
Etobicoke York Community Council

Meeting No.	26	Contact	Glenda Jagai, Committee Administrator
Meeting Date	Tuesday, April 21, 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. – EY26.1, EY26.2, EY26.3, EY26.4, EY 26.5, EY26.6, EY26.20****11:00 a.m. – EY26.25****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 – March 26, 2009****Speakers/Presentations – A complete list will be distributed at the meeting.****(Deferred from March 26, 2009 - EY25.4)**

EY26.1	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-20087.pdf>)

Extract EY25.4

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-20188.pdf>)

(Deferred from March 26, 2009 - EY25.5)

EY26.2	ACTION	10:00 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. 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-20088.pdf>)

Extract EY25.5

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-20189.pdf>)

EY26.3	ACTION	10:00 AM	Delegated	Ward: 6
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Fence Exemption Request for 70 Hillside Avenue**Origin**

(March 27, 2009) Report from District Manager, Municipal Licensing and Standards

Recommendations

Municipal Licensing and Standards recommends that:

1. Etobicoke York Community Council deny this request due to non compliance with the provisions of The Toronto Municipal Code, Chapter 447, Fences.

Summary

This report is in response to an application by the owner of the property to maintain a newly constructed wood fence with lattice work attached at the top, located in the front yard of the property. The height of the fence varies between 1.60 metres to 2.13 metres.

Financial Impact

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

Background Information

March 27, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-20116.pdf>)

(Deferred from March 26, 2009 - EY25.8, Deferred from February 9, 2009 - EY24.5 and January 13, 2009 - EY23.36, for Public Presentation and Debate)

EY26.4	ACTION	10:00 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-20090.pdf>)

Extract - January 13, 2009

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-20091.pdf>)

Extract - February 9, 2009

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-20089.pdf>)

Extract March 26, 2009

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-20190.pdf>)

(Deferred from March 26, 2009 - EY25.10)

EY26.5	ACTION	10:00 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-20092.pdf>)

Extract EY25.10

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-20191.pdf>)

EY26.6	ACTION	10:00 AM	Delegated	Ward: 2
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Freemont Avenue and Hill Garden Road – All-Way Stop Control**Origin**

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

Recommendations

Transportation Services recommends that:

1. An all-way stop control not be installed at the intersection of Freemont Avenue and Hill Garden Road as the warrant requirements are not achieved.

Summary

The purpose of this report is to present the results of an investigation for the installation of an all-way stop control at the intersection of Freemont Avenue and Hill Garden Road. A staff assessment has determined that the criteria for the installation of an all-way stop for this location has not been achieved. Specifically, the minimum warrant requirements are not met at this intersection due to very low traffic volumes and the good safety record.

Financial Impact

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

Background Information

March 17, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-20099.pdf>)

Attachment

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-20100.pdf>)

(Deferred from March 26, 2009 - EY25.47)

EY26.7	ACTION			Ward: 17
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St. Clair Avenue West, between Caledonia Road/ Caledonia Park Road and Old Weston Road – Fire Vehicle Access**Origin**

(March 16, 2009) Report from Director, Transportation Services - Etobicoke York District

Summary

In connection with a previous request from City Council, the Chief General Manager, Toronto Transit Commission, with input from the Fire Chief, will be reporting back with further details of fire vehicle access to the Public Works and Infrastructure Committee. This report will address any concerns with the St. Clair Avenue West Transit Improvement Project within the Etobicoke York District.

Financial Impact

There are no financial implications arising from the consideration of this report.

Background Information

March 16, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-20094.pdf>

EY24.25

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-20093.pdf>

Extract EY25.47

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-20194.pdf>

EY26.8	ACTION		Delegated	Ward: 1
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Mount Olive Drive and Silverstone Drive - Parking Regulation Amendments**Origin**

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

Recommendations

Transportation Services recommends that Etobicoke York Community Council approve:

1. Rescinding the existing “No Stopping, 8:00 a.m. to 5:00 p.m., Monday to Friday” prohibition on both sides of Mount Olive Drive between Vange Crescent (the most easterly intersection) to Silverstone Drive.
2. Rescinding the existing “No Parking, 8:00 a.m. to 5:00 p.m., Monday to Friday”

prohibition on the east side of Silverstone Drive between Mount Olive Drive and Stevenson Road.

