
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		

EY2.1	NO AMENDMENT		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".

City Council Decision

City Council on February 5, 6, 7 and 8, 2007, adopted the following motion:

1. 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".

Statutory - City of Toronto Act, 2006

Committee Recommendations

The Etobicoke York Community Council recommends 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".

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>)

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.

EY2.2	NO AMENDMENT		Transactional	Wards: 3
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Final Report Zoning Code Amendment Application 400 The East Mall

City Council Decision

City Council on February 5, 6, 7 and 8, 2007, adopted the following motions:

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.

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.

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.

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>)

Council also considered the following:

Communication (February 5, 2007) from the Chief Executive Officer, Toronto Community Housing Corporation (EY 2.2.1).

Speakers

Laurie McPherson , Bousfields Inc.

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.

EY2.3	NO AMENDMENT		Transactional	Wards: 5
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Removal of One Privately-Owned Tree 17 Elsfield Road

City Council Decision

City Council on February 5, 6, 7 and 8, 2007, adopted the following motions:

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.
3. The appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

(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.

Financial Impact

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

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

EY2.5	AMENDED		Transactional	Wards: 13
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Front Yard Parking 121 Mavety Street

City Council Decision

City Council on February 5, 6, 7 and 8, 2007, adopted the following motion:

1. City Council refuse the application for front yard parking at 121 Mavety Street.

(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.

Financial Impact

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

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>)

Declared Interest – City Council

Councillor Cesar Palacio - declared an interest in this Item, in that a member of his family owns property in the vicinity.

Communications

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

Speakers

Jas Samra

EY2.6	AMENDED		Transactional	Wards: 13
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Front Yard Parking Application 123 Mavety Street

City Council Decision

City Council on February 5, 6, 7 and 8, 2007, adopted the following motion:

1. City Council refuse the application for front yard parking at 123 Mavety Street

(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.

Financial Impact

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

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>)

Declared Interest – City Council

Councillor Cesar Palacio - declared an interest in this Item, in that a member of his family owns property in the vicinity.

Speakers

Kay Carambelas

EY2.7	NO AMENDMENT		Transactional	Wards: 5
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Sign Variance Report 144 Norseman Street

City Council Decision

City Council on February 5, 6, 7 and 8, 2007, adopted the following motion:

1. 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.

(November 15, 2006) report from 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.

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.

Background Information

2007-ey2-7-1

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

EY2.8	NO AMENDMENT		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

City Council Decision

City Council on February 5, 6, 7 and 8, 2007, adopted the following motions:

1. Toronto Transit Commission (TTC) buses be excepted from the westbound left turn prohibition on Renforth Drive at Silver Dart Drive.
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.

(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.

Financial Impact

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

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>)

EY2.11	AMENDED		Transactional	Wards: 12
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Refusal Report Official Plan Amendment Application 1465 Lawrence Avenue West; Applicant: Adam Brown, Sherman Brown

City Council Decision

City Council on February 5, 6, 7 and 8, 2007, adopted the following motion:

1. City Council refuse the Official Plan Amendment and Condominium Applications to convert 161 affordable rental units to condominium at 1465 Lawrence Avenue West.

(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.

Financial Impact

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

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>)

Council also considered the following:

Communication (February 1, 2007) from Dan McIntyre, Outreach Program Co-ordinator (EY 2.11.4).

Declared Interest – City Council

Councillor Maria Augimeri - declared an interest in this Item, in that her mother owns a condominium unit in the immediate vicinity.

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

Matthew Laing, Sherman, Brown, Karol

Dan McIntyre, Federation of Metro Tenants' Association

Decision Advice and Other Information

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

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

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.

EY2.12	NO AMENDMENT		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

City Council Decision

City Council on February 5, 6, 7 and 8, 2007, adopted the following motions:

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. 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.

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.

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.

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-465.pdf>)

Communications

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

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.

EY2.13	NO AMENDMENT		Transactional	Wards: 2
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Sign Variance Report 10 Kelfield Street

City Council Decision

City Council on February 5, 6, 7 and 8, 2007, adopted the following motions:

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.
3. The applicant be advised that Ministry of Transportation approval will be required.

(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.

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.

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

EY2.16	NO AMENDMENT		Transactional	Wards: 6
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Sign Variance Report 542 Evans Avenue

City Council Decision

City Council on February 5, 6, 7 and 8, 2007, adopted the following motions:

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.
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.

(November 6, 2006) report from 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.

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.

Background Information

2007-ey2-16

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

EY2.17	NO AMENDMENT		Transactional	Wards: 7
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Sign Variance Report 5395 Steeles Ave W.

City Council Decision

City Council on February 5, 6, 7 and 8, 2007, adopted the following motions:

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.

(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; 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.

Background Information

2007-ey2-17

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

EY2.18	NO AMENDMENT		Transactional	Wards: 11
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Sign Variance Application 2525 St. Clair Avenue West

City Council Decision

City Council on February 5, 6, 7 and 8, 2007, adopted the following motions:

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.

(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.

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.

Background Information

2007-ey2-18

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

EY2.19	NO AMENDMENT		Transactional	Wards: 11
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Sign Variance Application 1680-1686 Jane Street

City Council Decision

City Council on February 5, 6, 7 and 8, 2007, adopted the following motions:

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.

(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.

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.

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	NO AMENDMENT		Transactional	Wards: 11
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Sign Variance Application 239 Scarlett Road

City Council Decision

City Council on February 5, 6, 7 and 8, 2007, adopted the following motions:

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.

