
Etobicoke York Community Council

Meeting No.	7	Contact	Glenda Jagai, Committee Administrator
Meeting Date	Tuesday, June 26, 2007	Phone	416-394-2516
Start Time	9:30 AM	E-mail	etcc@toronto.ca
Location	Council Chamber, Etobicoke Civic Centre		

Councillor Frances Nunziata (Chair)	Councillor Mark Grimes	Councillor Peter Milczyn
Councillor Suzan Hall (Vice-Chair)	Councillor Doug Holyday	Councillor Cesar Palacio
Councillor Frank Di Giorgio	Councillor Gloria Lindsay Luby	Councillor Bill Saundercook
Councillor Rob Ford	Councillor Giorgio Mammoliti	

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Timed Items

10:00 a.m. - Items EY7.3; EY7.4; EY7.5; EY7.6; EY7.8; EY7.9 and EY7.10

1:30 p.m. - Items EY7.11; EY7.12; EY7.14; EY7.15 and EY7.16

2:00 p.m. – Item EY7.17

3:00 p.m. – Item EY7.18

Introduction and Enactment of General Bills and Bill to Confirm the Proceedings of Community Council will be last items.

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

Confirmation of Minutes – May 29, 2007

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

EY7.1	ACTION		Delegated	Ward: 5
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**Application for Fence Exemption - 31 King Georges Road -
Supplementary Report**

(June 12, 2007) report from Manager, Municipal Licensing and Standards

Recommendations

Municipal Licensing and Standards recommend that the Etobicoke York Community Council approve this application for the fence exemption subject to the following conditions:

1. the 1.83 metres high close board wooden fence at the rear west of the property which is also partly encroaching on City road allowance is cut back 2.4 metres along the driveway and Prince Edward Drive to avoid sight line obstructions to pedestrian and vehicular traffic; and
2. the Encroachment Agreement Application submitted in conjunction with this report to the Etobicoke York Community Council is modified.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

This Staff Report is about an application for an exemption to the Fence by-law under Chapter 447 of the Toronto Municipal Code to maintain an existing 1.83 metres high close board wooden fence on the west flankage of Prince Edward Drive which is in violation of the by-law, for which the Etobicoke York Community Council has delegated authority from City Council to make a final decision.

This application should be read and considered in conjunction with the application for the encroachment agreement for existing fences erected on the property and within the road allowance and for which a report has been submitted to the Etobicoke York Community Council at this time.

Background Information

June 12, 2007 staff report

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4723.pdf>)

(Deferred from May 1, 2007 - 2007.EY5.21)

1a Application for Fence Exemption 31 King Georges Road

(April 13, 2007) report from Manager, Municipal Licensing and Standards

Recommendations

Municipal Licensing and Standards recommend that:

1. The Etobicoke York Community Council approve this application for the fence exemption only upon the approval of the Encroachment Agreement Application submitted in conjunction with this report to the Etobicoke York Community Council.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

This Staff Report is about an application for an exemption to the Fence by-law under Chapter 447 of the Toronto Municipal Code to maintain an existing close board wooden fence on the west flankage of Prince Edward Drive which is in violation of the by-law, for which the Etobicoke York Community Council has delegated authority from City Council to make a final decision.

This application should be read and considered in conjunction with the application for the encroachment agreement for existing fences erected on the property and within the road allowance and for which a report has been submitted to the Etobicoke York Community

Council at this time.

Background Information

April 13, 2007 report

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-3997.pdf>)

Communications

- (April 27, 2007) e-mail from John and Sandy Clarke (EY.Main)
- (April 29, 2007) e-mail from Lydia Lebed (EY.Main)
- (April 30, 2007) e-mail from Elizabeth Flavelle and David Windeyer (EY.Main)
- (April 30, 2007) e-mail from D. Bertucci (EY.Main)
- (April 28, 2007) e-mail from James and Benita DesRoches (EY.Main)
- (April 30, 2007) e-mail from Lydia Luckevich (EY.Main)
- (April 29, 2007) e-mail from Lydia Lebed (EY.Main)
- (April 30, 2007) e-mail from Patrick Savage (EY.Main)
- (April 29, 2007) e-mail from Penny and Ron Moles (EY.Main)
- (April 29, 2007) e-mail from Regina and Sal Masionis (EY.Main)
- (April 30, 2007) e-mail from Yvonne Greig (EY.Main)
- (April 30, 2007) e-mail from Karen Zurawski (EY.Main)
- (April 30, 2007) e-mail from Scott Colbourne (EY.Main)
- (April 30, 2007) e-mail from Carol and Douglas Pell (EY.Main)
- (May 1, 2007) letter from Kingsway Park Ratepayers (EY.Main)
- (April 30, 2007) e-mail from John and Linda Armstrong (EY.Main)
- (May 16, 2007) letter from Ronald Rhodes (EY.Main)

EY7.2	ACTION		Delegated	Ward: 5
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31 King Georges Road - Application for Encroachment Agreement - Supplementary Report

(June 11, 2007) report from Manager, Municipal Licensing and Standards

Recommendations

Municipal Licensing and Standards recommend that the Etobicoke York Community Council modifies this application for fence encroachment and adopt the following:

1. the City Solicitor be authorized to prepare an Encroachment Agreement for the existing and proposed encroachments on King Georges Road and Prince Edward Drive flankage as modified (Attachment 2);
2. the applicant to pay the City of Toronto all fees associated with the preparation of this agreement, and an annual fee for the use of the road allowance at a rate of \$11.00 per square metre for the encroaching area; such fees are subject to change;

3. the signed agreement is returned to the City along with the required Certificate of Insurance, evidencing a third party bodily and property damage insurance in the amount of \$2,000,000.00 or such other coverage and greater amount as the City may require, and naming the City of Toronto as an additional insured party under the policy;
4. the Certificate of Insurance shall be renewed on an annual basis for the life of the encroachments;
5. the proposed hedge on the outside of the open wood fence adjacent to Prince Edward Drive be eliminated;
6. the owner to constantly trim and maintain the proposed hedges and vines that encroach on road allowance to a maximum height of 0.80 metres, and ensure they do not encroach on the sidewalk and cause any obstruction, damage or injury to pedestrians; hedges on private property shall comply with the requirements of the Fence By-law under Chapter 447 of the Toronto Municipal Code;
7. the owner to cut the grass and maintain the fence on road allowance in a state of good repair;
8. vehicles shall not be parked to encroach over the sidewalk (Attachment 5); and
9. the owners to obtain all necessary construction/streets occupation permit(s) for any work on road allowance.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

This Staff Report is about a revised application submitted by the property owners of 31 King Georges Road to maintain the existing encroachments, including two different fences on the Prince Edward Drive flankage and a series of proposed hedges and vines, which are within City road allowance, for which the Community Council has delegated authority from City Council to make a final decision.

This report, which has incorporated the comments submitted by various City Divisions, Utility Companies, the Ward Councillor as well as the local residents, should be considered in conjunction with the applicants' request for a Fence Exemption to Municipal Code, Chapter 447, Fences, for the close board wooden fence built partly on private property.

Background Information

June 11, 2007 staff report

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4724.pdf>)

(Deferred from May 1, 2007 - 2007.EY5.22)**2a Application for Encroachment Agreement 31 King Georges Road**

(April 12, 2007) report from Manager, Municipal Licensing and Standards

Recommendations

Municipal Licensing and Standards recommends that the Etobicoke York Community Council approve:

1. the City Solicitor be authorized to prepare an Encroachment Agreement for the existing and proposed encroachments on King Georges Road and Prince Edward Drive flankage; Attachment 1;
2. the applicant to pay the City of Toronto all fees associated with the preparation of this agreement, and an annual fee for the use of the road allowance. Fees are subject to change;
3. the signed agreement is returned to the City along with the required Certificate of Insurance, evidencing a third party bodily and property damage insurance in the amount of \$2,000,000.00 or such other coverage and greater amount as the City may require, and naming the City of Toronto as an additional insured party under the policy;
4. the Certificate of Insurance shall be renewed and a copy thereof submitted to Municipal Licensing and Standards on an annual basis for the life of the encroachments;
5. pay an annual fee to Municipal Licensing and Standards in the amount of \$11.00 per square metre; and
6. the owners to obtain all necessary construction/streets occupation permit(s) for any work on road allowance.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

This Staff Report is about an application submitted by the property owners of 31 King Georges Road to maintain an existing encroachment, including a fence and a proposed hedge, which are both within the City road allowance, for which the Community Council has delegated authority from City Council to make a final decision.

This report, which has incorporated the comments submitted by various City Divisions and Utility Companies, should be considered in conjunction with the applicants' request for a Fence Exemption to Municipal Code, Chapter 447, Fences, for the close board wooden fence built within the private property.

Background Information

April 12, 2007 report

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-3998.pdf>

Communications

(April 27, 2007) e-mail from John and Sandy Clarke (EY.Main)

(April 30, 2007) e-mail from Yvonne Greig (EY.Main)

(May 16, 2007) letter from Ronald Rhodes (EY.Main)

(Deferred from May 29, 2007 - 2007.EY6.9)

EY7.3	ACTION	10:00 AM	Delegated	Ward: 5
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Application for Fence Exemption - 66 King Georges Road

(May 9, 2007) report from Manager, Municipal Licensing and Standards

Recommendations

Municipal Licensing and Standards recommends that The Etobicoke York Community Council refuse the application, as the erected fence does not comply with the provisions of Toronto Municipal Code Chapter 447 Fence, Section 2, Subsection B. (1).

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

This staff report is in response to an application for a Fence Exemption to maintain an existing fence located at 66 King Georges Road in the flankage yard along Jackson Avenue, for which the Etobicoke York Community Council has delegated authority from City Council to make a final decision.

Background Information

Application for Fence Exemption - 66 King Georges Road

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4477.pdf>

Communications

(May 27, 2007) letter from Patrick Whitney and Camie Tang-Chang (EY.Main)

(May 28, 2007) letter from Diane Celotti (EY.Main)

(May 29, 2007) letter from A. Drinkwalter (Personal information withheld on request) (EY.Main)

EY7.4	ACTION	10:00 AM	Delegated	Ward: 12
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Fence Exemption Request - 553 Rustic Road

(June 6, 2007) report from Manager, Municipal Licensing and Standards

Recommendations

Municipal Licensing and Standards recommends that:

1. The Etobicoke York Community Council deny the request for the exemption for the private property fences based on non-compliance with the requirements set out in Chapter 447 of the Toronto Municipal Code.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

This Staff Report is about a matter for which the community council has delegated authority from City Council to make a final decision. The subject matter is an application for an exemption to Chapter 447 of the Toronto Municipal Code, Fences, to maintain an existing board on board wooden fence in the front yard which is in violation of the by-law.

