporting on the feasibility of conducting a cumulative air quality modeling project in Ward 6 to verify and evaluate all inputs of air contaminants, their dispersion and resultant local concentrations, in consultation with local community stakeholders.

Recommendation:

It is recommended that the Executive Director, Policy, Planning, Finance and Administration report back to Etobicoke York Community Council on the outcome of the discussions with the Ministry of the Environment regarding the sharing of air quality information with the City and potential options for funding a cumulative air quality assessment study.

**36. Naming of Proposed Public Lane at 17 Frith Road (Ward 7 – York West)**

**Report 6, Clause 31**

**The Etobicoke York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 26, 2006) from the City Surveyor, Technical Services.**

Report (June 26, 2006) from the City Surveyor, Technical Services, recommending that the proposed public lane located at 17 Frith Road be named “Lambrinos Lane”.

Recommendations:

It is recommended that, subject to City Council granting an exception to its policy of avoiding the naming of streets after living persons:

- (1) the proposed private lane located at 17 Frith Road, be named “Lambrinos Lane”;
- (2) Berkley Developments pay the costs estimated at \$210.00, for the fabrication and installation of a street name sign; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

*(Councillor Mammoliti declared an interest in this matter in that his spouse owns property in the area.)*

**37. Part Lot Control Exemption Application; Applicant: Antonio Priori, Brookstone Developments Limited; 450 Horner Avenue (Ward 6 – Etobicoke-Lakeshore)**

**Report 6, Clause 32**

**The Etobicoke York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 26, 2006) from the Director, Community Planning, Etobicoke York District.**

Report (June 26, 2006) from the Director, Community Planning, Etobicoke York District, to review and recommend approval of an application to lift Part Lot Control for a development consisting of 8 townhouse dwelling units and 2 semi-detached dwelling units, thereby allowing the creation of separate lots at 450 Horner Avenue.

Recommendations:

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

- (1) a Part Lot Control Exemption By-law, with respect to the subject lands be prepared to the satisfaction of the City Solicitor, and that such By-law shall expire two years after it has been enacted;
- (2) the City Solicitor be authorized to introduce the necessary Bill provided that:
  - (a) all tax arrears and current taxes owing be paid in full;

- (b) the owner of the subject lands has registered, satisfactory to the City Solicitor, a Section 118 restriction under the Land Titles Act agreeing not to transfer or charge any part of the lands without the prior written consent of the Chief Planner or his delegate;
- (3) the City Solicitor be authorized to take the necessary steps to release the Section 118 restriction at such time as the Common Elements Condominium Plan has been registered;
- (4) the appropriate City Officials be authorized and directed to register the By-law on title; and
- (5) the owner must register an easement on Parts 10 and 17 in favour of Parts 11 and 16 for surface storm water drainage when the parcels are created.

**38. Part Lot Control Exemption Application; Applicant: Tom Giancos, CIC Millwork Ltd., 577 Oxford Street (Ward 6 – Etobicoke-Lakeshore)**

**Report 6, Clause 33**

**The Etobicoke York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 22, 2006) from the Director, Community Planning, Etobicoke York District.**

Report (June 22, 2006) from the Director, Community Planning, Etobicoke York District, to consider an application by Tom Giancos, CIC Millwork Ltd. for approval to lift Part Lot Control from the property municipally known as 577 Oxford Street.

Recommendations:

It is recommended that City Council authorize the City Solicitor to introduce Bills in Council exempting the lots identified on Part of Lots 266, 267, 268, 269 & 270 on Registered Plan M-110 from Part Lot Control for a period of two years following the enactment of the by-law provided that:

- (1) the Owner submits to the Director of Technical Services, Etobicoke York District, at least 3 weeks prior to the introduction of the Bills in Council, a copy of the final Reference Plan of Survey, in metric and integrated with Ontario Co-ordinate System, delineating by separate Parts the new lots and any permanent right-of-way/easements, before being deposited in the appropriate Land Registry Office;
- (2) the Owner first registers, to the satisfaction of the City Solicitor, a Section 118 Restriction under the Land Titles Act agreeing not to convey or mortgage any part of the lands without the written consent of the Chief Planner or his designate;
- (3) the City Solicitor be authorized to take the necessary steps to delete the Section 118 Restriction from title to the subject lands, upon receipt of written

confirmation by the Owner that the Common Element Condominium Plan has been registered;

- (4) the Owner provides confirmation of payment of any outstanding taxes to the satisfaction of the Revenue Services Division; and
- (5) Site Plan Approval application No. 04-183743 WET 06 SA has been issued by the Director of Community Planning, Etobicoke York District and Site Plan Agreement has been executed by the Owner.

