



Etobicoke York Community Council

Meeting No.	2	Contact	Glenda Jagai ,Committee Administrator
Meeting Date	Tuesday, January 16, 2007	Phone	416-394-2516
Start Time	9:30 AM	E-mail	etcc@toronto.ca
Location	Council Chamber, Etobicoke Civic Centre		

The Decision Document is for preliminary reference purposes only. Please refer to the Committee’s Report to City Council for the official record.

How to Read the Decision Document:

- *recommendations of the Committee to City Council are in bold type after the item heading; and*
- *Actions that require Council approval will be included in the Committee’s Report to City Council.*

EY2.1	ACTION		Transactional	Wards: 17
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Naming of Public Lane north of Davenport Road, Extending between Via Italia and McFarland Avenue as "Nunes Lane".

Statutory - City of Toronto Act, 2006

Committee Recommendations

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

Summary

To name the public lane located north of Davenport Road, extending between Via Italia and McFarland Avenue as “Nunes Lane”.

Background Information

2007-ey2-1-1

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-430.pdf>)

2007-ey2-1-2

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-431.pdf>)

EY2.2	ACTION		Transactional	Wards: 3
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Final Report Zoning Code Amendment Application 400 The East Mall

Statutory - Planning Act, RSO 1990

(December 22, 2006) report from Director, Community Planning, Etobicoke York District

Committee Recommendations

The Etobicoke York Community Council recommends that City Council:

1. **amend the Zoning Code for the former City of Etobicoke substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 6, subject to adding the following new condition 1.p):**

“1.p) for the purpose of calculating the maximum floor space index, maximum building coverage and minimum landscaped open space requirements set out in Section 1(f), (g) and (i) respectively, the road widening conveyance to the City of Toronto shown on Schedule “B” shall be deemed to be part of site area”; and

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.**

Summary

An application has been submitted to amend the Etobicoke Zoning Code to permit a 120-unit, 12-storey residential apartment building for seniors with grade-related retail, service and medical office uses at 400 The East Mall. Planning staff have evaluated the merits of the applicant’s proposal and are of the opinion that the proposal is consistent with the Official Plan and is an appropriate and desirable form of redevelopment for this location and context. The site is located with good access to community services. The project will provide new residential for seniors and new retail services for the community. The applicant has demonstrated that the proposal can be developed with minimal impact on the lower scale residential neighbourhood

located east of The East Mall, as well as, in accordance with the City's current municipal standards of development. This report reviews and recommends approval of the application to amend the Etobicoke Zoning Code to permit the site specific residential/retail/office proposal. The current CPP uses will also be maintained in the zoning, including the medical office centre.

Background Information

2007-ey2-2-2

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-433.pdf>)

2007-ey2-2-1

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-648.pdf>)

EY2.3	ACTION		Transactional	Wards: 5
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17 Elsfield Road - Removal of One Privately-Owned Tree (Referred from City Council on September 25, 26 and 27, 2006)

(August 16, 2006) report from General Manager, Parks, Forestry and Recreation

Committee Recommendations

The Etobicoke York Community Council recommends to City Council that:

1. the request for a permit to remove one (1) privately owned tree at 17 Elsfield Road, be approved;
2. the removal of the tree be conditional upon the owner implementing the planting plan on file with the Urban Forestry Section; and
3. the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Summary

To report on an application that has been received for a permit to remove one privately-owned tree located at the rear of 17 Elsfield Road.

Background Information

2007-ey2-3-2

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-435.pdf>)

2007-ey2-3-1

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-436.pdf>)

Communications

(September 12, 2006) letter from Marcia J. Taggart - EYMainEY2.3.1

(September 22, 2006) letter from Nico Poulos and Leila MacDonald - EYMainEY2.3.2

3a 17 Elsfield Road – Private Tree Removal - Review of Additional Information (Structural Engineer's Report)

(December 11, 2006) report from Brenda Librecz, General Manager, Parks, Forestry and Recreation

Summary

To report on a request made by City Council at its meeting held September 25, 26 and 27, 2006 to re-inspect the property and review additional materials that were submitted by the property owner in conjunction with an application that was received by Urban Forestry for a permit to remove one privately-owned tree located at the rear of 17 Elsfield Road. Construction of a rear yard addition is the reason given by the applicant for tree removal.

Background Information

2007-ey2-3a-1

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-437.pdf>)

EY2.4	ACTION		Transactional	Wards: 5
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Application for Fence Exemption 11 Placid Road (Deferred from September 13, 2006)

(August 22, 2006) report from Curtis Sealock, District Manager, Municipal Licensing and Standards

Committee Recommendations

The Etobicoke York Community Council deferred the report to its February 13, 2007 meeting to allow the applicant to submit a significantly different proposal.

Summary

To report on an application submitted by the owner of 11 Placid Road, requesting an exemption to the Toronto Municipal Code, Chapter 447, Fences, to maintain a closed boarded wooden fence with lattice work attached at the top of the fence to a height of 2.44 metres (8.0 feet) within the front yard of the property.

Background Information

2007-ey2-4-2

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-438.pdf>)

2007-ey2-4-1

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-439.pdf>)

Communications

(September 11, 2006) letter from (Personal Information Withheld on request) EYMainEY2.4.1

(September 13, 2006) letter from (Personal Information Withheld on request) EYMainEY2.4.2

EY2.5	ACTION		Transactional	Wards: 13
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Front Yard Parking 121 Mavety Street (Deferred from September 13, 2006)

(July 24, 2006) report from Director, Transportation Services, Etobicoke York District

Committee Recommendations

The Etobicoke York Community Council recommends that City Council approve the application for front yard parking at 121 Mavety Street, subject to the following conditions:

1. the front yard parking pad must provide a minimum width of 2.6 metres and a minimum length of 5.5 metres;
2. the applicant pays all applicable fees and complies with all other criteria described in the former City of Toronto Municipal Code;
3. the applicant paves the front yard parking pad with semi-permeable materials such as ecostone pavers, interlocking pavers or an equivalent treatment that is acceptable to the General Manager;
4. the applicant plants a tree in their front yard or funds the planting of a tree in the neighbourhood to the satisfaction of the Parks and Recreation Services Division;
5. the existing on-street parking permit issued to this address is cancelled following construction of the front yard parking pad;
6. the applicant provides tree protection measures to the satisfaction of the Parks and Recreation Services Division; and
7. the applicant satisfies these conditions at no expense to the municipality.