Background Information

June 6, 2007 staff report

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4831.pdf>

(Deferred from March 27, 2009 -2007.EY4.38 and May 29, 2007 - 2007.EY6.10)

4a Fence Exemption Request - 553 Rustic Road

(February 26, 2007) report from Manager, Municipal Licensing and Standards

Recommendations

Municipal Licensing and Standards recommends that:

The Etobicoke York Community Council deny the request for the exemption for the private property fences based on non-compliance with the requirements set out in Chapter 447 of the Toronto Municipal Code.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

This Staff Report is about a matter for which the community council has delegated authority from City Council to make a final decision. The subject matter is an application for an exemption to Chapter 447 of the Toronto Municipal Code, Fences, to maintain an existing board on board wooden fence in the front yard which is in violation of the by-law.

Background Information

February 26, 2007 staff report

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4484.pdf>)

(Deferred from May 29, 2007 - 2007.EY6.5)

EY7.5	ACTION	10:00 AM	Delegated	Ward: 5
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Sign Variance Report - 111 Eastside Drive

(May 7, 2007) report from Director and Deputy Chief Building Official

Recommendations

Toronto Building recommends:

1. The request for variance be refused for the reasons outlined in this report.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

This staff report is a matter for which Community Council has been delegated authority from City Council to make a final decision.

Toronto Building received a sign variance application from Johnni Sbrocchi, President and owner, Atarctic Storage and Logistics, for approval of variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, to install an 18.29 metres high Third Party Illuminated Ground Sign with a display area of 62.43 square metres, within 23 metres of the Provincial Highway on 111 Eastside Drive.

Background Information

May 7, 2008

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4476.pdf>

Communications

(May 27, 2007) e-mail from Shayla Duval (EY.Main)

(May 27, 2007) e-mail from Alice Barton (EY.Main)

(May 27, 2007) e-mail from Sara Lipson (EY.Main)

(May 28, 2007) e-mail from Stewart C. Russell (EY.Main)

(May 28, 2007) e-mail from Amy Stewart (EY.Main)

(May 28, 2007) e-mail from Alison Gorbould (EY.Main)

(May 28, 2007) e-mail from Rajat M. Bharati (EY.Main)

EY7.6	ACTION	10:00 AM	Delegated	Ward: 5
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Sign Variance Report - 10 Wickman Road

(June 7, 2007) report from Director and Deputy Chief Building Official

Recommendations

Toronto Building recommends that Etobicoke York Community Council:

1. Refuse the request for a sign variance for the reasons outlined in this report.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

This staff report is about a matter for which the Etobicoke York Community Council has been delegated authority from City Council, to make a final decision.

On May 7, 2007, Toronto Building received a sign variance application request from Rav Banwait, Applicant, on behalf of John and Mary Kudlak, Owners, for approval of variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, to install a 18.29 metre height Third Party Illuminated Ground Sign with a display area of 62.43 square metres,

within 23 metres of the former Provincial Highway, on 10 Wickman Road.

Background Information

June 7, 2007 report

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4630.pdf>)

EY7.7	Information		Delegated	Ward: 13
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Demolition Control Applications - 1844, 1846, 1848, 1850, 1852 and 1854 Bloor Street West; 6, 8, 10, 12 and 14 Oakmount Road; 35 and 37 Pacific Avenue - Status Report

(June 12, 2007) report from Director, Community Planning, Etobicoke York District

Financial Impact

There are no financial implications.

Summary

This report provides a status update on the demolition applications related to this site. A staff report recommending refusal of the request to demolish the houses on these properties was deferred to the June 26th meeting of Etobicoke York Community Council at its meeting of March 27, 2007.

Background Information

June 12, 2007 report

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4783.pdf>)

(Deferred from March 27, 2007 - 2007.EY4.57)

7a 1844, 1846, 1848, 1850, 1852 and 1854 Bloor Street West; 6, 8, 10, 12 and 14 Oakmount Road; 35 and 37 Pacific Avenue - Demolition Control Applications

(March 13, 2007) report from Director, Community Planning, Etobicoke York District

Recommendations

The City Planning Division recommends that:

1. City Council refuse the applications to demolish the residential buildings; and

2. In the event of an appeal, the City Solicitor and appropriate City staff be authorized to attend the Ontario Municipal Board in support of this recommendation.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

On March 2, 2006, Toronto Building received demolition control permit applications to demolish thirteen houses at 1844, 1846, 1848, 1852 and 1854 Bloor Street West; 6, 8, 10, 12 and 14 Oakmount Road; 35 and 37 Pacific Avenue. No building permit application to replace the buildings to be demolished has been received by Toronto Building. In accordance with By-law No.1009-2006 (former City of Toronto Municipal Code, Chapter 14, Article 1, Demolition Control), the demolition permit applications are submitted to Community Council for consideration and recommendation to City Council. Council may refuse the demolition permit applications, or grant permission to demolish the buildings and include conditions attached to the permits. City Planning Division staff have identified concerns related to the replacement of rental units within the buildings to be demolished in accordance with the Official Plan. Urban Forestry staff have advised that there are numerous significant trees located on or in close proximity to this site that qualify for protection under either the City's Street Tree or Private Tree by-laws. Staff recommend refusal of the applications as no redevelopment plan including a rental housing replacement strategy has been filed with the City. In the event that Council decides to approve the demolition, staff should be directed to report further on appropriate conditions.

Background Information

March 13, 2007 report

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-3999.pdf>

Communications

(March 26, 2007) e-mail from Eda Sepp (EY.Main)

(March 26, 2007) e-mail from Linda Sepp (EY.Main)

EY7.8	ACTION	10:00 AM	Transactional	Ward: 13, 17
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Intention to Designate, Part IV, Ontario Heritage Act Two Properties with Heritage Easement Agreements 70 High Park Avenue and 1100 Lansdowne Avenue

Statutory - Ontario Heritage Act, RSO 1990

(May 31, 2007) report from Director, Policy and Research, City Planning Division

Recommendations

City Planning Division recommends that

1. City Council state its intention to designate the property at 70 High Park Avenue (Third Church of Christ, Scientist) under Part IV of the Ontario Heritage Act;
2. City Council state its intention to designate the property at 1100 Lansdowne Avenue (Canada Foundry Company Warehouse) under Part IV of the Ontario Heritage Act;
3. If there are no objections to the designations in accordance with Section 26(6) of the Ontario Heritage Act, the solicitor be authorized to introduce the Bills in Council designating the properties under Part IV of the Ontario Heritage Act;
4. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designations for which there are objections to the Conservation Review Board; and
5. The appropriate City Officials be authorized and directed to take necessary action to give effect thereto.

Financial Impact

There are no financial implications resulting from the adoption of this report. The public Notice of Intention to Designation will be advertised on the City's web site in accordance with the City of Toronto Act provisions.

Summary

This report recommends that City Council state its intention to designate the properties at 70 High Park Avenue (Third Church of Christ, Scientist) and 1100 Lansdowne Avenue (Canada Foundry Company Warehouse) under Part IV of the Ontario Heritage Act.

Each property has a heritage easement agreement registered on title. City Legal has advised that any property with a heritage easement agreement should also be designated under Part IV of the Ontario Heritage Act to allow the Chief Building Official to refuse to issue a permit on the basis of lack of conformity with applicable law.

Background Information

May 31, 2007 report

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4552.pdf>)

8a Intention to Designate, Part IV, Ontario Heritage Act - 20 Properties with Heritage Easement Agreements

(May 11, 2007) report from Toronto Preservation Board

Recommendations

The Toronto Preservation Board recommended, in part, to the Etobicoke York Community Council that:

1. City Council state its intention to designate the following 2 properties under Part IV of the Ontario Heritage Act:
 - ix. 70 High Park Avenue (Third Church of Christ, Scientist) – Ward 13;
 - xii. 1100 Lansdowne Avenue (Canada Foundry Company Warehouse) – Ward 17;
2. If there are no objections to the designations in accordance with Section 26(6) of the Ontario Heritage Act, the solicitor be authorized to introduce the Bills in Council designating the properties under Part IV of the Ontario Heritage Act;
3. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designations for which there are objections to the Conservation Review Board; and
4. The appropriate City Officials be authorized and directed to take necessary action to give effect thereto.

Summary

The Toronto Preservation Board on May 11, 2007, considered a report (March 7, 2007) from the Director, Policy and Research City Planning Division regarding its intention to designate two properties (70 High Park Avenue and 1100 Lansdowne Avenue) under Part IV of the Ontario Heritage Act.

Background Information

May 11, 2007 report

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4964.pdf>)

March 7, 2007 staff report

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4965.pdf>)

EY7.9	ACTION	10:00 AM	Transactional	Ward: 6
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Intention to Designate, Part IV, Ontario Heritage Act Bell Telephone Company Building - 80 Birmingham Street

Statutory - Ontario Heritage Act, RSO 1990

(June 4, 2007) report from Toronto Preservation Board

Recommendations

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

1. City Council include the property at 80 Birmingham Street (Bell Telephone Company Building) on the City of Toronto Inventory of Heritage Properties;
2. City Council state its intention to designate the property at 80 Birmingham Street (Bell Telephone Company Building) under Part IV of the Ontario Heritage Act;
3. If there are no objections to the designation in accordance with Section 26(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 objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation for which there is an objection to the Conservation Review Board; and
5. The appropriate City Officials be authorized and directed to take necessary action to give effect thereto.

Summary

The Toronto Preservation Board on June 4, 2007, considered a report (May 10, 2007) from the Director, Policy and Research, City Planning Division regarding its intention to designate the property at 80 Birmingham Street (Bell Telephone Company Building) under Part IV of the Ontario Heritage Act.

Background Information

June 4, 2007 transmittal

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4535.pdf>)

9a Bell Telephone Company Building - Intention to Designate, Part IV, Ontario Heritage Act

(May 10, 2007) report from Director, Policy and Research, City Planning Division

Recommendations

City Planning Division recommends that

1. City Council include the property at 80 Birmingham Street (Bell Telephone Company Building) on the City of Toronto Inventory of Heritage Properties;
2. City Council state its intention to designate the property at 80 Birmingham Street (Bell Telephone Company Building) under Part IV of the Ontario Heritage Act;
3. If there are no objections to the designation in accordance with Section 26(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 objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation for which there is an objection to the Conservation Review Board; and
5. The appropriate City Officials be authorized and directed to take necessary action to give effect thereto.

