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**TORONTO WEST COMMUNITY COUNCIL  
AGENDA  
MEETING No. 3**

**Date of Meeting:** Tuesday, February 17, 2004      **Enquiry:** Glenda Jagai  
**Time:** 9:30 a.m.      **Administrator**  
**Location:** Council Chambers      **Tel: 416-394-8101**  
Etobicoke Civic Centre      **etcc@toronto.ca**  
399 The West Mall  
Toronto, Ontario

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**Declarations of Interest Pursuant to the Municipal Conflict of Interest Act**

**Confirmation of Minutes – September 9, 2003 – Humber York Community Council**  
**September 10, 2003 – Etobicoke Community Council**  
**January 5, 2004 – Toronto West Community Council**

**Deputations/Presentations:**

Items 1-5	-	10:30 a.m.	<u>Planning Act</u> Public Meetings (Parkdale Pilot Projects)
Items 6 – 11	-	11:00 a.m.	Deputation items deferred from January 5, 2004 Meeting
Items 12 – 16	-	11:30 a.m.	Deputation Items
Items 54 and 55		7:00 p.m.	<u>Planning Act</u> Public Meetings

**1. Final Report – Application to Amend the Former City of Toronto  
Zoning By-law No. 438-86; Raymond Van Eenoooghe; 120 Spencer Avenue  
(Ward 14 – Parkdale-High Park)**

**(Public Meeting under the Planning Act – 10:30 a.m. or as soon as possible thereafter)**

Final Report (January 29, 2004) from the Acting Director, Parkdale Pilot Project, regarding an application by Raymond Van Eenoooghe to amend the Zoning By-law No. 438-86 to allow the owner to maintain the seven existing units within the residential buildings at 120 Spencer Avenue, located on the west side of Spencer Avenue between Springhurst Avenue and King Street West.

**Recommendations:**

- (1) That the Zoning By-law No. 438-86 for the former City of Toronto be amended substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6;

- (2) the City Solicitor be authorized to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
- (3) before introducing the necessary bill to City Council for enactment, the owner must complete 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;
- (4) the City Solicitor be authorized to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required; and
- (5) the owner of the property be required to:
  - (a) provide supervision of the premises on a regular basis;
  - (b) install an appropriate sign in a visible location on the front door of the premises, with the owner's name and access telephone number; and
  - (c) maintain records documenting any complaints or concerns received from the area residents.

**2. Final Report – Application to Amend the Former City of Toronto Zoning By-law No. 438-86; Raymond Van Eenoooghe; 122 Spencer Avenue (Ward 14 – Parkdale-High Park)**

**(Public Meeting under the Planning Act – 10:30 a.m. or as soon as possible thereafter)**

Final Report (January 29, 2004) from the Acting Director, Parkdale Pilot Project, regarding an application by Raymond Van Eenoooghe to amend the Zoning By-law No. 438-86 to allow the owner to maintain the eight existing dwelling units within the residential buildings at 122 Spencer Avenue, located on the west side of Spencer Avenue between Springhurst Avenue and King Street West.

**Recommendations:**

- (1) That the Zoning By-law No. 438-86 for the former City of Toronto be amended substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6;
- (2) the City Solicitor be authorized to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
- (3) before introducing the necessary bill to City Council for enactment, the owner must complete 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;
- (4) the City Solicitor be authorized to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required; and
  - (5) the owner of the property be required to:
    - (a) provide supervision of the premises on a regular basis;
    - (b) install an appropriate sign in a visible location on the front door of the premises, with the owner's name and access telephone number; and
    - (c) maintain records documenting any complaints or concerns received from the area residents.

**3. Final Report – Application to Amend the Former City of Toronto Zoning By-law No. 438-86; Robert Liani, 8 Temple Avenue (Ward 14 – Parkdale-High Park)**

**(Public Meeting under the Planning Act – 10:30 a.m. or as soon as possible thereafter)**

Final Report (January 29, 2004) from the Acting Director, Parkdale Pilot Project, regarding an application by Robert Liani to amend the Zoning By-law No. 438-86 to allow the owner to maintain the 13 existing dwelling units within the residential buildings at 8 Temple Avenue, located midblock between Dufferin Street and Tyndall Avenue.

