
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		

Attendance

Members of the Etobicoke York Community Council were present for some or all of the time periods indicated under the section headed "Meeting Sessions", which appears at the end of the Minutes.

Councillor Frances Nunziata, Chair	X
Councillor Suzan Hall, Vice-Chair	X
Councillor Frank DiGiorgio	X
Councillor Rob Ford	X
Councillor Mark Grimes	X
Councillor Holyday	X
Councillor Gloria Lindsay Luby	X
Councillor Giorgio Mammoliti	X
Councillor Milczyn	X
Cesar Palacio	X
Councillor Bill Saundercook	X

Confirmation of Minutes

On motion by Councillor Lindsay Luby, the Minutes of the meeting of the Etobicoke York Community Council held on September 13, 2006 and December 6, 2006, were confirmed.

EY2.1	ACTION	No Action	Transactional	Ward: 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

Recommendations

That the Draft By-law from the City Solicitor be enacted by City Council

Summary

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

Committee Recommendations

On motion by Councillor Palacio, the Etobicoke York Community Council recommended that City Council enact a by-law to name the proposed public lane north of Davenport Road, extending between Via Italia and McFarland Avenue as "Nunes Lane".

Decision Advice and Other Information

The Etobicoke York Community Council held a public meeting and notice, in accordance with the City of Toronto Act, 2006, of the proposed enactment of the draft by-law was posted on the City’s web site. No one addressed the Community Council.

Links to 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	No Action	Transactional	Ward: 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

Recommendations

The City Planning Division recommends that:

1. City Council amend the Zoning Code for the former City of Etobicoke substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 6; 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.

Financial Impact

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

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.

Speakers

Ms. Laurie McPherson, Bousfields Inc.

Committee Recommendations

On motion by Councillor Holyday, the Etobicoke York Community Council recommended 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.

Decision Advice and Other Information

The Etobicoke York Community Council held a statutory public meeting on January 16, 2007 and notice was given in accordance with the *Planning Act*.

Recorded Vote:

Recorded vote on a motion by Councillor Holyday that Recommendation 1. be amended to add the new condition 1.p) to the Draft Zoning By-law Amendment (Attachment 6):

For:	Councillors Ford, Grimes, Hall, Holyday, Milczyn, Nunziata, Palacio, Saundercook	
	(8)	
Against:	Councillor Mammoliti	(1)
Absent:	Councillors DiGiorgio and Lindsay Luby	(2)

Carried.

Recorded vote on a motion by Councillor Mammoliti to amend Councillor Holyday's motion by adding the following:

That the applicants for the proposed residential development at 400 The East Mall meet with the residents in the immediate area of the development to discuss potential Section 37 benefits for the community.

For:	Councillor Mammoliti	(1)
Against:	Councillors Ford, Grimes, Hall, Holyday, Milczyn, Nunziata, Palacio, Saundercook	(8)
Absent:	Councillors DiGiorgio and Lindsay Luby	(2)

Motion lost.

Recorded vote on the recommendation as amended by Councillor Holyday:

For:	Councillors Ford, Grimes, Hall, Holyday, Milczyn, Nunziata, Palacio, Saundercook	(8)
Against:	Councillor Mammoliti	(1)
Absent:	Councillors DiGiorgio and Lindsay Luby	(2)

Carried.

Links to 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	No Action	Transactional	Ward: 5
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17 Elsfield Road - Removal of One Privately-Owned Tree

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

Recommendations

It is recommended that:

1. the request for permit to remove one (1) privately owned tree at 17 Elsfield Road be denied; and
2. 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.

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

Committee Recommendations

On motion by Councillor Milczyn, the Etobicoke York Community Council recommended 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.

Financial Impact

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

Links to 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>

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.

Decision Advice and Other Information

City Council on September 25, 26 and 27, 2006, referred this Clause back to the Etobicoke York Community Council for further consideration at its meeting in January 2007, with a request that the General Manager, Parks, Forestry and Recreation review the additional materials submitted by the applicant and reinspect the property at 17 Elsfield Road.

