
**HUMBER YORK COMMUNITY COUNCIL
AGENDA
MEETING No. 5**

Date of Meeting: Tuesday, June 4, 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
gjaga@city.toronto.on.ca

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

CONFIRMATION OF MINUTES.

Minutes of meeting held on May 7, 2002.

10:00 A.M. or shortly thereafter.

DEPUTATIONS/PRESENTATIONS:

- 1. FINAL REPORT – 93 COWAN AVENUE; (EAST SIDE OF COWAN AVENUE, MID BLOCK BETWEEN KING STREET AND SPRINGHURST AVENUE); APPLICATION TO AMEND ZONING BY-LAW NO. 438-86 OF THE (FORMER) CITY OF TORONTO; MARGARET J. BUSH. (Parkdale-High Park, Ward 14)**

PLANNING ACT PUBLIC MEETING

Director, Parkdale Pilot Project, South District
(May 17, 2002)

Reporting on an application to amend the Zoning By-law to allow the owner to maintain the three (3) existing dwelling units within the residential building at 93 Cowan Avenue; advising that there are no financial implications resulting from the adoption of the report; and recommending that City Council:

- (1) amend the 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;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required; and
- (3) before introducing the necessary Bill to City Council for enactment, the owner must complete the work necessary to comply with Building Code, Fire Code and Municipal 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.

2. FINAL REPORT – 100 COWAN AVENUE; (WEST SIDE OF COWAN AVENUE, MID BLOCK BETWEEN KING STREET AND SPRINGHURST AVENUE); APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW NO. 438-86 OF THE (FORMER) CITY OF TORONTO; JOE ST. MARSEILLE & ROBERT G. THOMPSON. (Parkdale-High Park, Ward 14)

PLANNING ACT PUBLIC MEETING

Director, Parkdale Pilot Project, South District
(May 17, 2002)

Reporting on an application to amend the Official Plan and Zoning By-law to allow the owner to maintain the five (5) existing dwelling units within the residential building at 100 Cowan Avenue; advising that there are no financial implications resulting from the adoption of the report; 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 No. 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 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.

3. FINAL REPORT – 90A GRENADIER ROAD; (NORTH SIDE OF GRENADIER ROAD AT THE INTERSECTION OF GRENADIER ROAD AND PARKWAY AVENUE); APPLICATION TO AMEND ZONING BY-LAW NO. 438-86 OF THE (FORMER) CITY OF TORONTO; STAN W. PARZYGNAT. (Parkdale-High Park, Ward 14)

PLANNING ACT PUBLIC MEETING

Director, Parkdale Pilot Project, South District
(May 17, 2002)

Reporting on an application to amend the Zoning By-law to allow the owner to maintain the four (4) existing dwelling units within the residential building at 90A Grenadier Road; advising that there are no financial implications resulting from the adoption of the report; and recommending that City Council:

- (1) amend the 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
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

4. FINAL REPORT – 22 SPRINGHURST AVENUE; (NORTH SIDE OF SPRINGHURST AVENUE, MID BLOCK BETWEEN DUFFERIN STREET AND TYNDALL AVENUE); APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW NO. 438-86 OF THE (FORMER) CITY OF TORONTO; RAY VAN EENOGHE. (Parkdale-High Park, Ward 14)

PLANNING ACT PUBLIC MEETING

Director, Parkdale Pilot Project, South District
(May 17, 2002)

Reporting on an application to amend the Official Plan and Zoning By-law to allow the owner to maintain the fifteen (15) existing dwelling units within the residential building at 22 Springhurst Avenue; advising that there are no financial implications resulting from the adoption of the report; 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 No. 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 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.

5. FINAL REPORT – 155 SPRINGHURST AVENUE; (WEST SIDE OF SPRINGHURST AVENUE, SOUTH OF KING STREET WEST); APPLICATION TO AMEND ZONING BY-LAW NO. 438-86 OF THE (FORMER) CITY OF TORONTO; MOHAMMAD AKRAM. (Parkdale-High Park, Ward 14)

PLANNING ACT PUBLIC MEETING

Director, Parkdale Pilot Project, South District
(May 17, 2002)

Reporting on an application to amend the Zoning By-law to allow the owner to maintain the eleven (11) existing dwelling units within the residential building at 155 Springhurst Avenue; advising that there are no financial implications resulting from the adoption of the report; and recommending that City Council:

- (1) amend the 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
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

6. FINAL REPORT – 15 THORBURN AVENUE; (SOUTH SIDE OF THORBURN AVENUE, MID BLOCK BETWEEN DUFFERIN STREET AND TYNDALL AVENUE); APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW NO. 438-86 OF THE (FORMER) CITY OF TORONTO; LIANI INVESTMENTS LIMITED, ROBERT LIANI. (Parkdale-High Park, Ward 14)

PLANNING ACT PUBLIC MEETING

Director, Parkdale Pilot Project, South District
(May 17, 2002)

Reporting on an application to amend the Official Plan and Zoning By-law to allow the owner to maintain the thirteen (13) existing dwelling units within the residential building at 15 Thorburn Avenue; advising that there are no financial implications resulting from the adoption of the report; 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 No. 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 obtain a building permit for certain of the repairs being undertaken 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.

7. FINAL REPORT – 2525 TO 2535 ST. CLAIR AVENUE WEST; (SOUTH SIDE OF ST. CLAIR AVENUE WEST, BETWEEN RUNNYMEDE ROAD AND MOULD AVENUE); APPLICATION TO AMEND ZONING BY-LAW NO. 1-83 OF THE (FORMER) CITY OF YORK; ZELINKA PRIAMO LTD. FOR 3916987 CANADA INC. (York South-Weston, Ward 11)

PLANNING ACT PUBLIC MEETING

Director, Community Planning, West District
(May 17, 2002)

Reporting on an application to amend the Zoning By-law for a one-storey 9,893.22 square metre (106,493.21 square foot) big box home improvement store with a 1,177 square metre (12,670 square foot) garden centre and associated parking at 2525 to 2535 St. Clair Avenue West; advising that there are no financial implications resulting from the adoption of the report; and recommending that:

- (1) amend Zoning By-law No. 1-83 for the former City of York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
- (3) prior to the introduction of the necessary Bill to City Council for enactment, submit to, and have approved by, the Commissioner of Works and Emergency Services, a Noise Impact Statement in accordance with City Council's requirements for the review and approval of Commissioner of Works and Emergency Services;
- (4) prior to the introduction of the necessary Bill to City Council for enactment, require the applicant to submit to the TTC a cheque for \$75,000.00 for the installation of signal priority technology for the three intersections in the vicinity of the property; and
- (5) require the owner to obtain Site Plan Approval and enter into a Site Plan Agreement or Undertaking with the City under Section 41 of the Planning Act to require the following along with any other matters as the City deems appropriate:
 - (a) Provide space within the development for the construction of any transformer vaults, Hydro and Bell maintenance holes and sewer maintenance holes required in connection with this development;
 - (b) Provide and maintain on site a minimum parking supply of 1 space per 47 square metres for the retail store and 1 space per 93 square metres for the office building, as identified in the Traffic Study prepared by iTRANS Consulting, dated April 2002;
 - (c) Pay all costs associated with the installation of Traffic Control Signals at the westerly site access, opposite Mould Avenue, including a one-time lump sum payment of \$30,000.00 for future maintenance, as determined by the Commissioner of Works and Emergency Services, prior to the issuance of a building permit;
 - (d) Submit to, and have approved by, the Commissioner of Works and Emergency Services prior to the issuance of a building permit, a functional plan of the proposed westerly access to and from St. Clair Avenue West, aligned opposite Mould Avenue;
 - (e) Submit a traffic monitoring report within six months of occupancy to identify vehicular trip distribution patterns associated with the retail development and identify mitigating measures to address area residents

concerns, if any, regarding traffic infiltration, for the review and approval of the Commissioner of Works and Emergency Services;