**Recommendations:**

- (1) That the Zoning By-law No. 438-86 for the former City of Toronto be amended substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6;
- (2) the City Solicitor be authorized to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
- (3) before introducing the necessary bill to City Council for enactment, the owner must complete the repairs being undertaken pursuant to the Parkdale Pilot Project strategy approved by Toronto City Council on February 3, ; 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;
- (4) the City Solicitor be authorized to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required; and
- (5) the owner of the property be required to:
  - (a) provide supervision of the premises on a regular basis;

- (b) install an appropriate sign in a visible location on the front door of the premises, with the owner's name and access telephone number; and
- (c) maintain records documenting any complaints or concerns received from the area residents.

**4. Final Report – Application to Amend the Former City of Toronto Zoning By-law No. 438-86; Frank and Rose Rocca, 22 Thorburn Avenue (Ward 14 – Parkdale-High Park)**

**(Public Meeting under the Planning Act – 10:30 a.m. or as soon as possible thereafter)**

Final Report (January 29, 2004) from the Acting Director, Parkdale Pilot Project, regarding an application by Frank and Rose Rocca to amend the Zoning By-law No. 438-86 to allow the owner to maintain the four existing dwelling units within the residential buildings at 22 Thorburn Avenue, located on the north side of Thorburn Avenue, midblock between Dufferin Street and Tyndall Avenue.

**Recommendations:**

- (1) That the Zoning By-law No. 438-86 for the former City of Toronto be amended substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6;
- (2) the City Solicitor be authorized to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
- (3) before introducing the necessary bill to City Council for enactment, the owner must complete 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;
- (4) the City Solicitor be authorized to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required; and
- (5) the owner of the property be required to:
  - (a) provide supervision of the premises on a regular basis;
  - (b) install an appropriate sign in a visible location on the front door of the premises, with the owner's name and access telephone number; and
  - (c) maintain records documenting any complaints or concerns received from the area residents.

**5. Final Report – Application to Amend the Former City of Toronto Zoning By-law No. 438-86; Frank and Rose Rocca, 24 Thorburn Avenue (Ward 14 – Parkdale-High Park)**

**(Public Meeting under the Planning Act – 10:30 a.m. or as soon as possible thereafter)**

Final Report (January 29, 2004) from the Acting Director, Parkdale Pilot Project, regarding an application by Frank and Rose Rocca to amend the Zoning By-law No. 438-86 to allow the owner to maintain the four existing dwelling units within the residential buildings at 24 Thorburn Avenue, located on the north side of Thorburn Avenue, midblock between Dufferin Street and Tyndall Avenue.

**Recommendations:**

- (1) That the Zoning By-law No. 438-86 for the former City of Toronto be amended substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6;
- (2) the City Solicitor be authorized to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
- (3) before introducing the necessary Bill to City Council for enactment, the owner must complete 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;
- (4) the City Solicitor be authorized to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required; and
- (5) the owner of the property be required to:
  - (a) provide supervision of the premises on a regular basis;
  - (b) install an appropriate sign in a visible location on the front door of the premises, with the owner's name and access telephone number; and
  - (c) maintain records documenting any complaints or concerns received from the area residents.

**6. Payment-in-Lieu of Parking - 2350 Lake Shore Boulevard West (Ward 6 - Etobicoke-Lakeshore)**

**(Deferred from January 5, 2004)**

**(Deputation – 11:00 a.m., or as soon as possible thereafter)**

Report (December 9, 2003) from the Director, Transportation Services, West District.  
Recommendations:

- (1) That Council exempt the applicant at 2350 Lake Shore Boulevard West from the Etobicoke Zoning Code parking requirement of three stalls;
- (2) the applicant enter into an Agreement with the City of Toronto for the payment in-lieu of three stalls, which in this case amounts to \$6,000.00; and
- (3) 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 may be required.

- 6(a).** Report (January 29, 2004) from the Acting District Manager, Municipal Licensing and Standards, responding to a request from the Toronto West Community Council at its meeting on January 5, 2004, for a report on any complaints received, or police reports filed, regarding the health centre operation at 2350 Lake Shore Boulevard West.

Recommendation:

That the report be received for information.

**7. Proposed Settlement of Cash-in-Lieu of Parkland - Waterford Developments Inc. 2083-2095 Lake Shore Boulevard West; (Ward 6 – Etobicoke-Lakeshore)**

**(Deferred from January 5, 2004)**

**(Deputation – 11:00 a.m., or as soon as possible thereafter)**

Report (July 4, 2003) from the Director, Community Planning, West District, commenting on the proposed settlement of cash-in-lieu of parkland for Waterford Developments Inc., on lands known municipally as 2083-2095 Lake Shore Boulevard West.