3. Rescinding the existing “No Stopping, 8:00 a.m. to 5:00 p.m., Monday to Friday” prohibition on both sides of Silverstone Drive between a point 87 metres south of Mount Olive Drive and at point 36 metres south thereof.
4. Rescinding the existing “School Bus Loading Zone” on the east side of Silverstone Drive between point 87 metres south of Mount Olive Drive and point 37 metres south thereof.
5. Enacting a “No Stopping, 8:00 a.m. to 5:00 p.m., Monday to Friday” prohibition on the north side of Mount Olive Drive between Vange Crescent (east intersection) and Silverstone Drive (south intersection).
6. Enacting a “No Parking, 8:00 a.m. to 5:00 p.m., Monday to Friday” prohibition on the south side of Mount Olive Drive between Vange Crescent (east intersection) and Silverstone Drive (south intersection).
7. Enacting a “No Stopping, 8:00 a.m. to 5:00 p.m., Monday to Friday” prohibition on the east side of Silverstone Drive between the Mount Olive Drive (south intersection) and Stevenson Road.
8. Enacting a “No Stopping, 8:00 a.m. to 5:00 p.m., Monday to Friday” prohibition on the west side of Silverstone Drive between a point 87 metres south of Mount Olive Drive (south intersection) and point 36 metres south thereof.

Summary

The purpose of this report is to amend the parking regulations in the area of Highfield Junior School, which is located on the corner of Mount Olive Drive and Silverstone Drive. The proposed parking regulation amendments include prohibiting parking between 8:00 a.m. and 5:00 p.m., Monday to Friday on the school side of both Mount Olive Drive and Silverstone Drive, while prohibiting stopping between 8:00 a.m. and 5:00 p.m., Monday to Friday on the side of the street opposite the school.

These proposed regulations will be more consistent with other schools in the area while reducing the potential for vehicles to be parked on both sides of the respective streets. These regulations are also intended to reduce congestion near the school and the need for students to cross the road between parked vehicles. As the existing school bus loading zone is currently not used for regular bus service, this zone will also be removed to maximize the on-street drop-off and pick-up area for parents.

Financial Impact

Type of Funding	Source of Funds	Amount
Available within current budget	Transportation Services Operating Budget	\$1,000.00

Background Information

March 19, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-20096.pdf>)

Attachments

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-20097.pdf>)

EY26.9	ACTION		Delegated	Ward: 2
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17 Airview Road – Commercial Boulevard Parking**Origin**

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

Recommendations

Transportation Services recommends that:

1. Etobicoke York Community Council allow the applicant to install and maintain four vehicle parking stalls within the boulevard of Airview Road, located perpendicular to the road.
2. The applicant enters into a boulevard parking agreement with the City of Toronto, to the satisfaction of the City Solicitor.
3. The boulevard parking stalls are for use by the applicant's customers and employees, and cannot be loaned, leased, rented, or transferred.
4. The applicant at their expense, registers the boulevard parking agreement on-title, to the satisfaction of the City Solicitor.
5. The applicant shall obtain the necessary permits and pay all fees associated with introducing the boulevard parking stalls.
6. Before executing the boulevard parking agreement, or installing the boulevard parking, the applicant shall confirm that the proposed boulevard parking does not require variances from the Etobicoke Zoning Code, and if such variances are necessary, the applicant shall receive approval from the Committee of Adjustment prior to installing the boulevard parking.
7. The applicant satisfies these conditions at no expense to the municipality by April 30, 2010.

Summary

The purpose of this report is to recommend that Etobicoke York Community Council permit a maximum of four parking stalls to be located in the Airview Road boulevard adjacent to 17

Airview Road.

Right-of-Way Management staff has determined that the applicant can use this section of Airview Road for vehicle parking purposes without any significant impact on traffic operations.

Financial Impact

Introducing boulevard parking stalls at this location will provide the City of Toronto with a \$329.04 application fee and a \$1,246.52 annual fee.