**39. Request for Approval of Variance from Chapter 215, Signs, of the former City of Toronto Municipal Code – 3275 Dundas Street West (Ward 13 – Parkdale-High Park)**

**Report 6, Clause 34**

**The Etobicoke York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 27, 2006) from the Director, Community Planning, Etobicoke York District.**

Report (June 27, 2006) from the Director, Community Planning, Etobicoke York District, to review and make recommendations on a request by Ernie Mucignat of Provincial Sign Systems on behalf of Michael Reindrecht for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, two illuminated fascia signs at the second floor level, on the north elevation of the building at 3275 Dundas Street West.

Recommendations:

It is recommended that:

- (1) the requested variance to permit, for identification purposes, two illuminated fascia signs at the second floor level, on the north elevation of the building at 3275 Dundas Street West be approved; and
- (2) the applicant be advised, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

**40. Preliminary Report – Rezoning Application; Applicant: Weston Consulting Group Inc., 327 Dixon Road (Ward 4 – Etobicoke Centre)**

**Report 6, Clause 41(f)**

Action taken by the Committee:

The Etobicoke York Community Council approved the staff recommendations in the Recommendations Section of the report (June 27, 2006) from the Director, Community Planning, Etobicoke York District.

Report (June 27, 2006) 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.

**41. Preliminary Report – Official Plan Amendment & Rezoning Application and Site Plan Control Application; Applicant: Brian Sickle, Page & Steele Architects Planners; 3406-3434 Weston Road (Ward 7 – York West)**

**Report 6, Clause 41(g)**

Action taken by the Committee:

The Etobicoke York Community Council approved the staff recommendations in the Recommendations Section of the report (June 27, 2006) from the Director, Community Planning, Etobicoke York District.

Report (June 27, 2006) 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.

**42. Preliminary Report – Official Plan Amendment & Rezoning Application and Draft Plan of Subdivision Application; Applicant: Guy D’Onofrio, The Goldman Group 3035 Weston Road (Ward 7 – York West)**

**Report 6, Clause 41(h)**

Action taken by the Committee:

The Etobicoke York Community Council approved the staff recommendations in the Recommendations Section of the report (June 27, 2006) from the Director, Community Planning, Etobicoke York District.

Report (June 27, 2006) 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) the applicant be requested to submit the following studies to assist staff’s review of the application: servicing report; environmental assessment reports; grading plan; archaeological assessment; survey; a phasing plan (if development is to be phased); a streetscape/landscape plan; arborist report/tree preservation plan; and a noise and vibration study;
- (2) staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (3) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and



- (4) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

**43. 55 St. Phillip's Road (Arthur Crumpton House) Inclusion on the City of Toronto Inventory of Heritage Properties and Intention to Designate under Part IV of the Ontario Heritage Act (Ward 2 – Etobicoke North)**

**Report 6, Clause 41(i)**

Action taken by the Committee:

The Etobicoke York Community Council referred this matter back to the Toronto Preservation Board for reconsideration at its first meeting in 2007.

Communication (June 23, 2006) from the Toronto Preservation Board.

Recommendations:

The Toronto Preservation Board recommended to the Etobicoke York Community Council that City Council:

- (1) adopt the following staff Recommendations (1) and (5) in the Recommendations Section of the report (April 23, 2006) from the Director, Policy and Research, City Planning Division:
  - “(1) City Council include the property at 55 St. Phillip's Road (Arthur Crumpton House) on the City of Toronto Inventory of Heritage Properties;
  - (5) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.”; and
- (2) receive staff Recommendations (2), (3) and (4).

**43(a).** Report (April 23, 2006) from the Director, Policy & Research, City Planning Division, recommending that City Council include the property at 55 St. Phillip's Road (Arthur Crumpton House) on the City of Toronto Inventory of Heritage Properties and state its intention to designate the property under Part IV of the Ontario Heritage Act.

