
Etobicoke York Community Council

Meeting No.	25	Contact	Glenda Jagai, Committee Administrator
Meeting Date	Thursday, March 26, 2009	Phone	416-394-2516
Start Time	9:30 AM	E-mail	etcc@toronto.ca
Location	Council Chamber, Etobicoke Civic Centre	Chair	Councillor Frances Nunziata

Councillor Frances Nunziata (Chair)	Councillor Mark Grimes	Councillor Peter Milczyn
Councillor Suzan Hall (Vice-Chair)	Councillor Doug Holyday	Councillor Cesar Palacio
Councillor Frank Di Giorgio	Councillor Gloria Lindsay Luby	Councillor Bill Saundercook
Councillor Rob Ford	Councillor Giorgio Mammoliti	

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Timed Items**10:00 a.m. – EY25.1, EY25.2, EY25.3, EY25.4****10:30 a.m. – EY 25.5, EY25.6, EY25.7, EY25.8, EY25.9, EY25.10, EY25.11****7:00 p.m. – EY25.46****Introduction and Enactment of General Bills and Bill to Confirm the Proceedings of Community Council will be last items.****Declarations of Interest under the *Municipal Conflict of Interest Act*****Confirmation of Minutes – February 9, 2009****Speakers/Presentations – A complete list will be distributed at the meeting.**

EY25.1	Presentation	10:00 AM		Ward: All
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Live Green Toronto Program**Summary**

Presentation by the Director, Implementation & Support, Toronto Environment Office about the City's Live Green Toronto Program.

EY25.2	ACTION	10:00 AM		Ward: 6
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2230 Lake Shore Boulevard West – Official Plan and Zoning By-law Amendment Application – Final Report*Statutory - Planning Act, RSO 1990***Origin**

(March 10, 2009) Report from Director, Community Planning, Etobicoke York District

Recommendations

The City Planning Division recommends that:

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment 6.
2. City Council amend the Zoning Code for the former City of Etobicoke substantially in accordance with the Zoning By-law amendments described in this report.
3. 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, in consultation with City Planning, Building Division, and the Toronto and Region Conservation Authority.

4. The owner be required to enter into a Section 37 Agreement to secure community benefits as outlined in this report and summarized in Attachment 7, prior to introducing the necessary Bills to City Council for enactment.

Summary

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to replace the existing commercial plaza at 2230 Lake Shore Boulevard West with a 133 metre high-rise residential condominium building (approximately 44-storeys) containing approximately 341 condominium and townhouse-style units. The development will consist of four levels of underground parking, a two to 4-storey podium, with retail commercial uses at grade along Lake Shore Boulevard West with office uses above.

The project is consistent with the Provincial Policy Statement's call for accommodation of residential growth in a manner that implements the City's Official Plan.

The point tower and podium design respect the integrity of the existing neighbourhood, create a good public realm, and the landscaped open space on and adjacent to the site contribute to the development.

The proposal is compatible with the scale of other tall residential buildings existing, approved and proposed nearby, including Marina Del Ray, Humber Bay Shores and along Park Lawn Road.

This report reviews and recommends approval of the applications to amend the Official Plan and Zoning By-law.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

March 10, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19536.pdf>

Notice

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19567.pdf>

(Deferred from February 9, 2009 - 2009.EY24.17)

EY25.3	ACTION	10:00 AM		Ward: 17
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Study of the North Side of Davenport Road between Alberta Avenue and Winona Drive - Zoning By-law Amendments – Final Report

Statutory - Planning Act, RSO 1990

Origin

(January 22, 2009) Report from Director, Community Planning, Etobicoke York District

Recommendations

The City Planning Division recommends that:

1. A public meeting be arranged and notice be given for the March 26, 2009 Etobicoke York Community Council meeting to consider the proposed Zoning By-law amendment attached as Attachment 5.
2. That this report be brought forward to the public meeting.
3. That the following recommendations be presented at the public meeting for adoption:
 - a. City Council amend Zoning By-law No. 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5; and
 - b. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

Summary

This City-initiated amendment is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This report presents the findings of a City-initiated study and recommends amendments to the former City of Toronto Zoning By-law No. 438-86 for the properties located in the area north of Davenport Road between Alberta Avenue and Winona Drive.

At the direction of City Council, community planning staff conducted a study of the properties zoned Mixed Use District (MCR) on the north side of Davenport Road between Alberta Avenue and Winona Drive. The purpose of the study was to assess the compatibility of the uses permitted within the MCR zone with the adjacent residential neighbourhood so as to limit nuisances associated with traffic, parking, safety or other adverse impacts.

This study recommends amendments to the boundary of the MCR zone and the range of permitted uses.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

January 22, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19124.pdf>)

Notice

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19568.pdf>)

Extract - February 9, 2009

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19398.pdf>)

EY25.4	ACTION	10:00 AM		Ward: 7
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2970 Jane Street, 13 and 15 Elana Drive – Zoning By-law Amendment Application – Refusal Report

Origin

(March 4, 2009) Report from Director, Community Planning, Etobicoke York District

Recommendations

The City Planning Division recommends that:

1. City Council refuse the application in its current form for the reasons set out in this report.
2. City Council request the Director, Community Planning, Etobicoke York District to continue discussions with the applicant, local Councillor and neighbourhood representatives on a revised rezoning proposal which would be consistent with City policies, in conjunction with the concept plan prepared by staff and attached as Attachment 4 to this report and the provision of community benefits to be secured through Section 37 of the Planning Act.
3. In the case that the application is appealed to the Ontario Municipal Board, the City Solicitor and appropriate City Staff be authorized to attend at the Ontario Municipal Board in support of Council's refusal.

Summary

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes a 16 unit infill development consisting of 2 detached dwellings and 7 pairs of semi-detached dwellings on a new private road at 13 and 15 Elana Drive and on a part of the property at 2970 Jane Street. The existing rental apartment building at 2970 Jane Street is to be retained on a reduced lot. The existing pair of semi-detached dwellings at 13 and 15 Elana Drive are proposed to be removed to accommodate the new private road and one detached dwelling.

This report reviews and recommends refusal of the application in its current form to amend the

Zoning By-law and seeks Council's direction for staff to attend the Ontario Municipal Board in opposition to the development should the application be appealed.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

March 4, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19451.pdf>

EY25.5	ACTION	10:30 AM	Delegated	Ward: 6
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Application for Fence Exemption - 79 Thirty Eighth Street

Origin

(March 4, 2009) Report from Manager, Municipal Licensing and Standards

Recommendations

Municipal Licensing and Standards recommend that:

1. The Etobicoke York Community Council refuse the application, as the proposed fence does not comply with the provisions of Toronto Municipal Code Chapter 447, Fences.

Summary

This staff report is in response to an application for a Fence Exemption to maintain an existing 2.44 metres high close board wooden fence with a lattice top, and a 2.55 metres high wooden gate with an arbour, at the rear yard on the south side of the property.

Financial Impact

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

Background Information

March 4, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19496.pdf>

EY25.6	ACTION	10:30 AM	Delegated	Ward: 13
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Appeal of Polling Results for a Boulevard Café Permit Application Located at 3079 Dundas Street West, Quebec Avenue Flankage

Origin

(March 9, 2009) Report from Manager, Municipal Licensing & Standards, Licensing Services

Recommendations

Municipal Licensing and Standards recommends:

1. That the Etobicoke York Community Council deny the application for the proposed boulevard café at 3079 Dundas Street West; OR
2. That the Etobicoke York Community Council approve the application for the proposed boulevard café at 3079 Dundas Street West.