Summary

To report to Etobicoke York Community Council on an application for front yard parking at 121 Mavety Street. This application is an appeal and a request for exemption from the former Toronto Municipal Code and is scheduled as a deputation item.

Background Information

2007-ey2-5-2

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-440.pdf>)

2007-ey2-5-1

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-441.pdf>)

Communications

(January 12, 2007) letter from Kashmir Singh - EYMainEY2.5.1

EY2.6	ACTION		Transactional	Wards: 13
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Front Yard Parking Application 123 Mavety Street (Deferred from September 13, 2006)

(July 24, 2006) report from Director, Transportation Services, Etobicoke York District

Committee Recommendations

The Etobicoke York Community Council recommends that City Council approve the application for front yard parking at 123 Mavety Street, subject to the following conditions:

1. the front yard parking pad must provide a minimum width of 2.6 metres and a minimum length of 5.5 metres;
2. the applicant pays all applicable fees and complies with all other criteria described in the former City of Toronto Municipal Code;
3. the applicant paves the front yard parking pad with semi-permeable materials such as ecostone pavers, interlocking pavers or an equivalent treatment that is acceptable to the General Manager;
4. the applicant plants a tree in their front yard or funds the planting of a tree in the neighbourhood to the satisfaction of the Parks and Recreation Services Division;

5. **the existing on-street parking permit issued to this address is cancelled following construction of the front yard parking pad; and**
6. **the applicant satisfies these conditions at no expense to the municipality.**

Summary

To report to Etobicoke York Community Council on an application for front yard parking at 123 Mavety Street. This application is an appeal and a request for exemption from the former City of Toronto Municipal Code and is scheduled as a deputation item.

Background Information

2007-ey2-6-2

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-442.pdf>)

2007-ey2-6-1

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-443.pdf>)

EY2.7	ACTION		Transactional	Wards: 5
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Sign Variance Report 144 Norseman Street

(November 15, 2006) report from Edward Tipping, Director of Building and Deputy Chief Building Official

Committee Recommendations

The Etobicoke York Community Council recommends that City Council refuse the request for variances from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, to permit an Illuminated First Party Fascia Sign on the east elevation at 144 Norseman Street, as the proposed side wall sign is too large and too close to the residential zone.

Summary

To review and make recommendations on a request by Mr. Steven Gibson, Gibson Signs, for Storage Now Holdings Ltd., for approval of variances from Chapter 215, Signs, of the former City of Etobicoke Municipal Code to permit an Illuminated First Party Fascia Sign on the east elevation at the above noted location. The applicant is proposing an illuminated sidewall fascia sign with a display area of 13.94 square metres in lieu of non-illuminated fascia sign with a maximum display area of 4 square metres permitted by the Sign Code. It is recommended that the request for variances be refused.

Background Information

2007-ey2-7-1

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-444.pdf>

EY2.8	ACTION		Transactional	Wards: 2
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Proposed Buses Excepted Tab to be added to the Existing Westbound Left-Turn Prohibition on Renforth Drive at Silver Dart Drive (Deferred from July 11, 2006 and September 13, 2006)

(June 8, 2006) report from Director, Transportation Services, Etobicoke York District

Committee Recommendations

The Etobicoke York Community Council recommends to City Council that:

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

Summary

To propose the introduction of a "Buses Excepted" tab to the existing westbound left-turn prohibition on Renforth Drive at Silver Dart Drive.

Background Information

2007-ey2-8-2

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-445.pdf>

2007-ey2-8-1

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-446.pdf>

EY2.9	ACTION		Transactional	Wards: 13
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Implementation of All-Way Stop Controls Old Mill Drive at Catherine Street (Deferred from March 30, May 5, May 31, July 5, September 19, 2005, July 11 and September 13, 2006)

(February 24, 2005) report from Director, Transportation Services, West District, Works and Emergency Services

Committee Recommendations

The Etobicoke York Community Council deferred this report, indefinitely.

Summary

To implement an all-way stop condition at the intersection of Old Mill Drive and Catherine Street.

Background Information

2007-ey2-9-2

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-450.pdf>)

2007-ey2-9-1

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-451.pdf>)

EY2.10	ACTION		Transactional	Wards: 17
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Poll Results: Requests to Rescind the Alternate Side Parking on Rosemount Avenue, between Alberta Avenue and Oakwood Avenue and Implement the Parking Prohibition at All Times on the south Side of the Street (Deferred from September 13, 2006)

(August 25, 2006) report from City Clerk

Committee Recommendations

The Etobicoke York Community Council deferred this report to its meeting on February 13, 2007.

Summary

To provide the results of a resident poll to determine support for rescinding the existing “alternate side parking” prohibition on Rosemount Avenue, between Alberta Avenue and Oakwood Avenue.

Background Information

2007-ey2-10-1

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-454.pdf>)

2007-ey2-10-2

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-455.pdf>)

2007-ey2-10-3

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-456.pdf>)

EY2.11	ACTION		Transactional	Wards: 12
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Refusal Report Official Plan Amendment Application 05 202527 WET 12 OZ Condominium Application 05 173995 WET 12 CD Applicant: Adam Brown, Sherman Brown 1465 Lawrence Avenue West (Referred from City Council on September 25, 26, 27 and 28, 2006)

(August 25, 2006) report from Director, Community Planning, Etobicoke York District

Committee Recommendations

The Etobicoke York Community Council recommends to City Council that:

1. **the application for Official Plan Amendment to facilitate the conversion of the existing rental building as previously supported by the Etobicoke York Community Council, Report 7, Clause 24, for consideration by City Council on September 25, 26, 27 and 28, 2006, be approved;**
2. **the application for Draft Condominium approval be approved, subject to:**
 - a. **the conditions stated in the September 25, 2006 Supplementary Report from the Chief Planner and Executive Director, City Planning, to City Council on September 25, 26, 27 and 28, 2006; and**
 - b. **the applicant coming forward to the Affordable Housing Committee, with a formula, including mortgages (take back) for the conversion of rental housing units to affordable ownership units; and**
3. **the applicant agrees that all of the existing tenants will be entitled to remain as tenants as long as they desire, and furthermore, that all existing tenants shall have the right to purchase such condominium units should they so desire.**

Summary

This report reviews and recommends refusal of an application for Draft Plan of Condominium and refusal of the application to amend the Official Plan to convert the existing rental building containing 161 affordable units to separate condominium units at 1465 Lawrence Avenue West.

