
Etobicoke York Community Council

Meeting No.	11	Contact	Glenda Jagai, Committee Administrator
Meeting Date	Tuesday, October 30, 2007	Phone	416-394-2516
Start Time	9:30 AM	E-mail	etcc@toronto.ca
Location	Council Chamber, Etobicoke Civic Centre		

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Location	Council Chamber, Etobicoke Civic Centre		

EY11.1	NO AMENDMENT			Ward: 6
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156 & 160 Evans Avenue and 829, 833, 839 Oxford Street - Common Elements Condominium and Part Lot Control Applications - Final Report

City Council Decision

City Council on November 19 and 20, 2007, adopted the following motions:

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

- a. Notice of Approval Conditions for Site Plan Approval have been issued;
 - b. all tax arrears and current taxes owing be paid in full; and
 - c. the owner of the subject lands has registered, satisfactory to the City Solicitor a Section 118 restriction under the Land Titles Act agreeing not to transfer or charge any part of the lands without the prior written consent of the Chief Planner or his designate.
4. City Council authorize the City Solicitor to take the necessary steps to release the Section 118 restriction at such time as final Site Plan Approval and the Common Elements Condominium Plan has been registered.
 5. City Council authorize and direct the appropriate City officials to register the Part Lot Control Exemption By-law on title.

Statutory - Planning Act, RSO 1990

(October 15, 2007) Report from Director, Community Planning, Etobicoke York District

Committee Recommendations

The Etobicoke York Community Council recommends that City Council:

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

Section 118 restriction under the Land Titles Act agreeing not to transfer or charge any part of the lands without the prior written consent of the Chief Planner or his designate;

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

Decision Advice and Other Information

Councillor Grimes moved that the recommendations in the staff report be approved.

Recorded vote:

Yes:	Councillors DiGiorgio, Grimes, Lindsay Luby, Mammoliti, Nunziata and Saundercook,	(6)
No:	Councillors Hall and Milczyn	(2)
Absent:	Councillors Ford, Holyday and Palacio	(3)

Carried.

Councillor Milczyn moved:

That the following Recommendation 2. in the report (October 15, 2007) from the Director, Community Planning, Etobicoke York District, be deferred, until the matter of the illegal billboard located at 156 Evans Avenue, is resolved:

- “2. City Council direct that a Part Lot Control Exemption By-law with respect to the subject lands be prepared to the satisfaction of the City Solicitor, and that such By-law shall expire two years after it has been enacted;”

Recorded vote:

Yes:	Councillors Hall and Milczyn	(2)
No:	Councillors DiGiorgio, Grimes, Lindsay Luby, Mammoliti, Nunziata and Saundercook,	(6)
Absent:	Councillors Ford, Holyday and Palacio	(3)

Motion lost.

The Etobicoke York Community Council held a statutory public meeting on October 30, 2007 and notice was given in accordance with the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

Summary

The applications for Draft Plan of Common Elements Condominium and Part Lot Control Exemption were made on June 19, 2007 and are subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

These applications propose 177 townhouse units with a common elements condominium road, visitor parking spaces and public park which are currently under construction at 156 & 160 Evans Avenue and 829, 833, 839 Oxford Street.

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

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

Background Information

October 15, 2007 report

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-7564.pdf>

Notice

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-7782.pdf>

EY11.2	NO AMENDMENT			Ward: 6
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2298 Lake Shore Boulevard West, Zoning Application - Final Report

City Council Decision

City Council on November 19 and 20, 2007, adopted the following motion:

City Council adopt the recommendations in the Final Report (October 16, 2007) from the Director, Community Planning, Etobicoke York District, as amended by the Supplementary Report (October 26, 2007) which provided the update to the draft Zoning By-law:

1. City Council determine that the proposed development of the lands at 2298 Lake Shore Boulevard West is compatible with the development pattern on this Avenue segment and adjacent Neighbourhoods, and that development can proceed prior to the completion of an Avenue Study.
2. City Council amend the former City of Etobicoke Zoning Code substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 1 to the Supplementary Report dated October 26, 2007.