Background Information

March 25, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-20120.pdf>)

Attachments

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-20121.pdf>)

EY26.10	ACTION		Delegated	Ward: 3
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Dixfield Drive – Parking Regulation Amendments

Origin

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

Recommendations

Transportation Services recommends that Etobicoke York Community Council approve:

1. Rescinding the existing “No Parking, 8:00 a.m. to 5:00 p.m., Monday to Friday” regulation on the south side of Dixfield Drive between Wellesworth Drive and a point 128 metres further east.
2. Rescinding the existing designated school bus loading zone on the south side of Dixfield Drive between a point 25 metres east of Wellesworth Drive and a point 40 metres further east.
3. Enacting a “Maximum 10 Minute Parking, 8:00 a.m. to 5:00 p.m., Monday to Friday” regulation on the south side of Dixfield Drive between Wellesworth Drive and a point 128 metres further east.

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 Dixfield Drive along the section abutting Wellesworth Junior School. This regulation will apply between 8:00 a.m. and 5:00 p.m., Monday to Friday. The proposed parking amendment includes the removal of an existing designated on-street school bus loading zone which is no longer required.

This proposed “Maximum 10 Minute Limit” 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

March 17, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-20101.pdf>)

Attachments

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-20102.pdf>)

EY26.11	ACTION		Delegated	Ward: 3
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Wingrove Hill – Parking Regulation Amendment

Origin

(March 24, 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 south side of Wingrove Hill between Kipling Avenue and a point 47 metres further west.

Summary

The purpose of this report is to obtain approval for the installation of a “No Parking Anytime” regulation on the south side of Wingrove Hill between Kipling Avenue and a point 47 metres further west.

This proposed parking regulation amendment will address site line and pedestrian safety issues in the area of the walkway that accesses Echo Valley Park.

Financial Impact

Type of Funding	Source of Funds	Amount
Available within current budget	Transportation Services Operating Budget	\$200.00

Background Information

March 24, 2009

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-20106.pdf>

Attachment

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-20107.pdf>

EY26.12	ACTION		Delegated	Ward: 3
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Toledo Road – Speed Limit Amendment**Origin**

(March 23, 2009) Report from Director, Transportation Services - Etobicoke York District

Recommendations

Transportation Services recommends that Etobicoke York Community Council approve:

1. Rescinding the 40 km/h speed limit on Toledo Road between Renforth Drive and Arbroath Crescent.
2. Enacting a 40 km/h speed limit on Toledo Road between Renforth Drive and Mill Road.

Summary

The purpose of this report is to obtain approval to extend the existing 40 km/h limit on Toledo Road, in the area of Bloordale Middle School, to include the section of road between Arbroath Crescent and Mill Road.

The proposed speed limit amendment will provide for a uniform speed limit on Toledo Road and will be consistent with the speed limit on similar roads in the Markland Wood Community.

Financial Impact

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

Background Information

March 23, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-20108.pdf>

Attachment

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-20109.pdf>

EY26.13	ACTION		Delegated	Ward: 11
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Bala Avenue and Ernest Dockray Avenue – All-Way Stop Control

Origin

(March 23, 2009) Report from Director, Transportation Services - Etobicoke York District

Recommendations

Transportation Services recommends that Etobicoke York Community Council approve:

1. The installation of stop signs for northbound traffic on Bala Avenue at Ernest Dockray Avenue intersection.

Summary

The purpose of this report is to obtain approval for the implementation of an all-way stop control at the intersection of Bala Avenue and Ernest Dockray Avenue.

A staff assessment has determined that although the criteria for the installation of an all-way stop control for this location have not been met; the installation of an all-way stop control will provide a designated crossing location for students and parents that cross Bala Avenue to and from Bala Avenue Community School and enhance pedestrian safety.

Financial Impact

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

Background Information

March 23, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-20110.pdf>

Attachment

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-20111.pdf>

EY26.14	ACTION		Delegated	Ward: 12
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Duval Drive at Lawrence Avenue West – Turn Prohibition (Removal)

Origin

(April 1, 2009) Report from Director, Transportation Services - Etobicoke York District

Recommendations

Transportation Services recommends that Etobicoke York Community Council approve:

1. Rescinding the existing southbound left turn prohibition on Duval Drive at Lawrence Avenue West, operating from 4:00 p.m. to 6:00 p.m., Monday to Friday.