Financial Impact

There are no financial implications resulting from the adoption of this report. The public Notice of Intention to Designate will be advertised on the City's web site in accordance with the City of Toronto Act provisions.

Summary

This report recommends that City Council state its intention to designate the property at 80 Birmingham Street (Bell Telephone Company Building) under Part IV of the Ontario Heritage Act.

The property owner has requested the designation to recognize the significance of the site and to qualify for the Toronto Heritage Grant Program.

Background Information

May 10, 2007 report

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-5012.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-5013.pdf>

Attachment 2

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-5014.pdf>

Attachment 3

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-5015.pdf>)

EY7.10	ACTION	10:00 AM	Transactional	Ward: 5
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Intention to Designate, Part IV, Ontario Heritage Act 515 Royal York Road

Statutory - Ontario Heritage Act, RSO 1990

(June 4, 2007) report from Toronto Preservation Board

Recommendations

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

1. City Council state its intention to designate the property at 515 Royal York Road (Eden Court) under Part IV of the Ontario Heritage Act;
2. if there are no objections to the designation in accordance with Section 26(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;
3. if there are objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation for which there is an objection to the Conservation Review Board; and
4. the appropriate City Officials be authorized and directed to take necessary action to give effect thereto.

Summary

The Toronto Preservation Board on June 4, 2007, considered a report (April 5, 2007) from the Director, Policy and Research, City Planning Division regarding its intention to designate the property at 515 Royal York Road (Eden Court) under Part IV of the Ontario Heritage Act.

Background Information

June 4, 2007 transmittal

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4536.pdf>)

10a 515 Royal York Road - Intention to Designate, Part IV, Ontario Heritage Act

(April 5, 2007) report from Director, Policy and Research, City Planning Division

Recommendations

City Planning Division recommends that

1. City Council state its intention to designate the property at 515 Royal York Road (Eden Court) under Part IV of the Ontario Heritage Act;
2. If there are no objections to the designation in accordance with Section 26(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;
3. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation for which there is an objection to the Conservation Review Board; and
4. The appropriate City Officials be authorized and directed to take necessary action to give effect thereto.

Financial Impact

There are no financial implications resulting from the adoption of this report. The public Notice of Intention to Designate will be advertised on the City's web site in accordance with the City of Toronto Act provisions.

Summary

This report recommends that City Council state its intention to designate the property at 515 Royal York Road (Eden Court) under Part IV of the Ontario Heritage Act.

The property at 515 Royal York Road is listed on the City of Toronto Inventory of Heritage Properties. A heritage easement agreement between the property owners and the City of Toronto was registered on title on May 26, 2006. City Legal has advised that any property with a heritage easement agreement should also be designated under Part IV of the Ontario Heritage Act to allow the Chief Building Official to refuse to issue a permit on the basis of lack of conformity with applicable law.

Background Information

April 5, 2007 staff report

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-5016.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-5017.pdf>

Attachment 2

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-5018.pdf>

Attachment 3

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-5019.pdf>

EY7.11	ACTION	1:30 PM	Transactional	Ward: 5
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82 Daniels Street - Common Elements Condominium Application - Final Report

Statutory - Planning Act, RSO 1990

(June 11, 2007) report from Director, Community Planning, Etobicoke York District

Recommendations

The City Planning Division recommends that:

1. in accordance with the delegated approval under By-law No. 229-2000, City Council be advised that the Chief Planner intends to approve the draft plan of common elements condominium, as generally illustrated on Attachment 1, subject to:
2. the conditions as generally listed in Attachment 2, which otherwise noted must be fulfilled prior to the release of the plan of condominium for registration; and
3. such revisions to the proposed condominium plan or such additional or modified conditions as the Chief Planner may deem to be appropriate to address matters arising from the on-going technical review of this development.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application was made after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes a common elements condominium consisting of a common private street and services.

The application for common elements condominium is necessary to provide legal access to the individual residential dwellings and to ensure ongoing shared ownership and maintenance of the private road and services.

This report reviews and recommends approval of the Draft Plan of Common Elements

Condominium.

Background Information

June 11, 2007 report

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4583.pdf>

Notice

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4823.pdf>

EY7.12	ACTION	1:30 PM	Transactional	Ward: 7
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115 Torbarrie Road (Plan 66M-2436, Block 151) - Common Elements Condominium Application and Part Lot Control Exemption Application - Final Report

Statutory - Planning Act, RSO 1990

(June 12, 2007) report from Director, Community Planning, Etobicoke York District

Recommendations

The City Planning Division recommends that:

1. In accordance with the delegated approval under By-law No. 229-2000, City Council be advised that the Chief Planner or his designate intends to approve the draft plan of common elements condominium, as generally illustrated on Attachment 1, subject to:
 - (a) the conditions as generally listed in Attachment 2, which unless otherwise noted must be fulfilled prior to the release of the plan of condominium for registration; and
 - (b) such revisions to the proposed condominium plan or such additional or modified conditions as the Chief Planner or his designate may deem to be appropriate to address matters arising from the on-going technical review of this development.
2. City Council direct that a Part Lot Control Exemption By-law with respect to the subject lands be prepared to the satisfaction of the City Solicitor, and that such By-law shall expire one year after it has been enacted;
3. City Council authorize the City Solicitor to introduce the necessary Bill provided that:
 - (a) all tax arrears and current taxes owing be paid in full; and
 - (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 designate;

4. City Council authorize the City Solicitor to take the necessary steps to release the Section 118 restriction at such time as final Site Plan Approval and the Common Elements Condominium Plan has been registered; and
5. City Council authorize and direct the appropriate City Officials to register the Part Lot Control Exemption By-law on title.

Financial Impact

The recommendations in this report have no financial impact.

Summary

The applications for Draft Plan of Common Elements Condominium and Part Lot Control Exemption were made on or after January 1, 2007 and are subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The applications propose a common elements condominium consisting of a common driveway, visitor parking spaces and walkways and requests exemption from Part Lot Control provisions of the Planning Act on Block 151 of Registered Plan of Subdivision 66M-2436 forming part of the lands at 115 Torbarrie Road to create 191 separate conveyable townhouse lots.

The application for common elements condominium is necessary to provide legal access to the individual townhouse units proposed on Block 151 and to ensure ongoing shared ownership and maintenance of the driveway, visitor parking spaces and other shared aspects of the development by the condominium corporation.

This report reviews and recommends approval of the Draft Plan of Common Elements Condominium and approval of the application for Part Lot Control Exemption.

Background Information

June 12, 2007 report

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4814.pdf>)

Notice

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4822.pdf>)

EY7.13	ACTION		Transactional	Ward: 7
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115 Torbarrie Road (Plan 66M-2436 - Lots 2 to 51) - Part Lot Control Exemption Application - Final Report

(June 12, 2007) report from Director, Community Planning, Etobicoke York District

Recommendations

The City Planning Division recommends that:

1. City Council direct that a Part Lot Control Exemption By-law with respect to the subject lands be prepared to the satisfaction of the City Solicitor, and that such By-law shall expire one year after it has been enacted;
2. City Council authorize the City Solicitor to introduce the necessary Bill provided that:
 - (a) all tax arrears and current taxes owing be paid in full; and
 - (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. City Council authorize the City Solicitor to take the necessary steps to release the Section 118 restriction at the appropriate time; and
4. City Council authorize and direct the appropriate City Officials to register the Part Lot Control Exemption By-law on title.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application was made after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This report reviews and recommends approval of an application by Ringley Construction Limited for Part Lot Control Exemption for a development consisting of 50 pairs of semi-detached dwellings (100 units), on lands municipally known as 115 Torbarrie Road. An exemption from Part Lot Control will allow each lot containing a pair of semi-detached dwelling units to be subdivided yielding one hundred individual residential lots each with a semi detached dwelling unit.

The proposal complies with the existing Official Plan and Zoning By-law amendments approved by Toronto City Council in April 2003 (OPA No. 537 and By-law No. 416-2003). The lifting of Part Lot Control for a period of one year is considered appropriate for the orderly development of these lands.

Background Information

June 12, 2007 report

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-5020.pdf>)

EY7.14	ACTION	1:30 PM	Transactional	Ward: 5
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252, 270, 272 and 276 Bering Avenue - Common Elements Condominium Application and Part Lot Control Application - Final Report

Statutory - Planning Act, RSO 1990

(June 11, 2007) report from Director, Community Planning, Etobicoke York District

Recommendations

The City Planning Division recommends that:

1. In accordance with the delegated approval under By-law No. 229-2000, City Council be advised that the Chief Planner intends to approve the Draft Plan of Common Elements Condominium, as generally illustrated on Attachment 1, subject to:
 - a. the conditions as generally listed in Attachment 3, which otherwise noted must be fulfilled prior to the release of the plan of condominium for registration; and
 - b. such revisions to the proposed condominium plan or such additional or modified conditions as the Chief Planner may deem to be appropriate to address matters arising from the on-going technical review of this development.
2. City Council direct that 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;
3. City Council authorize the City Solicitor to introduce the necessary Bill for a Part Lot Control Exemption By-law provided that:
 - a. the owner provide proof of payment to the satisfaction of the City Solicitor that all tax arrears and current taxes for the subject site owing be paid in full;

and

- 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;
4. City Council authorize the City Solicitor to take the necessary steps to release the Section 118 restriction at such time as the Common Elements Condominium Plan has been registered;
5. The owner must place notifications on title of each residential lot which state that using the visitor and disabled parking stalls for resident parking purposes is prohibited, and that the internal streets and alleys are privately-owned and the City neither maintains them nor clears them of snow and ice.
6. City Council authorize and direct the appropriate City Officials to register the By-law on title.

Financial Impact

The recommendations in this report have no financial impact.

Summary

The applications for Draft Plan of Common Elements Condominium and Part Lot Control Exemption were made after January 1, 2007 and are subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The applications propose a common elements condominium consisting of a common roadway and visitor parking spaces to service the 73 townhouse units and permission to permit the lifting of Part Lot Control to create 73 separate townhouse lots at 252, 270, 272 and 276 Bering Avenue.

The application for common elements condominium is necessary in order to provide the individual townhouses with legal access and to ensure ongoing shared ownership and maintenance of the common elements.