Recommendations:

It is recommended that:

- (1) City Council include the property at 55 St. Phillip's Road (Arthur Crumpton House) on the City of Toronto Inventory of Heritage Properties;
- (2) City Council state its intention to designate the property at 55 St. Phillip's Road (Arthur Crumpton House) under Part IV of the *Ontario Heritage Act*;

- (3) if there are no objections to the designation in accordance with Section 29(6) of the *Ontario Heritage Act*, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the *Ontario Heritage Act*;
- (4) if there are any objections in accordance with Section 29(7) of the *Ontario Heritage Act*, the Clerk be directed to refer the proposed designation to the Conservation Review Board; and
- (5) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**43(b).** Communication (July 4, 2006) from Claire Moran, Chairperson, The Unitarian Fellowship of Northwest Toronto.

**44. Poll Results – One-Way Northbound or Southbound Regulation on McRoberts Avenue between Rogers Road and St. Clair Avenue West (Ward 17 – Davenport)**

**Report 6, Clause 41(j)**

Action taken by the Committee:

The Etobicoke York Community Council postponed this report to its next meeting on September 13, 2006.

Report (June 22, 2006) from the City Clerk to provide the results of a resident poll to determine the feasibility of introducing a one-way northbound or southbound regulation on McRoberts Avenue between Rogers Road and St. Clair Avenue West.

Recommendation:

It is recommended that a one-way northbound or southbound regulation not be introduced on McRoberts Avenue between Rogers Road and St. Clair Avenue West; since the poll results did not meet the 50% criteria.

**45. Appointment to the Swansea Town Hall Board of Management (Ward 13 – Parkdale-High Park)**

**Report 6, Clause 35**

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

- (1) **appoint Glen Gogal as a Director to the Swansea Town Hall Board of Management, for a term of office at the pleasure of Council ending November 30, 2006, and until a successor is appointed; and**
- (2) **accept the resignation of George Dubauskas as a Director to the Swansea Town Hall Board of Management.**

Communication (June 13, 2006) from Ed Gaigalas, Executive Director of the Swansea Town Hall Community Centre advising of the resignation of George Dubauskas from the Board of Management of the Swansea Town Hall and requesting the appointment of Glen Gogal as a Director to the Board of Management of the Swansea Town Hall.

**46. Final Report –Official Plan and Rezoning Application; Dundas Street West Avenue Study Area; Dundas Street West between Royal York Road and the Humber River (Ward 4 – Etobicoke Centre) and (Ward 5 – Etobicoke-Lakeshore)**

**Report 6, Clause 36**

**The Etobicoke York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Sections of the Avenue Study Implementation Report (June 27, 2006) and the Supplementary Report (July 10, 2006) from the Director, Community Planning, Etobicoke York District.**

Action taken by the Committee:

The Etobicoke York Community Council requested that:

- (1) should the Emergency Medical Services study show that the Dundas Street West ambulance site is surplus, that Deputy City Manager Joseph Pennachetti, report to the Etobicoke York Community Council on the future disposition of the property, and that if the land is sold for a suitable use, then those monies be put toward the beautification of the Dundas Street West area;
- (2) the Director, Transportation Services, Etobicoke York District, report on the possibility of introducing on-street parking in off-peak periods along Dundas Street West in the study area;
- (3) the General Manager, Transportation Services, discuss with officials of the Toronto Transit Commission, any future plans for road widening along Dundas Street West to accommodate streetcars.

The Etobicoke York Community Council held a statutory public meeting on July 11, 2006, and notice was given in accordance with the *Planning Act*.

Report (June 27, 2006) from the Director, Community Planning, Etobicoke York District, Reviewing and recommending new Official Plan policies, zoning and implementation strategies to achieve the goals of the Toronto Official Plan “Avenues” designation for the area of Dundas Street West between Royal York Road and the Humber River.

Recommendations:

It is recommended that City Council:

- (1) amend the Official Plan for the former City of Etobicoke if the Official Plan is in effect at the time of Council's consideration of the application, substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 4;
- (2) amend the Official Plan for the City of Toronto, if the Toronto Official Plan is in effect at the time of Council's consideration of this report, substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 5;
- (3) direct the City Solicitor to request the Ontario Municipal Board to modify the Official Plan for the City of Toronto, if the Toronto Official Plan is not in effect at the time of Council's consideration of this application, substantially in accordance with the draft Official Plan Amendment attached as Attachment 5;
- (4) amend the former City of Etobicoke Zoning Code substantially in accordance with the amendments described in this report and with the draft By-law Amendments to be presented to the Public Meeting of Community Council;
- (5) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning Code Amendment as may be required;
- (6) endorse the guiding principles contained in the report by du Toit Allsop Hillier, dated March, 2006, as outlined in this report;
- (7) direct the Chief Planner and Executive Director, City Planning to ensure that new and renovated buildings are designed in a manner that supports the objectives of the consultant's report through the development review process;
- (8) direct the Chief Planner and Executive Director, City Planning in consultation with Technical Services and Parks, Forestry and Recreation, to prepare a detailed streetscape design to guide both private and public investments in streetscape improvements, pedestrian amenities and bike lanes as described in this report;
- (9) direct the Chief Planner and Executive Director, City Planning to prepare a cost estimate and strategies for financing the streetscape improvements described in (8), above;
- (10) direct the Chief Planner and Executive Director, City Planning to implement the study objectives when considering development applications in the area to:
  - (a) achieve publicly accessible open space, parkland, new roads, new trails, cycling lanes and streetscape improvements; and