- (f) Provide a Letter of Credit in the amount of \$25,000.00 to cover the costs associated with the following measures, as deemed appropriate by the Commissioner of Works and Emergency Services:
 - (i) Implementing neighbourhood traffic calming measures, if any, as identified in Recommendation No. 5(e) above; and
 - (ii) Implementing the signal timing modifications identified in the iTRANS report dated April 2002, which are attributable to this development, if any;
- (g) Convey to the City, at nominal cost, prior to the issuance of a building permit, a 3.44 metre wide strip of land to the full extent of the site abutting the St. Clair Avenue West frontage, such lands to be free and clear of all encumbrances, save and except for utility poles, and subject to a right-of-way for access purposes in favour of the Grantor until such time as said lands have been laid out and dedicated for public highway purposes;
- (h) Grant a permanent, minimum 6 metre wide, easement to the City for the purposes of operating, maintaining and reconstructing the City's existing sewer, located within the property, the easement agreement to contain terms and conditions satisfactory to the Commissioner of Works and Emergency Services together with any others that the City Solicitor considers necessary;
- (i) Submit to the Commissioner of Works and Emergency Services Reference Plan of Survey, in metric units and integrated with the Ontario Co-ordinate System, delineating thereon by separate PARTS the lands to be conveyed to the City, the sewer easement, any rights-of-way appurtenant thereto and the remainder of the site;
- (j) Submit documentation, to the satisfaction of the Commissioner of Works and Emergency Services, with respect to the applicant's right-of-way over the CP Rail lands for the use of the Runnymede Road access;
- (k) Comply with the Loading requirements identified in the York Zoning By-law No. 1-83;
- (l) Submit, prior to the issuance of a building permit, a Material Recovery and Waste Reduction Plan, satisfactory to the Commissioner of Works and Emergency Services;
- (m) Provide, maintain and operate the material recovery and waste reduction measures, facilities and strategies stipulated in the Material Recovery and

Waste Reduction Plan approved by the Commissioner of Works and Emergency Services;

- (n) Submit, prior to the issuance of a building permit, a storm water management report addressing both quality and quantity control, including a grading and drainage plan, for the review and approval of the Commissioner of Works and Emergency Services;
- (o) Apply, prior to the issuance of a building permit, to the Commissioner of Works and Emergency Services for revised municipal numbering;
- (p) Submit, prior to the issuance of a building permit, the record of site condition, all environmental site assessment reports and a Statement from a Professional Engineer (sealed and dated), that based on the environmental record of site condition and supporting documents, that:
 - (i) the site is suitable for its intended use; and
 - (ii) based on the above information, it is unlikely that there is any offsite hydrocarbon vapours or contamination on the adjacent rights-of-way that would exceed applicable MOE Guideline objectives or regulations resulting from past land uses;
- (q) Provide, if it is likely that there is contamination, prior to the issuance of a building permit, a certified cheque made out to the City of Toronto in the amount of \$3,000.00 to cover the cost of a peer review of the environmental site assessment reports. Any amount not required for the peer review to be refunded;
- (r) Enter into an agreement with the City prior to the issuance of a building permit, should it be determined that remediation of the adjacent right-of-ways be required, in which the owner or the party responsible for the off-site contamination, commit to carrying out a remedial work plan acceptable to the City;
- (s) Have a qualified architect/acoustical consultant certify, in writing, to the Commissioner of Works and Emergency Services that the development has been designed and constructed in accordance with the Noise Impact Statement approved by the Commissioner of Works and Emergency Services;
- (t) Provide, maintain and operate the noise impact measures, facilities and strategies stipulated in the plan approved by the Commissioner of Works and Emergency Services;
- (u) That a lighting plan be submitted prior to Site Plan Approval. The lighting plan should also include all street lights abutting the site along St. Clair Avenue West and Runnymede Road. On-site lighting be

installed, inspected and deemed to be satisfactory by Community Planning staff prior to the issuance of an occupancy permit; and

- (v) Provide for the following:
 - (i) all rooftop mechanical units, flues and vents shall be screened;
 - (ii) landscaped islands planted with trees shall have a minimum width of 1.5 metres to permit healthy tree growth;
 - (iii) a continuous sidewalk with a minimum width of two metres shall abut the St. Clair Avenue West right-of-way where the home improvement abuts the right-of-way;
 - (iv) a continuous sidewalk with a minimum width of 5 metres shall be provided from St. Clair Avenue West to the front entrance of the home improvement store;
 - (v) lighting for all on-site sidewalks shall be provided and maintained at a minimum of 540 Lux;
 - (vi) all sidewalk crossings of driveways shall be distinguished from driving surfaces through raising the height of the sidewalk to curb level and through the use of special pavers, bricks or a scored concrete so as to promote pedestrian safety;
 - (vii) each building shall be provided with a minimum of one bench or picnic table with a minimum length of 1.2 metres and located a maximum of 10 metres from a primary front entrance;
 - (viii) buildings with a wall facing St. Clair Avenue West and with a length greater than 30 metres shall be constructed with recesses and projections and/or changes in texture and building material along at least 20 percent of the length of the façade;
 - (ix) loading areas shall be fully screened from the view of St. Clair Avenue West; and
 - (x) directional signage for entrances, exits, customer pick-up areas, handicapped parking areas, and loading zones shall be provided.