Summary

To report on the results of a public poll regarding an application for a boulevard café permit on the Quebec Avenue flankage of 3079 Dundas Street West.

Financial Impact

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

Background Information

March 9, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19539.pdf>)

Appendix 1

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19542.pdf>)

Appendix 2

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19540.pdf>)

Appendix 3 - 5

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19541.pdf>)

Communications

(March 23, 2009) e-mail from Adrian Sivell (EY.Main)

EY25.7	ACTION	10:30 AM	Delegated	Ward: 17
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Realignment and Revocation of Existing Boulevard Cafe and Marketing Permits on Portions of St. Clair Avenue West Due to Sidewalk and Roadway Reconstruction

Origin

(March 9, 2009) Report from Manager, Municipal Licensing & Standards, Licensing Services

Recommendations

Municipal Licensing and Standards recommends:

1. Etobicoke York Community Council refuse the site specific exemptions and direct Municipal Licensing and Standards to issue permits in compliance with the provisions

of former City of Toronto Municipal Code, Chapter 313 as per Appendix 1; OR

2. Etobicoke York Community Council grant the site specific exemptions as per Appendix No. 2

Summary

Etobicoke York Community Council at the meeting held on February 9, 2009 directed Municipal Licensing and Standards to report back on the feasibility of site specific exemptions for 1163, 1229-1301 1240, 1279, 1352, St. Clair Avenue West to accommodate Boulevard Marketing and Café permits.

In addition, to report on the possibility of the relocation of the tree and tree pit fronting 1299-1301 St. Clair Avenue West to accommodate the maximum marketing area.

Financial Impact

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

Background Information

March 9, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19550.pdf>

Appendix 1

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19551.pdf>

Appendix 2

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19552.pdf>

Extract EY24.4

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19553.pdf>

(Deferred from February 9, 2009 - 2009.EY24.5 and January 13, 2009 - 2009.EY23.36)

EY25.8	ACTION	10:30 AM	Delegated	Ward: 17
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Comprehensive Billboard Audit of Ward 17

Origin

(December 15, 2008) Report from Manager, Municipal Licensing & Standards, Etobicoke York District

Summary

This report provides a status update on the Billboard Audit of Ward 17.

Financial Impact

There are no financial implications.

Background Information

December 15, 2008 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19121.pdf>)

Extract - January 13, 2009

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19122.pdf>)

Extract - February 9, 2009

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19397.pdf>)

EY25.9	ACTION	10:30 AM	Delegated	Ward: 5
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Demolition Control Report - 55 Oakfield Drive

Origin

(March 2, 2009) Report from Director and Deputy Chief Building Official

Recommendations

Toronto Building recommends that Etobicoke York Community Council give consideration to the demolition application and decide to:

1. Refuse the application to demolish the subject single family dwelling building because there is no permit application to replace the buildings on the site.
2. Approve the application to demolish the subject single family dwelling building without conditions.
3. Approve the application to demolish the subject single family dwelling building with the following conditions:
 - i. that a construction fence be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article III, if deemed appropriate by the Chief Building Official;
 - ii. that all debris and rubble be removed immediately after demolition;
 - iii. that any excavation and open foundations on the property are backfilled with clean fill;
 - iv. site be levelled so that there is no water accumulation, sod be laid on the site and be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623-5, and 629-10, paragraph B; and
 - v. Prior to demolition, applicant will obtain approval from Urban Forestry Ravine and Natural Feature Protection Section for protection of all trees on the subject property.

Summary

On February 5, 2009, Toronto Building received a Demolition Permit application to demolish a

One Storey Single Family Dwelling. To this date, Toronto Building has not received any Building Permit applications to replace the building.

In accordance with By-law 1009-2006 (Municipal Code, Chapter 363, Article II), the above noted demolition permit application is submitted to Community Council for consideration and decision due to the fact that a building permit has not been issued to replace the building. When considering this matter Community Council may make one of the following decisions; grant the demolition permit application, refuse the demolition application or grant the demolition with conditions.

Financial Impact

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

Background Information

March 2, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19517.pdf>)

EY25.10	ACTION	10:30 AM		Ward: 4
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66 Trehorne Drive – Private Tree Removal

Origin

(February 27, 2009) Report from Director, Urban Forestry, Parks, Forestry and Recreation

Recommendations

The General Manager of Parks, Forestry and Recreation recommends that:

1. Council deny the request for a permit to remove one (1) privately-owned tree at 66 Trehorne Drive.

Summary

The report requests that Council deny the request for removal of one (1) privately-owned tree, located in the front yard of 66 Trehorne Drive. The property owner is concerned that this tree may cause damage to the foundation of the house located on the property.

Inspection of the tree by staff revealed that it is in good condition. Foundation repairs have been carried out at the property. If the repairs included disconnection of the downspouts from the weeping tiles, eliminating water from collecting at the foundation, tree roots currently growing in this location will die and not pose a problem in the future. With proper care and maintenance, the tree should continue to provide benefits to the community for years to come. Urban Forestry cannot support the removal of an existing healthy tree when action can be taken to eliminate the problems that currently exist with the tree and the home on the property.

Financial Impact

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

Background Information

February 27, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19391.pdf>)

EY25.11	ACTION	10:30 AM		Ward: 5
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4187 Dundas Street West and 567, 569 and 571 Prince Edward Drive – Private Tree Removal

Origin

(March 4, 2009) Report from Director, Urban Forestry, Parks, Forestry and Recreation

Recommendations

The General Manager of Parks, Forestry and Recreation recommends that Council:

1. Confirm the decision of the General Manager of Parks, Forestry and Recreation to deny the request for a permit to remove two (2) privately-owned trees at 4187 Dundas Street West and 567, 569 and 571 Prince Edward Drive.

Summary

This report requests that Council confirm the decision of the General Manager of Parks, Forestry and Recreation to deny the request for a permit to remove two (2) privately-owned trees at 4187 Dundas Street West and 567, 569 and 571 Prince Edward Drive (the “Site”).

The applicant originally applied for permits to remove 9 trees, but subsequently requested the deletion of two trees located on the abutting property. By letter dated November 20, 2008, the General Manager advised that of the remaining 7 trees, 5 could be removed subject to conditions but the General Manager refused to issue a permit to destroy Tree Nos. 4192 and 4193, being a red oak and a horse-chestnut, as: inspection of the trees by staff revealed that both are in good condition and, for the reasons set out below, the General Manager cannot support the removal of these trees.

The applicant has appealed this decision to refuse to issue permits to destroy these two trees to Etobicoke York Community Council.