This report reviews and recommends approval of the Draft Plan of Common Elements Condominium and approval of the application to lift Part Lot Control.

Background Information

June 11, 2007 report

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4579.pdf>

EY7.15	ACTION	1:30 PM	Transactional	Ward: 11
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21 Oak Street - Subdivision Application and Common Elements Condominium Application - Final Report

(June 12, 2007) report from Director, Community Planning, Etobicoke York District

Recommendations

The City Planning Division recommends that:

1. in accordance with the delegated approval under By-law No. 229-2000, City Council be advised that the Chief Planner intends to approve the draft plan of subdivision, as generally illustrated on Attachment No. 1, subject to:
 - (a) the conditions as generally listed in Attachment No. 2, which except as otherwise noted must be satisfied or secured through the subdivision agreement prior to the release of the plan of subdivision for registration; and
 - (b) such revisions to the proposed subdivision plan or such additional or modified conditions as the Chief Planner may deem to be appropriate to address matters arising from the ongoing technical review of this development.

2. in accordance with the delegated approval under By-law No. 229-2000, City Council be advised that, on the basis of the approval of the above draft Plan of Subdivision, the Chief Planner intends to approve the draft plan of Common Element Condominium for Block 100 on the Plan of Subdivision, subject to:
 - (a) the conditions as generally listed in Attachment No. 3, which except as otherwise noted must be must be fulfilled prior to the release of the plan of condominium for registration; and
 - (b) such revisions to the proposed condominium plan or such additional or modified conditions as the Chief Planner may deem to be appropriate to address matters arising from the on-going technical review of this development.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This report reviews and recommends approval of a Draft Plan of Subdivision and a Draft Plan of Common Elements Condominium for a townhouse development at 21 Oak Street. The application for Draft Plan of Common Elements Condominium was made after January 1, 2007

and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006. This report also advises that the Chief Planner intends to approve the Draft Plan of Subdivision and the Draft Plan of Common Elements Condominium under delegated authority pursuant to By-law No. 229-2000.

The proposal complies with the amended Official Plan and Zoning By-laws. Prior to final approval and registration of the Plans the applicant will be required to fulfill the conditions listed in Attachment Nos. 2 and 3 which include entering into a subdivision agreement.

Background Information

June 12, 2007 staff report

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4923.pdf>)

notice

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4924.pdf>)

EY7.16	ACTION	1:30 PM	Transactional	Ward: 11
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Northeast Corner of Weston Road and Oak Street Zoning Application - Final Report

Statutory - Planning Act, RSO 1990

(June 12, 2007) report from Director, Community Planning, Etobicoke York District

Recommendations

The City Planning Division recommends that:

1. City Council amend Zoning By-law No. 1-83 for the former City of York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5;
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required; and
3. before introducing the necessary Bills to City Council for enactment, require the owner to fulfill the Notice of Approval Conditions for site plan approval under Section 114 of the City of Toronto Act.

Financial Impact

The recommendations in this report have no financial impact.

Summary

An application has been submitted to amend the former City of York Zoning By-law No. 1-83 to permit a gasoline bar on the northeast corner of Weston Road and Oak Street which is the south westerly portion of Real Canadian Superstore property. The proposed development is a complementary use to the existing store.

Planning staff have evaluated the merits of the proposal and are of the opinion that the proposal is consistent with the Official Plan and that it is an appropriate use for the site. The proposed gasoline bar will support and contribute to the economic function of the existing Employment District by providing a local service to area businesses and adjacent uses.

This report reviews and recommends approval of the application to amend Zoning By-law No. 1-83 to permit a site-specific gasoline bar use on this property subject to the owner fulfilling the Notice of Approval Conditions for site plan approval.

Background Information

June 12, 2007 report

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4921.pdf>)

notice

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4922.pdf>)

EY7.17	ACTION	2:00 PM	Transactional	Ward: 2
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555 Rexdale Boulevard - Official Plan, Zoning and Subdivision Applications - Final Report

Statutory - Planning Act, RSO 1990

(June 12, 2007) report from Director, Community Planning, Etobicoke York District

Recommendations

The City Planning Division recommends that:

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan amendment outlined in Attachment No. 7;
2. City Council amend Zoning Code No. 11,737 substantially in accordance with the draft amendment described in this report and to be provided at the public meeting;
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan and Zoning amendments as may be required to implement the intent of the Council approval;
4. City Council recommend to the Chief Planner that the draft plan of subdivision be

approved, generally as illustrated on Attachment No. 8, subject to:

- (a) the conditions as generally listed in Attachment No. 9, which, except as otherwise noted, must be fulfilled or secured through the subdivision agreement before the release of the plan of subdivision for registration;
 - (b) such revisions to the proposed subdivision plan or such additional or modified conditions as the Chief Planner may deem to be appropriate to address matters arising from the on-going technical review of this development, including provisions for phasing; servicing and extent of the roadway network beyond that currently proposed;
5. That the Executive Director of Economic Development, Culture and Tourism be requested to develop a local employment strategy in cooperation with the applicant and the local area academic and labour stakeholders to ensure that local residents are positioned and prepared to take advantage of the Woodbine rejuvenation;
 6. The Deputy City Manager and Chief Financial Officer be requested to report to the Executive Committee, prior to the execution of the subdivision agreement, regarding the applicant's request for possible financial strategies to assist implementation of this development in consultation with the Executive Director and Chief Planner, the Executive Director of Technical Services and the Executive Director of Economic Development, Culture and Tourism; and
 7. Appropriate City officials be authorized to enter into discussions and amend the existing agreements as necessary to implement a sanitary sewer connection to Peel Region, if required by this development.

Financial Impact

There is no financial impact associated with this report.

Summary

The application proposes Official Plan and Zoning Code amendments, and a Draft Plan of Subdivision to permit a retail and entertainment complex and future residential uses related to the Woodbine Racetrack at 555 Rexdale Boulevard.

The proposal is to create an expanded entertainment and retail commercial centre for residents, workers and visitors in the Greater Toronto Area and to provide a new residential neighbourhood on the northwest portion of the lands that will be integrated with and support the commercial district. The overall proposal represents good land use planning, will provide significant social and economic benefits to the City and Province, and implements the strategic objectives and land uses contemplated for the property by the Official Plan.

This report reviews and recommends approval of the application to amend the Official Plan for all phases of development; approval of the application for Zoning Code amendment for Phase I consisting of the entertainment and retail commercial centre; and approval of a draft plan of

subdivision, subject to conditions.

Background Information

June 12, 2007 report

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4936.pdf>)

notice OPA Zoning

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4937.pdf>)

notice - plan of subdivision

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4938.pdf>)

EY7.18	ACTION	3:00 PM	Transactional	Ward: 5
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3741-3751 Bloor Street West - Rezoning Application for a Temporary Use By-law - Final Report

Statutory - Planning Act, RSO 1990

(June 12, 2007) report from Director, Community Planning, Etobicoke York District

Recommendations

The City Planning Division recommends that:

1. City Council amend the Etobicoke Zoning Code and By-law No. 1088-2002 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 2;
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required; and
3. before introducing the necessary Bills to City Council for enactment, require the applicant to:
 - (i) enter into a Site Plan Agreement under Section 41 of the Planning Act;
 - (ii) submit a Site Grading and Servicing Plan and a Stormwater Management Report to the satisfaction of the Executive Director of Technical Services and the Chief Planner and Executive Director, City Planning Division; and
 - (iii) submit a Transportation Impact Study that examines the effect this proposal will have on the boundary road network to the satisfaction of the Director of Transportation Services and the Chief Planner and Executive Director, City Planning Division.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application is for a Temporary Use Zoning By-law in order to construct an interim commuter parking lot on a portion of the Westwood Theatre Lands, for a period of two years.

The site is already being used as a parking facility and can continue to be used for parking, until long term plans are finalized, consistent with the policies of the Etobicoke Centre Secondary Plan. The use is suitable for the site on a temporary basis in terms of site layout, design and accessibility. City Planning staff are recommending approval of the application provided that the applicant satisfies the conditions set out in this report.

This report reviews and recommends approval of the application to amend the Etobicoke Zoning Code.

Background Information

June 12, 2007 report

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4851.pdf>)

notice

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4853.pdf>)

EY7.19	ACTION		Transactional	Ward: 3
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2 Holiday Drive - Zoning Application - Preliminary Report

(June 12, 2007) report from Director, Community Planning, Etobicoke York District

Recommendations

The City Planning Division recommends 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.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application was made after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to redevelop the former Ramada Inn property at 2 Holiday Drive with a condominium apartment development of 887 units contained in four towers with a maximum height of 24 storeys, connected by podiums.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the application and on the community consultation process.

Staff continue to work with the applicant to refine the application, in response to the identification of preliminary issues. Staff recommend that a community consultation meeting be held in September, 2007.

Background Information

June 12, 2007 report

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4784.pdf>)

EY7.20	ACTION		Transactional	Ward: 13
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3385 Dundas Street West - Zoning By-law Amendment Application Preliminary Report

(May 10, 2007) report from Director, Community Planning, Etobicoke York District

Recommendations

The City Planning Division recommends 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.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to amend the former City of York By-law No. 1-83 to permit a six storey, mixed use building at 3385 Dundas Street West. The proposed use of the building is a senior's residence with complementary retail at grade.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the applications and on the community consultation process.

It is recommended that a community meeting be scheduled by staff, in consultation with the Ward Councillor. The completion of a further staff report and statutory public meeting under the Planning Act is targeted for the third quarter of 2007. This target assumes that all required information shall be provided without delay and that issues arising from the application can be resolved in a timely manner.

Background Information

May 10, 2007 staff report

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4514.pdf>

EY7.21	ACTION		Delegated	Ward: 17
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Application for Encroachment Agreement - 1 Roseneath Gardens

(June 12, 2007) report from Manager, Municipal Licensing and Standards

Recommendations

Municipal Licensing and Standards recommend that the Etobicoke York Community Council modify this application and adopt the following:

1. the City Solicitor be authorized to prepare an Encroachment Agreement for the existing and proposed encroachments as modified;
2. the owner to enter into an Encroachment Agreement with the City of Toronto and pay all fees associated with the preparation of the Agreement;
3. the owner to pay an annual fee to the City of Toronto for use of the road allowance in the amount of \$25.00 plus \$5.50 per square metre, plus GST (all fees are subject to change);

4. the signed agreement 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 the City may require, and naming the City of Toronto as an additional insured party under the policy;
5. the Certificate of Insurance to be renewed on an annual basis for the life of the encroachments;
6. the combined height of the existing fence and the wooden retaining wall on the Glenhurst Avenue road allowance to be reduced to a height of 1 metre (Attachment 2); and
7. the owner to maintain the subject property in good repair and comply at all times with the regulations set out in the former City of York Municipal Code, Chapter 1004, Street.