8. FINAL REPORT – 82, 130, 160 AND 162 DUNN AVENUE AND 9-17 CLOSE AVENUE; APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW NO. 438-86 OF THE (FORMER) CITY OF TORONTO TORONTO REHABILITATION INSTITUTE. (Parkdale-High Park, Ward 14)

Director, Community Planning, South District
(May 17, 2002)

Reporting on an application to amend the Official Plan and Zoning By-law for a four (4) storey Long Term Care building and the maintenance of the Queen Elizabeth Hospital at 130 Dunn Avenue, a day care at 160-162 Dunn Avenue, as well as three (3) detached houses and one pair of semi-detached house which are on one lot; and advising that there are no financial implications resulting from the adoption of the report. (COMPLETE REPORT WITH RECOMMENDATIONS TO FOLLOW)

9. REFUSAL REPORT – 1 WILTSHIRE AVENUE; APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW NO. 438-86 OF THE (FORMER) CITY OF TORONTO; IRVING AND MELVYN HIMEL. (Parkdale-High Park, Ward 14)

PLANNING ACT PUBLIC MEETING

Director, Community Planning, South District
(May 13, 2002)

Reporting on the refusal of an application to amend the Official Plan and the Zoning By-law for sixty-nine (69) live-work units (including a superintendent unit) and two (2) commercial units; advising that there are no financial implications resulting from the adoption of the report; and recommending that City Council:

- (1) refuse the application for the Official Plan Amendment, and the related Zoning By-law and Site Plan applications; and
- (2) authorize the appropriate City Officials to oppose any Ontario Municipal Board appeal made by the applicant.

10. DRAFT BY-LAW – ROAD ALTERATION ON DENNIS AVENUE AT WESTON ROAD. (York South-Weston, Ward 11)

PUBLIC HEARING UNDER THE
MUNICIPAL ACT

Ref. Clause No. 27 in Report No. 5 of the Humber York Community Council which was adopted without amendment by City Council on April 16, 17 and 18, 2002. Draft By-law to follow.

11. DRAFT BY-LAW – CROHAM ROAD AND EGLINTON AVENUE WEST;

**PROPOSED INTERSECTION IMPROVEMENT.
(Eglinton-Lawrence, Ward 15)**

PUBLIC HEARING UNDER THE
MUNICIPAL ACT

Ref. Clause No. 33 in Report No. 5 of the Humber York Community Council which was adopted without amendment by City Council on April 16, 17 and 18, 2002. Draft By-law to follow.

**12. DRAFT BY-LAW – TRAFFIC CALMING ON BRIAR HILL AVENUE
BETWEEN DUFFERIN STREET AND LOCKSLEY AVENUE.
(Eglinton-Lawrence, Ward 15)**

PUBLIC HEARING UNDER THE
MUNICIPAL ACT

Ref. Clause No. 20 in Report No. 5 of the Humber York Community Council which was adopted without amendment by City Council on April 16, 17 and 18, 2002. Draft By-law to follow.

**13. DRAFT BY-LAW – TRAFFIC CALMING ON GILBERT AVENUE
BETWEEN ROGERS ROAD AND SUMMIT ROAD.
(Davenport, Ward 17)**

PUBLIC HEARING UNDER THE
MUNICIPAL ACT

Ref. Clause No. 12 in Report No. 5 of the Humber York Community Council which was adopted without amendment by City Council on April 16, 17 and 18, 2002. Draft By-law to follow.

COMMUNICATIONS/REPORTS:

**14. 96 MULHOLLAND AVENUE - VARIANCE FOR A THIRD ROOF WALL SIGN.
(Eglinton-Lawrence, Ward 15)**

DEPUTATION ITEM

Director and Chief Building Official, West District

(April 15, 2002)

Reporting on a request for a variance from the sign by-law by Mr. Marcel Cohen, to permit the construction of a third party roof sign on the existing building on the subject property; advising that there are no financial implications resulting from the adoption of the report; and recommending that the request for a minor variance from the sign by-law be **refused**.