Recommendations:

- (1) That a parkland credit is only recognized for Parts 15, 17, 18 and 21 on Attachment No. 1, appended to the report, totaling 0.158 hectares;
- (2) additional parkland credit for Parts 10 and 22 on Attachment No. 1, appended to the report, totaling 0.113 hectares, be offered to settle this matter if deemed appropriate by the City Solicitor and the Commissioner, Economic Development, Culture and Tourism;
- (3) any additional parkland credit as proposed in the applicant's letter of May 27, 2003, and more particularly described as the hatched portion of Part 19 on Attachment No. 1, appended to the report, be denied;

- (4) the applicant be required to fulfill the remainder of their parkland dedication requirement by a cash-in-lieu of parkland dedication payment to the satisfaction of the Commissioner, Economic Development, Culture and Tourism; and
- (5) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**7(a).** Communication (May 27, 2003) from B. S. Onyschuk, Gowlings, Lafleur Henderson LLP, on behalf of Waterford Developments Inc., owners of 2083-2095 Lake Shore Boulevard West, in connection with the foregoing matter, and requesting that the following alternative parkland cash-in-lieu requirement for these lands be endorsed and adopted:

- (a) That City staff's on-site parkland credit should continue to be recognized for Parts 15, 17 and 18, amounting to .092 hectares;
- (b) City staff's off-site parkland credit should continue to be recognized for Parts 10, 21 and 22, amounting to .178 hectares; and
- (c) an additional off-site parkland credit should be recognized for the cross-hatched portion of Part 19 (with the curvature of Marine Parade Drive), which amounts to an additional .163 hectares.

**8. Installation of All-Way Stop Control – Kirah Court at Purdy Crescent; and Reduction of Speed Limit on Purdy Crescent (Ward 11 - York South-Weston)**

**(Deferred from of January 5, 2004)**

**(Deputation – 11:00 a.m., or as soon as possible thereafter)**

Report (November 19, 2003) from the Director, Transportation Services, West District, responding to a request from the Humber York Community Council on September 9, 2003.

**Recommendation:**

That an all-way stop control not be installed at the intersection of Kirah Court at Purdy Crescent as the warrants are not met.

**8(a).** Report (January 23, 2004) from the Director, Transportation Services, West District, advising that in the interim, Councillor Nunziata has requested that staff report on the feasibility of installing a 40 km/h speed limit on Purdy Crescent.

**Recommendations:**

- (1) That the speed limit on Purdy Crescent, between Queenslea Avenue and Rosemount Avenue, be reduced from 50 km/h to 40 km/h as the requirements of the 40 km/h Speed Limit Warrant are achieved; 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 may be required.

**9. Exemption from Chapter 248, Parking Licences, Former City of Toronto Municipal Code to Permit Driveway Widening at 91 Armadale Avenue (Ward 13 – Parkdale-High Park)**

**(Deferred from January 5, 2004)**

**(Deputation – 11:00 a.m., or as soon as possible thereafter)**

Report (December 2, 2003) from the Director, Transportation Services, West District.

Recommendation:

That the request to permit driveway widening which will partially encroach onto the mutual driveway at 91 Armadale Avenue be denied.

**10. Exemption from Chapter 248, Parking Licences, Former City of Toronto Municipal Code to Permit Driveway Widening at 105 Evans Avenue (Ward 13 - Parkdale-High Park)**

**(Deferred from January 5, 2004)**

**(Deputation – 11:00 a.m., or as soon as possible thereafter)**

Report (December 1, 2003) from the Director, Transportation Services, West District.

Recommendation:

That the application for driveway widening at 105 Evans Avenue be denied.

**11. Exemption from Chapter 400 of the Former City of Toronto Municipal Code to Permit Front Yard Parking at 276 Indian Road (Ward 14 - Parkdale-High Park)**

**(Deferred from January 5, 2004)**

**(Deputation – 11:00 a.m., or as soon as possible thereafter)**

Report (December 1, 2003) from the Director, Transportation Services, West District.

Recommendation:

That the application for front yard parking at 276 Indian Road be denied.

**12. Request for Exemption from Chapter 400 of the Former City of Toronto Municipal Code to Permit Front Yard Parking at 231 Pearson Avenue (Ward 14 – Parkdale-High Park)**

**(Deputation – 11:30 a.m., or as soon as possible thereafter)**

Report (January 29, 2004) from the Director, Transportation Services, West District.