Background Information

2007-ey2-11-3

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-647.pdf>)

2007-ey2-11-2

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-461.pdf>)

2007-ey2-11-1

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-462.pdf>)

Communications

(September 4, 2006) letter from Tony Pace, Ward 12 Ratepayers & Community Association - EYMainEY2.11.1

(September 21, 2006) letter from Dan McIntyre - Federation of Metro Tenants Association - EYMainEY2.11.2

(September 25, 2006) letter from Shawn de Swart - Brentwood Towers Tenants Association - EYMainEY2.11.3

11a 1465 Lawrence Avenue West, Historical Legal Issues and Agreements between the City and the Owner

(January 11, 2007) report from the City Solicitor

Summary

At its meeting of September 25, 26, 27 and 28, 2006, City Council requested that the City Solicitor report to the January, 2007 meeting of the Etobicoke York Community Council to outline the historical legal issues and agreements between the City and the owner of 1465 Lawrence Avenue West. The historical legal issues are set out below and have been mostly resolved in the City's favour. There are no written agreements between the City and the owner.

Background Information

2007-ey2-11-3

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-649.pdf>)

EY2.12	ACTION		Transactional	Wards: 1, 2, 3, 4, 5, 6
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Final Report - Roof Top Patios Amendments to the Former City of Etobicoke Zoning Code

Statutory - Planning Act, RSO 1990

(December 21, 2006) report from Director, Community Planning, Etobicoke York District

Committee Recommendations

The Etobicoke York Community Council recommends that City Council:

- 1. amend the Zoning Code for the City of Etobicoke substantially in accordance with the draft Zoning By-law Amendment as Attachment No. 1 (Revised); and**
- 2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.**

Summary

Council directed that planning staff undertake a study on restricting roof top patios throughout all of the former City of Etobicoke, in a manner consistent with a recent by-law that restricted commercial outdoor roof top patios on a portion of Bloor Street West in the Kingsway area. The regulations developed for commercial outdoor roof top patios in the Bloor Street West area are appropriate for other areas and zones in the former City of Etobicoke where restaurants are permitted uses except in R3 and R4 zones in New Toronto. Staff also recommend that the regulations also include a restriction on the maximum size on the commercial outdoor roof top patio area to ensure that it is only a small part of the restaurant function.

Background Information

2007-ey2-12-2

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-464.pdf>

2007-ey2-12-1

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-1401.pdf>

Communications

(December 22, 2006) e-mail from Jim and Becky Hilton - EYMainEY2.12.1

EY2.13	ACTION		Transactional	Wards: 2
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Sign Variance Report 10 Kelfield Street

(December 19, 2006) report from Building and Deputy Chief Building Official

Committee Recommendations

The Etobicoke York Community Council recommends that:

- 1. City Council approve the request for variances from Chapter 215, Signs,**

of the former City of Etobicoke Municipal Code to install on the east and west elevations at 10 Kelfield Street:

- **a First Party Illuminated Fascia sign consisting of individual letters that spell "VOLT" and;**
- **a First Party Illuminated Fascia signs consisting of a logo plus individual letters that spell "VMC";**

as the signs will have very little impact on the surrounding area;

- 2. the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permit; and**
- 3. the applicant be advised that Ministry of Transportation approval will be required.**

Summary

Request for approval of variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code to install a First Party Illuminated Fascia signage consisting of individual letters that spell "VOLT" and First Party Illuminated Fascia signs consisting of a logo plus individual letters that spell "VMC" on the east and west elevations at 10 Kelfield Street. There are no residential areas to the east and west of 10 Kelfield Street. The hotel portion of the building at 655 Dixon Road is approximately 60 m away from the north elevation of the building at 10 Kelfield Street. The illuminated signage will be on the east and west elevations at the 7th storey of the building so the illumination from these signs will be indirect with respect to the hotel sites. The signs will have very little impact on the surrounding area for these stated reasons.

Background Information

2007-ey2-13

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-466.pdf>)

Communications

(January 11, 2007) e-mail from David Nichol - EYMainEY2.13.1

EY2.14	ACTION		Transactional	Wards: 5
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Preliminary Report Official Plan Amendment Application 5559 Dundas Street West and 25 Vickers Road

(December 21, 2006) report from Director, Community Planning, Etobicoke York District

Committee Recommendations

The Etobicoke York Community Council directed that:

1. City Planning staff schedule a community consultation meeting together with the Ward Councillor after the Planning Framework Study is completed;
2. City Planning staff give notice for the community consultation meeting to landowners and residents within an area to be determined in consultation with the Ward Councillor; and that the applicant be responsible for the costs associated with the expanded notification area; and
3. City Clerk's staff give notice for the Public Meeting under the Planning Act, according to the regulations of the Planning Act.

Summary

An application has been submitted to permit a Mixed Use Official Plan designation at 5559 Dundas Street West and 25 Vickers Road. This requires an amendment to the Etobicoke Official Plan and the Toronto Plan, including deleting the site from the Structure Map. 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. The next step is to proceed with the Planning Framework Study for the area previously directed by City Council. The Terms of Reference will be at Etobicoke Community Council in February 2007.

