
**HUMBER YORK COMMUNITY COUNCIL
AGENDA
MEETING No. 8**

Date of Meeting: Tue. October 15, 2002

Time: 9:30 a.m.

Location: York Civic Centre
Council Chamber, 2nd Floor
2700 Eglinton Avenue West
Toronto.

Enquiry: Glenda Jagai

Administrator

Tel: (416) 394-2516

**DECLARATIONS OF INTEREST PURSUANT TO
THE MUNICIPAL CONFLICT OF INTEREST ACT.**

CONFIRMATION OF MINUTES.

Minutes of meeting held on September 17, 2002.

10:00 A.M.

DEPUTATIONS/PRESENTATIONS:

- 1. FINAL REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND THE (FORMER) CITY OF TORONTO ZONING BY-LAW NO. 438-86; 2 GLENAVON ROAD (NORTH-WEST CORNER OF GLENAVON ROAD AND DOWLING AVENUE; ANDREW BEYERS. (Parkdale-High Park, Ward 14)**

PLANNING ACT PUBLIC MEETING

Director, Parkdale Pilot Project, South District
(June 14, 2002)

Reporting on an application to amend the Official Plan and Zoning By-law to allow the owner to maintain the three existing dwelling units within the residential building at 2 Glenavon Road; and recommending that City Council:

- (1) amend the Official Plan for the former City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 6;

- (2) amend the Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7;
- (3) before introducing the necessary Bill to City Council for enactment, the owner must complete the work necessary to comply with the Fire Code, Building Code and Housing Standards pursuant to the Parkdale Pilot Project strategy approved by Toronto City Council on February 3, 2000. A letter from the Director, Parkdale Pilot Project verifying completion of the required work will be sufficient to enable the Bill to be introduced for enactment; and
- (4) 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.

**2. DRAFT BY-LAW - ELLIS PARK ROAD – PROPOSED IMPROVEMENTS.
(Parkdale-High Park, Ward 13)**

PUBLIC HEARING UNDER THE MUNICIPAL ACT

Ref. Clause No. 26 in Report No. 11 of the Humber York Community Council, as adopted by City Council at its meeting held on October 1, 2 and 3, 2002. Draft By-law to follow.

**3. 1238 BLOOR STREET WEST, THE BILLBOARD CLUB AND BAR;
APPEAL OF DENIAL OF APPLICATION FOR A BOULEVARD CAFÉ
ON THE MARGUERETTA STREET FLANKAGE.
(Davenport, Ward 18)**

DEPUTATION ITEM

Manager, Municipal Licensing and Standards, South District
(September 24, 2002)

Reporting on the results of a public poll conducted in connection with the an application for a boulevard café licence; advising that the results of a poll were not favourable; and recommending that City Council deny the appeal for the approval of a boulevard café licence on the Margueretta Street flankage of 1238 Bloor Street West, the Billboard Club and Bar.

- 4. GREENLAW AVENUE WEST SIDE BETWEEN ST.CLAIR AVENUE WEST AND DAVENPORT ROAD – REQUEST FOR A TWO-HOUR PARKING PROHIBITION.
(Davenport, Ward 17)**

DEFERRED FROM SEPT.17/02
MEETING FOR DEPUTATIONS

Director, Transportation Services, District 1
(June 13, 2002)

Reporting on a request to introduce a two-hour parking prohibition on Greenlaw Avenue to facilitate mechanical street cleaning on the west side of the street; advising that there are no financial implications resulting from the adoption of the report; and recommending that the report be received for information.

- 5. 136 MAVETY STREET – REQUEST FOR AN EXEMPTION FROM CH. 400 OF THE FORMER CITY OF TORONTO MUNICIPAL CODE TO PERMIT FRONT YARD PARKING.
(Parkdale-High Park, Ward 13)**

DEPUTATION ITEM

Manager, Right of Way Management, Transportation Services, District 1
(September 30, 2002)

Reporting on a request for an exemption from Municipal Code Chapter 400, Traffic and Parking of the former City of Toronto Municipal Code, to permit front yard parking at 136 Mavety Street which does not meet the requirements of the Code; advising that as this is an appeal and a request for an exemption from the by-law, it is scheduled as a deputation item; and recommending that City Council deny the application for front yard parking.

- 6. 61 KENNEDY AVENUE – REMOVAL OF ONE PRIVATE TREE.
(Parkdale-High Park, Ward 13)**

DEPUTATION ITEM

Commissioner, Economic Development, Culture and Tourism
(September 30, 2002)

Reporting on an application for a permit to remove one 36 cm diameter black locust tree on private property; and recommending that the Humber York Community Council:

- (1) deny the request for the removal of the privately owned tree; or
- (2) approve the request for the removal of the tree, conditional upon the applicant agreeing to implement the landscape plan, on file with Urban Forestry Services.