The applicant had requested the removal of all 9 trees (including the 2 on the abutting property) to permit the construction of a proposed residential building that was the subject of a zoning and site plan appeal to the Ontario Municipal Board (the “OMB”). The OMB has issued a decision allowing the proposed building; and, in appealing the General Managers refusal, the owner stated that:

the above noted decision . . . contradicts decision PL070056 of the Ontario Municipal Board. The decision of the General Manager would not permit the construction of the 7 storey condominium development on site as approved by the Ontario Municipal

Board. I believe that the decision of the General Manager cannot ignore and also contradict the decision of the Board

However, City legal counsel, who appeared before the OMB, has advised that he had specifically raised the issue of trees with the OMB member during the hearing, noting that the owner's witnesses had not identified any trees that may need to be removed and that the owner was not seeking permission from the OMB to remove any trees. City legal counsel had, therefore, specifically asked the presiding OMB member to note that its decision would not prejudice any later decision that may have to be made by the City in the event the owner applied to the City for a permit to remove trees. The presiding Board member agreed with City legal counsel on that point. The decision of the General Manager therefore neither ignores, nor contradicts the Board's decision.

Financial Impact

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

Background Information

March 4, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19609.pdf>

EY25.12	ACTION		Delegated	Ward: 11
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Application for Encroachment Agreement - 2 A Bushey Avenue

Origin

(March 5, 2009) Report from District Manager, Municipal Licensing and Standards

Recommendations

Municipal Licensing and Standards recommend that The Etobicoke York Community Council approve the application for the existing encroachments within the road allowance subject to the following conditions:

1. The City Solicitor be authorized to prepare an Encroachment Agreement for the proposed encroachment.
2. The owner enters into an Encroachment Agreement with the City of Toronto and pays all fees associated with the preparation of the Agreement.
3. The Certificate of Insurance shall be renewed and a copy thereof submitted to Municipal Licensing and Standards on an annual basis for the life of the encroachment.
4. Should City by-laws affecting this encroachment be amended, the applicant will be responsible for any new or additional fees.

5. The maximum height of the retaining wall not to exceed 0.85 metres in height (from grade of the adjoining driveway) for 3 metres in length measured from the west edge of the Bushey Avenue sidewalk as per the attached details. The picket fence shall not exceed 1.07 metres in height on the retaining wall (Attachments 1, 2 and 3).
6. The owner shall obtain all necessary construction/streets occupation permit(s) for any future work on the road allowance.
7. The owner shall comply at all times with regulations set out in the former City of York Streets By-law 3343-79, as amended.
8. 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.
9. The owner shall complete all work in accordance with the submitted plans forming, attachments 1, 2, 3 and 4.

Summary

This report is in regard to an application for an Encroachment Agreement to maintain existing fencing in the side yard street allowance of Weston Road with a total area of 53.0 square metres encroaching on the City road allowance, and stairs, retaining wall and front yard fencing on the Bushey Avenue City road allowance.

Financial Impact

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

Background Information

March 5, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19498.pdf>

EY25.13	ACTION		Delegated	Ward: 11
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Application for Encroachment Agreement - 4 Bushey Avenue

Origin

(March 5, 2009) Report from District Manager, Municipal Licensing and Standards

Recommendations

Municipal Licensing and Standards recommend that The Etobicoke York Community Council approve the application for the existing encroachments within the road allowance subject to the following conditions:

1. The City Solicitor be authorized to prepare an Encroachment Agreement for the proposed encroachment.
2. The owner enters into an Encroachment Agreement with the City of Toronto and pays all fees associated with the preparation of the Agreement.
3. 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.
4. Should City by-laws affecting this encroachment be amended, the applicant will be responsible for any new or additional fees.
5. The Certificate of Insurance shall be renewed and a copy thereof submitted to Municipal Licensing and Standards on an annual basis for the life of the encroachment.
6. The maximum height of the retaining walls not to exceed 0.85 metres in height for 3 metres in length measured from the west edge of the Bushey Avenue sidewalk as per the attached details, (Attachments 1, 2, 3, and 4).
7. The owner shall obtain all necessary construction/streets occupation permit(s) for any future work on the road allowance.
8. The owner shall comply at all times with regulations set out in the former City of York Streets By-law 3343-79, as amended.

Summary

This report is in regard to an application for an Encroachment Agreement to maintain existing stairs, retaining wall and fencing in the front yard street allowance of Bushey Avenue, with a total area of 2.73 square metres encroaching on the City road allowance.

Financial Impact

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

Background Information

March 5, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19497.pdf>

EY25.14	ACTION		Delegated	Ward: 6
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Outdoor Café Encroachment Request - 3473 Lake Shore Boulevard West

Origin

(March 2, 2009) Report from District Manager, Municipal Licensing and Standards

Recommendations

Municipal Licensing and Standards recommends that the Etobicoke York Community Council approve the transfer of the Café Encroachment Agreement on the following conditions:

1. The applicant enters into an Encroachment Agreement with the City of Toronto.
2. The City Solicitor to be authorized to prepare an Encroachment Agreement and the applicant pay all fees associated with the preparation and execution of this Agreement and to pay an annual fee, to the City of Toronto for use of the road allowance in the amount of \$11.00 per square metre (subject to change), plus GST.
3. The signed agreement to be returned to the City along with the required Certificate of Insurance, evidencing a third party injury and property damage insurance in the amount to \$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 boulevard café to be licensed for seasonal use, between the period of May 1st to October 31st and the railing and patio furniture to be removed from the public road allowance at the end of the season.
5. The applicant to operate the boulevard Café in compliance with the requirements as stipulated under Toronto Municipal Code, Chapter 591, Noise.
6. The applicant to obtain a construction/street permit prior to commencement of any construction.
7. To use the Boulevard only for the purposes of a Boulevard Café.
8. The property owner/applicant to maintain the Boulevard Café 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.
9. To ensure that no refuse, litter, garbage or loose or objectionable material accumulates in or around the Boulevard Café.

Summary

This report is in response to an application by the new operators of the business at 3473 Lake Shore Boulevard West, “Kalamata Hospitality Inc.” to transfer the existing Café Licence within the boulevard measuring 36.16 square metres.

Financial Impact

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

Background Information

March 2, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19446.pdf>)

EY25.15	ACTION		Delegated	Ward: 17
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Sign Variance Report - 1295A St Clair Avenue West**Origin**

(February 24, 2009) Report from Director and Deputy Chief Building Official

Recommendations

It is recommended that:

1. The request for variance(s) be approved for the reasons outlined in this report.
2. The applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permit.
3. The proposed sign is equipped with a timer that will automatically turn the lights off in the projecting sign at 10:00 p.m., and will not permit the lights to be turned on until 8:00 a.m. every day.

Summary

Toronto Building received a request from Robert Doran with Transworld Signs, for B.J.B. Letterio Law Office, for approval of variance from Chapter 297, Signs, of the former City of Toronto Municipal Code to install a First Party Illuminated Projecting Sign for "B.J.B. Letterio Law Office" on the north elevations at the second storey of 1295A St Clair Avenue West.

Financial Impact

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

Background Information

February 24, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19450.pdf>)

EY25.16	ACTION		Delegated	Ward: 7
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Sign Variance Report - 1593B – 1615 Wilson Ave**Origin**

(February 17, 2009) Report from Director and Deputy Chief Building Official

Recommendations

It is recommended that:

1. The request for variance be approved for the reasons outlined in this report.
2. The applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permit.
3. MTO (Ministry of Transportation) approval will be required since the signage is within 400 metres of any limit of a controlled access highway. Contact Ken Sherbanowski at (416) 235-5560.