Background Information

2007-ey2-14

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-468.pdf>

EY2.15	Information		Transactional	Wards: 5
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Status Report Official Plan and Zoning Amendment Application 6 Aldgate Avenue

(December 22, 2006) report from Director, Community Planning, Etobicoke York District

Committee Recommendations

Summary

This report provides the status of Council's direction to provide a landscaping cost estimate for boulevard improvements relating to Official Plan and Zoning By-law Amendment applications for 6 Aldgate Avenue. The applicant is currently working with staff from Transportation Services to determine the cost of the boulevard sodding and tree planting. Staff will report back to Community Council when the matter is ready to proceed.

Background Information

2007-ey2-15

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-471.pdf>)

EY2.16	ACTION		Transactional	Wards: 6
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Sign Variance Report 542 Evans Avenue

(November 6, 2006) report from Edward Tipping, Director of Building and Deputy Chief Building Official

Committee Recommendations

The Etobicoke York Community Council recommends that:

1. **City Council approve the request for variances from Chapter 214, Signs, of the former City of Etobicoke Municipal Code, to permit one Business Identification Ground Sign at 542 Evans Avenue; as Evans Avenue is the main commercial street in the area with many similar signs, therefore the proposed sign will not have a negative effect on the area;**
2. **the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permits; and**
3. **the applicant be advised, upon approval of variances, of the requirement to obtain approval from Transportation Division of Works and Emergency Services, prior to the issuance of a sign permit.**

Summary

To review and make recommendations on a request by Ms. Isabella Cerelli, with Pride Signs Ltd., for Access Storage Co. for approval of variances from Chapter 215, Signs, of the former City of Etobicoke Municipal Code to permit one Business Identification Ground Sign at the above noted location. The applicant is proposing a ground sign, 6.4 metres in height, and with a display area of 14.4 square metres. The property has a very narrow frontage at Evans Avenue. The Sign Code permits a ground sign with a maximum height of 2.8 metres and a maximum display area of 4.36 square metres. It is recommended that the request for variances be approved.

Background Information

2007-ey2-16

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-475.pdf>)

EY2.17	ACTION		Transactional	Wards: 7
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Sign Variance Report 5395 Steeles Ave W.

(December 21, 2006) report from Building and Deputy Chief Building Official

Committee Recommendations

The Etobicoke York Community Council recommends that:

1. **City Council approve the request for a variance from City of North York By-law No. 30788, to replace an existing First Party Illuminated Pylon Sign for Trento Suzuki Automobiles, in same location as the previous pylon sign which is located in the front yard of 5395 Steeles Ave W., as the replacement sign will have very little impact on the surrounding area;**
2. **the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permit.**

Summary

Request for approval of variance from City of North York Sign By-law No 30788, to replace existing First Party Illuminated Pylon Sign for Trento Suzuki Automobiles in same location as the previous pylon sign which is located in the front yard of 5395 Steeles Ave W.

Issues to be Resolved

The preliminary report for Honeydale Mall identified a number of transit related opportunities as a result of the potential new mixed-use neighbourhood created for the site. The possible future extension of the Bloor West – Danforth subway line to the East Mall, possible relocation of the Mississauga buses, a commuter parking lot, new park and community facilities all require a study of the larger area to consider constraints and opportunities.

The Planning Framework Study that Council has directed City Planning to undertake will determine the extent and nature of development appropriate for the area. The study will determine the road network, transit improvements, community facilities, land uses and densities that will be permitted on this and surrounding sites in the study area. Once the study is complete, the individual applications will be brought forward to Council with appropriate recommendations.

Preliminary issues for this application that will be assessed in the study include:

- a) built environment;
- b) urban design;
- c) constraints of the East Mall trench;
- d) buffering from rail line and industrial uses;
- e) green development standards;
- f) affordable housing
- g) community services and facilities;
- h) transportation issues;
- i) impact of the development on the Etobicoke Centre Area;
- j) phasing of development on the site;
- k) implementation tools, including Section 37;
- l) city and regional public transportation opportunities; and
- m) appropriate uses and densities for the site.

Background Information

2007-ey2-17

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-476.pdf>

EY2.18	ACTION		Transactional	Wards: 11
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Sign Variance Application 2525 St. Clair Avenue West

(December 22, 2006) report from Director, Community Planning, Etobicoke York District; and Director of Building and Deputy Chief Building Official, Etobicoke York District

Committee Recommendations

The Etobicoke York Community Council recommends that City Council:

1. approve the application for relief from the provisions of By-law No. 3369-79, as amended, to permit an additional second sign, along the north front wall of the building, and a new sign along the south side wall subject to the sign permits being obtained and the signs being installed in accordance with the application plans filed with Toronto Building, Etobicoke York District; and
2. authorize appropriate City Officials and direct them to take the necessary action to give effect thereto.

Summary

This is an application for a variance from Sign By-law No. 3369-79, as amended, for the former City of York. The requested variances are to permit two signs on the north wall of the building, and to allow for one sign on the south wall of the building, not facing the street. This report reviews and recommends approval of the application to amend the former City of York Sign By-law No. 3369-79, as amended.

Background Information

2007-ey2-18

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-479.pdf>)

EY2.19	ACTION		Transactional	Wards: 11
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Sign Variance Application 1680-1686 Jane Street

(December 21, 2006) report from Director, Community Planning, Etobicoke York District; and Director of Building and Deputy Chief Building Official, Etobicoke York District

Committee Recommendations

The Etobicoke York Community Council recommends that City Council:

1. **approve the application for relief from the provisions of By-law No. 3369-79, as amended, to permit two single-sided roof signs having a maximum size area of 37.16 square metres subject to sign permits being obtained, and the signs being installed in accordance with the sign permit application filed with Toronto Building, Etobicoke York District, and**
2. **authorize and direct appropriate City Officials to take the necessary action to give effect thereto.**

Summary

This is an application to permit two single-sided roof signs, which will have a total display area of 37.16 square metres, at 1680-1686 Jane Street West. This report reviews and recommends approval of the application to amend the former City of York Sign By-law No. 3369-79.