COMMUNICATIONS/REPORTS:

**7. POLL RESULTS – NO PARKING ANYTIME PROHIBITION ON THE EAST SIDE OF GOOCH AVENUE BETWEEN GOOCH COURT AND SKYLARK ROAD.
(Parkdale-High Park, Ward 13)**

DEFERRED FROM SEPT.17/02 MEETING

City Clerk
(June 14, 2002)

Providing the results of a poll conducted to determine majority support for a No Parking Anytime prohibition; advising that the majority of residents are not in favour of the proposal; and recommending that the report be received for information.

8. COUNCIL MEMBER APPOINTMENTS TO THE:
(1) HUMBER YORK COMMUNITY PRESERVATION PANEL;
(2) YORK MUSEUM COMMUNITY MUSEUM MANAGEMENT BOARD;
AND
(3) HUMBER WATERSHED ALLIANCE.

DEFERRED FROM SEPT.17/02 MEETING

City Clerk
(May 24, 2002)

Forwarding information and a list of members' preferences for appointments to the above; and recommending that:

- (1) Humber York Community Council give consideration to Members' preferences outlined in Schedule 1, and recommend to City Council the appointment of Members of Council to:
 - (i) Humber York Community Preservation Panel;
 - (ii) York Museum Community Museum Management Board; and
 - (iii) Humber Watershed Alliance;

for a term of office expiring November 30, 2003, and until their successors are appointed;

- (2) Humber York Community Council give consideration to recommending that Council refrain from appointing a Member from Humber York Community Council to the Colborne Lodge/Mackenzie House/Spadina Community Museum Management Board, despite the terms of City of Toronto Municipal Code, Chapter 103, Heritage; and
- (3) the appropriate City officials be authorized and directed to take the necessary to give effect thereto.

9. 222 LANSDOWNE AVENUE (NATIONAL CASH REGISTER COMPANY BUILDING); DESIGNATION UNDER PART IV OF THE ONTARIO HERITAGE ACT AND APPROVAL OF PROPOSED ALTERATIONS. (Davenport, Ward 18)

Commissioner, Economic Development, Culture and Tourism
(September 25, 2002)

Recommending that the property at 222 Lansdowne Avenue be designated under Part IV of the Ontario Heritage Act and that the alterations that may affect the Heritage Building contained in Site Plan Application No. 302060 be approved; and that:

- (1) City Council state its intention to designate the property at 222 Lansdowne Avenue (National Cash Register Company Building) under Part IV of the Ontario Heritage Act;
- (2) the alterations to the Heritage Building substantially as shown in the Plans prepared by Turner Fleischer Architects Inc. date stamped May 31, 2002 by Urban Development Services, be approved, subject to the inclusion of the following conditions in a Site Plan Agreement:
 - (a) the Owner shall at all times maintain the Heritage Building in as good and as sound a state of repair as a prudent owner would normally do, so that no deterioration in the Heritage Building's condition and appearance shall take place;
 - (b) prior to the issuance of a building permit, the Owner will provide, to the satisfaction of the Manager of Heritage Preservation Services, Culture Division:
 - (i) a Conservation Plan for the Heritage Building at 222 Lansdowne Avenue;

- (ii) a temporary bracing plan to retain the Heritage Building in situ while demolition occurs and the new building is constructed; and
 - (iii) a Letter of Credit in a form satisfactory to the City to implement the Conservation Plan and provide for the protection of the Heritage Building during demolition and construction; and
- (c) the Owner shall not erect or permit the erection on the Heritage Building on or the property east of the Heritage Building, any signs, awnings, aerals or other objects of a similar nature without the prior written approval of the Manager of Heritage Preservation Services; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**10. SITE PLAN CONTROL APPLICATION NO. 301082 TO PERMIT
A 7-STOREY APARTMENT BUILDING CONTAINING
126 RESIDENTIAL UNITS AT 2477 AND 2505 DUNDAS STREET WEST.
(Parkdale-High Park, Ward 14)**

Director, Community Planning, South District
(September 23, 2002)

Advising that this proposal has been referred by the Ward Councillor for a decision in accordance with By-law No. 483-2000; and recommending that City Council **refuse** the proposed Site Plan Control application to permit a 7-storey residential apartment building at 2477 and 2505 Dundas Street West for the following reasons:

- (1) the circular driveway proposed from Dundas Street West is unacceptable from an Urban Design perspective and may contribute to unsafe traffic operations and a poor pedestrian environment on Dundas Street West; and
- (2) the location of the proposed indoor amenity area adjacent to Dundas Street West is unacceptable from an Urban Design perspective.