Summary

Toronto Building received a request from John David Adam with Zip Signs Ltd., for Madison Properties Inc., for approval of a variance from the former City of North York Sign By-law 30788, to install one first party illuminated wall sign for " TD Canada Trust" on the north elevations at 1593B – 1615 Wilson Avenue.

Financial Impact

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

Background Information

February 17, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19514.pdf>

EY25.17	ACTION		Delegated	Ward: 12
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Sign Variance Report - 1411 Lawrence Avenue West

Origin

(February 24, 2009) Report from Director and Deputy Chief Building Official

Recommendations

It is recommended that:

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

Summary

Toronto Building received a request from Catherine Quesnel-Dupras with International Neon for Metro Ontario Services, for approval of a variance from the former City of North York Sign

By-law 30788, to replace an existing First Party Illuminated Fascia wall sign for "METRO" on the east elevations at 1411 Lawrence Avenue West.

Financial Impact

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

Background Information

February 24, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19449.pdf>

EY25.18	ACTION		Delegated	Ward: 2
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Chetta Place - Parking Regulation Amendments and Speed Limit Amendment

Origin

(February 11, 2009) Report from Director, Transportation Services - Etobicoke York District

Recommendations

Transportation Services recommends that Etobicoke York Community Council approve:

1. Enacting a "No Stopping, 8:00 a.m. to 5:00 p.m., Monday to Friday" prohibition on the east and south side of Chetta Place between Dixon Road and the east limit of the road.
2. Enacting a 40 km/h speed limit on Chetta Place between Dixon Road and the east limit of the road, as the requirements of the 40 km/h Speed Limit Warrant are achieved.

Summary

The purpose of this report is to propose the introduction of a stopping prohibition on the south and east side of Chetta Place, between the hours of 8:00 a.m. and 5:00 p.m., Monday to Friday. This stopping regulation will ensure two-way travel on the road by not allowing motorists to stop during the day on the side of the street opposite Kingsview Village Junior Public School.

In addition, a staff assessment has determined that the criteria for the installation of a 40 km/h speed limit is achieved, in that the findings are consistent with the 40 km/h Speed Limit Warrant on Chetta Place.

Financial Impact

Type of Funding	Source of Funds	Amount
Available within current budget	Transportation Services Operating Budget	\$800.00

Background Information

February 11, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19409.pdf>)

Attachment

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19410.pdf>)

EY25.19	ACTION		Delegated	Ward: 2
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Blackfriar Avenue - Parking Regulation Amendments

Origin

(February 18, 2009) Report from Director, Transportation Services - Etobicoke York District

Recommendations

Transportation Services recommends that Etobicoke York Community Council approve:

1. Rescinding the “No Parking Anytime” prohibition on both sides of Blackfriar Avenue between Dixon Road and Kingsview Boulevard.
2. Enacting a “No Parking Anytime” prohibition on the east and south side of Blackfriar Avenue between Dixon Road and a point 90 metres north of Dixon Road.
3. Enacting a “No Parking Anytime” prohibition on the east side of Blackfriar Avenue between a point 130 metres north and east of Dixon Road and Kingsview Boulevard.
4. Enacting a “No Parking Anytime” prohibition on the west and north side of Blackfriar Avenue between Dixon Road and a point 255 metres north and east of Dixon Road.
5. Enacting a “No Parking Anytime” prohibition on the west side of Blackfriar Avenue between Bridesburg Drive and Kingsview Boulevard.

Summary

The purpose of this report is to propose the removal of a portion of the “No Parking Anytime” prohibition along the south side of Blackfriar Avenue near 15 Blackfriar Avenue and 25 Blackfriar Avenue. By removing this regulation, on-street parking up to the City-wide maximum of three hours will be allowed on one side of the road.

Financial Impact

Type of Funding	Source of Funds	Amount
Available within current budget	Transportation Services Operating Budget	\$800.00

Background Information

February 18, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19411.pdf>)

Attachment

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19412.pdf>)

EY25.20	ACTION			Ward: 2, 5
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2009 Capital Works Projects – Highway Alteration By-laws and Sidewalk Installations

Origin

(March 4, 2009) Report from Director, Transportation Services - Etobicoke York District

Recommendations

Transportation Services recommends that City Council approve:

1. The alterations and modifications at various locations within the Etobicoke York District, as indicated in Appendix “A”, and generally as shown on the attached sketches.

Summary

The purpose of this report is to recommend the enactment of highway alteration by-laws for the installation of sidewalks and realignments of intersections at various locations in the Etobicoke York District.

The proposed modifications and alterations will be undertaken as part of the 2009 Capital Works Program and will improve traffic operations and enhance pedestrian safety.

Since the Toronto Transit Commission (TTC) operate transit services on these streets, City Council approval of the report is required. TTC staff has been consulted on these matters and concurs.

Financial Impact

All costs associated with the various projects within the Etobicoke York District as indicated in Appendix “A”, have been accommodated in the approved 2009 Capital Budget.

Background Information

March 4, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19491.pdf>)

Appendix A

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19492.pdf>)

Attachment

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19493.pdf>)

EY25.21	ACTION		Delegated	Ward: 2
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Westona Street and Braecrest Avenue – Traffic Calming

Origin

(February 17, 2009) Report from Director, Transportation Services - Etobicoke York District

Recommendations

Transportation Services recommends that Etobicoke York Community Council approve:

1. Authorizing the City Clerk to conduct a poll of eligible householders in the area bounded by Royal York Road, Lawrence Avenue, Scarlett Road, and Yorkleigh Avenue. Specifically on Yorkleigh Avenue, between Scarlett Road and the west limit of the road (near Roxaline Street), Braecrest Avenue between Westona Street and Royal York Road, Roxaline Street between Lawrence Avenue and Yorkleigh Avenue, Westona Street between Lawrence Avenue and Yorkleigh Avenue, Mountbatten Road between Scarlett Road and the west limit of the road, Freemont Avenue between Yorkleigh Avenue and Mountbatten Road, Lawrence Avenue between Royal York Road and Scarlett Road (south side), Scarlett Road between Lawrence Avenue and Yorkleigh Avenue (west side), and Royal York Road between Lawrence Avenue and Yorkleigh Avenue (east side) to determine residents support for the directional diverter, in accordance with the City of Toronto Traffic Calming Policy.
2. That if the results of the poll indicate to remove the directional diverter;
 - a. The City Solicitor rescind the by-law which previously altered sections of the roadway at Westona Street and Braecrest Avenue, for traffic calming purposes, generally as shown on the attached Drawing No. EY09-52, dated February 2009 and circulated to residents through the polling process.

Summary

The purpose of this report is to respond to the direction of Etobicoke York Community Council, at the meeting of September 14, 2004, “that staff re-examine area traffic patterns, volumes and speeds following build-out and occupancy of the seniors’ retirement and housing facility at 2245 Lawrence Avenue West, and that at that time consider alternative traffic management measures including permanent traffic calming devices”.

A temporary directional diverter was installed at the intersection of Westona Street at Braecrest Drive/driveway to the Villages of Humber Heights in 2005 prior to occupancy of the seniors’ retirement facility. As the Villages of Humber Heights facility is now fully occupied, staff conducted follow-up studies with the directional diverter at the intersection.