Background Information

2007-ey2-19

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-482.pdf>)

Communications

(January 11, 2007) e-mail from Alison Gorbould - EYMainEy2.19.3

(January 11, 2007) e-mail from Emily Tu - EYMainEY2.19.4

- (January 11, 2007) e-mail from Mette Kruger - EYMainEY2.19.1
 (January 11, 2007) e-mail from Sara Lipson - EYMainEY2.19.5
 (January 11, 2007) e-mail from Steve Mercer - EYMainEY2.19.2
 (January 12, 2007) e-mail from Anna Rytel - EYMainEY2.19.7
 (January 12, 2007) e-mail from Cathy Doyle - EYMainEY2.19.9
 (January 12, 2007) e-mail from Dillon McManamy - EYMainEY2.19.8
 (January 12, 2007) e-mail from Raj M. Bharati - EYMainEY2.19.10
 (January 12, 2007) e-mail from Shayla Duval - EYMainEY2.19.11
 (January 12, 2007) e-mail from Steward C. Russell - EYMainEY2.19.6
 (January 13, 2007) e-mail from Anna Rytel - EYMainEY2.19.12
 (January 15, 2007) e-mail from Alice Barton - EYMainEY2.19.13

EY2.20	ACTION		Transactional	Wards: 11
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Sign Variance Application 239 Scarlett Road

(December 21, 2006) report from Director, Community Planning, Etobicoke York District; and Director of Building and Deputy Chief Building Official, Etobicoke York District

Committee Recommendations

The Etobicoke York Community Council recommends that City Council:

- 1. approve the application for relief from the provisions of By-law No. 3369-79, as amended, to permit two signs along the west side of the building, and an incidental sign having a maximum display area of 0.34 square metres subject to sign permits filed with Toronto Building, Etobicoke York District; and**
- 2. authorize and direct the appropriate City Officials to take the necessary action to give effect thereto.**

Summary

An application has been submitted to permit two wall signs on the west elevation of the existing building, and to increase the display area for the proposed sign, at 239 Scarlett Road. This report reviews and recommends approval of the application to amend the former City of York Sign Variance By-law No. 3369-79.

Background Information

2007-ey2-20

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-484.pdf>)

EY2.21	ACTION		Transactional	Wards: 13
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Sign Variance Report 1997 Bloor Street West – “Bark & Fitz”

(December 21, 2006) report from Director, Community Planning, Etobicoke York District

Committee Recommendations

The Etobicoke York Community Council recommends that City Council:

1. **approve the request for a variance to permit an illuminated fascia sign (“BARK & FITZ”) for identification purposes on the north elevation of the building at 1997 Bloor Street West; and**
2. **direct staff to advise the applicant, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.**

Summary

To review and make recommendations on a request by Peter Venetas of Context (High Park) Inc. for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit an illuminated fascia sign for identification purposes, on the north elevation of the building at 1997 Bloor Street West. Staff recommends approval of this application. The variance is minor and within the general intent and purpose of the sign provisions of Municipal Code.

Background Information

2007-ey2-21

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-490.pdf>

EY2.22	ACTION		Transactional	Wards: 13
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Sign Variance Report 1997 Bloor Street West - “Starbucks Coffee”

(December 21, 2006) report from Director, Community Planning, Etobicoke York District

Committee Recommendations

The Etobicoke York Community Council recommends that City Council:

1. **approve the requested variance to permit an illuminated fascia sign (“STARBUCKS COFFEE”) for identification purposes, on the north**

elevation of the building at 1997 Bloor Street West; and

- 2. direct staff to advise the applicant, upon approval of a variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.**

Summary

To review and make recommendations on a request by Ernie Mucignat of Provincial Sign Systems on behalf of Context (High Park) Inc. for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit an illuminated fascia sign for identification purposes, on the north elevation of the building at 1997 Bloor Street West. Staff recommends approval of this application. The variance is minor and within the general intent and purpose of the sign provisions of Municipal Code.

Background Information

2007-ey2-22

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-491.pdf>

EY2.23	ACTION		Transactional	Wards: 3
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Part Lot Control Application 2 Triburnham Place

(December 22, 2006) report from Director, Community Planning, Etobicoke York District

Committee Recommendations

The Etobicoke York Community Council recommends that City Council:

- 1. require a Part Lot Control exemption By-law, subject to the proviso that the lands to which the Part Lot Control exemption By-law shall apply to the additional Parts 3 and 4 which make up the existing driveway, as shown on Attachment 1, be prepared to the satisfaction of the City Solicitor, and that such By-law shall expire one year after it has been enacted;**
- 2. authorize the City Solicitor to introduce the necessary Bill after the owner of the subject lands has registered a Section 118 Restriction under the Land Titles Act, agreeing not to transfer or charge any part of the said lands without the prior written consent of the Chief Planner, or his delegate;**
- 3. 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;**

4. **require that the easements on the survey include provisions which prohibit owners from interfering with drainage facilities and the swale, and erecting buildings and structures on the easement lands; and**
5. **require that prior to the introduction of the necessary Bill, all tax arrears and current taxes owing be paid in full.**

Summary

To consider a re-application for approval to lift Part Lot Control for a portion of a development containing 13 townhouses units, thereby allowing the creation of separate lots, as the time limit has expired on the last approval. The lifting of Part Lot Control for a period of one year is considered appropriate for the orderly development of the lands.

Background Information

2007-ey2-23

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-498.pdf>

EY2.24	ACTION		Transactional	Wards: 7
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Supplementary Report Zoning and Plan of Subdivision Applications 144-156 Rowntree Mill Road

(December 21, 2006) report from Director, Community Planning, Etobicoke York District

Committee Recommendations

The Etobicoke York Community Council deferred this matter to its February 13, 2007 meeting to be held at 7:00 p.m. at the York Civic Centre, 2700 Eglinton Avenue West.

Summary

A revised development proposal in association with a rezoning application and plan of subdivision application to permit 12 single detached houses consisting of 8 lots with detached houses on a new 8 metre wide private street and 4 lots with detached houses fronting onto Rowntree Mill Road was deferred by Etobicoke York Community Council on June 13, 2006 until the applicant submitted additional required information and staff had time to assess the revision. City Council received a Status Report on the matter in September 2006. This report recommends refusal of the revised proposal and original proposal in view of the applicant's non-compliance over the last six months, with Community Council's conditions and direction for further consideration of the application, and on the basis of an evaluation of the revised

proposal with no new information available.