- (b) achieve the new public road and/or public lane networks for deep lots on the north and south side of Dundas Street West;
  - (11) support the creation of a Business Improvement Area, if desired by area businesses; and
  - (12) adopt the Urban Design Guidelines to be presented to the Public Meeting of Community Council, to serve as a framework for growth along this section of Dundas Street West.
- 46(a).** Communication (June 27, 2006) from Roy H. Fletcher and Joyce O. Fletcher, Fletcher Associates, Consulting Engineers and Planners.
- 46(b).** Communication (July 1, 2006) from Michael Smith.
- 46(c).** Communication (June 27, 2006) from Jack D. Stafford.
- 46(d).** Supplementary Report (July 10, 2006) from the Director, Community Planning, Etobicoke York District.

Recommendations:

It is recommended that City Council:

- (1) amend the former City of Etobicoke Zoning Code substantially in accordance with the draft By-law Amendments attached as Attachment No. 1; and
  - (2) adopt the Urban Design Guidelines attached as Attachment No. 2, to serve as a framework for growth along this section of Dundas Street West.
- 47. Proposed Installation of an all-way Stop Control at Woodward Avenue and Lockerbie Avenue (Ward 11 – York South-Weston)**

**Report 6, Clause 37**

**The Etobicoke York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 20, 2006) from the Director, Transportation Services, Etobicoke York District.**

Report (June 20, 2006) from the Director, Transportation Services, Etobicoke York District.

Recommendations:

It is recommended that:

- (1) an all-way stop control be installed at the intersection of Woodward Avenue and Lockerbie Avenue;

- (2) the speed limit on Woodward Avenue and on Lockerbie Avenue 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.

**48. Amendments to Parking Regulations – Rosemount Avenue between Alberta Avenue and Oakwood Avenue (Ward 17 – Davenport)**

**Report 6, Clause 38**

**The Etobicoke York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 23, 2006) from the Director, Transportation Services, Etobicoke York District.**

Report (June 23, 2006) from the Director, Transportation Services, Etobicoke York District.

Recommendations:

It is recommended that:

- (1) the City Clerk be authorized to conduct a resident poll on Rosemount Avenue, between Alberta Avenue and Oakwood Avenue to determine majority support for rescinding the existing “alternate side parking”;
- (2) subject to favourable results of the poll:
  - (a) parking be prohibited on the south side of Rosemount Avenue, between a point 38.4 metres west of Alberta Avenue and Oakwood Avenue;
  - (b) parking be allowed on the north side of Rosemount Avenue, between a point 38.4 metres west of Alberta Avenue and Oakwood Avenue;
  - (c) the existing “alternate side parking” prohibition on the north side of Rosemount Avenue, between Oakwood Avenue and a point 35.1 metres west of Alberta Avenue, from April 1 to November 30, the 16<sup>th</sup> day to the last day of each month, inclusive, be rescinded;
  - (d) the existing “alternate side parking” parking prohibition on the south side of Rosemount Avenue, between Oakwood Avenue and a point 50.3 metres west of Alberta Avenue, from April 1 to November 30, the first day to the 15<sup>th</sup> day of each month, inclusive, be rescinded;

- (e) the existing parking prohibition on the south side of Rosemount Avenue, between Oakwood Avenue and a point 50.3 metres west of Alberta Avenue anytime, from December 1<sup>st</sup> of one year to March 31<sup>st</sup> of the next following year, inclusive, be rescinded;
- (3) the parking prohibition on both sides of Rosemount Avenue, between Alberta Avenue and a point 54.9 metres west of it, be rescinded
- (4) the parking prohibition on the north side of Rosemount Avenue, between Alberta Avenue and a point 35.1 metres west thereof, be rescinded;
- (5) the parking be prohibition on the south side of Rosemount Avenue, between Alberta Avenue and a point 50.3 metres west thereof, be rescinded;
- (6) standing be prohibited at all times on both sides of Rosemount Avenue, between Alberta Avenue and a point 38.4 metres west thereof; and
- (7) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

*(Councillor Mammoliti declared an interest in this matter in that a family member owns property in the area.)*

**49. Ingram Transfer Station Property (Ward 12 – York South-Weston)**

A Resolution by Councillor Di Giorgio was withdrawn.