3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
4. Before introducing the necessary Bills to City Council for enactment, City Council require the issuance of the Notice of Approval Conditions for the Site Plan Application.

Statutory - Planning Act, RSO 1990

(October 16, 2007) Report from Director, Community Planning, Etobicoke York District

Committee Recommendations

The Etobicoke York Community Council recommends that City Council adopt the recommendations in the Final Report (October 16, 2007) from the Director, Community Planning, Etobicoke York District, as amended by the Supplementary Report (October 26, 2007) which provided the update to the draft Zoning By-law:

1. City Council determine that the proposed development of the lands at 2298 Lakeshore Boulevard West is compatible with the development pattern on this Avenue segment and adjacent Neighbourhoods, and that development can proceed prior to the completion of an Avenue Study;
2. City Council amend the former City of Etobicoke Zoning Code substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 1 to the Supplementary Report dated October 26, 2007;
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required; and
4. before introducing the necessary Bills to City Council for enactment, require the issuance of the Notice of Approval Conditions for the Site Plan Application.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This application proposes to demolish the existing daycare building to permit a 4-storey, 12-unit stacked townhouse condominium in two buildings.

The proposal maintains the intent of the Official Plan and is compatible with the development pattern in the area.

This report reviews and recommends approval of the application to amend the Zoning By-law, subject to conditions.

Background Information

October 16, 2007 report

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-7757.pdf>)

Notice

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-7783.pdf>)

Communications

(October 29, 2007) e-mail from Shawn Henderson (EY.Main)

(October 30, 2007) e-mail from Dr. Donald J. Henderson (EY.Main)

Speakers

David Stickney

EY11.3	NO AMENDMENT			Ward: 12
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Deeming By-law, Maple Leaf Drive, Bourdon Avenue, Venice Drive, Stella Street and Seabrook Avenue - Final Report

City Council Decision

City Council on November 19 and 20, 2007, adopted the following motions:

1. City Council pass a By-law to deem the following lots in the area of Maple Leaf Drive not to be a plan of subdivision in accordance with the draft Deeming By-law attached as Attachment 1; namely, Lots 21 – 22, Registered Plan 1997; Lots 31 – 32, Registered Plan 2012; Lots 1 – 10, 13 – 16, 34 – 35, Registered Plan 2021 and Lots 4 and 14, Registered Plan 2268.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the By-law as may be required.
3. City Council authorize the City Clerk to give notice of the passing of the By-law to the owners of the lands to which the by-law applies pursuant to the City of Toronto Act.
4. City Council authorize the Etobicoke York Community Council to hear any person to whom a notice was sent who gives notice to the City Clerk within the required time that the person desires to make representation respecting the amendment or repeal of the By-law at the next meeting following the last day for receiving notice.

(October 16, 2007) Report from Director, Community Planning, Etobicoke York District

Committee Recommendations

The Etobicoke York Community Council recommends that City Council:

1. pass a By-law to deem the following lots in the area of Maple Leaf Drive not to be a plan of subdivision in accordance with the draft Deeming By-law attached as Attachment 1; namely, Lots 21 – 22, Registered Plan 1997; Lots 31 – 32, Registered Plan 2012; Lots 1 – 10, 13 – 16, 34 – 35, Registered Plan 2021 and Lots 4 and 14, Registered Plan 2268;
2. authorize the City Solicitor to make such stylistic and technical changes to the By-law as may be required;
3. authorize the City Clerk to give notice of the passing of the By-law to the owners of the lands to which the by-law applies pursuant to the City of Toronto Act; and
4. authorize the Etobicoke York Community Council to hear any person to whom a notice was sent who gives notice to the City Clerk within the required time that the person desires to make representation respecting the amendment or repeal of the By-Law at the next meeting following the last day for receiving notice.

Financial Impact

The recommendations in this report have no financial impact.

Summary

This report responds to a City Council directive to review existing development in the area along Maple Leaf Drive. The report recommends that a by-law be passed to deem certain lots to no longer be a registered Plan of Subdivision. The lots comprise the properties at 194 Maple Leaf Drive, 4, 7, 9, 10, 13, and 14 Bourden Avenue, 8 Venice Avenue, 39 Stella Avenue and 11 Seabrook Avenue.