Background Information

2007-ey2-24-2

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-503.pdf>)

2007-ey2-24-1

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-504.pdf>)

Communications

(September 12, 2006) letter from Giuseppe Lodato - EYMainEY2.24.1

(January 15, 2007) letter from Giuseppe Lodato - EYMainEY2.26.7

24a Supplementary Report (Addendum) 148-156 Rowntree Mill Road

(January 5, 2007) report from Director, Community Planning, Etobicoke York District

Summary

A Supplementary Report from the Director of Community Planning, Etobicoke York District (December 21, 2006) recommending refusal of a proposed development consisting of 12 single detached houses, two open space blocks and a private road is before Community Council for consideration. Following the submission of the report to the Community Council Clerk, a further revised development proposal was received on December 29, 2006 along with supporting reports and documentation. The current revised development proposes 12 detached lots and homes, a new public road and one open space block on a reduced site comprising the properties at 148 and 156 Rowntree Mill Road. This report recommends refusal of the current revised proposal.

Background Information

2007-ey2-24a

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-508.pdf>)

24b Status Report (August 24, 2006) 144-156 Rowntree Mill Road

(August 24, 2006) report from Director, Community Planning, Etobicoke York District

Summary

This report provides a status update on the rezoning application and draft plan of subdivision application for a revised residential development proposal at 144-156 Rowntree Mill Road as requested by Etobicoke York Community Council at its meeting held on June 3, 2005 (Clause

6, Report 5).

Background Information

2007-ey2-24b

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-510.pdf>)

24c Status Report (May 31, 2006) 144-156 Rowntree Mill Road

(May 31, 2006) report from Director, Community Planning, Etobicoke York District

Summary

This report provides a status update on the rezoning application and draft plan of subdivision application for a residential development at 144-156 Rowntree Mill Road, as directed by Etobicoke York Community Council at its meeting held on May 9, 2006.

Background Information

2007-ey2-24c

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-512.pdf>)

24d Refusal Report (April 25, 2006) 144-156 Rowntree Mill Road

(April 25, 2006) report from Director, Community Planning, Etobicoke York District

Summary

This report reviews and recommends refusal of a rezoning application and a draft plan of subdivision application to facilitate the construction of a new public road and 3 single detached dwellings and 22 semi-detached dwelling units.

Background Information

2007-ey2-24d

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-517.pdf>)

EY2.25	ACTION		Transactional	Wards: 11
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Status Report Official Plan Amendment and Rezoning and Site Plan

Applications 6 Lloyd Avenue (Deferred from September 13, 2006)

(December 21, 2006) report from Director, Community Planning, Etobicoke York District

Committee Recommendations

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

Summary

This report is to advise on the status of the applications for 6 Lloyd Avenue. At the September 13, 2006 meeting of the Etobicoke York Community Council, Community Planning was requested to forward copies of all relevant reports and/or documents referenced in the Refusal Report related to the applications for 6 Lloyd Avenue. The reports have been forwarded to Clerks for copy and distribution to Community Council. Since the September 13, 2006 meeting the Official Plan Amendment and Rezoning application for 6 Lloyd Avenue has been appealed by the owner to the Ontario Municipal Board, pursuant to Section 22 (7)(c) of the Planning Act, on the basis that the City failed to adopt the requested amendment. As of the submission of this report, no hearing date had been set. It is recommended that Council adopt the recommendations contained in the August 28, 2006 Refusal Report.

Background Information

2007-ey2-25-2

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-523.pdf>)

2007-ey2-25-1

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-524.pdf>)

Communications

(January 15, 2007) letter from James W. Harbell - EYMainEY2.25.2

(January 15, 2007) letter from Michael Bowman - EYMainEY2.25.1

25a Refusal Report (August 28, 2006) 6 Lloyd Avenue

(August 28, 2006) report from Director, Community Planning, Etobicoke York District

Summary

This report reviews and recommends refusal of applications to amend the City of Toronto Official Plan and the former City of Toronto Zoning By-law No. 438-86 to permit the conversion of an industrial property at 6 Lloyd Avenue, formerly used as a paint manufacturing facility, to residential.

Background Information

2007-ey2-25a

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-525.pdf>)

EY2.26	ACTION		Transactional	Wards: 11
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Supplementary Report Zoning Application 1736 Weston Road

(December 22, 2006) report from Director, Community Planning, Etobicoke York District

Committee Recommendations

The Etobicoke York Community Council:

1. deferred consideration of this matter for a period of six (6) months;
2. requested that the applicant:
 - a. provide an up to date Parking Demand Study, using data from the last two and a half years regarding attendance, activity times and parking demand for the Place of Worship and associated activities by May 30, 2007;
 - b. complete the Landscape work in accordance with the acceptable Landscape Plan by the end of July 2007;
 - c. submit a report to the Director, Community Planning, Etobicoke York District, on the status of off-site parking leases secured by the owner of the Place of Worship, and provide copies of such leases, not later than the beginning of August 2007; and
3. requested the Director, Community Planning, Etobicoke York District, to:
 - a. review the Landscape Plan and cost estimate prepared for the Place of Worship to arrive at an acceptable plan for the site; and
 - b. report to the Etobicoke York Community Council on the application following the summer period.