Recommendations:

That City Council approve the application for joint front yard parking at 231 Pearson Avenue, as shown on Appendix A, subject to:

- (1) the parking area not exceeding 2.6m in width by 5.79m in length;
- (2) a formal poll being conducted and that such a poll has a favourable result; and
- (3) the applicant paying all applicable fees and complying with all other criteria set out in the former City of Toronto Municipal Code Chapter 400, Traffic and Parking;

**13. Request for Exemption from Chapter 400 of the Former City of Toronto Municipal Code to Permit Joint Front Yard Parking at 108 and 110 Grenadier Road (Ward 14 – Parkdale-High Park)**

**(Deputation – 11:30 a.m., or as soon as possible thereafter)**

Report (January 30, 2004) from the Director, Transportation Services, West District.

Recommendations:

That the application for joint front yard parking at 108 and 110 Grenadier Road be refused.

**14. Request for Exemption from Chapter 400 of the Former City of Toronto Municipal Code to Permit Front Yard Parking at 43 Indian Trail (Ward 14 – Parkdale-High Park)**

**(Deputation – 11:30 a.m., or as soon as possible thereafter)**

Report (January 30, 2004) from the Director, Transportation Services, West District.

Recommendations:

That the application for front yard parking at 43 Indian Trail be refused.

**15. (i) Poll Results – Installation of Driveway Widening for Second Parking Space at 153 Cowan Avenue; and (ii) Request for an exemption from Ch. 248 of the (former) City of Toronto Municipal Code (Ward 14 – Parkdale High-Park)**

**(Deputation – 11:30 a.m., or as soon as possible thereafter)**

Report (January 30, 2004) from the Director, Transportation Services, West District, providing the results of a poll taken in connection with an appeal for the installation of driveway widening for a second parking space at 153 Cowan Avenue as requested by the former Humber York Community Council at its meeting on May 6, 2003

Recommendation:

That the application be refused.

- 15(a).** Report (April 16, 2003) from the Manager, Right of Way Management, Transportation Services, District 1, on a request for an exemption from Municipal Code Ch. 248, Parking Licences, of the (former) City of Toronto Municipal Code to permit driveway widening for a second parking space, and recommending that the request be denied.

**16. Request for Fence Exemption – 1 Bradfield Avenue (Ward 5 – Etobicoke-Lakeshore)**

**(Deputation – 11:30 a.m. or as soon as possible thereafter)**

Report (January 29, 2004) from the Acting District Manager, Municipal Licensing and Standards, West District, regarding a request by the owner of 1 Bradfield Avenue for an exemption from the Toronto Municipal Code, Chapter 447, Fences, to permit a close boarded wooden fence to be constructed to a height of 1.83 metres along the front of the property.

Recommendation:

That the proposed 1.83 metres high fence be constructed at the front yard, 3 metres back from the inner edge of the existing sidewalk, in accordance with the recommendations adopted by City Council at its meeting held on September 22, 23, 24 and 25, 2003, on the following condition:

The existing fence at the front yard, within 3 metres from the inner edge of the existing sidewalk, is removed by April 1, 2004.

**Communications/Reports:****17. Request for Fence Exemption – 5 Bentwick Crescent (Ward 1 – Etobicoke North)**

Report (January 29, 2004) from the Acting District Manager, Municipal Licensing and Standards, West District, regarding a request by the owner of 5 Bentwick Crescent for an exemption from the Toronto Municipal Code, Chapter 447, Fences, to permit the existing fence to remain on the property.

**Recommendation:**

That the application be refused as the height of the fence is not in compliance with the regulation set out in the Toronto Municipal Code, Chapter 447 Fences.

**18. Request for Fence Exemption – 78 Burnhamthorpe Road (Ward 5 – Etobicoke-Lakeshore)**

Report (January 23, 2004) from the Acting District Manager, Municipal Licensing and Standards, West District, regarding a request by the owner of 78 Burnhamthorpe Road for an exemption from the Toronto Municipal Code, Chapter 447, Fences, to maintain a composite fence constructed of galvanized corrugated steel sheeting and pressure treated wood, located adjacent to the west property line between 78 and 82 Burnhamthorpe Road.

**Recommendation:**

That the owner be required to construct the fence with material approved within Chapter 447 and the application be refused accordingly.