Council also considered additional material, which is noted at the end of this Clause.

Links to Background Information

2007-ey2-3a-1

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

EY2.4	Information	No Action	Transactional	Ward: 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

Recommendations

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

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.

Communications

(September 11, 2006) letter from (Contact Information Withheld) - EYMainEY2.4.1
 (September 13, 2006) letter from (Contact Information Withheld) - EYMainEY2.4.2

Speakers

Gord McFarlane

Links to 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>

Decision Advice and Other Information

On motion by Councillor Milczyn, the Etobicoke York Community Council deferred consideration of the request for the fence exemption at 11 Placid Road to the February 13, 2007 meeting of the Etobicoke York Community Council, to allow the applicant to submit a significantly different proposal.

Carried, with Councillors Ford and Saundercook voting in the negative.

EY2.5	ACTION	No Action	Transactional	Ward: 13
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Front Yard Parking 121 Mavety Street

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

Recommendations

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

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.

Communications

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

Speakers

Jas Samra

Committee Recommendations

On motion by Councillor Saundercook, the Etobicoke York Community Council recommended 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.

Financial Impact

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

Links to 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>

EY2.6	ACTION	No Action	Transactional	Ward: 13
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Front Yard Parking Application 123 Mavety Street

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

Recommendations

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

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.

Speakers

Kay Carambelas

Committee Recommendations

On motion by Councillor Saundercook, the Etobicoke York Community Council recommended 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.

Financial Impact

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

Links to 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	No Action	Transactional	Ward: 5
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Sign Variance Report 144 Norseman Street

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

Recommendations

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

Financial Impact

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

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.

Committee Recommendations

On motion by Councillor Milczyn, the Etobicoke York Community Council recommended 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.

Links to Background Information

2007-ey2-7-1

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

EY2.8	ACTION	No Action	Transactional	Ward: 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

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

Recommendations

It is recommended that:

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

Summary

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

Committee Recommendations

On motion by Councillor Ford, the Etobicoke York Community Council recommended 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.

Financial Impact

The funds associated with the introduction of the appropriate regulatory signage are contained in the Transportation Services Division Operating Budget.

Links to 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	Information	No Action	Transactional	Ward: 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

Recommendations

It is recommended that:

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

Summary

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

Links to 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>

Decision Advice and Other Information

On motion by Councillor Saundercook, the Etobicoke York Community Council deferred this report, indefinitely.

EY2.10	Information	No Action	Transactional	Ward: 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

Recommendations

It is recommended that the alternate side parking on Rosemount Avenue, between Alberta Avenue and Oakwood Avenue not be rescinded, since the poll results did not meet the 50% criteria.

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.

Links to 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>)

Decision Advice and Other Information

On motion by Councillor Palacio, the Etobicoke York Community Council deferred this report to its meeting on February 13, 2007.

EY2.11	ACTION	No Action	Transactional	Ward: 12
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Refusal Report Official Plan Amendment Application - 1465 Lawrence Avenue West; Applicant: Adam Brown, Sherman Brown

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

Recommendations

It is recommended that City Council refuse the Official Plan Amendment and Condominium Applications to convert 161 affordable rental units to condominium.

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.

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

Speakers

Mr. Matthew Laing

Mr. Dan McIntyre, Federation of Metro Tenants' Association

Committee Recommendations

On motion by Councillor DiGiorgio, the Etobicoke York Community Council recommended 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.

Financial Impact

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

Decision Advice and Other Information

Recorded Vote:

Recorded vote on Recommendation 1:

For:	Councillors DiGiorgio, Ford, Grimes, Hall, Holyday, Lindsay Luby, Mammoliti, Nunziata, Palacio and Saundercook	(10)
Absent:	Councillor Milczyn	

Carried.