Summary

The purpose of this report is to propose seek authority for the removal of the existing No Left Turn weekday afternoon peak period regulation on Duval Drive at Lawrence Avenue West. The removal of this Turn Prohibition will not compromise the current Turn Prohibitions at the Keele Street/North Park Drive and Keele Street/Quinan Drive/Wyndale Drive intersections that deter traffic infiltration into the residential community in the north-east quadrant of Keele Street and Lawrence Avenue West.

Financial Impact

Type of Funding	Source of Funds	Amount
Available within current budget	Transportation Services Operating Budget	\$1,000.00

Background Information

April 1, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-20151.pdf>

Attachment

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-20152.pdf>

EY26.15	ACTION		Delegated	Ward: 11
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Disabled Persons' Parking – EYD - April 2009

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 Division Operating Budget	\$600.00

Background Information

March 30, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-20113.pdf>)

EY26.16	ACTION		Delegated	Ward: 5
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386 Bering Avenue – Commercial Boulevard Parking

Origin

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

Recommendations

Transportation Services recommends that:

1. Etobicoke York Community Council allow the applicant to install and maintain one vehicle parking stall within the boulevard of Bering Avenue, aligned parallel to the Bering Avenue curb line.
2. The applicant enters into a boulevard parking agreement with the City of Toronto, to the satisfaction of the City Solicitor.
3. The boulevard parking stall shall be for use by the applicant's customers and employees, and cannot be loaned, leased, rented, or transferred.
4. The applicant at their expense, registers the boulevard parking agreement on-title, to the satisfaction of the City Solicitor.
5. The applicant shall obtain the necessary permits and pay all fees associated with introducing the boulevard parking stall.
6. Before executing the boulevard parking agreement, the applicant shall confirm that the proposed boulevard parking does not require variances from the Etobicoke Zoning Code, and if such variances are necessary, the applicant shall receive approval from the Committee of Adjustment prior to installing the boulevard parking.
7. The applicant satisfies these conditions at no expense to the municipality by March 31, 2010.

Summary

The purpose of this report is to recommend that Etobicoke York Community Council permit one parking stall to be located in the Bering Avenue boulevard in front of 386 Bering Avenue.

Right-of-Way Management staff has determined that the applicant can use this section of

Bering Avenue for vehicle parking purposes without any significant impact on traffic operations.

Financial Impact

Introducing a boulevard parking stall at this location will provide the City of Toronto with a \$329.04 application fee and a \$311.63 annual fee.

Background Information

March 25, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-20136.pdf>

Attachments

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-20137.pdf>

EY26.17	ACTION		Delegated	Ward: 6
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25 Fairfield Avenue – Boulevard Parking

Origin

(March 23, 2009) Report from Director, Transportation Services, Etobicoke York District

Recommendations

Transportation Services recommends that:

1. Etobicoke York Community Council allow the applicant to install and maintain seven vehicle parking stalls within the boulevard of Fairfield Avenue, aligned perpendicular to the street.
2. The applicant enters into a boulevard parking agreement with the City of Toronto, to the satisfaction of the City Solicitor.
3. The boulevard parking stalls are for use by the applicant's employees and parishioners, and cannot be loaned, leased, rented, or transferred.
4. The applicant, at their expense, registers the boulevard parking agreement on-title, to the satisfaction of the City Solicitor.
5. The applicant shall introduce "soft" landscaping in the Fairfield Avenue and Twenty-Sixth Street frontages of the site, and in the adjoining municipal boulevards, as shown in the site drawing submitted with this application.
6. The applicant shall obtain the necessary permits and pay all fees associated with introducing the boulevard parking stalls and landscaping.
7. Before executing the boulevard parking agreement, or installing the boulevard parking, the applicant shall confirm that the proposed boulevard parking does not

require variances from the Etobicoke Zoning Code, and if such variances are necessary, the applicant shall receive approval from the Committee of Adjustment prior to installing the boulevard parking.

8. The applicant provides a tree protection plan to the satisfaction of the Parks, Forestry and Recreation Services Division.
9. The applicant satisfies these conditions at no expense to the municipality by April 30, 2010.

Summary

The purpose of this report is to recommend that Etobicoke York Community Council permit a maximum of seven parking stalls to be located in the Fairfield Avenue boulevard adjoining an existing church at 25 Fairfield Avenue.