Now that studies are complete, and as a result of the previous direction of Community Council, and discussions with the area Councillor and Oakwood Retirement Communities Inc., this report seeks authority to undertake another poll to determine if the residents of both 2245

Lawrence Avenue and the area homes, support retaining the directional diverter at this intersection.

Financial Impact

Type of Funding	Source of Funds	Amount
Available within current budget	Transportation Services Capital Budget	\$12,000.00

Background Information

February 17, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19526.pdf>)

Attachment

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19527.pdf>)

Extract Clause 56(d) of Report 7, 2004

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19862.pdf>)

EY25.22	ACTION		Delegated	Ward: 4
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Hartfield Road – Parking Regulation Amendments

Origin

(February 19, 2009) Report from Director, Transportation Services - Etobicoke York District

Recommendations

Transportation Services recommends that Etobicoke York Community Council approve:

1. Rescinding the existing parking prohibition that applies between 8:00 a.m. and 5:00 p.m., Monday to Friday on the south side of Hartfield Road from Anglesey Boulevard to The Kingsway.
2. Enacting a parking prohibition that applies between 8:00 a.m. and 5:00 p.m., Monday to Friday on the south side of Hartfield Road from The Kingsway to a point 73 metres further west.
3. Enacting a parking prohibition that applies between 9:00 a.m. and 11:00 a.m., 1:00 p.m. and 3:00 p.m., Monday to Friday, on the south side of Hartfield Road from a point 73 metres west of The Kingsway to a point 62 metres further west.
4. Enacting a Maximum 10 Minute Limit that applies between 8:00 a.m. and 9:00 a.m., 11:00 a.m. and 1:00 a.m., 3:00 p.m. and 5:00 p.m. Monday to Friday, on the south side of Hartfield Road from a point 73 metres west of The Kingsway to a point 62 metres further west.

5. Enacting a parking prohibition that applies between 8:00 a.m. and 5:00 p.m., Monday to Friday, on the south side of Hartfield Road from a point 135 metres west of The Kingsway to Anglesey Boulevard.

Summary

The purpose of this report is to obtain approval for the installation of a “Maximum 10 Minute Limit” parking regulation on the south side of Hartfield Road along a portion of the frontage of Humber Valley Village Junior Middle School. This regulation will apply between 8:00 a.m. and 9:00 a.m., 11:00 a.m. and 1:00 p.m., and 3:00 p.m. and 5:00p.m. To prevent parking during the off-peak school hours, parking will be prohibited between 9:00 a.m. and 11:00 a.m., and between 1:00 p.m. and 3:00 p.m.

This proposed regulation will give the parents wishing to accompany children into the school an area for short duration parking.

Financial Impact

Type of Funding	Source of Funds	Amount
Available within current budget	Transportation Services Operating Budget	\$400.00

Background Information

February 19, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19413.pdf>

Attachment

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19414.pdf>

EY25.23	ACTION		Delegated	Ward: 4
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Richview Road - Parking Regulation Amendment

Origin

(March 12, 2009) Report from Director, Transportation Services - Etobicoke York District

Recommendations

Transportation Services recommends that Etobicoke York Community Council approve:

1. Enacting a “No Parking Anytime” prohibition on the north side of Richview Road from a point 200 metres west of Scarlett Road to a point 20 metres further west.
2. Enacting a “No Stopping Anytime” prohibition on the north side of Richview Road from a point 220 metres west of Scarlett Road to a point 50 metres further west.

Summary

The purpose of this report is to propose the introduction of a stopping prohibition on a small portion of the north side of Richview Road. This stopping regulation will ensure good sightlines for motorists exiting from the condominium driveway at 40 Richview Road.

Financial Impact

Type of Funding	Source of Funds	Amount
Available within current budget	Transportation Services Operating Budget	\$400.00

Background Information

February 12, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19415.pdf>)

Attachment

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19416.pdf>)

EY25.24	ACTION		Delegated	Ward: 5
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Cardigan Road – Speed Limit Amendment

Origin

(March 2, 2009) Report from Director, Transportation Services - Etobicoke York District

Recommendations

Transportation Services recommends that Etobicoke York Community Council approve:

1. Enacting 40 km/h speed limit on Cardigan Road between Islington Avenue and Saybrook Avenue.

Summary

The purpose of this report is to obtain approval to reduce the speed limit on Cardigan Road between Islington Avenue and Saybrook Avenue.

As the 40 km/h Speed Limit Warrant requirements are achieved, a 40 km/h speed limit is recommended on Cardigan Road between Islington Avenue and Saybrook Avenue.

Financial Impact

Type of Funding	Source of Funds	Amount
Available within current budget	Transportation Services Operating Budget	\$400.00

Background Information

March 2, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19442.pdf>

Attachment

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19443.pdf>

EY25.25	ACTION		Delegated	Ward: 6
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Manitoba Street – Speed Limit Amendment

Origin

(March 2, 2009) Report from Director, Transportation Services - Etobicoke York District

Recommendations

Transportation Services recommends that Etobicoke York Community Council approve:

1. Enacting 40 km/h speed limit on Manitoba Street between Royal York Road and Legion Road North.

Summary

The purpose of this report is to obtain approval to reduce the speed limit on Manitoba Street between Royal York Road and Legion Road North.

The proposed 40 km/h speed limit on Manitoba Street will be consistent with the existing speed limit on the parallel (east-west) streets in the residential community east of Royal York Road between the F.G. Gardiner Expressway and Portland Street. Approval of this report will result in a 40 km/h speed limit being posted on Manitoba Street.

Financial Impact

Type of Funding	Source of Funds	Amount
Available within current budget	Transportation Services Operating Budget	\$800.00

Background Information

March 2, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19444.pdf>

Attachment

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19445.pdf>

EY25.26	ACTION		Delegated	Ward: 11
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King Street at George Street – Turn Prohibitions

Origin

(February 20, 2009) Report from Director, Transportation Services - Etobicoke York District

Recommendations

Transportation Services recommends that Etobicoke York Community Council approve:

1. Authorizing the City Clerk to conduct a poll of residents on George Street and Fern Avenue to determine whether residents support eastbound left turn and westbound right turn prohibitions between 8:00 a.m. and 9:00 a.m. and between 3:00 p.m. and 5:30 p.m., Monday to Friday, from King Street to George Street, from September 1 of one year to June 30 of the following year.
2. The installation of turn prohibitions subject to favourable poll results.

Summary

The purpose of this report is to respond to a request to prohibit eastbound left turns and westbound right turns from King Street to George Street, during the morning and afternoon peak periods of the school year (buses excepted).

The proposed turn prohibitions will alleviate traffic congestion on King Street and on George Street where two schools are in operation and will provide for a safer environment for all road users.

Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Transportation Services Division Operating Budget	\$2,000.00

Background Information

February 20, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19417.pdf>

Attachments

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19418.pdf>

EY25.27	ACTION			Ward: 11, 17
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St. Clair Avenue West, between Old Weston Road and Gunns Road/Old Stock Yards Road – Road Alterations for the St. Clair Avenue West Transit Improvement Project

Origin

(March 2, 2009) Report from Director, Transportation Services - Etobicoke York District

Recommendations

Transportation Services recommends that City Council:

1. Authorize the preparation of a by-law for the alteration of St. Clair Avenue West, between Old Weston Road and Gunns Road/Old Stock Yards Road, to allow construction of the Preferred Design Concept identified through the St. Clair Avenue West Transit Improvements Class Environmental Assessment study process. The modifications are generally as shown on Drawing Nos. 421F-9594, 421F-9595, 421F-9596, 421F-9597 and 421F-9598 dated March 2009, include:
 - a. Construction of a raised, mountable trackbed in the centre of St. Clair Avenue West, between signalized intersections, with curbs as required, for the exclusive use of public transit vehicles and emergency service vehicles, including Police, Fire, and Emergency Medical Services;
 - b. Widening portions of the pavement up to 2.8 metres, on the north and south sides of St. Clair Avenue West between Old Weston Road and Gunns Road/Old Stock Yards Road; and, widening the pavement up to 7 metres for the section on the south side of St. Clair Avenue West between Old Weston Road to just west of Old Weston Road, generally as shown on Drawing Nos. 421F-9594, 421F-9595, 421F-9596, 421F-9597 and 421F-9598 dated March 2009.
2. Authorize the installation of the proposed streetcar loading platforms on St. Clair Avenue West, between Old Weston Road and Gunns Road/Old Stock Yards Road, listed in the attached Appendix “A”.

Summary

Transportation Services is seeking authority to introduce road alteration by-laws on St. Clair Avenue West from Old Weston Road to Gunns Road/Old Stock Yards Road, to allow for the construction and implementation of the St. Clair Avenue West Transit Improvement Project as approved by City Council.

Since the Toronto Transit Commission (TTC) is the operator of the St. Clair Avenue West Transit Route, City Council approval of this report will be required. The Toronto Transit Commission staff has been fully engaged on this project and is supportive of the recommendations contained in this report.

Financial Impact

All costs associated with the road alterations have been accommodated in the St. Clair Avenue West Transit Improvement Project budget.

Background Information

March 2, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19522.pdf>

Attachments

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19523.pdf>

EY25.28	ACTION			Ward: 12
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570 Rogers Road – Payment-in-Lieu of Parking

Origin

(February 25, 2009) Report from Director, Transportation Services - Etobicoke York District

Recommendations

Transportation Services recommends that:

1. Council exempt the applicant at 570 Rogers Road from the former City of York Bylaw 1-83 parking requirement of three parking stalls, subject to a \$7,500.00 payment-in-lieu of parking.
2. The applicant signs a Payment-In-Lieu of Parking Agreement with the City, to the satisfaction of the City Solicitor.

Summary

This report seeks Council's approval to exempt the applicant from the parking requirement in the former City of York Bylaw 1-83 to provide three additional parking stalls. Instead of accommodating the parking on-site, the applicant has requested a payment-in-lieu of parking in the amount of \$7,500.00 to the City.

The parking exemption is considered appropriate since the shortfall in stalls will not have a significant impact on parking conditions in the area.

Section 40 of the Planning Act grants Council the authority to approve payment-in-lieu of parking. This application has been made pursuant to the City's Payment-In-Lieu Of Parking Policy adopted in July 2004. City Council approval is required as this matter has not been delegated.

Financial Impact

The City of Toronto will receive \$7,500.00 plus a \$300.00 application processing fee. The Toronto Parking Authority's parking reserve fund will receive the \$7,500.00, with Transportation Services receiving the application fee of \$300.00.

Background Information

February 25, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19420.pdf>

Attachment

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19421.pdf>

EY25.29	ACTION		Delegated	Ward: 13
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Beresford Avenue - Speed Limit Amendment

Origin

(February 13, 2009) Report from Director, Transportation Services - Etobicoke York District

Recommendations

Transportation Services recommends that Etobicoke York Community Council approve:

1. Enacting a 40 km/h speed limit on Beresford Avenue, from a point 36 metres north of Annette Street to Dundas Street West.

Summary

The purpose of this report is to obtain approval to enact a 40 km/h speed limit on Beresford Avenue.

A staff assessment has determined that although the criteria for the installation of a 40 km/h speed limit are not achieved in that the findings are not consistent with the 40 km/h Speed Limit Warrant, other determining factors have led staff to conclude that the implementation of a 40km/h speed limit is appropriate in this case.

Financial Impact

Type of Funding	Source of Funds	Amount
Available within current budget	Transportation Services Operating Budget	\$1,600.00

Background Information

February 13, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19422.pdf>

Attachment

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19423.pdf>

EY25.30	ACTION		Delegated	Ward: 13
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Disabled Persons' Parking – EYD - March 2009

Origin

(March 9, 2009) Report from Director, Transportation Services - Etobicoke York District

Recommendations

Transportation Services recommends that Etobicoke York Community Council approve:

1. The installation and removal of on-street parking spaces for persons with disabilities at various locations as identified in the attached Appendix A.

Summary

The purpose of this report is to obtain approval for the installation/removal of a number of on-street parking spaces for persons with disabilities.

Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Transportation Services Operating Budget	\$3,000.00

Background Information

March 9, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19490.pdf>

EY25.31	ACTION		Delegated	Ward: 17
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124 Northcliffe Boulevard – Amendment to Parking Regulations

Origin

(February 18, 2009) Report from Director, Transportation Services - Etobicoke York District

Recommendations

Transportation Services recommends that Etobicoke York Community Council approve:

1. Rescinding the existing parking regulations on the west side of Northcliffe Boulevard, north of St. Clair Avenue West as listed in Appendix “A” of this report.
2. Enacting the proposed parking regulations on the west side of Northcliffe Boulevard, north of St. Clair Avenue West as listed in Appendix “B” of this report.

Summary

The purpose of this report is to extend the morning time limit parking hours for the existing 10-minute Pick-up and Drop-off Zone on the west side of Northcliffe Boulevard north of St. Clair Avenue West.

The proposed parking amendment will address the parking concerns raised by parents who need to pick-up and drop-off their children south of the existing School Bus Loading Zone on the west side of Northcliffe Boulevard, north of St. Clair Avenue West.

Financial Impact

Type of funding	Source of funds	Amount
Available within current budget	Transportation Services Division Operating Budget	\$1,000.00

Background Information

February 18, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19447.pdf>

Attachment

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19448.pdf>

EY25.32	ACTION			Ward: 17
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St. Clair Avenue West, between Caledonia Road/Caledonia Park Road and Winona Drive – Parking regulation amendments for the St. Clair Avenue West Transit Improvement Project

Origin

(March 4, 2009) Report from Director, Transportation Services - Etobicoke York District

Recommendations

Transportation Services recommends that City Council approve:

1. Rescinding the existing parking regulations on St. Clair Avenue West, between Caledonia Road/Caledonia Park Road and Winona Drive, listed in the attached Appendix “A”.
2. Enacting the proposed parking regulations on St. Clair Avenue West, between Caledonia Road/Caledonia Park Road and Winona Drive, listed in the attached Appendix “B”.

Summary

The purpose of this report is to obtain approval to introduce amendments to the parking regulations on St. Clair Avenue West, from Caledonia Road/Caledonia Park Road to Winona Drive.

The proposed parking regulation amendments will serve to improve the safe movement of transit patrons utilizing the St. Clair Avenue West Transit Line, facilitate the safe circulation of general traffic and introduce much needed additional on-street parking spaces for merchants on this section of St. Clair Avenue West.

Since the Toronto Transit Commission (TTC) operates a transit service on St. Clair Avenue

West, City Council approval of this report is required. TTC staff has been consulted on the amendments and has not objected to the proposal.