11. 1807 EGLINTON AVENUE WEST – SIGN BY-LAW VARIANCE APPLICATION; OWNER: ALXOR INVESTMENTS INC. (ZORAN COCOV) APPLICANT: AXIIS ARCHITECTS INC. (ROB PODRECIKO). (Eglinton-Lawrence, Ward 15)

Director, Community Planning, West District; and
Director of Building and Deputy Chief Building Official, West District
 (October 1, 2002)

Reporting on an application for variance from Sign By-law No. 3369-79, as amended, for the former City of York; advising that the proposed variance would permit an on-premise, single-face wall sign on the property located at 1807 Eglinton Avenue West; and recommending that:

- (1) the application for relief from the provisions of Sign By-law No. 3369-79, as amended to permit an on-premise wall sign, at 1807 Eglinton Avenue be approved as a variance to the Sign By-law subject to a building permit being obtained and the sign being installed substantially in accordance with the application plans on file with the Building Division, West District; and
- (2) the appropriate City Officials be authorised and directed to take the necessary action to give effect thereto.

12. INTRODUCTION OF PERMIT PARKING ON THE WEST SIDE OF WILTSHIRE AVENUE BETWEEN RUTLAND STREET AND CONNOLLY STREET. (Davenport, Ward 17)

Manager, Right of Way Management, Transportation Services, District 1
 (September 25, 2002)

Reporting on the introduction of permit parking on the west side of Wiltshire Avenue between Rutland Street and Connolly Street, on an area basis, within permit parking area 3D, to operate during the hours of 12:01 a.m. to 7:00 a.m., 7 days a week; advising that funds to undertake the necessary signage adjustments in the estimated amount of \$160.00 are contained in the Transportation Services Division 2002 Operating Budget; and recommending that:

- (1) permit parking be introduced on the west side of Wiltshire Avenue, between Rutland Street and Connolly Street, on an area basis, within permit parking area 3D, to operate during the hours of 12:01 a.m. to 7:00 a.m., 7 days a week;

- (2) Part A of Schedule XXVI (Permit Parking), of Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code, be amended to incorporate the west side of Wiltshire Avenue, between Rutland Street and Connolly Street; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of all necessary bills.

**13. 45 MOUNT ROYAL AVENUE – CONSTRUCTION OF A BALCONY INCLUDING A PILLAR AND A NEW BUILDING ADDITION WITH A ROOF OVERHANG.
(Davenport, Ward 17)**

Manager, Right of Way Management, Transportation Services, District 1
(September 30, 2002)

Reporting on the property owner's request to construct a new balcony including a pillar together with a building addition and a roof overhand within the public right of way fronting 45 Mount Royal Avenue; advising that as the Municipal Code does not make provisions for encroachments of this nature, they are required to report on this matter; and recommending that City Council approve the construction of a balcony with pillar, a new building addition with overhanging roof within the public right of way fronting 45 Mount Royal Avenue, subject to the property owner entering into an agreement with the City of Toronto, agreeing to:

- (a) indemnify the from against all actions, suits, claims or demands and from all loss, cost, damages and expenses that may result from such permission granted;
- (b) remove the encroaching balcony, pillar, building addition with overhanging roof upon receiving notice so to do with the understanding that the City shall not give such notice in the first 75 years following completion of the installations or for the life of the building, whichever period is less;
- (c) maintain the balcony, pillar, building addition and overhanging roof in a good and proper condition satisfactory to the Commissioner of Works and Emergency Services; and
- (d) accept such additional conditions as the City Solicitor or the Commissioner of Works and Emergency Services may deem necessary in the interest of the City.

**14. 47 MACKAY AVENUE – RECONSTRUCTION OF AN EXISTING VERANDAH AND STEPS.
(Davenport, Ward 17)**

Manager, Right of Way Management, Transportation Services, District 1
(September 30, 2002)

Reporting on a request to reconstruct a verandah with footings 1.2 m below grade and steps which encroach 1.2 m within the public right of way at 47 Mackay Avenue; as the former City of Toronto Municipal Code does not make provisions for the footings below 0.61 m, they are required to report on the matter; and recommending that City Council approve the reconstruction of the verandah with footings 1.2 m below grade and steps which encroach 1.2 m within the public right of way at 47 Mackay Avenue, subject to the property owners entering into an encroachment agreement with the City of Toronto, agreeing to:

- (a) indemnify the city from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted;
- (b) remove the verandah upon receiving 90 days notice from the City to do so;
- (c) maintain the verandah in a good and proper condition satisfactory to the Commissioner of Works and Emergency Services; and
- (d) accept such additional conditions as the City Solicitor or the Commissioner of Works and Emergency Services may deem necessary in the interest of the City.