Background Information

October 16, 2007 report

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-7760.pdf>

EYCC extract

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-7805.pdf>

Council Extract

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-7806.pdf>

EY11.8	AMENDED			Ward: 12
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52 Harding Avenue - Private Tree Removal

City Council Decision

City Council on November 19 and 20, 2007, adopted the following motion:

1. City Council deny the request for a permit to remove one (1) privately-owned tree at 52 Harding Avenue.

(September 25, 2007) Report from General Manager, Parks, Forestry and Recreation

Committee Recommendations

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

Decision Advice and Other Information

Councillor Di Giorgio moved that City Council approve the request for a permit to remove the privately owned black walnut tree located at 52 Harding Avenue, and that approval be conditional upon the owner implementing a planting plan that includes the planting of at least 3 large growing native trees.

Recorded vote:

Yes: Councillors DiGiorgio, Ford, Grimes, Holyday and Nunziata (5)
 No: Councillors Hall, Lindsay Luby, Mammoliti, Milczyn and Saundercook (5)
 Absent: Councillor Palacio

Motion lost on a tie vote.

Councillor Saundercook moved that City Council approve the option as stated in the second paragraph under the COMMENTS heading in the report (September 25, 2007) from the General Manager, Parks, Forestry and Recreation:

“Urban Forestry Staff are of the opinion that an option for construction exists that would see the tree retained and protected on site. This option includes moving the proposed garage approximately 1.5 metres east towards the flanking street. Constructing the garage upon a supportive pier system will also further mitigate potential impacts below grade. Retaining the tree would not impact the house as currently proposed.”

Recorded vote:

Yes: Councillors Hall, Lindsay Luby, Mammoliti, Milczyn and Saundercook (5)
 No: Councillors DiGiorgio, Ford, Grimes, Holyday and Nunziata (5)
 Absent: Councillor Palacio

Motion lost on a tie vote.

Financial Impact

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

Summary

This report requests Council’s authority to deny the request for removal of one (1) privately

owned tree located at 52 Harding Avenue. The application has been made to allow for the construction of a new single family dwelling and a detached two-car garage.

Inspection of the tree revealed that the tree is healthy and in good condition. This tree has a well developed crown with very little deadwood throughout. Alternative proposals should be explored that would allow for the protection of the walnut tree. Urban Forestry cannot support removal of this tree due to its viable condition.

Background Information

September 25, 2007 report

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-7452.pdf>)

Speakers

John Vicente

Virgilio Luongo

EY11.22	NO AMENDMENT			Ward: 5
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Proposed Bicycle Lanes on Royal York Road from Delroy Drive to Mimico Creek

City Council Decision

City Council on November 19 and 20, 2007, adopted the following motions:

1. City Council approve the installation of bicycle lanes on both sides of Royal York Road, from Delroy Drive to Mimico Creek, as detailed in Appendix A of this report.
2. City Council approve the amendments to the traffic and parking regulations detailed in Appendix B of this report.
2. City Council authorize and direct the appropriate City officials to take the necessary action to give effect thereto, including the introduction of all necessary bills.

(October 16, 2007) Report from Director, Transportation Services, Etobicoke York District

Committee Recommendations

The Etobicoke York Community Council recommends that City Council approve:

1. the installation of bicycle lanes on both sides of Royal York Road, from Delroy Drive to Mimico Creek, as detailed in Appendix A of this report;
2. the amendments to the traffic and parking regulations detailed in Appendix B of this report; and

3. authorize and direct the appropriate City officials to take the necessary action to give effect thereto, including the introduction of all necessary bills.

Financial Impact

Funds to implement the bicycle lanes on Royal York Road are included as part of the road reconstruction cost for the affected section.

Summary

The purpose of this report is to obtain authority to install bicycle lanes on Royal York Road from Delroy Drive to Mimico Creek.

The reconstruction of Royal York Road has been designed to provide one traffic lane and one bicycle lane in each direction. The Ward Councillor has been consulted and supports the proposed bicycle lanes on Royal York Road.