Recorded vote on Recommendation 2:

For:	Councillors DiGiorgio, Ford, Grimes, Hall, Lindsay Luby, Mammoliti, Palacio and Saundercook	(8)
Against:	Councillors Holyday and Nunziata	(2)
Absent:	Councillor Milczyn	

Carried.

Recorded vote on Recommendation 3:

For: Councillors DiGiorgio, Ford, Grimes, Hall, Holyday, Lindsay Luby,
Mammoliti, Nunziata, Palacio and Saundercook (10)
Absent: Councillor Milczyn

Carried.

Links to Background Information

- 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>)
- 2007-ey2-11-3
(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-647.pdf>)

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.

Links to Background Information

- 2007-ey2-11-3
(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-649.pdf>)

EY2.12	ACTION	No Action	Transactional	Ward: 1, 2, 3, 4, 5, 6
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Final Report - Roof Top Patios Amendments to the Former City of Etobicoke Zoning Code

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

Recommendations

The City Planning Division recommends that:

1. City Council amend the Zoning Code for the City of Etobicoke substantially in accordance with the draft Zoning By-law Amendment as Attachment No. 1; 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.

Financial Impact

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

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.

Communications

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

Committee Recommendations

On motion by Councillor Hall, the Etobicoke York Community Council recommended 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.

Decision Advice and Other Information

The Etobicoke York Community Council held a statutory public meeting on January 16, 2007 and notice was given in accordance with the *Planning Act*. No one addressed the Community Council.

Links to 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>

EY2.13	ACTION	No Action	Transactional	Ward: 2
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Sign Variance Report 10 Kelfield Street

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

Recommendations

It is recommended that:

- (1) the request for variances be approved for the reasons outlined in this report; and
- (2) the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permit and
- (3) MTO (Ministry of Transportation) approval will be required. Contact Ken Sherbanowski at (416) 235-5560.

Financial Impact

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

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. The request comes from Mr. Andrew Todd, with World Impact Inc., for Yale Properties Ltd., for approval of the variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code.

Communications

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

Committee Recommendations

On motion by Councillor Ford, the Etobicoke York Community Council recommended 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.

Links to Background Information

2007-ey2-13

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

EY2.14	Information	No Action	Transactional	Ward: 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

Recommendations

The City Planning Division recommends that:

1. staff be directed to schedule a community consultation meeting together with the Ward Councillor after the Planning Framework Study is completed;
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

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

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.

Speakers

Mary Flynn-Guglietti, McMillan Binch Mendelsohn
Mr. Ivan Fleischmann, Miller Thomson LLP

Links to Background Information

2007-ey2-14

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

Decision Advice and Other Information

On motion by Councillor Milczyn, 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*.

EY2.15	Information	No Action	Transactional	Ward: 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

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.

Links to Background Information

2007-ey2-15

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

Decision Advice and Other Information

On motion by Councillor Milczyn, the Etobicoke York Community received the report.

EY2.16	ACTION	No Action	Transactional	Ward: 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

Recommendations

It is recommended that:

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

Financial Impact

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

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.

Committee Recommendations

On motion by Councillor Grimes, the Etobicoke York Community Council recommended 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.

Links to Background Information

2007-ey2-16

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

EY2.17	ACTION	No Action	Transactional	Ward: 7
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Sign Variance Report 5395 Steeles Ave W.

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

Recommendations

It is recommended that:

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

Financial Impact

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

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. The request comes from Michael S. Heney with Provincial Sign Systems for Renzo Moser, President of Renbaldo Holdings Inc. for approval of the variance from Chapter 215, Signs, of the former City of North York Sign By-law No 30788.

Committee Recommendations

On motion by Councillor Mammoliti, the Etobicoke York Community Council recommended 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; and
2. the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permit.

Links to Background Information

2007-ey2-17

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

EY2.18	ACTION	No Action	Transactional	Ward: 11
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Sign Variance Application 2525 St. Clair Avenue West

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

Recommendations

The City Planning Division recommends that:

1. City Council 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. City Council authorize appropriate City Officials and direct them to take the necessary action to give effect thereto.