Financial Impact

All costs associated with the parking regulation changes have been included for funding as part of the St. Clair Avenue West Transit Improvement Project.

Background Information

March 4, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19543.pdf>)

Attachments

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19544.pdf>)

EY25.33	ACTION			Ward: 7
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Assumption of Services – Subdivision owned by Rowntree Gardens Inc., Plan 66M-2397, TB SUB 2001 0001 (Toryork Dr./Milvan Dr.) Oliti Crt. & San Gabrielle Place

Origin

(February 19, 2009) Report from Acting Director, Development Engineering

Recommendations

It is recommended that:

1. An assumption by-law be passed to assume the municipal services in Subdivision Plan 66M-2397.
2. The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Summary

This report recommends that the municipal services installed under the terms of the Subdivision Agreement for Plan 66M-2397, dated November 28, 2002, between Rowntree Gardens Inc. and the City of Toronto are in the required condition to be assumed by the City.

Financial Impact

There are no financial implications from this assumption of services other than those considered when the subdivision was approved in 2002.

Background Information

February 19, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19304.pdf>)

Attachment - map

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19305.pdf>)

EY25.34	ACTION			Ward: 3
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Designation of Fire Routes and amendment to Chapter 880 – Fire Routes - 245 Markland Drive

Origin

(February 24, 2009) Report from Toronto Fire Services

Recommendations

Toronto Fire Services recommends that:

1. Part or those parts of the private road or roads shown on the site plan filed with the Fire Chief in respect of the municipal address set out below be designated as a fire route pursuant to Municipal Code Chapter 880 – Fire Routes – 245 Markland Drive.
2. City Council authorise the Fire Chief and City Solicitor to take the appropriate action to make a designated Fire Route.

Summary

To obtain Council approval for the amendment of the Fire Route By-law to designate certain locations as fire routes within the meaning of City of Toronto Municipal Code Chapter 880, as amended.

Fire Services uses designated fire routes as a key mechanism in regulating fire prevention, including the prevention of spreading of fires and the delivery of fire protection services.

Financial Impact

There are no financial implications associated with this report.

Background Information

February 24, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19374.pdf>

By-law

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19375.pdf>

EY25.35	ACTION			Ward: 4
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Designation of Fire Routes and amendment to Chapter 880 – Fire Routes (1403 Royal York Road)

Origin

(March 9, 2009) Report from Toronto Fire Services

Recommendations

Toronto Fire Services recommends that:

1. Part or those parts of the private road or roads shown on the site plan filed with the Fire Chief in respect of the municipal address set out below be designated as a fire route pursuant to Municipal Code Chapter 880 – Fire Routes - 1403 Royal York Road.
2. City Council authorise the Fire Chief and City Solicitor to take the appropriate action to make a designated Fire Route.

Summary

To obtain Council approval for the amendment of the Fire Route By-law to designate certain locations as fire routes within the meaning of City of Toronto Municipal Code Chapter 880, as amended.

Fire Services uses designated fire routes as a key mechanism in regulating fire prevention, including the prevention of spreading of fires and the delivery of fire protection services.

Financial Impact

There are no financial implications associated with this report.

Background Information

March 9, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19509.pdf>

By-law

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19510.pdf>

EY25.36	ACTION			Ward: 13
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Designation of Fire Routes and amendment to Chapter 880 – Fire Routes (The Queensway, Windermere Avenue)

Origin

(February 24, 2009) Report from Toronto Fire Services

Recommendations

Toronto Fire Services recommends that:

1. Part or those parts of the private road or roads shown on the site plan filed with the Fire Chief in respect of the municipal addresses set out below be designated as fire routes pursuant to Municipal Code Chapter 880 – Fire Routes - 97 The Queensway, 99 The Queensway, 101 The Queensway, 107 The Queensway, 109 The Queensway,

111 The Queensway, 113 The Queensway, 115 The Queensway, 117 A The Queensway, 117 B The Queensway, 119 A The Queensway, 119 B The Queensway, 8 Windermere Avenue.

2. City Council authorise the Fire Chief and City Solicitor to take the appropriate action to make a designated Fire Route.

Summary

To obtain Council approval for the amendment of the Fire Route By-law to designate certain locations as fire routes within the meaning of City of Toronto Municipal Code Chapter 880, as amended.

Fire Services uses designated fire routes as a key mechanism in regulating fire prevention, including the prevention of spreading of fires and the delivery of fire protection services.

Financial Impact

There are no financial implications associated with this report.

Background Information

February 24, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19372.pdf>

By-law

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19373.pdf>

EY25.37	ACTION		Delegated	Ward: 6, 11, 12, 17
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Business Improvement Area (BIA) Boards of Management - Various Additions and Deletions

Origin

(February 17, 2009) Report from Director, Business Services

Recommendations

The Director of Business Services recommends that:

1. Etobicoke York Community Council approve the additions and deletions to the Lakeshore Village, Long Branch, Mount Dennis, Weston Village, Eglinton Hill and Corso Italia BIA Boards of Management as set out in Attachment No. 1.
2. Schedule A of the Municipal Code Chapter 19, Business Improvement Areas, be amended to reflect the changes to the BIA Boards of Management.

Summary

The purpose of this report is to recommend Etobicoke York Community Council approve the additions and deletions to the Lakeshore Village, Long Branch, Mount Dennis, Weston Village,

Eglinton Hill and Corso Italia BIA Boards of Management. The Etobicoke York Community Council has delegated authority to make final decisions regarding BIA appointments.

Financial Impact

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

Background Information

February 17, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19392.pdf>)

EY25.38	ACTION			Ward: 6
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2077 Lake Shore Boulevard West – Authority to Enter into Agreement

Origin

(March 3, 2009) Report from Director, Community Planning, Etobicoke York District

Recommendations

The City Planning Division recommends that:

1. City Council authorize the City Clerk and the Chief Financial Officer and Treasurer, or their delegates, to execute on behalf of the City a Section 45(9) Agreement satisfactory to the City Solicitor in consultation with the Director of Community Planning, Etobicoke York District, implementing the conditions imposed by the Committee of Adjustment in approving application A593/07 EYK.

Summary

City Council approval was granted in April 2006, to permit an 18-storey, 127-unit senior's building integrated with on-site ancillary medical services and communal dining facilities at 2077 Lake Shore Boulevard West in the Humber Bay Shores community. Subsequently, the Committee of Adjustment approved a variance application (A593/07) to allow two additional storeys. Conditional site plan approval was issued on July 18, 2007, and construction is underway.

The purpose of this report is to seek authority from City Council to enter into a Section 45(9) Agreement with the owner of 2077 Lake Shore Boulevard West to implement the conditions imposed by the Committee of Adjustment in its decision on application A 593/07 EYK. The agreement will secure the financial obligations of the applicant toward local area park improvements, and secure the applicant's obligation to permit limited public access to the commercial component of the development.