Financial Impact

There are not financial implications resulting from adoption of this report.

Summary

This staff report is about an application for an Encroachment Agreement to construct a retaining wall on Roseneath Gardens road allowance, and to maintain the existing encroachments on both Roseneath Gardens and Glenhurst Avenue road allowance, amounting to a total area of 91.20 square metres encroaching on the City road allowance, for which the Etobicoke York Community Council has delegated authority from City Council to make a final decision (Attachment 2).

Background Information

June 12, 2007 report

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4834.pdf>

EY7.22	ACTION		Delegated	Ward: 17
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Application for Outdoor Boulevard Marketing Display and Encroachment Agreement - 314 Oakwood Avenue

(June 4, 2007) memo from Manager, Municipal Licensing and Standards

Recommendations

Municipal Licensing and Standards recommend that the Etobicoke York Community Council approve the application for an Encroachment Agreement to lease 30.32 square metres of the

municipal boulevard for the purposes of an outdoor boulevard marketing area at the flankage of 314 Oakwood Avenue (abutting Earlsdale Avenue) as indicated on Attachment #1 be approved in accordance with the former City of York Streets By-law 3343-79, as amended, subject to the applicant fulfilling the following conditions:

1. the City Solicitor to be authorized to enter into an encroachment agreement for the proposed encroachment;
2. the applicant to pay all fees associated with the preparation of all agreements, and an annual fee to the City of Toronto for use of the road allowance in the amount of \$25 annual permit fee plus \$5.50 per square metre, plus GST. All fees are subject to change;
3. comply at all times with regulations set out in the former City of York Streets By-law 3343-79, as amended;
4. the signed agreement 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 Two Million Dollars (\$2,000,000.00) or such other coverage and greater amount as the City may require, and naming the City of Toronto as an additional insured party under the policy;
5. the said Certificate of insurance to be renewed and a copy thereof submitted to Municipal Licensing and Standards on an annual basis for the life of the encroachment;
6. the applicant operate the boulevard marketing area in compliance with the requirements for Municipal Code, Chapter 591, Noise;
7. the applicant shall obtain construction/street occupation permits on an as needed basis prior to the commencement of any construction of any structures;
8. the applicant receive all necessary clearances from the Right-of-Way Management Section of Transportation services and comply with any conditions identified;
9. the outdoor display of merchandise shall not exceed the measurements in this application, which are approximately 4.52 metres X 6.71 metres, as per Attachment #1.
10. the application shall comply with the Streets By-law under Chapter 1004 of the former City of York Municipal code.

Financial Impact

There are no financial implications resulting from adoption of this report.

Summary

To report on an application submitted by the owner(s) to lease an area of approximately 30.32 square metres of the municipal boulevard for the purposes of an outdoor boulevard marketing area to vend seasonal flowers at 314 Oakwood Avenue, for which the Etobicoke York Community Council has delegated authority from City Council to make a final decision.

Background Information

June 4, 2007 report

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4843.pdf>)

EY7.23	ACTION		Transactional	Ward: 17
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Assumption of Roads and Services - 1403120 Ontario Ltd., Registered Plan of Subdivision 66M-2387 South of Turnberry Avenue, East of Union Street

(May 30, 2007) report from Acting Director, Development Engineering

Recommendations

It is recommended that:

1. the roads and municipal services installed for Registered Plan 66M-2387 be assumed and that the City formally assume the roads within the Plan of Subdivision;
2. the Acting Director, Development Engineering be authorized to release the performance guarantee;
3. an assumption By-law be prepared to assume the public highways and municipal services in Subdivision Plan 66M-2387;
4. the City Solicitor be authorized and directed to register the assumption By-law in the Land Registry Office, at the expense of the Owner; and
5. the City Clerk and Treasurer be authorized to sign any release or other documentation necessary to give effect thereto.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

This report requests Council's authority for the City to assume the services with respect to the

above development.

Background Information

May 30, 2007 report

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4513.pdf>)

EY7.24	ACTION		Delegated	Ward: 6
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Sign Variance Report - 164 Evans Avenue

(June 12, 2007) report from Director and Deputy Chief Building Official

Recommendations

Toronto Building recommends that

1. The request for variance be approved for the reasons outlined in this report with following conditions.
 - a. The display panel will not play any video will not have animation or any other continuous moving light or display.
 - b. The general advertisement of goods, services and activities on the premises will not exceed fifty percent of the total display area of the sign and;
 - c. The sign will have on one display area that is facing the Islington Avenue and
2. the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permits.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

This staff report is about a matter for which the Community Council has delegated authority from City Council to make a final decision.

Request for approval of variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code to install First Party Illuminated Fascia sign on ground floor north elevation at 164 Evans Avenue.

The request comes from Berardo Mascioli of Stratega Consulting Ltd. for 2074039 Ontario Inc.

for approval of the variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code.

Background Information

June 12, 2007 report

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4665.pdf>)

EY7.25	ACTION		Delegated	Ward: 12
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Demolition Control Applications - 1759 Lawrence Avenue West

(June 8, 2007) report from Director and Deputy Chief Building Official

Recommendations

Toronto Building recommends that Etobicoke York Community Council give consideration to the demolition application and decide to:

- a. Refuse the application to demolish the subject one-storey single family dwelling because there is no permit application to replace the buildings on the site; or,
- b. Approve the application to demolish the subject one-storey single family dwelling without conditions; or
- c. Approve the application to demolish the subject one-storey single family dwelling with the following conditions:
 - i. that a construction fence be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article III, if deemed appropriate by the Chief Building Official;
 - ii. that all debris and rubble be removed immediately after demolition;
 - iii. that sod be laid on the site and be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623-5, and 629-10, paragraph B; and
 - iv. that any holes on the property are backfilled with clean fill.

Financial Impact

There are no financial implications resulting from the adoption of this report

Summary

This staff report is regarding a matter for which Community Council has been delegated authority from City Council to make a final decision.

On May 30, 2007, Toronto Building received a demolition permit application to demolish a one storey single family dwelling at 1759 Lawrence Ave West. Toronto Building has not received a building permit application to replace the building to be demolished as of this date.

In accordance with By-law No 1009-2006 (former City of Toronto Municipal Code, Chapter 14, Article 1, Demolition Control), the above noted demolition permit application is submitted to the Etobicoke York Community Council for consideration and decision, due to the fact that a building permit has not been issued to replace the building, and whether to refuse or grant the demolition permit application, including conditions if any, to be attached to the permit.

Background Information

June 8, 2007 staff report

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4673.pdf>)

EY7.26	ACTION		Delegated	Ward: 12
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Demolition Control Applications - 1761 Lawrence Avenue West

(June 8, 2007) report from Director and Deputy Chief Building Official

Recommendations

Toronto Building recommends that Etobicoke York Community Council give consideration to the demolition application and decide to:

- a. Refuse the application to demolish the subject one-storey single family dwelling because there is no permit application to replace the buildings on the site; or,
- b. Approve the application to demolish the subject one-storey single family dwelling without conditions; or
- c. Approve the application to demolish the subject one-storey single family dwelling with the following conditions:
 - i. that a construction fence be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article III, if deemed appropriate by the Chief Building Official;
 - ii. that all debris and rubble be removed immediately after

demolition;

- iii. that sod be laid on the site and be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623-5, and 629-10, paragraph B; and
- iv. that any holes on the property are backfilled with clean fill.

Financial Impact

There are no financial implications resulting from the adoption of this report

Summary

This staff report is regarding a matter for which Community Council has been delegated authority from City Council to make a final decision.

On May 30, 2007, Toronto Building received a demolition permit application to demolish a one storey single family dwelling at 1761 Lawrence Ave West. Toronto Building has not received a building permit application to replace the building to be demolished as of this date.

In accordance with By-law No 1009-2006 (former City of Toronto Municipal Code, Chapter 14, Article 1, Demolition Control), the above noted demolition permit application is submitted to the Etobicoke York Community Council for consideration and decision, due to the fact that a building permit has not been issued to replace the building, and whether to refuse or grant the demolition permit application, including conditions if any, to be attached to the permit.

Background Information

June 8, 2007 report

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4677.pdf>)

EY7.27	ACTION		Transactional	Ward: 5
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Algoma Street, Melrose Street and Wesley Street Speed Limit Amendments

(May 31, 2007) report from Director, Transportation Services, Etobicoke York District

Recommendations

Transportation Services recommends that:

1. City Council rescind the existing 40 km/h speed limit regulation on Algoma Street between Royal York Road and Milton Street;

2. City Council rescind the existing 40 km/h speed limit regulation on Melrose Street between Royal York Road and Milton Street;
3. City Council approve a 40 km/h speed limit on Algoma Street between Royal York Road and Grand Avenue;
4. City Council approve a 40 km/h speed limit on Melrose Street between Royal York Road and Grand Avenue; and
5. City Council approve a 40 km/h speed limit on Wesley Street between Oxford Street and Portland Street, as the requirements for a 40 km/h speed limit are achieved.

Financial Impact

Type of Funding	Source of Funds	Amount
Available within current budget	Transportation Services Operating Budget	\$800.00

Summary

The purpose of this report is to obtain approval to extend the existing 40 km/h speed limits on Algoma Street and Melrose Street eastward to Grand Avenue; and, to introduce a 40 km/h speed limit on Wesley Street between Oxford Street and Portland Street.

Currently, the sections of Algoma Street and Melrose Street between Royal York Road and Milton Street have a legal speed limit of 40 km/h. The sections of Algoma Street and Melrose Street between Milton Street and Grand Avenue have a legal speed limit of 50 km/h. However, for regulatory continuity, a lower (40 km/h) speed limit is recommended on Algoma Street and Melrose Street, on the entire sections between Royal York Road and Grand Avenue. Also, a 40 km/h speed limit is recommended on Wesley Street, between Oxford Street and Portland Street, as the 40 km/h speed limit warrant is met due to the width of the road and the existence of an elementary school that abuts the street.