Financial Impact

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

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.

Committee Recommendations

On motion by Councillor Hall, the Etobicoke York Community Council recommended 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.

Links to Background Information

2007-ey2-18

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

EY2.19	ACTION	No Action	Transactional	Ward: 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

Recommendations

The City Planning Division recommends that:

- (1) City Council 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) City Council authorize and direct appropriate City Officials to take the necessary action to give effect thereto.

Financial Impact

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

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.

Communications

- (January 11, 2007) e-mail from Mette Kruger - EYMainEY2.19.1
- (January 12, 2007) e-mail from Raj M. Bharati - EYMainEY2.19.10
- (January 12, 2007) e-mail from Shayla Duval - EYMainEY2.19.11
- (January 13, 2007) e-mail from Anna Rytel - EYMainEY2.19.12
- (January 15, 2007) e-mail from Alice Barton - EYMainEY2.19.13
- (January 11, 2007) e-mail from Steve Mercer - EYMainEY2.19.2
- (January 11, 2007) e-mail from Emily Tu - EYMainEY2.19.4
- (January 11, 2007) e-mail from Sara Lipson - EYMainEY2.19.5
- (January 12, 2007) e-mail from Steward C. Russell - EYMainEY2.19.6
- (January 12, 2007) e-mail from Anna Rytel - EYMainEY2.19.7
- (January 12, 2007) e-mail from Dillon McManamy - EYMainEY2.19.8
- (January 12, 2007) e-mail from Cathy Doyle - EYMainEY2.19.9
- (January 11, 2007) e-mail from Alison Gorbould - EYMainEy2.19.3

Committee Recommendations

On motion by Councillor Hall, the Etobicoke York Community Council recommended 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.

Links to Background Information

2007-ey2-19

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

EY2.20	ACTION	No Action	Transactional	Ward: 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

Recommendations

The City Planning Division recommends that:

- (1) City Council 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) City Council authorize and direct the appropriate City Officials to take the necessary action to give effect thereto.

Financial Impact

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

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.

Committee Recommendations

On motion by Councillor Hall, the Etobicoke York Community Council recommended 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.

Links to Background Information

2007-ey2-20

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

EY2.21	ACTION	No Action	Transactional	Ward: 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

Recommendations

The City Planning Division recommends that:

- (1) City Council approve the requested variance to permit for identification purposes, an illuminated fascia sign for identification purposes on the north elevation of the building at 1997 Bloor Street West; and
- (2) City Council 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.

Financial Impact

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

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.

Committee Recommendations

On motion by Councillor Saundercook, the Etobicoke York Community Council recommended 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.

Links to Background Information

2007-ey2-21

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

EY2.22	ACTION	No Action	Transactional	Ward: 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

Recommendations

The City Planning Division recommends that:

- (1) City Council approve the requested variance to permit an illuminated fascia sign for identification purposes, on the north elevation of the building at 1997 Bloor Street West; and
- (2) City Council 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.

Financial Impact

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

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.

Committee Recommendations

On motion by Councillor Saundercook, the Etobicoke York Community Council recommended 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.

Financial Impact

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

Links to Background Information

2007-ey2-22

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

EY2.23	ACTION	No Action	Transactional	Ward: 3
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Part Lot Control Application 2 Triburnham Place

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

Recommendations

The City Planning Division recommends that:

1. City Council require 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 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. 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;
4. City Council 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. City Council require that prior to the introduction of the necessary Bill, all tax arrears and current taxes owing be paid in full.

Financial Impact

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

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.

Speakers

Mr. Paul Rycroft, Land Development Consultant

Committee Recommendations

On motion by Councillor Holyday, the Etobicoke York Community Council recommended 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.