**19. Request for Fence Exemption – 49 Battersea Crescent (Ward 12 – York South-Weston)**

Report (January 6, 2004) from the District Manager, Municipal Licensing and Standards, North District, regarding a request by the owners of 49 Battersea Crescent for an exemption from the Toronto Municipal Code, Chapter 447, Fences, to maintain a wooden board with lattice fence situated on the east property line.

**Recommendation:**

That the application not be approved.

**20. Request for Fence/Screen Exemption – 119 Gracefield Avenue (Ward 12 – York South-Weston)**

Report (January 6, 2004) from the District Manager, Municipal Licensing and Standards, North District, regarding a request by the owners of 119 Gracefield Avenue for an exemption from the Toronto Municipal Code, Chapter 447, Fences, to maintain a deck fence/screen extension and further construct an additional deck fence/screen extension.

Recommendation:

That the application not be approved.

**21. Proposed Closure of East Walkway between Masseygrove Crescent and Masseygrove Park (Ward 1 – Etobicoke North)**

Report (January 13, 2004) from the Director, Transportation Services, West District, responding to concerns raised by area residents at a community meeting arranged by Councillor Suzan Hall (Ward 1 – Etobicoke North).

Recommendation:

That the east walkway between Masseygrove Crescent and Masseygrove Park be closed temporarily and be reassessed after a one-year trial period to determine if a permanent closure is desirable.

**22. Reduction of Speed Limit from 50 km/h to 40 km/h on Barker Avenue (Ward 1 – Etobicoke North)**

Report (January 13, 2004) from the Director, Transportation Services, West District, responding to a request from Councillor Suzan Hall (Ward 1 – Etobicoke North), on behalf of residents of Barker Avenue.

Recommendations:

- (1) That the speed limit on Barker Avenue, between Albion Road and Islington Avenue, be reduced from 50 km/h to 40 km/h as the requirements of the 40 km/h Speed Limit Warrant are achieved; 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 may be required.

**23. Installation of Traffic Control Signals – Islington Avenue at Rexdale Plaza (Ward 2 – Etobicoke North)**

Report (January 13, 2004) from the Director, Transportation Services, West District, regarding the installation of traffic control signals on Islington Avenue and the driveway to Rexdale Plaza/plaza driveway (west side) and removal of the split pedestrian crossover north of Rexdale Boulevard; advising that all costs associated with the installation of traffic control signals, including the removal of the split pedestrian crossover and a one time maintenance fee, is the responsibility of Firstpro Shopping Centres.

Recommendations:

- (1) That traffic control signals be installed at Islington Avenue and the Rexdale Plaza driveway/plaza driveway (west side);
- (2) coincident with the installation of traffic control signals, the existing split pedestrian crossover south of the new driveways and north of Rexdale Boulevard be removed;
- (3) installation of traffic control signals be subject to the receipt of funding from Firstpro Shopping Centres; and
- (4) 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 may be required.

**24. Extension of Existing 40 km/h Speed Limit on Renault Crescent  
(Ward 2 – Etobicoke North)**

Report (January 13, 2004) from the Director, Transportation Services, West District, responding to a request from Councillor Rob Ford (Ward 2 – Etobicoke North), on behalf of a resident of Renault Crescent.

Recommendations:

- (1) That the by-law associated with the 40 km/h speed limit on Renault Crescent between Royal York Road and Griggsden Avenue (south intersection) be rescinded;
- (2) the speed limit on Renault Crescent, between Royal York Road and Chapman Road, be reduced from 50 km/h to 40 km/h as the requirements of the 40 km/h Speed Limit Warrant are achieved; and
- (3) 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 may be required.

**25. Installation of “No Parking Anytime” Prohibition - Enterprise Road  
(Ward 2 – Etobicoke North)**

Report (January 13, 2004) from the Director, Transportation Services, West District, regarding a “No Stopping Anytime” prohibition on a portion of the north side of Enterprise Road.

Recommendations:

- (1) That a “No Parking Anytime” regulation be installed on the north side of Enterprise Road, between a point 75.0 metres east of Martin Grove Road and a point 35.0 metres east thereof; 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 may be required.

**26. Reduction of Speed Limit from 50 km/h to 40 km/h on Willowridge Road (Ward 4 – Etobicoke Centre)**

Report (January 13, 2004) from the Director, Transportation Services, West District, responding to a request from Councillor Gloria Lindsay Luby (Ward 4 – Etobicoke Centre), on behalf of a resident of Willowridge Road.