**15. 5 SAM FRUSTAGLIO DRIVE – FENCE ENCROACHMENT.
(York South-Weston, Ward 11)**

Acting Manager, North District, Municipal Licensing & Standards and Court Services
(September 30, 2002)

Reporting on a request by the applicant for an encroachment of a fence along the north-west elevation of the City property, off John Best Avenue; and recommending that:

- (1) the encroachment be approved by the City, subject to the condition that the owner(s) enter into an Encroachment Agreement with the City to the satisfaction of the Commissioner of Urban Development Services and the City Solicitor; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**16. REQUEST FOR ALL-WAY STOP SIGNS AT NO. 224 ROSEMOUNT AVENUE.
(York South-Weston, Ward 11)**

Director, Transportation Services, District 1
(September 30, 2002)

Reporting on requests from the former York Community Council and from Humber York Community Council for a report on the feasibility of introducing all-way stop control at No. 224 Rosemount Avenue; advising that due to the curvature of the roadway and the low volume of vehicles exiting this driveway, that stop signs are not suitable for installation on Rosemount Avenue at the entrance/exit to the townhouse complex at No. 224 Rosemount Avenue; and recommending that the report be received for information.

**17. INTRODUCTION OF TURN PROHIBITIONS AT NO. 390 WESTON ROAD.
(York South-Weston, Ward 11)**

Director, Transportation Services, District 1
(September 27, 2002)

Reporting on the introduction of an eastbound turn prohibition to Weston Road from the access of a proposed Tim Horton's at No. 390 Weston Road as agreed during the site plan review; advising that all costs associated with the implementation of the proposed turn prohibition will be the responsibility of the developer; and recommending that:

- (1) eastbound left turns be prohibited at all times from the access of No. 390 Weston Road to Weston Road; and
- (2) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

**18. CLOUSTON AVENUE, NORTH SIDE, EAST OF WESTON ROAD;
EXTEND PARKING PROHIBITION.
(York South-Weston, Ward 11)**

Director, Transportation Services, District 1
(September 27, 2002)

To facilitate the turning radius of tractor-trailers exiting onto Clouston Avenue from the proposed loading area at premises No. 1551 Weston Road (Irving Tissue); advising that the funds to undertake the necessary pole and sign installation in the estimated amount of \$200.00 are available in the Transportation Services Division 2002 Operating Budget; and recommending that:

- (1) the parking prohibition on the north side of Clouston Avenue from Weston Road to a point 32 metres east thereof be rescinded;
- (2) the maximum one hour parking limit on the north side of Clouston Avenue between 8:00 a.m. and 7:00 p.m. from a point 32 metres east of Weston Road to a point 78 metres east thereof be rescinded;
- (3) parking be prohibited at all times on the north side of Clouston Avenue from Weston Road to a point 43 metres east thereof;
- (4) parking be restricted to a maximum time period of one hour between 8:00 a.m. and 7:00 p.m. on the north side of Clouston Avenue from a point 43 metres east of Weston Road to a point 67 metres further east; and
- (5) the appropriate City Officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

**19. WILBY CRESCENT – INTRODUCTION OF ON-STREET ANGLED PARKING.
(York South-Weston, Ward 11)**

Director, Transportation Services, District 1
(September 26, 2002)

Responding to a request from the Humber York Community Council to report on the feasibility of introducing on-street parking on Wilby Crescent; advising that funds to undertake the necessary signage in the estimated amount of \$200.00 are available in the Transportation Services Division 2002 Operating Budget; that all costs associated with the creation of the angle parking bay and the installation of pay-and-display equipment will be the responsibility of the Toronto Parking Authority; and recommending that:

- (1) pay-and-display machines be installed on the south side of Wilby Crescent between Weston Road and a point 40 metres west thereof, to operate between the hours of 8:00 a.m. and 6:00 p.m., Monday to Saturday at a rate of \$1.00 per hour with a maximum duration of two hours;
- (2) the Uniform Traffic By-laws No. 196-84 and 2958-94 of the former City of York be amended to allow for angled parking at all times on the south side of Wilby Crescent between Weston Road and a point 40 metres west thereof;
- (3) the Uniform Traffic By-laws No. 196-84 and 2958-94 of the former City of York be amended to regulate parking for a maximum duration of two hours between the hours of 8:00 a.m. and 6:00 p.m., Monday to Saturday; and