Right-of-Way Management staff has determined that the applicant can use this section of Fairfield Avenue for vehicle parking purposes without any significant impact on traffic operations.

Financial Impact

Introducing boulevard parking stalls at this location will provide the City of Toronto an application fee of \$329.04 and a \$2,181.41 annual fee.

Background Information

March 23, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-20134.pdf>

Attachments

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-20135.pdf>

EY26.18	ACTION			Ward: 13
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103 and 105 The Queensway – Authority to Enter into an Agreement

Origin

(March 31, 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 with the owner of the lands known municipally as 103 and 105 The Queensway. The agreement shall be registered at the owner's expense satisfactory to the City Solicitor in consultation with the Director of Community Planning, Etobicoke York District, to implement the approval condition imposed by the Committee of Adjustment for

application A577/08 EYK.

Summary

On December 11, 2008 the Committee of Adjustment approved minor variances through application A577/08 EYK to increase the height and density of the residential condominium towers permitted through By-law 708-2001 at 103 and 105 The Queensway. The approval included 2 additional storeys within the approved tower at 103 The Queensway (Block D), from 29 to 31 floors and 3 additional stories for the approved tower at 105 The Queensway (Block C), from 25 to 28 floors.

The purpose of this report is to seek authority from City Council to enter into a Section 45(9) Agreement with the owner of 103 and 105 The Queensway in order to implement the conditions imposed by the Committee of Adjustment in its decision on the application. The agreement secures the owner's obligation to provide additional public art enhancements within the CNR and F.G. Gardiner Expressway underpass located on Windermere Avenue.

Financial Impact

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

Background Information

March 31, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-20147.pdf>

EY26.19	ACTION			Ward: 5
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252, 270, 272 and 276 Bering Avenue – Extension of By-law 837-2007, Exempting Lands from Part Lot Control – Final Report

Origin

(March 31, 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 837-2007 to allow the lands municipally known as 252, 270, 272 and 276 Bering Avenue to be exempt from Part Lot Control for an additional two year period from the expiry date of By-law 837-2007, in accordance with the draft By-law attached as Attachment 2.
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.

The purpose of this report is to recommend that By-law 837-2007 be extended for an additional two year period to allow for the lands municipally known as 252, 270, 272 and 276 Bering Avenue to be exempt from Part Lot Control.

Currently, the site is being developed for 74 townhouse dwelling units. The developer has requested that By-law 837-2007 be extended for an additional two year period to allow sufficient time for the dwelling units to be sold.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

March 31, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-20148.pdf>

EY26.20	ACTION	10:00 AM		Ward: 2
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Sharon Cemetery, Etobicoke – Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act

Statutory - Ontario Heritage Act, RSO 1990

Origin

(February 24, 2009) Report from Director, Policy and Research, City Planning Division

Recommendations

The City Planning Division recommends that:

1. City Council include Sharon Cemetery, Etobicoke, on the City of Toronto Inventory of Heritage Properties;
2. City Council state its intention to designate Sharon Cemetery, Etobicoke, under Part IV, Section 29 of the Ontario Heritage Act;
3. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act; and
4. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Conservation Review Board.

Summary

The Board of Trustees of Sharon Cemetery, Etobicoke, have requested the designation of the property under Part IV, Section 29 of the Ontario Heritage Act. The cemetery is located on the north side of Rexdale Boulevard, west of Highway 27, in north Etobicoke.

Sharon Cemetery was founded in 1842 and contains approximately 160 burials and over 75 grave markers that are associated with the historical community of Highfield. The proposed designation would enable the cemetery trustees to apply to the Toronto Heritage Grant Program for funding to assist in the restoration of the historical grave markers.

Financial Impact

There are no financial implications resulting from the adoption of this report. The public Notice of Intention to Designate will be advertised on the City's web site in accordance with the City of Toronto Act provisions.

Background Information

February 24, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-20035.pdf>

20a Sharon Cemetery, Etobicoke – Intention to Designate Under Part IV, Section 29 of the Ontario Heritage Act

Origin

(March 27, 2009) Letter from City Clerk

Recommendations

The Toronto Preservation Board recommended to the Etobicoke York Community Council that:

1. City Council include Sharon Cemetery, Etobicoke, on the City of Toronto Inventory of Heritage Properties.
2. City Council state its intention to designate Sharon Cemetery, Etobicoke, under Part IV, Section 29 of the Ontario Heritage Act.
3. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
4. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Conservation Review Board.