Recommendations:

- (1) That the speed limit on Willowridge Road, between Eglinton Avenue West and the street limit, a point 160.0 metres east of Earldown Drive, be reduced from 50 km/h to 40 km/h as the requirements of the 40 km/h Speed Limit Warrant are achieved; 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 may be required.

**27. Traffic Calming (Speed Humps) and Extension of 40 km/h Speed Limit on Allanhurst Drive between Royal York Road and Edenbridge Drive (Ward 4 – Etobicoke Centre)**

Report (January 30, 2004) from the Director, Transportation Services, West District, responding to a petition and a request from Councillor Gloria Lindsay Luby (Ward 4 – Etobicoke Centre), for traffic calming and all-way stop controls on Allanhurst Drive.

Recommendations:

- (1) That the speed limit on Allanhurst Drive be amended by extending the 40 km/h speed limit between Royal York Road and Edenbridge Drive as the requirements of the 40 km/h Speed Limit Warrant are achieved;
- (2) appropriate staff be authorized to conduct a poll of eligible residents on Allanhurst Drive, in accordance with the traffic calming policy to determine if residents of the roadway support the installation of speed humps;

- (3) a by-law be prepared and public notice be given pursuant to the Municipal Act and Municipal Class Environmental Assessment Act for the alterations of sections of the roadway on Allanhurst Drive for traffic calming purposes, described as follows:

The construction of speed humps on Allanhurst Drive, generally as shown on Drawings No. SH-1031-01 to SH-1031-05 dated November 25, 2003, attached;

- (4) pursuant to the requirements of Schedule B of the Municipal Class Environmental Act which have been recently enacted as Provincial Legislation, notice of study commencement be given to the Ministry of the Environment, Fire Services, Emergency Medical Services and Toronto Police Service and upon approval of a by-law by Council, Notice of Completion be issued;
- (5) subject to favourable results of the poll, the speed limit be reduced from 40 km/h to 30 km/h coincident with the implementation of speed humps on Allanhurst Drive between Royal York Road and Edenbridge Drive, and
- (6) 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 may be required.

**28. Reduction of Speed Limit from 50 km/h to 40 km/h on Poplar Avenue (Ward 5 – Etobicoke-Lakeshore)**

Report (January 13, 2004) from the Director, Transportation Services, West District, responding to a request from a resident of Poplar Avenue.

Recommendations:

- (1) That the speed limit on Poplar Avenue be reduced from 50 km/h to 40 km/h as the requirements of the 40 km/h Speed Limit Warrant are achieved; 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 may be required.

**29. Introduction of Lane Designations – Kipling Avenue at the Westbound F. G. Gardiner Expressway Off-ramp (Ward 5 – Etobicoke-Lakeshore)**

Report (January 27, 2004) from the Director, Transportation Services, West District, regarding lane designations on the westbound off-ramp from the F. G. Gardiner Expressway at Kipling Avenue.

Recommendations:

- (1) That the northerly westbound lane from the F. G. Gardiner Expressway off-ramp be designated for right turns only from Kipling Avenue to a point 50 metres east thereof;
- (2) the centre westbound lane from the F. G. Gardiner Expressway off-ramp be designated for right turns and left turns only from Kipling Avenue to a point 50 metres east thereof;
- (3) the southerly westbound lane from the F. G. Gardiner Expressway be designated for left turns only from Kipling Avenue to a point 50 metres east thereof;
- (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.

**30. Traffic Assessment – Bloor Street West between East of Jackson Avenue and East of Grenview Boulevard North (Ward 5 – Etobicoke-Lakeshore)**

Report (January 26, 2004) from the Director, Transportation Services, West District, regarding the results of traffic studies conducted to determine the need for the removal of the mid-block traffic control signals located on Bloor Street West, east of Jackson Avenue, coincident with the installation of traffic control signals at the intersection of Bloor Street West and Grenview Boulevard North.

Recommendations:

- (1) That the mid-block traffic control signals located on Bloor Street West, east of Jackson Avenue, not be removed, as they are being well utilized; and
- (2) traffic control signals not be installed at the intersection of Bloor Street West and Grenview Boulevard North, as the warrants for the installation of Traffic Control Signals are not satisfied

**31. Introduction of “No Stopping Anytime” Prohibition – Lake Shore Boulevard West in front of 2603 Lake Shore Boulevard West (Ward 6 – Etobicoke-Lakeshore)**

Report (January 13, 2004) from the Director, Transportation Services, West District, regarding a “No Stopping Anytime” prohibition on the south side of Lake Shore Boulevard West between a point 110.0 metres west of Lake Crescent and a point 30.0 metres east thereof.