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

Background Information

October 16, 2007 report

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-7705.pdf>

Attachment 1

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-7706.pdf>

Attachment 2

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-7707.pdf>

EY11.25	NO AMENDMENT			Ward: 12
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Sheffield Street - Amendment to Parking Regulations

City Council Decision

City Council on November 19 and 20, 2007, adopted the following motion:

1. City Council approve a parking prohibition from 7:00 a.m. to 6:00 p.m., Monday to Friday, on the east side of Sheffield Street, from a point 46 metres south of Colville Road and a point 77 metres south thereof.

(October 1, 2007) Report from Director, Transportation Services, Etobicoke York District

Committee Recommendations

The Etobicoke York Community Council recommends that City Council approve:

1. a parking prohibition from 7:00 a.m. to 6:00 p.m., Monday to Friday on the east side of Sheffield Street, from a point 46 metres south of Colville Road and a point 77 metres south thereof.

Financial Impact

Type of Funding	Source of Funds	Amount
Available within current budget	Transportation Services Operating Budget	\$500.00

Summary

The purpose of this report is to implement a more restrictive parking regulation on the east side of Sheffield Street between Colville Road and Hafis Road, based on the results of Transportation Services staff investigation. The new regulation would prevent the excessive on-street parking on the east side of Sheffield Street.

As Sheffield Street is a transit route, this matter requires the approval of City Council. Toronto Transit Commission (TTC) staff has been advised of the issue and have not objected to the recommendation.

Background Information

October 1, 2007 report

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-7436.pdf>

Attachment

<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-7437.pdf>

EY11.30	NO AMENDMENT			Ward: 1, 2, 3, 4, 5, 6, 7, 11, 12, 13, 17
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Recommended Candidates for the Etobicoke York Community Preservation Panel

Confidential Attachment - Personal matters about an identifiable individual, including municipal or local board employees

City Council Decision

City Council on November 19 and 20, 2007, adopted the following motions:

1. City Council appoint the selected individuals listed in the confidential Attachment 1 effective January 1, 2008, to the Etobicoke York Community Preservation Panel for a term coincident with Council or until their successors are appointed.
2. City Council make the names public once Council has appointed the selected individuals.

Confidential Attachment 1 to the report (October 2, 2007) from the Director, Policy and Research, City Planning Division, is now public and contains the names of the following persons appointed to the Etobicoke York Community Preservation Panel:

Mary Louise Ashbourne
Claudia Benedek
Madeleine McDowell
Norman McLeod
Joseph Muller
Kemi Villasa
Thomas Wicks

(October 2, 2007) Report from Director, Policy and Research, City Planning Division

Committee Recommendations

The Etobicoke York Community Council recommends that City Council:

1. appoint the selected individuals listed in the confidential Attachment 1 effective January 1, 2008 to the Etobicoke York Community Preservation Panel for a term coincident with Council or until their successors are appointed; and
2. make the names public once Council has appointed the selected individuals.

Financial Impact

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

Summary

This report summarizes the process followed to recruit and evaluate candidates for the Etobicoke York Community Preservation Panel and recommends that Council nominate the individuals listed in confidential Attachment 1 to the Panel. The four Community Preservation Panels act as heritage advocates in their communities. The Panels report to the Toronto Preservation Board on local heritage matters and on issues relating to the Ontario Heritage Act.

City planning staff received 45 applications from individuals volunteering to serve on the Panels. All of the eligible candidates were offered interviews. Candidates were scored by a selection committee on their ability to answer predetermined interview questions. Based on their interview scores the selection committee compiled a list of qualified candidates and recommends that Council nominate these candidates to serve on the Panel.

Background Information

October 2, 2007 report

(<http://www.toronto.ca/legdocs/mmis/2007/ey/bgrd/backgroundfile-7547.pdf>)

Etobicoke York Community Council Report - Meeting No. 11
Considered by City Council on November 19 and 20, 2007

Submitted Tuesday, October 30, 2007

Councillor Frances Nunziata, Chair, Etobicoke York Community Council