Links to Background Information

2007-ey2-23

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

EY2.24	Information	No Action	Transactional	Ward: 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

Recommendations

The City Planning Division recommends that:

1. City Council adopt Recommendation 1 of the report from the Director, Community Planning, Etobicoke York District dated April 25, 2006 to refuse the rezoning application and the Plan of Subdivision application as represented by the original proposal;
2. City Council refuse the revised proposal discussed in the report from the Director, Community Planning, Etobicoke York District dated May 31, 2006 and in this report; and
3. City Council direct the City Solicitor and appropriate City staff to attend, if necessary, the Ontario Municipal Board, to support City Council's decision to refuse the rezoning

and subdivision applications as represented in the original or revised proposals.

Financial Impact

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

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.

Communications

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

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

Speakers

Mr. Mario Sergio

Ms. Anna Maria Tuzi

Links to 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>

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

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

Recommendations

The City Planning Division recommends that:

1. City Council adopt the recommendations of the Supplementary Report from the Director, Community Planning, Etobicoke York District dated December 21, 2006; and
2. City Council refuse the current revised proposal (submitted December 29, 2006) for the rezoning and subdivision of the lands at 148-156 Rowntree Mill Road.

Financial Impact

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

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.

Links to 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

Recommendations

It is recommended that this report be:

1. received for information; and
2. the Director of Community Planning, Etobicoke York District be requested to report back on rezoning the City owned parcel within Rowntree Mills Park from “R3” to “G”.

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).

Links to 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

Recommendations

It is recommended that Community Council's further consideration of the revised application be deferred until:

1. the applicant has submitted all required information identified by City staff and appropriate agencies, including the Toronto and Region Conservation Authority, in regard to the revised proposal, within six months;
2. the applicant has submitted an Official Plan Amendment application to amend the new Official Plan for the City of Toronto;
3. City staff has completed its review of the revised proposal and supporting documentation and has reported back to Community Council; and
4. the applicant has withdrawn the plan of subdivision application and has confirmed in writing on the form of plan of condominium that will be sought to provide for the orderly development of the land.

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.

Links to 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

Recommendations

It is recommended that City Council:

1. refuse the Rezoning application 04 203855 WET 07 OZ and Draft Plan of Subdivision application 04 203864 WET 07 SB for 144-156 Rowntree Mill Road;
2. request the Director of Community Planning, Etobicoke York District to report back on rezoning the City owned parcel within Rowntree Mills Park from "R3" to "G"; and

- direct the City Solicitor and appropriate City staff to attend, if necessary, the Ontario Municipal Board, to support City Council's decision to refuse the rezoning and subdivision applications, as currently proposed.

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.

Links to Background Information

2007-ey2-24d

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

Decision Advice and Other Information

On motion by Councillor Mammoliti, 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.

EY2.25	ACTION	No Action	Transactional	Ward: 11
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Status Report Official Plan Amendment and Rezoning and Site Plan Applications 6 Lloyd Avenue

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

Recommendations

The City Planning Division recommends that:

- City Council adopt the recommendations included in the August 28, 2006 Refusal Report on the Official Plan Amendment, Rezoning and Site Plan Approval Applications for 6 Lloyd Avenue.

Financial Impact

There are no financial implications.

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.

Communications

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

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

Committee Recommendations

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

Links to 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>

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

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

Recommendations

It is recommended that Council:

- (1) refuse Official Plan and Rezoning application 05 151779 WET 11 OZ and Site Plan Approval application 05 210418 WET 11 SA for 6 Lloyd Avenue; and
- (2) direct the City Solicitor and appropriate City staff to attend, if necessary, the Ontario Municipal Board, to support City Council's decision to refuse these applications as represented by the proposal outlined in this report.

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.

Links to Background Information

2007-ey2-25a

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

Decision Advice and Other Information

The City Planning Division recommends that:

1. City Council adopt the recommendations included in the August 28, 2006 Refusal Report on the Official Plan Amendment, Rezoning and Site Plan Approval Applications for 6 Lloyd Avenue.