Background Information

May 31, 2007 report

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4564.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4565.pdf>

EY7.28	ACTION		Transactional	Ward: 5
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Ambleside Avenue - Speed Limit Amendment

(May 31, 2007) report from Director, Transportation Services, Etobicoke York District

Recommendations

Transportation Services recommends that:

1. City Council rescind the existing 40 km/h speed limit regulation on Ambleside Avenue between Islington Avenue and Chartwell Road; and
2. City Council approve a 40 km/h speed limit on Ambleside Avenue between Islington Avenue and Bentley Drive.

Financial Impact

Type of Funding	Source of Funds	Amount
Available within current budget	Transportation Services Operating Budget	\$300.00

Summary

The purpose of this report is to obtain approval to extend the east limit of the existing 40 km/h speed limit on Ambleside Avenue from Chartwell Road to Bentley Drive.

Currently, the section of Ambleside Avenue between Islington Avenue and Chartwell Road has a posted speed limit of 40 km/h. The section of road between Chartwell Road and Bentley Drive has a legal speed limit of 50 km/h. However, for regulatory continuity, a 40 km/h speed limit is recommended on Ambleside Avenue, on the entire section between Islington Avenue and Bentley Drive.

Background Information

May 31, 2007 report

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4572.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4573.pdf>

EY7.29	ACTION		Transactional	Ward: 5
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Shaver Avenue North - Speed Limit Amendment

(May 31, 2007) report from Director, Transportation Services, Etobicoke York District

Recommendations

Transportation Services recommends that:

1. City Council rescind the existing 40 km/h speed limit regulation on Shaver Avenue North between Burnhamthorpe Road and Northhampton Drive; and
2. City Council approve a 40 km/h speed limit on Shaver Avenue North between Burnhamthorpe Road and Bloor Street West.

Financial Impact

Type of Funding	Source of Funds	Amount
Available within current budget	Transportation Services Operating Budget	\$300.00

Summary

The purpose of this report is to obtain approval to extend the south limit of the existing 40 km/h speed limit on Shaver Avenue North, from Northhampton Drive to Bloor Street West.

Currently, the section of Shaver Avenue North between Burnhamthorpe Road and Northhampton Drive has a posted speed limit of 40 km/h. The section of road between Northhampton Drive and Bloor Street West has a legal speed limit of 50 km/h. However, for regulatory continuity, a 40 km/h speed limit is recommended on Shaver Avenue North, on the entire section between Burnhamthorpe Road and Bloor Street West.

Background Information

May 31, 2007 staff report

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4545.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4546.pdf>

EY7.30	ACTION		Delegated	Ward: 13
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Brule Gardens - Amendments to Parking Regulations

(June 7, 2007) report from Director, Transportation Services, Etobicoke York District

Recommendations

Transportation Services recommend that:

1. Etobicoke York Community Council rescind the existing parking prohibition from 9:00 a.m. to 4:00 p.m. and from 6:00 p.m. of one day to 7:00 a.m. of the next following day, Monday to Friday, and anytime on Saturday and Sunday, on the north side of Brule Gardens, from a point 15.0 metres west of Riverside Drive and a point 20.0 metres further west thereof;
2. Etobicoke York Community Council rescind the existing parking regulation for a maximum period of ten minutes, from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday on the north side of Brule Gardens, from a point 15.0 metres west of Riverside Drive and a point 20.0 metres further west thereof; and
3. Etobicoke York Community Council approve a No Parking prohibition at all times on the north side of Brule Gardens, from a point 15.0 metres west of Riverside Drive to a point 20.0 metres further west thereof.

Financial Impact

Type of Funding	Source of Funds	Amount
Available within current budget	Transportation Services Operating Budget	\$1,000.00

Summary

This staff report is about a matter for which the Community Council has delegated authority from City Council to make a final decision.

The purpose of this report is to outline the findings of an investigation to amend the parking regulations on Brule Gardens, between Riverside Drive and Brule Terrace.

Background Information

June 7, 2007

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4562.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4563.pdf>)

EY7.31	ACTION		Delegated	Ward: 7
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Torbarrie Road - Parking Regulation Amendments

(May 30, 2007) report from Director, Transportation Services, Etobicoke York District

Recommendations

Transportation Services recommends that:

1. The Etobicoke York Community Council approve a “No Parking Anytime” regulation on the east side of Torbarrie Road between a point 510.0 metres north of the westerly limit of Jethro Road and a point 630.0 metres further north thereof.

Financial Impact

There are no financial implications resulting from the adoption of this report. The cost of the work, estimated at \$6000.00 will be paid for by the developer (Ringley Construction Ltd.).

Summary

This staff report is about a matter for which the community council has delegated authority from City Council to make a final decision.

The purpose of this report is to propose the installation of a “No Parking Anytime” regulation on a portion of Torbarrie Road in front of the new residential housing subdivision (Oakdale Village). Approval of this report will result in the installation of a section of “No Parking Anytime” signs.

Implementation of this “No Parking Anytime” regulation on Torbarrie Road will prevent motorists from parking on this collector road and will conform to the signage plan approved as part of this development.

Background Information

May 30, 2007 report

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4780.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4781.pdf>

EY7.32	ACTION		Transactional	Ward: 11
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Garrow Avenue and Hilldale Road - Stop Sign Installation

(June 5, 2007) report from Director, Transportation Services, Etobicoke York District

Recommendations

Transportation Services recommends that:

1. City Council approve the installation of a westbound stop sign control on Garrow Avenue at Hilldale Road.

Financial Impact

Type of Funding	Source of Funding	Amount
Available within current budget	Transportation Services Operating Budget	\$600.00

Summary

The purpose of this report is to recommend the installation of a westbound stop sign control on Garrow Avenue at Hilldale Road. The stop sign will enhance the operational and pedestrian safety conditions at this intersection.

Background Information

June 5, 2007 staff report

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4776.pdf>)

attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4777.pdf>)

EY7.33	ACTION		Delegated	Ward: 5
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Subway Crescent - Stopping Prohibition

(June 4, 2007) report from Director, Transportation Services, Etobicoke York District

Recommendations

Transportation Services recommends that:

1. Etobicoke York Community Council approve the installation of a “No Stopping 7:00 a.m. to 7:00 p.m., Monday to Friday” prohibition on the south side of Subway

Crescent, between a point 60.0 meters west of Auckland Road and a point 105.0 meters west thereof; and

2. Etobicoke York Community Council approve the installation of a “No Stopping 7:00 a.m. to 7:00 p.m., Monday to Friday” prohibition on the north side of Subway Crescent, between a point 103.0 meters west of Auckland Road and a point 70.0 meters west thereof.

Financial Impact

Type of Funding	Source of Funds	Amount
Available within current budget	Transportation Services Operating Budget	\$600.00

Summary

This staff report is about a matter for which the community council has delegated authority from City Council to make a final decision.

The purpose of this report is to propose the installation of “No Stopping , 7:00 a.m. – 7:00 p.m., Monday to Friday” prohibitions on both sides of Subway Crescent within the “S” curve west of Auckland Drive, in the area of the Kipling Subway Terminal.

Although Subway Crescent is not part of a Toronto Transit Commission (TTC) route, the TTC have been contacted and have no concerns with this stopping proposal.

The proposed stopping prohibitions will address traffic flow and safety issues in the area of the Kipling Subway Terminal.

Background Information

June 4, 2007 staff report

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4759.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4760.pdf>)

Attachment 2

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4761.pdf>)

EY7.34	ACTION		Delegated	Ward: 17
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Osler Street between Davenport Road and St. Clair Avenue West - Traffic Calming

(June 7, 2007) report from Director, Transportation Services, Etobicoke York District

Recommendations

Transportation Services recommends that:

1. The City Clerk be authorized to conduct a poll of eligible householders in English, Italian and Portuguese, on Osler Street, between Davenport Road and St. Clair Avenue West, to determine resident support for the proposed speed hump plan, in accordance with the City of Toronto Traffic Calming Policy;
2. Subject to favourable results of the poll:
 - a. The City Solicitor prepare a by-law to alter sections of the roadway on Osler Street, between Davenport Road and St. Clair Avenue West, for traffic calming purposes, generally as shown on the attached print Drawing No. EY07-142, dated May 2007 and circulated to residents through the polling process;
 - b. Transportation Services take the necessary actions to reduce the speed limit from 40 km/h to 30 km/h on Osler Street, between Davenport Road and St. Clair Avenue West when the speed humps are installed.

Financial Impact

Type of Funding	Source of Funds	Amount
Available within current budget	Transportation Services Capital Budget	\$15,000.00

Summary

This staff report is about a matter for which Community Council has delegated authority from City Council to make a final decision.

The purpose of this report is to outline the findings of an investigation to determine the need to install speed humps on Osler Street, between Davenport Road and St Clair Avenue West. A staff assessment has shown that the criteria for the installation of speed humps on this section of Osler Street are met.

Background Information

June 7, 2007 report

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4778.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4779.pdf>

EY7.35	ACTION		Transactional	Ward: 5
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Proposed Bicycle Lanes on Stephen Drive from Berry Road to The Queensway

(June 11, 2007) report from Director, Transportation Infrastructure Management

Recommendations

Transportation Services Division recommends that City Council:

1. approve the installation of bicycle lanes on both sides of Stephen Drive, from Berry Road to The Queensway, as detailed in Appendix A of this report;
2. approve the amendments to the traffic and parking regulations detailed in Appendix B of this report; and
3. authorize and direct the appropriate City officials to take the necessary action to give effect thereto, including the introduction of all necessary bills.

Financial Impact

Funds to implement the bicycle lanes on Stephen Drive, in the estimated amount of \$350,000.00, are provided for within the Transportation Services Division 2007 Capital Budget in the Cycling Infrastructure Account CTP 807-05.

Summary

The purpose of this report is to obtain authority to install bicycle lanes on Stephen Drive from Berry Road to The Queensway.

Bicycle lanes are being incorporated into the reconstruction of Stephen Drive. The proposed design of Stephen Drive will provide one traffic lane and one bicycle lane in each direction. The Ward Councillor has been consulted and supports the proposed bicycle lanes on Stephen Drive.

Community Council does not have delegated authority from City Council to make a final decision because this report recommends amendments to on-street parking/standing/stopping regulations on a road where there is an established T.T.C. route.