(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.

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.

Background Information

2007-ey2-20

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

EY2.21	NO AMENDMENT		Transactional	Wards: 13
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Sign Variance Report 1997 Bloor Street West – “Bark & Fitz”

City Council Decision

City Council on February 5, 6, 7 and 8, 2007, adopted the following motions:

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.

(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.

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.

Background Information

2007-ey2-21

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

EY2.22	NO AMENDMENT		Transactional	Wards: 13
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Sign Variance Report 1997 Bloor Street West – “Starbucks Coffee”

City Council Decision

City Council on February 5, 6, 7 and 8, 2007, adopted the following motions:

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.

(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.

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.

Background Information

2007-ey2-22

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

EY2.23	NO AMENDMENT		Transactional	Wards: 3
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Part Lot Control Application 2 Triburnham Place

City Council Decision

City Council on February 5, 6, 7 and 8, 2007, adopted the following motions:

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.

(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.

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.

Background Information

2007-ey2-23

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

Speakers

Paul Rycroft, Land Development Consultant

EY2.25	AMENDED		Transactional	Wards: 11
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Status Report Official Plan Amendment and Rezoning and Site Plan Applications 6 Lloyd Avenue

City Council Decision

City Council on February 5, 6, 7 and 8, 2007, adopted the following motions:

1. City Council adopt the recommendations of staff and 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.
2. City Council direct the City Solicitor and appropriate City staff to attend the Ontario Municipal Board, to support City Council's decision to refuse these applications as represented by the proposal outlined in the report (August 28, 2006) from the Director of Community Planning, Etobicoke York District.

(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.

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.

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>)

Council also considered the following:

Communications:

- (February 1, 2007) from Alan Power, President and Chief Executive Officer, NRI Industries Inc. (EY 2.25.3).
- (February 2, 2007) from Michael Flammia, Vice President, Operations, Fresh Bakery Division, Canada Bread Company, Limited (EY 2.25.4).
- (undated) submission from Councillor Doug Holyday, Ward 3 - Etobicoke Centre, entitled "Canada Bread/Terrasan" (EY 2.25.5).

Communications

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

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

Decision Advice and Other Information

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.

(August 28, 2006) Refusal Report from the Director, Community Planning, Etobicoke York District:

It is recommended that City 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.

EY2.27	NO AMENDMENT		Transactional	Wards: 17
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Part Lot Control Application 147 Brandon Avenue

City Council Decision

City Council on February 5, 6, 7 and 8, 2007, adopted the following motions:

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.

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

Committee Recommendations

The Etobicoke York Community Council recommends 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.

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.

Background Information

2007-ey2-27

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

EY2.28	REFERRED		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

City Council Decision

City Council on February 5, 6, 7 and 8, 2007, referred this Item to the Executive Director, Municipal Licensing and Standards with a request that the Application for the Encroachment Agreements be sent out for further circulation, including the Toronto Transit Commission, and comment back to the Etobicoke York Community Council.

(December 20, 2006) report from 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 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.

Financial Impact

There are no financial implications resulting from the 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.

Background Information

2007-ey2-28

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

EY2.30	NO AMENDMENT		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

City Council Decision

City Council on February 5, 6, 7 and 8, 2007, adopted the following motions:

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.
4. The appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

(December 22, 2006) report from General Manager Economic Development, Culture & Tourism

Committee Recommendations

The Etobicoke York Community Council recommends 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.

Financial Impact

These recommendations will have no financial impact on 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".

Background Information

2007-ey2-30

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

EY2.31	NO AMENDMENT		Transactional	Wards: 17
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Appeal to the Ontario Municipal Board for a Committee of Adjustment Decision 1723 Dufferin Street

City Council Decision

City Council on February 5, 6, 7 and 8, 2007, adopted the following motion:

1. 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.

(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>

EY2.34	AMENDED		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

City Council Decision

City Council on February 5, 6, 7 and 8, 2007, adopted the following motions:

1. City Council amend the conditions set out in Attachment 3 of the supplementary report (February 2, 2007) from the Chief Planner and Executive Director, City Planning as follows:
 - a. Condition 5(a) Solid Waste Services i) be deleted; and
 - b. Condition 5(b) Site Service Plan dated September 2006 by The Odan/Detech v) and vi) be deleted.
2. Council approve, in principle, subject to any required revisions and re submission of information as outlined in the conditions set out in Attachment 3 to the supplementary report (February 2, 2007) from the Chief Planner and Executive Director, City

Planning, as amended, the proposed 177 unit townhouse development, as indicated on the drawings listed in Attachment 1 and 2 to the report.

3. City Council delegate back to the Chief Planner or his designate, the authority to issue Site Plan Approval.
4. City Council direct the City Solicitor to prepare and register any necessary site plan agreements.
5. City Council authorize the Director, Community Planning, Etobicoke York District to execute the agreement.

Background Information

Council also considered the following:

- [Report \(February 2, 2007\) from the Chief Planner and Executive Director, City Planning \(EY 2.34a\).](#)

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

Committee Recommendations

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

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.

Decision Advice and Other Information

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

Noted and Filed Items:

The Etobicoke York Community Council noted and filed the following agenda item(s):

EY2.15 Status Report Official Plan and Zoning Amendment Application - 6 Aldgate Avenue (Ward 5)

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

EY2.32 Installation of All-Way Stop Control Kingsview Boulevard and Garview Court (Ward 2)

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

Submitted Tuesday, January 16, 2007

Councillor Nunziata, Chair, Etobicoke York Community Council