EY2.26	Information	No Action	Transactional	Ward: 11
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Supplementary Report Zoning Application 1736 Weston Road

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

Recommendations

The City Planning Division recommends that:

1. City Council refuse the applicant's proposal to revise the approved conditions to permit introduction of the Bill to rezone 1736 Weston Road to permit a Place of Worship on a temporary basis for a period not to exceed one year;
2. City Council authorize City Planning staff to close the application on this matter as the conditions to the original approval have been outstanding for several years; and
3. City Council request Municipal Licensing and Standards to take any necessary action in regard to continued non-compliance with the Zoning By-law.

Financial Impact

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

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.

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

Speakers

Mr. Ronald Kanter, Gardiner Roberts LLP

Links to 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>

Decision Advice and Other Information

On motion by Councillor Nunziata, 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.

EY2.27	ACTION	No Action	Transactional	Ward: 17
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Part Lot Control Application 147 Brandon Avenue

(December 21, 2006) 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:
3. all tax arrears and current taxes owing be paid in full;
4. 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
5. 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;
6. City Council authorize the City Solicitor to take the necessary steps to release the Section 118 restriction at such time as the Site Plan Agreement has been executed; and
7. City Council authorize and direct the appropriate City Officials to register the By-law on title.

Financial Impact

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

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.

Committee Recommendations

On motion by Councillor Palacio, the Etobicoke York Community Council recommended that City Council:

1. 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.

Links to Background Information

2007-ey2-27

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

EY2.28	ACTION	No Action	Transactional	Ward: 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

Recommendations

Municipal Licensing and Standards recommend 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 there of 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. 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.
8. the property owner is 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.

Financial Impact

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

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.

Committee Recommendations

On motion by Councillor Hall, the Etobicoke York Community Council recommended 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 there of 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.

Links to Background Information

2007-ey2-28

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

EY2.29	Information	No Action	Transactional	Ward: 17
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Application for Encroachment Agreement 267½ Glenholme Avenue

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

Recommendations

Municipal Licensing and Standards recommend that the application for an Encroachment Agreement be approved and the City Solicitor authorized to prepare an Encroachment Agreement for the proposed encroachments subject to the following conditions:

1. the applicant to enter into an Encroachment Agreement with the City of Toronto;

2. the applicant to pay all fees associated with the preparation of this agreement, and 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;
3. the subject chain link fence to be kept in a state of good repair and maintenance, and realigned as necessary to allow a clearance of 800 mm – 1000 mm from the existing hydro pole on the Earlsdale Avenue road allowance, in compliance with the requirements and to the satisfaction of Toronto Hydro – Attachments 5 and 8;
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 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 encroachments;
6. the owner to obtain a construction/streets occupation permit prior to the commencement of any construction;
7. the dilapidated garage to be repaired with submission of drawings for approval to Toronto Building for a Building Permit – Attachments 4 and 6;
8. the hedges behind the chain link fence to be constantly trimmed to maintain a height of no more than 1 metre – Attachments 6, 7 and 8;
9. the tree/shrubs adjacent to the hydro pole to be constantly trimmed and maintained to avoid overgrowth and sight line obstruction to the traffic signs erected thereon – Attachment 8;
10. the area enclosed by the chain link fence to be kept free of debris and litter, and the grass constantly cut and maintained, in line with the requirements of Chapter 489 of Toronto Municipal Code, Grass and Weeds – Attachment 7;
11. the space in between the garage and the rear of the house not to be used for parking – Attachment 2;
12. any debris or refuse including the bricks stored on the exterior of the property, being in violation of Chapter 548 of Toronto Municipal Code, Littering and Dumping of Refuse, and the Former City of York Zoning By-law #1-83, to be removed;
13. the broken driveway to the east side of the driveway to be properly paved – Attachment 6; and
14. the owner to maintain the subject property in good repair and comply at all times with the regulations set out in the former Municipality of Metropolitan Toronto By-law 41-93, as amended, including the retaining wall on which the chain link fence is sitting – Attachment 7.