Summary

A rezoning application to permit a place of worship use at 1736 Weston Road was approved by City Council in June 2003, subject to a number of conditions, to be satisfied within a six month period prior to introduction of the Bill to City Council. The conditions were not fulfilled and

Municipal Licensing and Standards started prosecution proceedings because the Place of Worship had occupied the premises and continued operations prior to obtaining the necessary approvals. After two and one half years of inaction in satisfying the conditions of approval a request from the applicant to modify a condition of the original approval of the application relating to the provision of parking for the proposal was reported by the Director, Community Planning (April 25, 2006) to Etobicoke York Community Council. The report's refusal recommendation was adopted but City Council in July 2006 referred the clause back to Etobicoke York Community Council for further consideration based on Parking Licence Agreements for 48 off-site spaces that were recently secured by Grace Restoration Ministries (the applicant and owner). Notwithstanding the additional parking secured by the Licence Agreements, refusal of the proposal to revise the approval conditions continues to be recommended because there are insufficient total off-site surplus parking spaces to account for the number of spaces required by the proposed zoning by-law. Furthermore, the onus to cease the Place of Worship and repeal any zoning to permit the church use should the Parking Licence Agreements be terminated would lie with the City.

Background Information

2007-ey2-26-2

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-530.pdf>)

2007-ey2-26-1

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-531.pdf>)

Communications

(May 5, 2006) letter from Ronald Kanter - Gardiner Roberts LLP - EYMainEY2.26.1

(May 9, 2006) letter from Ronald Kanter - Gardiner Roberts LLP - EYMainEY2.26.2

(May 9, 2006) letter from Submitted by Councillor Frances Nunziata - EYMainEY2.26.3

(May 23, 2006) letter from Ronald M. Kanter, Gardiner Roberts LLP - EYMainEY2.26.4

(June 26, 2006) letter from Ronald M. Kanter, Gardiner Roberts LLP - EYMainEY2.26.5

(July 20, 2006) letter from S. Balroop - EYMainEY2.26.6

EY2.27	ACTION		Transactional	Wards: 17
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Part Lot Control Application 147 Brandon Avenue

(December 21, 2006) report from Director, Community Planning, Etobicoke York District

Committee Recommendations

The Etobicoke York Community Council recommends that 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. **authorize the City Solicitor to introduce the necessary Bill provided that:**
 - (a) **all tax arrears and current taxes owing be paid in full;**
 - (b) **the owner of the subject lands has registered, satisfactory to the City Solicitor, a Section 118 restriction under the Land Titles Act agreeing not to transfer or charge any part of the lands without the prior written consent of the Chief Planner or his delegate; and**
 - (c) **Site Plan Approval (application No. 06 117794 WET 17 SA) has been issued by the Director of Community Planning, Etobicoke York District and a Site Plan Agreement has been executed by the owner;**
3. **authorize the City Solicitor to take the necessary steps to release the Section 118 restriction once the semi-detached dwellings have been conveyed; and**
4. **authorize and direct the appropriate City Officials to register the By-law on title.**

Summary

This report reviews and recommends approval of an application by Somerset Homes to lift Part Lot Control for a development consisting of five pairs of semi-detached dwellings (10 units), on lands municipally know as 147 Brandon Avenue. An exemption from Part Lot Control will allow the site to be subdivided into ten individual residential lots. The proposal complies with the existing Official Plan and Zoning By-law amendments approved by Toronto City Council in June 2006. The lifting of Part Lot Control for a period of one year is considered appropriate for the orderly development of these lands. As the site plan control process is not yet completed, it is recommended that prior to the enactment of a Part Lot Exemption By-law the owner fulfill a number of conditions including obtaining site plan approval.

Background Information

2007-ey2-27

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-532.pdf>)

EY2.28	ACTION		Transactional	Wards: 11
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Application for Encroachment Agreements 2606 & 2608 St Clair Avenue West 653 & 655 Jane Street Development at the north east corner of St. Clair Ave. West and Jane Street

(December 20, 2006) report from Curtis Sealock, Manager, Municipal Licensing and Standards

Committee Recommendations

The Etobicoke York Community Council recommends to City Council that:

- 1. the City Solicitor be authorized to prepare an Encroachment Agreement for the proposed encroachments on the St. Clair Avenue and Jane Street road allowances;**
- 2. the applicant pay all fees associated with the preparation of these agreements;**
- 3. the signed agreement is 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;**
- 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. the owner obtain a construction/streets occupation permit prior to the commencement of any construction;**
- 6. the plans are to be reviewed and approved by Toronto Building Division prior to construction;**
- 7. the property owner agrees to maintain the subject property in good repair and comply at all times with the regulations set out in the former City of Toronto Municipal Code, Chapter 313, Streets; and**
- 8. the property owner be required 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.**

Summary

To report on an application for Encroachment Agreements submitted by the Architect, Mr. Victor Rosa, on behalf of the owner as part of a development of four single family dwellings located respectively at 2606, 2608 St. Clair Avenue West and 653, 655 Jane Street, for encroachments onto the road allowance. The applicant is requesting permission for the encroachment of concrete stairs and retaining walls within the road allowance at the north east corner of St. Clair Avenue West and Jane Street in the connection with this development.

Background Information

2007-ey2-28

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-541.pdf>)

EY2.29	ACTION		Transactional	Wards: 17
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Application for Encroachment Agreement 267½ Glenholme Avenue

(December 27, 2006) report from Curtis Sealock, Manager, Municipal Licensing and Standards

Committee Recommendations

The Etobicoke York Community Council deferred this report to its February 13, 2007 meeting.

Summary

To report on an application for Encroachment Agreement submitted by the owner to maintain an existing chain link fence, part of which is sitting on a retaining wall, and the area enclosed therein (including an installed air conditioning unit and a hose reel) within the Earlsdale Avenue and Glenholme Avenue road allowance (for an area of approximately 101.14 square metres or 1,088.7 square feet), as well as part of an existing garage that is encroaching on the Earlsdale Avenue road allowance (for an area of approximately 3.74 square metres or 40.25 sq. feet) – see Attachments 2, 6 and 7.