**15. 610 INDIAN ROAD – REMOVAL OF ONE PRIVATELY OWNED TREE.
(Parkdale-High Park, Ward 14)**

DEPUTATION ITEM

Commissioner, Economic Development, Culture and Tourism
(May 6, 2002)

Reporting that an application for a permit to remove one (1) 43 cm diameter black walnut tree, located on private property, has been foiled by the owners of 610 Indian Road; advising that there are no financial implications resulting from the adoption of the report; and recommending that:

- (1) Humber York Community Council deny the request for the removal of one privately owned tree at 610 Indian Road; or
- (2) Humber York Community Council approve the request for the removal of one privately owned tree at 610 Indian Road conditional on the applicant agreeing to implement the landscape plan, on file with Urban Forestry Services.

**16. 437 RONCESVALLES AVENUE (ST. JUDE’S ANGLICAN CHURCH
AND PARISH HALL); INCLUSION ON THE CITY OF TORONTO
INVENTORY OF HERITAGE PROPERTIES.
(Parkdale-High Park, Ward 14)**

Commissioner, Economic Development, Culture and Tourism
(May 6, 2002)

Reporting on the inclusion of the property at 437 Roncesvalles Avenue, St. Jude’s Anglican Church and Parish Hall, on the City of Toronto Inventory of Heritage Properties; advising that there are no financial implications resulting from the adoption of the report; and recommending that:

- (1) City Council include the property at 437 Roncesvalles Avenue (St. Jude’s Anglican Church and Parish Hall) on the City of Toronto Inventory of Heritage Properties; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**17. PROPOSED LEASH FREE PROGRAM FOR SORAUREN PARK.
(Parkdale-High Park, Ward 14)**

Commissioner, Economic Development, Culture and Tourism
(May 6, 2002)

Granting the authority for the creation of Leash Free program in Sorauren Park; advising that there are no financial implications resulting from the adoption of the report; and recommending that:

- (1) approval is given for the creation of a Leash Free program at Sorauren Park, which would operate during the hours of 9:00 P.M. to 9:45 A.M. during the months of May 1st to September 30th of each year;
- (2) the Department call a public meeting at the end of each season to evaluate the project and make further recommendations if necessary;
- (3) a dog walker association is created within the first year of approval of the project, to monitor and reinforce policies; and
- (4) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**18. PARKDALE PILOT PROJECT APPLICATION FEES.
(Parkdale-High Park, Ward 14)**

Director, Parkdale Pilot Project, South District
(May 21, 2002)

(PLEASE NOTE THAT THIS ITEM HAS BEEN WITHDRAWN.)

**19. PRELIMINARY REPORT – 601 TO 605 ROGERS ROAD (BLACK CREEK SUPER VALUE CENTRE); APPLICATION TO AMEND FORMER CITY OF YORK ZONING BY-LAW NO. 1-83 AND SITE PLAN CONTROL.
(York South-Weston, Ward 12)**

Director, Community Planning, West District
(May 17, 2002)

Providing preliminary information on the above-noted application and to seek Community Council's directions on further processing of the application and on the community consultation process; advising that there are no financial implications resulting from the adoption of the report; and recommending 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; and
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

**20. PRELIMINARY REPORT – 46 HALFORD AVENUE (WEST SIDE OF HALFORD AVENUE, EAST OF OLD MILL DRIVE); APPLICATION TO AMEND ZONING BY-LAW NO. 1-83 AND APPLICATION FOR SITE PLAN APPROVAL; RIVERMILL DEVELOPMENTS LTD. FOR NUSHY STEPHANIAN AND BRUCE D. REID.
(Parkdale-High Park, Ward 13)**

Director, Community Planning, West District
(May 17, 2002)

Providing preliminary information on the foregoing application and to seeking Community Council's direction on further processing of the application and on the community consultation process; advising that there are no financial implications resulting from the adoption of the report; and recommending 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; and
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

**21. 1126 QUEEN STREET WEST; REQUEST FOR APPROVAL OF MINOR VARIANCES FROM CH. 297, SIGNS, OF THE FORMER CITY OF TORONTO MUNICIPAL CODE.
(Davenport, Ward 18)**

Director, Community Planning, South District
(May 14, 2002)

Reporting on a request from Gerardo Castilio/Pizza Pizza Limited, for approval of minor variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, an illuminated fascia sign on the front elevation of the building at 1126 Queen Street West; advising that there are no financial implications resulting from the adoption of the report; and recommending that:

- (1) the request for minor variances be approved for the reasons outlined in the foregoing report; and
- (2) the applicant be advised, upon approval of Application No. 902025, 02-117902 SGN 00 SP, of the requirement to obtain the necessary permits from the Commissioner, Urban Development Services.