Financial Impact

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

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.

Links to Background Information

2007-ey2-29

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

Decision Advice and Other Information

On motion by Councillor Palacio, the Etobicoke York Community Council deferred this report to its February 13, 2007 meeting.

EY2.30	ACTION	No Action	Transactional	Ward: 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

Recommendations

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

1. Council appoint the nominees listed in Attachment No. 1 to this report 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.

Financial Impact

These recommendations will have no financial impact to the City.

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”.

Committee Recommendations

On motion by Councillor Hall, the Etobicoke York Community Council recommended that:

1. 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.

Links to Background Information

2007-ey2-30

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-988.pdf>

EY2.31	ACTION	No Action	Transactional	Ward: 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

Recommendations

Council authorize and instruct City Legal to retain outside Planning consultants, if required, to assist the residents in defending the ruling of the Committee of Adjustment.

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.

Committee Recommendations

On motion by Councillor Palacio, the Etobicoke York Community Council recommended 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.

Links to Background Information

2007-ey2-31-3

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

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-ey2-31-2

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

EY2.32	Information	No Action	Transactional	Ward: 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

Summary

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

Communications

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

Speakers

Mr. G. Maglio

Mr. Domenic Carravale

Ms. Deirdre Sequeira

Mr. Giovanni Iacolino

Links to 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>)

Decision Advice and Other Information

The Etobicoke York Community Council received this report.

Recorded Vote:

Recorded vote on a motion by Councillor Ford that an all-way stop control be installed at the intersection of Kingsview Boulevard and Garview Court.

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

Motion lost.

Recorded vote on a motion by Councillor Holyday to receive the staff report:

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

Motion carried.

EY2.33	Information	No Action	Transactional	Ward: 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) Member Motion from Motion - Councillor Mark Grimes

Recommendations

1. I request Etobicoke York Community Council to ask the Chief Planner and Executive Director, City Planning Division, to report back to the March 27, 2007 Etobicoke York Community Council Meeting on the designation of the Christ Church Mimico cemetery as a heritage site.
2. I also request that the report also state 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.

Decision Advice and Other Information

On motion by Councillor Grimes, 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.

EY2.34	ACTION	No Action	Transactional	Ward: 6
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Site Plan Approval for Townhouse Development at 156 and 160 Evans Avenue and 829, 833 and 839 Oxford Street

(January 16, 2007) Member Motion from Motion from Councillor Mark Grimes

Recommendations

1. I request that Community Council direct Planning Staff to issue site plan approval based substantially in accordance with the site plan and servicing and grading plan submitted by the applicant on September 20, 2006 by February 16, 2007.
2. I also request 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.

Committee Recommendations

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

Decision Advice and Other Information

On motion by Councillor Di Giorgio, 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.

EY2.35	Information	No Action		Ward: 13
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Notion of Motion - Waiting List for On-Street Permit Parking

(January 16, 2007) Member Motion from Notice of Motion - Councillor Saundercook

Recommendations

That the Etobicoke York Community Council request the Director, Transportation Services, Etobicoke York District to report to the February 13, 2007 meeting on alternatives to address the issue of waiting lists for on-street permit parking and the inequities cause by the current system, including a list of alternatives and the consideration of revoking all current permits on a street by street basis and re-issuance according to 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 “bunp” any resident down the list even if they already have an existing on-street parking permit or front yard parking pad.

Decision Advice and Other Information

On motion by Councillor Holyday, 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.

Meeting Sessions

Session Date	Session Type	Start Time	End Time	Public or Closed Session
2007-01-16	Morning	9:37 AM	12:05 PM	Public
2007-01-16	Afternoon	1:35 PM	4:05 PM	Public
2007-01-16	Evening	7:30 PM	8:45 PM	Public

Chair