**50. Condition of Property at 21 Lauder Avenue (Ward 17 – Davenport)**

**Report 6, Clause 39**

**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 Resolution by Councillor Palacio:

WHEREAS the City of Toronto has issued a building permit for 21 Lauder Avenue where there has been ongoing construction for several years; and

WHEREAS this construction has been a major nuisance to the local community, and immediate neighbours in particular, and generated dozens of letters, phone calls and petitions outraged over the extraordinary length of time work on the property is taking; and

WHEREAS Lauder Avenue and the Regal Heights area is a quiet, residential community that has become frustrated and outraged by these seemingly never-ending nuisances; and

WHEREAS residents, who have even attempted to pursue the matter civilly have had their requests denied by the court who openly chastised the City for “not doing its job to prevent these nuisances.”

NOW THEREFORE BE IT RESOLVED THAT:

- (1) the Director of Building and Deputy Chief Building Official, Etobicoke York District, be requested to report directly to the July 25, 2006 meeting of City Council on measures that can be taken to expedite construction, and all other possible measures, including the possibility of revoking the building permit if work is not completely by a specific, reasonable date;
- (2) the Chief Planner and Executive Director, City Planning, be requested to report to the Planning and Transportation Committee on the feasibility of a draft bylaw that would prevent the building permit process from being flagrantly abused in this way by other applicants, particularly in residential communities, in the future.

**51. No Right Turn Traffic Difficulties at St. Clair Avenue West and Scarlett Road  
(Ward 11 – York South-Weston)**

**Report 6, Clause 41(k)**

Action taken by the Committee:

The Etobicoke York Community Council requested the Director, Transportation Services, Etobicoke York District, to report to its September 13, 2006 meeting on the traffic difficulties being experienced with the no right hand turn movement from St. Clair Avenue West onto Scarlett Road, from 8:00 a.m. to 5:00 p.m.

**52. Appeal to the Ontario Municipal Board of an Application to Amend the Official Plan and Zoning By-law, and Application for Site Plan Approval –  
1500 Weston Road (N/W corner of Weston Road and Sidney Belsey Crescent)  
(Ward 11 – York South-Weston)**

**Report 6, Clause 40**

**The Etobicoke York Community recommends that City Council adopt the following Resolution by Councillor Nunziata:**

**WHEREAS City Council at its meeting on April 25, 26, and 27, 2006 approved Etobicoke York Community Council Report 3, Clause 13, adopting The director of Community Planning Etobicoke York recommendation to authorize the City Solicitor, City Staff and any necessary Consultants to attend an OMB Hearing to**



**oppose the applications as represented by the development proposal, based on unresolved issues;**

**WHEREAS Etobicoke York Community Council also requested that in the interim the Director Community Planning, Etobicoke York continue to meet with the applicant, with a view to possibly resolving the outstanding zoning issues;**

**WHEREAS an Ontario Municipal Board Hearing has been scheduled for August 14, 2006;**

**WHEREAS staff have indicated that productive discussions have been held with the applicant toward resolving the outstanding issues and the applicant is preparing revised plans of the proposed development to address the outstanding issues based on the discussions;**

**WHEREAS the Community should have the benefit of a presentation of any revised plans of the proposal at a community consultation meeting with the local Councillor prior to the Ontario Municipal Board Hearing;**

**NOW THEREFORE BE IT RESOLVED THAT the applicant be requested to provide revised Plans to City Staff for presentation at a Community Consultation meeting to be arranged as soon as possible with the Local Councillor and to pay for the cost of the Community Consultation notification and facility for the meeting.**

Action taken by the Committee:

The Etobicoke York Community Council requested the Director, Community Planning, Etobicoke York District, to report to the July 25, 2006 meeting of City Council on the status of the discussions to resolve the outstanding issues and on the outcome of the Community Consultation meeting, if it is held prior to the City Council meeting.