Background Information

2007-ey2-29

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-546.pdf>)

EY2.30	ACTION		Transactional	Wards: 1, 5, 6, 7, 11, 12, 13, 17
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Business Improvement Area List of Nominees for the 2007-2010 Boards of Management

(December 22, 2006) report from Donald G. Eastwood, General Manager Economic Development, Culture & Tourism

Committee Recommendations

The Etobicoke York Community Council recommends that:

- Council appoint the nominees listed in Attachment No. 1, to the Boards of Management for seventeen Business Improvement Areas (BIAs) for a**

term expiring at the end of the term of Council, or as soon thereafter, as successors are appointed;

- 2. City of Toronto Municipal Code, Chapter 19, “Business Improvement Areas” be amended to alter the number of members on the Boards of Management, and the number of members required for quorum for various BIAs as set out in Attachment No. 2;**
- 3. leave be granted for the introduction of the necessary bills in Council to give effect thereto; and**
- 4. the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.**

Summary

The purpose of this report is to recommend the Board of Management appointments for seventeen Business Improvement Areas that fall within the Etobicoke York Community Council boundaries, approve quorum and make necessary amendments to the City of Toronto Municipal Code Chapter 19, “Business Improvement Areas”.

Background Information

2007-ey2-30

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-551.pdf>

EY2.31	ACTION		Transactional	Wards: 17
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1723 Dufferin Street - Appeal to the Ontario Municipal Board for a Committee of Adjustment Decision

(January 2, 2007) Member Motion from Councillor Cesar Palacio

Committee Recommendations

The Etobicoke York Community Council recommends that Council authorize and instruct the City Solicitor to retain outside Planning consultants, if required, to assist the residents in defending the ruling of the Committee of Adjustment for 1723 Dufferin Street.

Summary

This motion recommends that Council authorize and instruct City Legal to retain outside Planning consultants, if required, to assist the resident in defending the ruling of the Committee

of Adjustment.

Background Information

2007-ey2-31-4

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-555.pdf>)

2007-ey2-31-1

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-556.pdf>)

2007-ey2-31-3

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-554.pdf>)

2007-ey2-31-2

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-557.pdf>)

EY2.32	Information		Transactional	Wards: 2
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Installation of All-Way Stop Control Kingsview Boulevard and Garview Court (Deferred from July 11 and September 13, 2006)

(June 19, 2006) report from Director, Transportation Services, Etobicoke York District

Committee Recommendations

Summary

To present the results of an investigation for an all-way stop control at the intersection of Kingsview Boulevard and Garview Court.

Background Information

2007-ey2-32-2

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-558.pdf>)

2007-ey2-32-1

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-559.pdf>)

Communications

(January 15, 2007) e-mail from resident (Personal identity information withheld on request.)
EYMainEY2.32.1

Decision Advice and Other Information

The Etobicoke York Community Council received this report.

EY2.33	ACTION		Transactional	Wards: 6
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Designation of Christ Church Mimico Cemetery (329 Royal York Road) as a Heritage Site under the Ontario Heritage Act (Ward 6 - Etobicoke-Lakeshore)

(January 16, 2007) Motion from Councillor Mark Grimes

Committee Recommendations

The Etobicoke York Community Council requested the Director, Policy and Research, City Planning, to report to the March 27, 2007 meeting of the Etobicoke York Community Council Meeting on:

1. the designation of the Christ Church Mimico cemetery as a heritage site; and
2. the feasibility of erecting a plaque commemorating Christ Church Mimico cemetery.

Summary

Christ Church Mimico had been a cornerstone of the community for 179 years. Sadly, the Church has been struck by fire not once but twice in as many months. The Church was in the process of rebuilding after the first fire, but the second fire, resulting in a million dollars in damages, overshadowed the reconstruction efforts. The Parishioners, given the significant damage, regretfully made the decision to demolish the building on Royal York Road. The historic cemetery behind the church is also an important landmark for the community. It is appropriate to honour the current parishioners and also the deceased who have chosen Christ Church Mimico as their final resting place by recognizing the important local heritage value of the cemetery.

EY2.34	ACTION		Transactional	Wards: 6
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Site Plan Approval for Townhouse Development at 156 and 160 Evans Avenue and 829, 833 and 839 Oxford Street (Ward 6 - Etobicoke-Lakeshore)

(January 16, 2007) Motion from Councillor Mark Grimes

Committee Recommendations

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

The Etobicoke York Community Council requested the Director, Community Planning, Etobicoke York District, to report to the February 5, 2007 meeting of City Council:

1. on a final site plan approval based substantially in accordance with the site plan and servicing and grading plan submitted by the applicant on October 6, 2006; and
2. on requiring that all townhouse units fronting onto the public right-of-way be fully serviced from the rear condominium laneways and that no individual townhouse service connections for water and sanitary sewers be permitted within the public boulevard.

Summary

On September 28, 2006 City Council enacted By-laws 1095-2006 and 1096-2006 to permit a 177 unit townhouse development at 156 and 160 Evans Avenue and 829, 833 and 839 Oxford Street. However, on September 20, 2006 a site plan control application was submitted by the property owner in support of the townhouse development approved by City Council. It should also be noted that the property owner has entered into the required Section 37 Agreement with the City of Toronto and posted all financial securities in relation to the said agreement and the surrounding area residents and property owner have worked together cooperatively throughout the development process and wish to see this matter proceed in a timely fashion. Also, the surrounding area residents and business owners have communicated their concern with having the existing roadways and boulevards along Oxford Street and Evans Avenue excavated in order to accommodate several individual water and sanitary sewer connections to townhouse units that front onto the municipal right of ways.

EY2.35	ACTION			Wards: 13
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Waiting List for On-Street Permit Parking

(January 16, 2007) Motion from - Councillor Saundercook

Committee Recommendations

The Etobicoke York Community Council requested the Director, Transportation Services, Etobicoke York District, to report to its February 13, 2007 meeting on:

1. alternatives to address the issue of waiting lists for on-street permit parking and the inequities caused by the current system; and
2. giving consideration to revoking all current permits on a street by street basis and the re-issuance of permits in accordance with City policy.

Summary

At the present time when a new resident in the Etobicoke York Community Council area with no driveway or rear parking moves to a street with on-street permit parking and applies for a permit, there is an existing waiting list. However, there are residents with existing on-street parking permits and/or front yard parking pads who are able to apply for additional permits and occupy positions on the waiting list. City staff cannot “bump” any resident down the list even if they already have an existing on-street parking permit or front yard parking pad.