- (4) the appropriate City Officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

**20. 2125 WESTON ROAD – REQUEST TO INSTALL A
“NO PARKING ANYTIME” REGULATION.
(York South-Weston, Ward 11)**

Director, Transportation Services, District 1
(September 26, 2002)

Responding to a request from Councillor Nunziata for a report on the introduction of a parking prohibition on the east side of Weston Road fronting St. John’s Anglican Church; advising that the funds associated with the installation of signs indicating a parking prohibition in the estimated amount of \$300.00, are available in the Transportation Services Division, 2002 Operating Budget; and recommending that:

- (1) parking be prohibited at all times on the east side of Weston Road from a point 25.5 metres north of Fern Avenue to a point 45 metres north thereof; and
- (2) the appropriate City Officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

**21. ARMADALE AVENUE, WEST SIDE, FROM BLOOR STREET WEST
TO MAYFIELD AVENUE – REQUEST FOR A NO STANDING PROHIBITION.
(Parkdale-High Park, Ward 13)**

Director, Transportation Services, District 1
(September 27, 2002)

To introduce a “No Standing” regulation on the west side of Armadale Avenue to relieve traffic congestion just south of Bloor Street West; advising that the funds to cover the cost of the necessary sign adjustments estimated in the amount of \$1,400.00 are accommodated in the Transportation Services 2002 Operating Budget; and recommending that:

- (1) the existing no parking regulation, at all times, on the west side of Armadale Avenue from Bloor Street West to Mayfield Avenue, be rescinded;
- (2) standing be prohibited at all times on the west side of Armadale Avenue from Bloor Street West to Mayfield Avenue; and

- (3) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

**22. PROPOSED INSTALLATION OF SPEED BUMPS IN PUBLIC LANE SYSTEM BOUNDED BY DUNDAS STREET WEST, ALHAMBRA AVENUE, BOUSTEAD AVENUE AND BLOOR STREET WEST.
(Parkdale-High Park, Ward 14)**

Director, Transportation Services, District 1
(October 1, 2002)

Reporting on the proposed installation of speed bumps in a public lane system; advising that the implementation cost of this proposal is approximately \$1,600.00, funds for which are contained in the Works and Emergency Services Department's 2002 Capital Programme for Public Laneway Improvements; and recommending that:

- (1) the installation of speed bumps in the public lane system bounded by Dundas Street West, Alhambra Avenue, Boustead Avenue and Bloor Street West, of the type and design noted and at the locations shown on Drawing Nos. 421F-6557 and 421F-6560 dated August, 2002, be approved; and
- (2) the appropriate City Officials be authorized to take any action necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

**23. PROPOSED INSTALLATION OF SPEED BUMPS IN PUBLIC LANE SYSTEM BOUNDED BY BLACKTHORN AVENUE, PRESCOTT AVENUE, ROCKWELL AVENUE AND S.A.D.R.A. PARK.
(Davenport, Ward 17)**

Director, Transportation Services, District 1
(October 1, 2002)

Reporting on the proposed installation of speed bumps in a public lane system; advising that the implementation cost of this proposal is approximately \$1,600.00, funds for which are contained in the Works and Emergency Services Department's 2002 Capital Programme for Public Laneway Improvements; and recommending that:

- (1) the installation of speed bumps in the public lane system bounded by Blackthorn Avenue, Prescott Avenue, Rockwell Avenue and S. A. D. R. A. Park, of the type and design noted and at the locations shown on Drawing Nos. 421F-6555 and 421F-6556 dated August, 2002, be approved; and

- (2) the appropriate City Officials be authorized to take any action necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

**24. INSTALLATION/REMOVAL OF ON-STREET PARKING SPACES
PERSONS WITH DISABILITIES.
(Parkdale-High Park, Ward 13; Parkdale-High Park, Ward 14; and
Davenport, Ward 18)**

Director, Transportation Services, District 1
(September 30, 2002)

Reporting on requests for the installation/removal of a number of on-street disabled persons' parking spaces; advising that funds to undertake the necessary signage adjustments in the estimated amount of \$1,200.00 are contained in the Transportation Services Division 2002 Operating Budget; and recommending that:

- (1) the installation/removal of disabled on-street parking spaces as noted in Table "A" of this report be approved; and
- (2) the appropriate City Officials be requested to take any action necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

25. YORK CIVIC CENTRE.

Informal presentation by staff regarding the temporary location and the permanent facilities.