

6 Aldgate Avenue - Official Plan and Zoning Amendment Application - Supplementary Report

Date:	March 8, 2007
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 5 – Etobicoke- Lakeshore
Reference Number:	File No. 06 119357 WET 05 OZ

SUMMARY

This report responds to Council’s direction that staff report back to Community Council on a landscaping cost estimate for boulevard improvements to the first three properties west of the existing gas station, in relation to Official Plan and Zoning By-law Amendment applications for 6 Aldgate Avenue.

Community Planning staff recommend that the landscaping not be undertaken.

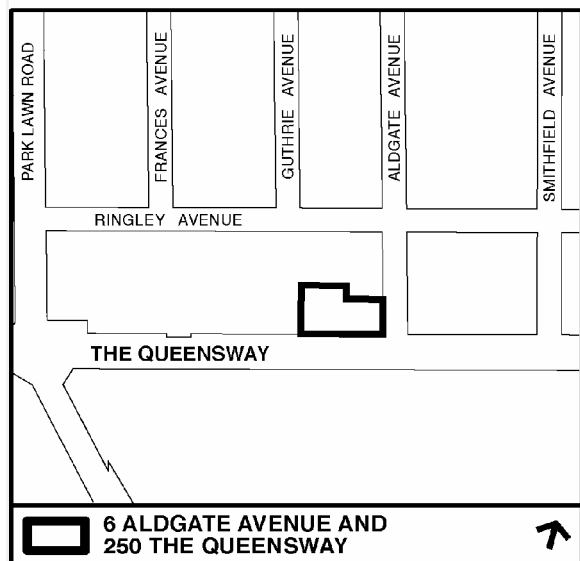
RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council not consider further boulevard improvements along The Queensway, adjacent to the first three abutting properties to the immediate west of the existing gas station, as part of this application.

Financial Impact

The recommendations in this report have no financial impact.



DECISION HISTORY

At its meeting of September 25, 26 and 27 of 2006, City Council approved an Official Plan Amendment and Rezoning Application for 6 Aldgate Avenue. The application is for the addition of two gas pumps and the extension of a canopy over the new gas pumps at an existing gas station (250 The Queensway).

The Etobicoke York Community Council requested the Director of Community Planning, Etobicoke York District, to report to the January 2007 meeting of the Etobicoke York Community Council on the costs of boulevard sodding and tree planting for the balance of the north side of the Queensway from the gas station (250 The Queensway) to Parklawn Road, adjacent to three properties.

The Director of Community Planning, Etobicoke York District submitted a status report, dated December 22, 2006 to the January 2007 Community Council meeting as requested, which clarified that the applicant had not yet been able to address all issues associated with the improvement of the boulevard and that staff would report back once the issues had been addressed.

COMMENTS

The three individual owners who would be affected by the proposed improvements to the public boulevard as suggested by Community Council were contacted. Two out of the three residents are opposed to the improvements. In addition, it is City practise to only seek improvements to public boulevards where they are adjacent to the development sites (unless Section 37 of the Planning Act applies). This application was not subject to Section 37.

Community Planning staff recommend that as part of this application process, no boulevard improvements be considered adjacent to the three abutting properties to the immediate west of the subject application.

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SIGNATURE

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