Financial Impact

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

Background Information

March 3, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19454.pdf>

EY25.39	ACTION			Ward: 13
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1968 Bloor Street West – Extension of By-law 341-2008 Exempting the Lands from Part Lot Control – Final Report

Origin

(February 23, 2009) Report from Director, Community Planning, Etobicoke York District

Recommendations

The City Planning Division recommends that:

1. City Council enact a By-law to extend the term of By-law 341-2008 to allow the unsold lots formerly known as 1968 Bloor Street West (Part of Lots 52, 53 and 54 of Registered Plan 660 York, designated as Parts 1, 3 to 18 inclusive on Reference Plan 66R-23550) be exempt from Part Lot Control for an additional one year period substantially in accordance with the draft By-law included as Attachment 2 of this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft By-law as may be required.
3. City Council authorize and direct the appropriate City Officials to register the By-law on title.

Summary

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This report recommends that By-law 341-2008 be extended for an additional one year period to allow the unsold lots formerly known as 1968 Bloor Street West to be exempt from Part Lot Control thus allowing additional time for the sale and conveyance of the unsold lots to individual purchasers.

This report reviews and recommends approval of the request.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

February 23, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19319.pdf>

EY25.40	ACTION			Ward: 6
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315 and 327 Royal York Road – Zoning By-law Amendment - Preliminary Report

Origin

(February 24, 2009) 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.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Summary

This application was made on or after January 1, 2007, and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to amend the former City of Etobicoke Zoning Code and the former Town of Mimico By-law to permit a 20-storey mixed use condominium apartment building integrating the Mimico GO Transit station and a portion of the related parking.

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.

It is recommended that a community meeting be scheduled by staff, in consultation with the Ward Councillor. The completion of a further staff report and statutory public meeting under the Planning Act is targeted for the second quarter of 2009. This target assumes that all required information shall be provided without delay and that issues arising from the application can be resolved in a timely manner.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

February 24, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19326.pdf>

EY25.41	ACTION			Ward: 6
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2123 Lake Shore Boulevard West and 68 Marine Parade Drive – Official Plan and Zoning Amendment Applications - Preliminary Report

Origin

(March 9, 2009) 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.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Summary

This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes official plan and zoning by-law amendments to permit a 39-storey condominium building with retail at grade on the lands at 2123 Lake Shore Boulevard West. A 30-storey condominium building with retail at grade is proposed for the lands at 68 Marine Parade Drive.

This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the applications and on the community consultation process.

This application has been circulated to relevant divisions and agencies. It is recommended that a community meeting be scheduled by staff, in consultation with the Ward Councillor.

A Final Report and Public Meeting under the Planning Act to consider this application is targeted for the third quarter of 2009, provided all required information is submitted in a timely manner.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

March 9, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19468.pdf>)

EY25.42	ACTION			Ward: 6
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20 and 22 Marina Avenue - Zoning Amendment and Site Plan Applications - Preliminary Report

Origin

(March 9, 2009) 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.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Summary

This application was made on January 21, 2009 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes the construction of four, four-storey condominium apartment buildings, each containing 5 dwelling units at 20 and 22 Marina Avenue.

This report provides preliminary information on the above-noted applications and seeks Community Council's directions on further processing of the application and on the community consultation process.

This application has been circulated to City divisions and external agencies, where appropriate, for comment. Staff anticipate holding a community consultation meeting in the second quarter of 2009.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

March 9, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19471.pdf>)

EY25.43	ACTION			Ward: 17
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90 Caledonia Park Road – Official Plan and Zoning By-law Amendment Application - Preliminary Report

Origin

(March 9, 2009) 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.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

Summary

This application was made after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This application proposes to redesignate the property from Utility Corridor to Neighbourhoods and rezone it from an Industrial District to a Residential District so as to permit 52 stacked townhouses at 90 Caledonia Park Road.

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.

This application has been circulated to relevant divisions and agencies. It is recommended that a community consultation meeting be scheduled by staff, in consultation with the Ward Councillor.

Currently, this site falls within two City initiated planning study areas. As part of the review of this application, staff will be using the findings of both the St. Clair Avenue Study and the Caledonia Study to inform the evaluation of the proposed development. The Final Report and a Public Meeting under the Planning Act is targeted for the fourth quarter of 2009, provided all required information is submitted by the applicant in a timely manner.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

March 9, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19469.pdf>)

EY25.44	ACTION			Ward: 11
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Debby Court – Request to Poll Residents for Overnight Parking**Origin**

(February 26, 2009) Member Motion from Councillor Frances Nunziata

Recommendations

1. That appropriate staff be authorized to conduct a poll of eligible residents/property owners on Debby Court to determine if residents/property owners of the roadway support amending the parking restrictions on the street such that vehicles will be allowed to park overnight.
2. That the above be done in consultation with Transportation Services, Etobicoke-York District.

Summary

Councillor Nunziata is in receipt of a petition signed by residents on Debby Court requesting that vehicles be allowed to park on the street overnight.

Background Information

Notice of Motion

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19129.pdf>)

EY25.45	ACTION			Ward: 2
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556, 558 Scarlett Road and 13 Chapman Road – Zoning Appeal - Request for Direction

Confidential Attachment - The receiving of advice that is subject to solicitor-client privilege

Origin

(March 9, 2009) Report from City Solicitor

Recommendations

The City Solicitor recommends that:

1. City Council adopt the Recommendations embodied in the confidential report (Attachment 1).
2. City Council authorize the public release of the recommendations once adopted by City Council, together with Attachment “A”. The balance of the report remains confidential.

Summary

The applicant wishes to construct eleven dwelling units on the subject property. By the adoption of Item EY21.2 at its meeting on December 1, 2 and 3, 2008, City Council opposes the development. An Ontario Municipal Board hearing has been scheduled for April 16th and 17th, 2009.

The purpose of this report is to seek further directions from City Council with respect to the hearing. This is a time sensitive matter as those directions are required prior to the commencement of the hearing.

Financial Impact

The recommendations contained in this report have no financial impact.

Background Information

March 9, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19608.pdf>)

EY21.2 Extract

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19610.pdf>)

(Deferred from February 9, 2009 - 2009.EY24.10) (Deferred from January 13, 2009 - 2009.EY23.38)

EY25.46	ACTION	7:00 PM	Delegated	Ward: 7
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Islington Avenue – Boulevard Parking

Origin

(December 16, 2008) Report from Director Transportation Services – Etobicoke York

Summary

The purpose of this report is to respond to Etobicoke York Community Council’s request that the Director, Transportation Services, Etobicoke York District, report to its January 13, 2009 meeting on the process used to recapture the City of Toronto boulevards along Islington Avenue between Steeles Avenue West and Finch Avenue West.

Financial Impact

There are no financial implications for Transportation Services that arise from considering this report.

Background Information

December 16, 2008 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19393.pdf>)

Attachment

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19394.pdf>)

Extract - January 13, 2009

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19395.pdf>)

Extract - February 9, 2009

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19396.pdf>)

46a Islington Avenue – Boulevard Parking

Origin

(March 4, 2009) Report from Director, Transportation Services – Etobicoke York

Summary

Further to a previous staff report of December 16, 2008, the purpose of this report is to advise Etobicoke York Community Council of a recent Ontario Superior Court decision regarding an application for an injunction served on the City of Toronto in November of 2008.

Financial Impact

There are no financial implications for Transportation Services that arise from considering this report.

Background Information

March 4, 2009 supplementary report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19441.pdf>)

Attachment

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-19861.pdf>)

EY25.Bills	ACTION		Delegated	
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General Bills

Confirmatory Bills