Background Information

June 11, 2007

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4745.pdf>

Appendix A and B

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4746.pdf>

Drawing 421P0028

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4747.pdf>

Drawing 421P0029

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4748.pdf>)

Drawing 421P0032

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4750.pdf>)

EY7.36	ACTION		Transactional	Ward: 2
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Carlingview Drive and International Boulevard - U-Turn Prohibitions

(May 25, 2007) report from Director, Transportation Services, Etobicoke York District

Recommendations

Transportation Services recommends that:

1. City Council approve a U-turn prohibition anytime for eastbound traffic on International Boulevard between Carlingview Drive and a point 100.0 metres east of Carlingview Drive; and
2. City Council approve a U-turn prohibition anytime for northbound traffic on Carlingview Drive between International Boulevard/Renforth Drive and a point 100.0 metres north of International Boulevard/Renforth Drive.

Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Transportation Services Division Budget	\$600.00

Summary

The purpose of this report is to propose a U-turn prohibition for eastbound traffic on International Boulevard between Carlingview Drive and a point 100.0 metres east of Carlingview Drive. Also proposed is a U-turn prohibition for northbound traffic on Carlingview Drive between International Boulevard/Renforth Drive and a point 100.0 metres north of International Boulevard/Renforth Drive.

To address safety concerns at the signalized intersection of Carlingview Drive and International Boulevard/Renforth Drive created by a very large number of U-turning vehicles in this congested area, it is recommended that U-turns be prohibited for eastbound motorists on International Boulevard and northbound motorists on Carlingview Road east and north of the intersection respectively.

The Toronto Transit Commission (TTC) has service on streets involved in this report, therefore

the matter must be approved by Toronto City Council. The TTC has been advised of the proposed U-turn prohibition and has not objected to the proposal.

Background Information

May 25, 2007 report

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4730.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4731.pdf>)

EY7.37	ACTION		Transactional	Ward: 2
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Humberwood Boulevard and Morning Star Drive - Traffic Control Signals

(May 30, 2007) report from Director, Transportation Services, Etobicoke York District

Recommendations

Transportation Services recommends that:

1. Toronto City Council approve the removal of the all-way stop control at the intersection of Humberwood Boulevard and Morning Star Drive; and
2. Toronto City Council approve the installation of traffic control signals at the intersection of Humberwood Boulevard and Morning Star Drive.

Financial Impact

Type of Funding	Source of Funds	Amount
Available within the capital works budget	Project No. CTP707-01	\$130,000.00

Summary

The purpose of this report is to obtain approval for the installation of traffic control signals at the intersection of Humberwood Boulevard and Morning Star Drive.

The installation of traffic control signals is justified as the Traffic Control Signal warrant requirements are achieved. The installation of traffic control signals will provide safe and convenient access for vehicles and pedestrians, and will not compromise the integrity of the arterial road network.

As the Toronto Transit Commission (TTC) operates a transit service on Humberwood

Boulevard, TTC staff have been consulted and advised of the proposed signal installation and have not objected. However, City Council approval is required.

Background Information

May 20, 2007 staff report

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4726.pdf>)

Attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4729.pdf>)

EY7.38	ACTION		Transactional	Ward: 17
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St. Clair Avenue West between Westmount Avenue and McRoberts Avenue - Transit Improvement Project

(June 12, 2007) report from Director, Transportation Services, Etobicoke York District

Recommendations

Transportation Services recommends that:

1. City Council enact a by-law for the alteration of St. Clair Avenue West, between Westmount Avenue and McRoberts Avenue, to permit construction of the Preferred Design Concept identified through the St. Clair Avenue West Transit Improvement Class Environmental Assessment study process. The modifications, generally as shown on Drawing No.'s EY07 – 151 to EY07 - 155, dated June 2007, include:
 - (i) Construction of a raised, mountable trackbed in the centre of St. Clair Avenue West, between signalized intersections, for the exclusive use of public transit vehicles and emergency service vehicles, including Police, Fire, and Emergency Medical Services;
 - (ii) Removal of all existing streetcar platforms and replacement with new, wider farside platforms on the north side and south side of St. Clair Avenue West, west of Dufferin Street; on the north side and south side of St. Clair Avenue West, east of Earls court Avenue; and nearside platforms on the north and south side of St. Clair Avenue West east and west of Lansdowne Avenue;
 - (iii) Widening the pavement, up to 2.5 metres, on the north and south sides of St. Clair Avenue West, at Dufferin Street, to allow for two through lanes and a westbound left-turn/U-turn lane;
 - (iv) Widening the pavement, up to 2.5 metres, on the north and south sides of St. Clair Avenue West, at Via Italia, to allow for two through lanes, a westbound left-turn/U-turn lane and an eastbound U-turn lane;

- (v) Widening the pavement, up to 2.5 metres, on the north and south sides of St. Clair Avenue West, at Earls court Avenue, to allow for two through lanes and an eastbound U-turn lane;
 - (vi) Widening the pavement, up to 2.5 metres, on the north and south sides of St. Clair Avenue West, at Lansdowne Avenue, to allow for two through lanes, a westbound left-turn/U-turn lane and an eastbound U-turn lane; and
 - (vii) Curb extensions on St. Clair Avenue West on the northwest corners of St. Clair Gardens, Boon Avenue and Harvie Avenue; on the northeast corners of Earls court Avenue and Nairn Avenue; and on the southeast corner of St. Clarens Avenue.
2. The appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

Financial Impact

All costs associated with the road alterations and traffic regulation changes have been included as part of the St. Clair Avenue West Transit Improvement Project.

Summary

The purpose of this report is to introduce road alteration by-laws on St. Clair Avenue, from Westmount Avenue to McRoberts Avenue, to allow for the construction and implementation of the extended second phase of the St. Clair Avenue West Transit Improvement Project as approved by City Council.

Background Information

June 12, 2007 report

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4738.pdf>

attachment

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4739.pdf>

EY7.39	ACTION		Delegated	Ward: 5
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58 Advance Road - Commercial Boulevard Parking

(June 5, 2007) report from Director, Transportation Services, Etobicoke York District

Recommendations

Transportation Services recommends that:

1. Etobicoke York Community Council allow the applicant to maintain eighteen vehicle

parking stalls within the boulevard area of Advance Road;

2. The applicant shall introduce a 3.0m wide landscape strip across the south building wall of 58 Advance Road adjoining the proposed boulevard parking stalls;
3. The landscape strip shall be bordered by continuous poured raised concrete curb, and the landscaping shall be maintained in a state of healthy and vigorous growth;
4. The applicant enters into a boulevard parking agreement with the City of Toronto, to the satisfaction of the City solicitor;
5. The boulevard parking stalls are for use by the applicant's employees and customers, and cannot be loaned, leased, rented, or transferred;
6. The applicant at their expense, registers the boulevard parking agreement on-title, to the satisfaction of the City solicitor; 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.

Financial Impact

Introducing boulevard parking stalls at this location will provide the City of Toronto with an annual fee of \$4,670.10.

Summary

This staff report is about a matter for which the community council has delegated authority from City Council to make a final decision.

The purpose of this report is to recommend that Etobicoke York Community Council permit a maximum of 18 parking stalls within the boulevard area of 58 Advance Road.

Right-of-Way Management staff has determined that the applicant can use this section of Advance Road for vehicle parking purposes without any significant impact on traffic operations.

Background Information

June 5, 2007 report

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4734.pdf>

Attachments

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4735.pdf>

EY7.40	ACTION		Transactional	Ward: 1, 2, 3, 4, 5, 7, 11, 12
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2007 Capital Works Projects - Highway Alteration By-laws on Transit Routes

(June 12, 2007) report from Director, Transportation Services, Etobicoke York District

Recommendations

Transportation Services recommends that:

1. City Council approve the alterations and modifications at various locations within the Etobicoke York District, generally as shown on the attached sketches and descriptions as indicated in Appendix “A” dated June 12, 2007.

Financial Impact

All costs associated with the various projects within the Etobicoke York District as indicated in Appendix “A”, have been accommodated in the approved 2007 Capital Budget.

Summary

The purpose of this report is to recommend the enactment of highway alteration by-laws for the installation of lay-bys, sidewalks and realignments of intersections at various locations in the Etobicoke York District.

The proposed modifications and alterations will be undertaken as part of the Capital Works Program and will improve traffic operations and enhance pedestrian safety. The alterations identified in this report are on established Toronto Transit Commission (TTC) routes and require the approval of City Council.

Background Information

June 12, 2007

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4927.pdf>

Attachment

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4928.pdf>

EY7.41	ACTION		Delegated	Ward: 1, 4, 6, 17
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2007 Capital Works Projects - Highway Alterations By-laws

(June 12, 2007) report from Director, Transportation Services, Etobicoke York District

Recommendations

Transportation Services recommends that:

1. Etobicoke York Community Council approve the alterations and modifications at various locations within the Etobicoke York District, generally as shown on the attached sketches and descriptions as indicated in Appendix “A”, dated June 12, 2007.

Financial Impact

All costs associated with the various projects within the Etobicoke York District as indicated in Appendix “A”, have been accommodated in the approved 2007 Capital Budget.

Summary

This staff report is about a matter for which the community council has delegated authority from City Council to make a final decision.

The purpose of this report is to recommend the enactment of highway alteration by-laws for the installation of lay-bys, sidewalks and realignments of intersections at various locations in the Etobicoke York District.

The proposed modifications and alterations will be undertaken as part of the Capital Works Program and will improve traffic operations and enhance pedestrian safety.

Background Information

2007 capital works projects highway alteration bylaws eycc070089-to-app A & att.doc

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4948.pdf>)

2007 capital works projects highway alteration bylaws

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4949.pdf>)

EY7.42	ACTION		Transactional	Ward: 1, 2, 3, 4, 5, 6, 7, 11, 12, 13, 17
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Appointment of Members of Council to Toronto and Region Conservation Authority Humber and Etobicoke-Mimico Watersheds Sub-Committees

(June 8, 2007) report from City Clerk

Recommendations

The City Clerk recommends that Etobicoke York Community Council consider TRCA’s request to nominate Members to the Humber Watershed Alliance and the Etobicoke-Mimico Watersheds Coalition and the list of Members’ preferences in Attachment 2 and, if desired, recommend to Council the appointment for a term ending December 31, 2008, and until a

successor is appointed:

- a. One Member to the Toronto and Region Conservation Authority Humber Watershed Alliance.
- b. One Member to the Toronto and Region Conservation Authority Etobicoke-Mimico Watersheds Coalition.

Financial Impact

There are no financial implications resulting from this report.

Summary

This report forwards Toronto and Region Conservation Authority's (TRCA) request for appointments to the following sub-committees: Humber Watershed Alliance and the Etobicoke-Mimico Watersheds Coalition (Attachment 1) and a list of interested Members (Attachment 2) so that Community Council may nominate Members for appointment by Council.