22. PROPOSED INSTALLATION OF TRAFFIC CONTROL SIGNALS AND PEDESTRIAN CROSSOVERS; WESTON ROAD AT CLOUSTON AVENUE, DORA SPENCER ROAD AND SIDNEY BELSEY CRESCENT. (York South-Weston, Ward 11)

Director, Transportation Services, District 1
(May 21, 2002)

Responding to a request from Humber York Community Council to report on the feasibility of installing traffic control signals at Weston Road and Clouston Avenue, as well as a pedestrian crossover at Weston Road and Dora Spencer Road, and to obtain approval for the installation of traffic control signals at the intersection of Weston Road and Sidney Belsey Crescent, subject to completion of the next phase of the development on the west side of Weston Road; advising that all costs with the installation of traffic control signals on Weston Road at Sidney Belsey Crescent would be the responsibility of the developer of the properties west of Weston Road between Sidney Belsey Crescent and Dora Spencer Road; and recommending that:

- (1) subject to the completion of the next phase of the development on the west side of Weston Road, traffic control signals be installed at the intersection of Weston Road and Sidney Belsey Crescent; and
- (2) the appropriate City officials be requested to take whatever action is necessary to give effect thereto, including the introduction in Council of any Bills that are required.

23. CARDELL AVENUE AND FAIRGLEN CRESCENT - 40 KM/H SPEED LIMIT. (York South-Weston, Ward 11)

Director, Transportation Services, District 3
(May 17, 2002)

Reporting on reducing the speed limit on Cardell Avenue at Fairglen Crescent; advising that that all costs associated with the implementation of 40 km/h speed zones on Cardell Avenue and Fairglen Crescent are included within the District 3 Transportation Services Division's Operating Budget; and recommending that:

- (1) By-law No. 31878, of the former City of North York, be amended to reduce the speed limit on Cardell Avenue, from the westerly limit of Weston Road to the westerly limit of Cardell Avenue, to 40 km/h; and

- (2) By-law No. 31878, of the former City of North York, be amended to reduce the speed limit on Fairglen Crescent, from the westerly limit of Weston Road to the northerly limit of Fairglen Crescent, to 40 km/h.

24. ROGERS ROAD AND REGENT STREET; PROPOSED INTRODUCTION OF A WESTBOUND RIGHT-TURN PROHIBITION; MONDAY TO FRIDAY, 4:00 P.M. TO 6:00 P.M. (York South-Weston, Ward 12)

Director, Transportation Services, District 1
(May 16, 2002)

Reporting on a prohibition of westbound turns from Rogers Road to Regent Street from 4:00 p.m. to 6:00 p.m., Monday to Friday, to mitigate concerns of motorist infiltration on Regent Street; advising that funds to install appropriate signage estimated at \$800.00 are contained in the Transportation Services Division 2002 Operating Budget; and recommending that:

- (1) westbound right turns be prohibited from Rogers Road to Regent Street from 4:00 p.m. to 6:00 p.m., Monday to Friday; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any Bills that are required.

25. MAIDSTONE STREET - PARKING PROHIBITIONS. (York South-Weston, Ward 12)

Director, Transportation Services, District 3
(May 17, 2002)

Installing parking prohibitions on the west side of Maidstone Avenue, between Beckett Avenue and Rustie Road; advising that all costs associated with the installation of parking prohibitions are included within the District 3 Transportation Services Division's Operating Budget; and recommending that:

- (1) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the "No Parking Anytime" prohibitions on the west and east sides of Maidstone Street, from the southerly limit of Falstaff Avenue to the northerly limit of Beckett Avenue;
- (2) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by installing "No Parking Anytime" prohibitions on the east side of Maidstone Street, from the southerly limit of Falstaff Avenue to the northerly limit of Beckett Avenue; and

- (3) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by installing "No Parking Anytime" prohibitions on the west side of Maidstone Street, from the southerly limit of Falstaff Avenue to the northerly limit of Rustic Road.