Summary

For consideration by the Etobicoke York Community Council at its April 21st, 2009 meeting.

Background Information

March 27, 2009 transmittal

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-20055.pdf>)

EY26.21	ACTION			Ward: 2
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555 Rexdale Boulevard (Phase II) – Official Plan and Zoning By-law Amendment Applications – Preliminary Report

Origin

(April 1, 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 a minimum of 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 an Official Plan and Zoning By-law amendment to permit a Mixed Use development in the northwest quadrant of the Woodbine Racetrack lands (hereinafter referred to as Phase II).

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

It is recommended that a community meeting be scheduled by staff, in consultation with the Ward Councillor.

Financial Impact

The recommendations in this report have no financial impact.

The proposed residential and/or retail uses are not eligible for financial incentives. However, office uses and ancillary retail in office buildings, if developed, may be eligible for base grants as already provided through the Woodbine Community Improvement Plan as adopted by Council in October 2008.

Background Information

April 1, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-20138.pdf>)

EY26.22	ACTION			Ward: 2
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2256-2270 Lawrence Avenue West – Rezoning and Site Plan Applications - Preliminary Report

Origin

(April 1, 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 demolish the existing seven detached dwellings at 2256-2270 Lawrence Avenue West, and construct 3 pairs of semi-detached dwellings fronting onto Westona Street and 3 pairs of semi-detached dwellings fronting onto Bowsprit Avenue. A Rental Housing Demolition and Conversion application has also been submitted to demolish the existing seven rental dwellings and is being reviewed concurrently.

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.

A community consultation meeting is targeted for the second quarter of 2009.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

April 1, 2009 report

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-20124.pdf>

EY26.23	ACTION			Ward: 5
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1030 and 1040 Islington Avenue – Zoning Amendment Application - Preliminary Report

Origin

(March 31, 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 November 12, 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 approximately 1,410 residential units within 7 apartment buildings, ranging from 8 to 12 storeys at 1030 and 1040 Islington Avenue, a six story commercial office building containing approximately 6,020 square metres of commercial space and a two storey industrial building towards the rear of the site.

This report provides preliminary information on the above-noted application 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 31, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-20140.pdf>)

EY26.24	ACTION			Ward: 11
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82 Buttonwood Avenue - Zoning By-law Amendment Application - Preliminary Report

Origin

(April 1, 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 a three phase redevelopment consisting of institutional, residential and accessory retail uses at 82 Buttonwood Ave.

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 consultation 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 third quarter of 2009. This target assumes that the applicant will provide all required information in a timely manner.

Financial Impact

The recommendations in this report have no financial impact.

Background Information

April 1, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-20144.pdf>)

EY26.25	ACTION	11:00 AM	Delegated	Ward: 13
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151 Beresford Avenue - Front Yard Parking**Origin**

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

Recommendations

Transportation Services recommends that Etobicoke York Community Council:

1. Refuse this application.

Summary

The purpose of this report is to inform Etobicoke York Community Council on an application for front yard parking at 151 Beresford Avenue. This application is an appeal and is scheduled as a deputation item.

The owners of 151 Beresford Avenue submitted an application for front yard parking, but were advised that the property is not eligible for front yard parking since the property is located on the same side of the street as on-street permit parking. In addition, the application did not satisfy the minimum 50% survey response rate that Chapter 918 specifies.

The applicant submitted an appeal requesting an exemption from the City of Toronto Municipal Code, Chapter 918 “Parking on Residential Front Yards and Boulevards” to permit front yard parking at this location.

Staff cannot recommend a front yard parking pad at this location since it does not meet the requirements of Chapter 918 of the Toronto Municipal Code; however, if Community Council finds merit in this proposal, it could be approved subject to the conditions described in the “Comments” section of this report.

Financial Impact

There are no financial implications resulting from adopting this report.

Background Information

March 25, 2009 report

(<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-20118.pdf>)

Attachment

<http://www.toronto.ca/legdocs/mmis/2009/ey/bgrd/backgroundfile-20119.pdf>

EY26.Bills	ACTION		Delegated	
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General Bills

Confirmatory Bills