Background Information

June 8, 2007 report

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4950.pdf>)

attachment 1

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4951.pdf>)

attachment 2

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4952.pdf>)

EY7.43	ACTION		Transactional	Ward: 1, 2, 3, 4, 5, 6, 7, 11, 12, 13, 17
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Appointment of Members of Council to the Community Museum Management Boards and Etobicoke York Community Preservation Panel

(June 8, 2007) report from City Clerk

Recommendations

The City Clerk recommends that Etobicoke York Community Council consider Members' preferences listed in Attachment 1 and recommend to Council the appointment of:

1. One or two Members to the Montgomery's Inn Museum Management Board Panel for a term of office ending December 31, 2008, and until their successors are appointed.
2. One Member to the Colborne Lodge/Spadina/Mackenzie House Community Museum

Management Board Panel for a term of office ending December 31, 2008, and until a successor is appointed.

3. One or three Members to the Etobicoke York Community Preservation Panel for a term of office ending December 31, 2008, and until their successors are appointed.

Financial Impact

There are no financial implications resulting from this report.

Summary

This report forwards information and a list of Members' preferences for appointment to the Montgomery's Inn, Colborne Lodge/Spadina/Mackenzie House and York Museum Management Boards and the Etobicoke York Community Preservation Panel, so that Community Council may nominate Members for appointment by Council.

Background Information

Appointment of Members of Council to the Community Museum Management Boards and Etobicoke York Community Preservation Panel

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4945.pdf>

Attachment

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4946.pdf>

EY7.44	ACTION		Delegated	Ward: 6, 12
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Eglinton Hill and Lakeshore Village Business Improvement Areas - Boards of Management Additions and Deletions

(June 12, 2007) report from General Manager, Economic Development, Culture & Tourism

Recommendations

The General Manager of Economic Development, Culture and Tourism recommends that:

1. Etobicoke York Community Council approve the deletions and additions to the Boards of Management of the Eglinton Hill and Lakeshore Village BIAs as set out in Attachment No. 1; and
2. Schedule A of the Toronto Municipal Code Chapter 19, Business Improvement Area, be amended to reflect the changes to this BIA Board of Management.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Summary

The staff report is about a matter over which the Etobicoke York Community Council has the delegated authority to make a final decision. The purpose of this report is to make changes to the Boards of Management of the Eglinton Hill and Lakeshore Village Business Improvement Areas (BIAs).

Background Information

June 12, 2007 report

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4954.pdf>)

EY7.45	ACTION		Transactional	Ward: 4, 6
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Request for Endorsement of Events for Liquor Licensing Purposes

(June 13, 2007) Member Motion from Councillor Mark Grimes

Recommendations

1. That City Council for liquor licensing purposes, declare the 3rd Annual Happy Fest event at Happy's Bar and Grill, 498 Horner Avenue, to be held on:
 - Friday, August 17, 2007 from 12:00 noon to 1:00 a.m.
 - Saturday, August 18, 2007 from 12:00 noon to 1:00 a.m., and
 - Sunday, August 19, from 1:00 p.m. to 9:00 p.m.

to be an event of community significance and advise the Alcohol and Gaming Commission of Ontario that:

- it has no objection to the event taking place and to the issuance of a Special Occasion Permit; and
- it also has no objection to the request for occupancy of an additional 100 people in the outside area for the duration of this event, in addition to the 117 people permitted inside by the existing liquor licence.

Summary

Letter (June 11, 2007) from Happy's Bar and Grill.

Background Information

Motion from Councillor Mark Grimes

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-5021.pdf>

45a Request for Endorsement of Events for Liquor Licensing Purposes

(June 3, 2007) letter from K. Marchesan

Summary

Advising of an application for a Special Occasion Permit for wedding luncheon on the patio at Thorncrest Village Clubhouse on Saturday, July 21, 2007 from 11:00 a.m. to 5:00 p.m.

EY7.46	ACTION		Delegated	Ward: 7
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Naming of Proposed Public Streets at 115 Torbarrie Road Re - Judy Sgro Street Naming

(June 8, 2007) report from City Clerk

Recommendations

- That consideration be given to re-naming Judy Sgro Avenue one of the following names:
 - Re-elect Judy Sgro Avenue
 - Brack Avenue
 - Kurtz Avenue
 - Speight Avenue
 - Wreggitt Avenue
- That this matter be referred to the Etobicoke York Community Council for its consideration.

Summary

City Council on May 23, 24 and 25, 2007, adopted Motion M51 from Councillor Mosoe regarding the re-naming of Judy Sgro Avenue.

Background Information

May 23, 2007 motion from Councillor Howard Moscoe

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4527.pdf>

Clause 44 or Report 7, 2006

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4528.pdf>

June 8, 2007 transmittal

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4541.pdf>)

46a Naming of Proposed Public Streets at 115 Torbarrie Road

(June 11, 2007) Member Motion from Councillor Doug Holyday

Recommendations

1. Etobicoke York Community Council recommend to City Council that this decision be reversed, in order to avoid greater cost and undue anxiety in the future, and that a public meeting be held at the next meeting of the Etobicoke York Community Council to allow for public deputation on the matter.

Summary

At the Council meeting before the November 2006 election, Council passed without debate Clause 44 of Etobicoke York Community Council Report 7, which recommended the following:

(1) a street be named Fred Young Drive in the Torbarrie Road subdivision (2) subject to the granting of an exception to the policy of avoiding the naming of streets after living persons, the remaining streets in the Torbarrie Road subdivision be named Jorma Palomaki Terrace, Sergio Marchi Street, Leila Jackson Terrace and Judy Sgro Avenue.

This action was taken even though Council's street naming policies were violated in two ways and even though two of the streets were recommended against by Emergency Services staff because these names could result in increased response times in the event of an emergency.

Furthermore, local residents, particularly those purchasing the new homes, have indicated their displeasure with these names and have indicated that as more properties are purchased they will be enlisting the support of all purchasers to have these street names changed.

Background Information

Motion from Councillor Doug Holyday

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4925.pdf>)

EY7.47	ACTION		Delegated	Ward: 11
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Avenue Study Request - Weston Road between Ray Avenue and Humber Boulevard

(June 12, 2007) Member Motion from Councillor Frances Nunziata

Recommendations

1. That the Etobicoke York Community Council recommend the commencement of an Avenue Study on Weston Road between Ray Avenue and Humber Boulevard, and request planning staff to report back on the earliest that this study can be funded.

Summary

The Weston Road area is undergoing significant change. There is growing pressure in the form of planning applications and interest from the local community in the future vision for the neighbourhood. The zoning bylaw does not address the modern-day needs of the area, and is overdue to be updated. Future economic and social development in this area depends on the revitalization vision that an Avenue Study can provide. This area is also badly in need of overarching planning guidelines that will address height, sidewalk space, density, urban design, and other issues. There is an interest from private parties to invest in the area; however, they cannot proceed without the proper parameters first being established by the City of Toronto, making now an ideal time to undertake an Avenue Study on Weston Road.

Background Information

Motion from Councillor Nunziata

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4947.pdf>)

EY7.48	ACTION		Delegated	Ward: 17
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Traffic Impacts of Bridge Widening - St. Clair and Old Weston Road - Report Request

(June 12, 2007) report from Councillor Palacio

Recommendations

1. That staff conduct a traffic study and traffic counts and to report to an upcoming meeting of the Etobicoke York Community Council on the traffic volumes and movements at these two adjacent intersections, including rush-hours, midday and weekends, and discuss the potential benefits of bridge widening or other alternatives to alleviate the traffic problem.

Summary

The St. Clair Avenue West – Keele Street and St. Clair Avenue West – Old Weston Road intersections are two of Toronto's worst and infamous bottlenecks and traffic congestion locations. Local residents and businesses continue to be frustrated by this massive congestion, as are TTC vehicles which get caught in the congestion that interferes with the efficiency of their operations significantly.

Traffic infiltrating down from the 400-series highways continues to inundate this area with congestion. The recent and planned residential developments in the former stockyards area and Turnberry area have also significantly contributed to the problem, as has the proliferation of several big box stores in the immediate vicinity. The current and projected congestion levels are clearly unsustainable, and the economic and social impacts substantial.

A traffic study is needed to determine the extent of the problem and what options are available to remedy it, such as widening the underpass. This report will determine if there is a justification for doing so, or what other measures may be introduced to deal with the present problem which is expected to increase exponentially in the near future.

Background Information

Motion from Councillor Palacio

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4956.pdf>)

(Deferred from May 29 (EY6.18), May 1 (EY5.14), March 27 (EY4.22) and February 13, 2007 (EY3.20))

EY7.49	ACTION		Transactional	Ward: 13
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71 Jane Street - Amendments to Parking Regulations

(January 16, 2007) report from Director, Transportation Services and Etobicoke York District

Recommendations

Transportation Services recommends that:

1. the existing parking prohibition from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m., except Saturdays, Sundays and Public Holidays on the east side of Jane Street, between Annette Street and Bloor Street West, be rescinded;
2. the existing parking prohibition from 9:00 a.m. to 6:00 p.m., on the east side of Jane Street, between Rivercrest Road and Weatherell Street, be rescinded;
3. parking be prohibited from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m., except Saturdays, Sundays and Public Holidays on the east side of Jane Street, between

Annette Street and Weatherell Street and on the east side of Jane Street, between Bloor Street West and Rivercrest Road;

4. parking be prohibited at other times on the east side of Jane Street, between Rivercrest Road and Weatherell Street; and
5. parking be allowed for a maximum period of fifteen minutes, from 8:00 a.m. to 9:00 a.m., 11:00 a.m. to 1:30 p.m. and 3:00 p.m. to 4:00 p.m., Monday to Friday on the east side of Jane Street, from a point 17.4 metres north of Rivercrest Road to a point 98.6 metres further north.

Financial Impact

Type of Funding	Source of Funds	Amount
Available within current budget	Transportation Services Operating Budget	\$3,000.00

Summary

The purpose of this report is to propose an amendment to the existing parking regulations on Jane Street, between Rivercrest Road and Weatherell Street based on the results of Transportation Services staff investigation. The implementation of less restrictive parking regulations would allow pick-up and drop-off activities to occur at this location which are required to service the school.

Background Information

staff report

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4485.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4486.pdf>

extract

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-4487.pdf>

EY7.Bills	ACTION		Delegated	
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General Bills

Confirmatory Bills