26. SOUTH KINGSWAY - MINOR ROAD ALTERATIONS AT MORNINGSIDE AVENUE AND RIVERSIDE DRIVE. (Parkdale-High Park, Ward 13)

Director, Transportation Services, District 1
(May 16, 2002)

Reporting on minor road alterations to create a parking bay on South Kingsway south of Riverside Drive, eliminating the exclusive right-turn lane at Riverside Drive, and modifying the corner radii at Morningside Avenue during the road resurfacing project scheduled to be completed in 2002; advising that all funds associated with the parking bay construction, and modification to the intersections at Riverside Drive and Morningside Avenue can be accommodated within the project budget for road resurfacing of South Kingsway as part of the Transportation Services 2002 Capital Programme; and recommending that:

- (1) a by-law be prepared and advertising commence for the alteration of the roadway on South Kingsway at Riverside Drive generally as shown on attached Drawing Nos. P4422SK1 and P4422SK2 dated May 2002 and described as follows:
- “realignment of the curb on the southwest corner of the intersection of Riverside Drive at South Kingsway to eliminate the exclusive right-turn lane and create a simple “T” intersection, and creation of a parallel parking bay on the west side of South Kingsway, south of Riverside Drive”;
- (2) a by-law be prepared and advertising commence for the alteration of the roadway on South Kingsway at Morningside Avenue generally as shown on attached Drawing No. P4422SK3 dated May 2002 and described as follows:
- “modification of the curb radii on the northwest and southwest corners of the intersection of South Kingsway and Morningside Avenue to reduce the width of the west side throat and improve sightlines”;
- (3) approval be given to commence advertising for the by-laws referred to in Recommendation Nos. (1) and (2) prior to final approval by City Council, to allow for the public hearing to occur at the next Humber York Community Council meeting scheduled for July 2, 2002; and
- (4) that 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.

**27. ARMADALE AVENUE, BOTH SIDES, NORTH OF BLOOR STREET WEST;
REQUEST FOR A “NO STANDING” PROHIBITION.
(Parkdale-High Park, Ward 13)**

Director, Transportation Services, District 1
(May 16, 2002)

Introducing “No Standing” regulations on Armadale Avenue to relieve traffic congestion in the immediate vicinity of the Jane Subway; 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 parking prohibition in place at all times on both sides of Armadale Avenue from a point 15 metres north of Bloor Street West to a point 71 metres further north on the east side and to a point 55 metres further north on the west side, be rescinded;
- (2) the stopping prohibition in place from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m., Monday to Friday on both sides of Armadale Avenue from a point 15 metres north of Bloor Street West to a point 71 metres further north on the east side and to a point 55 metres further north on the west side, be rescinded;
- (3) standing be prohibited at all times on both sides of Armadale Avenue from a point 15 metres north of Bloor Street West to a point 71 metres further north on the east side and to a point 55 metres further north on the west side; and
- (4) 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.

**28. 1355 KING STREET WEST - INSTALLATION OF A
CHURCH DIRECTIONAL SIGN.
(Parkdale-High Park, Ward 14)**

Manager, Right of Way Management, Transportation Services, District 1
(May 21, 2002)

Reporting on a request to install a church directional sign within the public right of way fronting 1355 King Street West, Parkdale United Church; advising that there are no financial implications resulting from the adoption of the report; and recommending that City Council approve the installation of a church directional sign fronting 1355 King Street West, subject to the property owner entering into an encroachment agreement with the City of Toronto, agreeing to:

- (1) 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;

- (2) remove the church directional sign upon receiving 30 days notice from the City to do so;
- (3) maintain the church directional sign in good and proper repair and a condition satisfactory to the Commissioner of Works and Emergency Services; and
- (4) 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.

**29. GLEN PARK AVENUE - PARKING PROHIBITIONS.
(Eglinton-Lawrence, Ward 15)**

Director, Transportation Services, District 3
(May 16, 2002)

Reporting on installing parking prohibitions on the south side of Glen Park Avenue, between Danesbury Avenue and Marlee Avenue; advising that all costs associated with the installation of parking prohibitions are included within the District 3 Transportation Services Division's Operating Budget; and recommending that Schedule VIII of By-law No. 31001, of the former City of North York, be amended by installing parking prohibitions, from 8:00 a.m. to 4:00 p.m., Monday to Friday on the south side of Glen Park Avenue, from a point 37 metres west of the westerly limit of Marlee Avenue to the easterly limit of Danesbury Avenue.

**30. WENDERLY DRIVE FROM MARLEE AVENUE TO LOIS AVENUE;
REDUCTION OF SPEED LIMIT TO 40 KM/H.
(Eglinton-Lawrence, Ward 15)**

Director, Transportation Services, District 3
(May 21, 2002)

Reporting on reducing the speed limit on Wenderly Drive, from Marlee Avenue to Lois Avenue, to 40 Km/h; advising that all costs associated with the implementation of a 40 km/h speed zone on Wenderly Drive are included within the District 3 Transportation Services Division's 2002 Operating Budget; and recommending that:

- (1) By-law No. 31878, of the former City of North York, be amended to delete the 40 km/h speed limit on Wenderly Drive, from a point 15 metres east of the easterly limit of Dufferin Street to the westerly limit of Lois Avenue; and
- (2) By-law No. 31878, of the former City of North York, be amended to install a 40 km/h speed limit on Wenderly Drive, from the easterly limit of Dufferin Street to the westerly limit of Marlee Avenue.

31. LAUDER AVENUE BETWEEN MILLERSON AVENUE AND ROGERS ROAD; TRAFFIC CALMING SURVEY RESULTS. (Davenport, Ward 17)

Director, Transportation Services, District 1
(May 16, 2002)

Reporting on the results of a poll of residents undertaken on a traffic calming proposal for Lauder Avenue, between Millerson Avenue and Rogers Road, and to advise that the conditions for installation for the plan have not been satisfied in accordance with the applicable policy of the former City of York, advising that there are no financial implications resulting from the adoption of the report; and recommending that the report be received for information.

32. INSTALLATION/REMOVAL OF ON-STREET PARKING SPACES FOR PERSONS WITH DISABILITIES. (Parkdale-High Park, Ward 14; Davenport, Ward 17; and Davenport, Ward 18)

Director, Transportation Services, District 1
(May 17, 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.

33. 233 PRESCOTT AVENUE - REQUEST FOR EXEMPTION TO THE FRONT YARD PARKING BY-LAW. (Davenport, Ward 17)

Councillor B. Disero
(April 29, 2002)

Requesting that the report dated March 9, 2001 from the Manager, Right of Way Management, Transportation Services, District 1, entitled "Request for an Exemption from Chapter 248 of the former City of Toronto Municipal Code to Permit Driveway Widening for One Vehicle at 233 Prescott Avenue", be given further consideration with a

view to approving the application for driveway widening at 233 Prescott Avenue, without the condition that the owner be required to remove the existing paved concrete area.

Ref. Clause No. 14 in Report No. 4 of the Southwest Community Council which was adopted without amendment by City Council at its regular meeting held on April 23, 24, 25, 26, 27, and its special meeting held on April 30, May 1 and 2, 2002.)

**34. DESIGNATION OF THE BLOOR WEST VILLAGE FESTIVAL
AS A COMMUNITY FESTIVAL.
(Parkdale-High Park, Ward 13)**

Mr. Roy Bergerson, Festival Coordinator
(May 14, 2002)

Requesting approval of a special occasion permit for the Bloor West Village Festival to be held on July 19 and 20, 2002 at the Windermere Avenue/Bloor Street West (north side) location.

**35. REQUEST FOR PERMIT PARKING ON TARRAGONA BOULEVARD,
VIELLA STREET, CANNES CIRCLE AND MONDOVI GATE.
(York South-Weston, Ward 11)**

Councillor F. Nunziata
(May 21, 2002)

Advising that the residents of Maple Clair Village are concerned with the parking situation on the above streets and is requesting the introduction of permit parking; and requesting that staff investigate and report on the feasibility of this proposal.

**36. VERBAL UPDATE - RUNNYMEDE CHRONIC CARE HOSPITAL;
274 ST. JOHN'S ROAD, 637 RUNNYMEDE ROAD & 40 FISKEN AVENUE;
APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW
NO. 438-86 OF THE (FORMER) CITY OF TORONTO TO PERMIT THE
DEVELOPMENT OF A SIX-STORY CHRONIC CARE AND LONG TERM
FACILITY.
(Parkdale-High Park, Ward 13)**

Verbal report by staff of Community Planning, South District, on the status of the above application, as requested by the Humber York Community Council at its meeting held on May 7, 2002.