Recommendations:

- (1) That the current “No Parking Anytime” prohibition on the south side of Lake Shore Boulevard West, between a point 110.0 metres west of Lake Crescent and a point 35.0 metres east thereof, be rescinded;

- (2) parking be prohibited anytime on the south side of Lake Shore Boulevard West between a point 80.0 metres west of Lake Crescent and a point 12.0 metres east thereof;
- (3) stopping be prohibited anytime on the south side of Lake Shore Boulevard West between a point 110.0 metres west of Lake Crescent and a point 30.0 metres east thereof; and
- (4) 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 may be required.

**32. Installation of On-Street Parking Spaces for Persons with Disabilities  
(Ward 11 – York South-Weston)**

Report (January 30, 2004) from the Director, Transportation Services, West District.

Recommendations:

- (1) That the installation of on-street disabled 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 or any Bills that may be required.

**33. Installation of All-way Stop Controls at Spears Street and Feltham Avenue  
(Ward 11- York South-Weston)**

Report (January 14, 2004) from the Director, Transportation Services, West District, responding to a request from the Humber York Community Council at its meeting on June 10, 2003, for a report on the feasibility of installing an all-way stop control at the intersection of Spears Street and Feltham Avenue.

Recommendation:

That the all-way stop control not be erected at the intersection of Spears Street and Feltham Avenue, as the warrants are not achieved.

**34. Reduction of Speed Limit from 50 km/h to 40 km/h on Porter Avenue  
(Ward 11 – York South-Weston)**

Report (January 28, 2004) from the Director, Transportation Services, West District, responding to a request from Councillor Frances Nunziata (Ward 11 – York South-Weston), on behalf of residents of Porter Avenue.

Recommendations:

- (1) That Schedule “A” of By-law No 1129-87 of the former City of York be amended by reducing the speed limit from 50 km/h to 40 km/h on Porter Avenue, between Avon Avenue and Weston Road; 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 may be required.

**35. Loading Zone Lay-by at Premises of 1947-1997 Bloor Street West,  
At Ellis Park Road (Ward 13 – Parkdale-High Park)**

Report (January 29, 2004) from the Director, Transportation Services, West District, to obtain authorization for a road alteration to construct a lay-by on the south side of Bloor Street West, immediately east of Ellis Park Road, to permit loading activities to occur at the Ellis Park – Bloor Condominium, as per the conditions of the site plan agreement.

Recommendations:

- (1) That a road alteration by-law be prepared to authorize the construction of a lay-by on the south side of Bloor Street West, immediately east of Ellis Park Road, generally as shown in Drawing No. 421F-7240 dated January 2004;
- (2) that the current parking regulations on the south side of Bloor Street West be amended to prohibit parking at all times from Ellis Park Road to Clendenan Avenue; and
- (3) 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.

**36. Poll Results – One-way Operation on Eastern Branch of Ellis Park Road  
between Wendigo Way and the First Laneway to the North  
(Ward 13 – Parkdale High-Park)**

Report (January 14, 2004) from the City Clerk providing the results of a resident poll to determine support for the introduction of a one-way operation of the eastern branch of Ellis Park Road, between Wendigo Way and the first laneway to the north.

Recommendation:

That a one-way southbound regulation be introduced on the eastern branch of Ellis Park Road, between Wendigo Way and the first laneway to the north.

**37. Poll Results – Front Yard Parking at 223 Grenadier Road  
(Ward 14 – Parkdale High-Park)**

Report (January 30, 2004) from the Director, Transportation Services, West District, providing the results of a neighbourhood poll concerning an appeal for front yard parking at 223 Grenadier Road.

Recommendations:

That City Council approve the application for front yard parking at 223 Grenadier Road, subject to:

- (1) the parking area not exceed 2.6m in width by 5.9m in length;
- (2) the applicant pave the parking area with semi-permeable materials, such as ecostone pavers, interlocking pavers or approved equivalent paving treatment acceptable to the Commissioner of Works and Emergency Services; and,
- (3) the applicant pays all applicable fees and complies with all other criteria described in Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code;

**38. Residential and Commercial Front Yard and Boulevard Parking Regulations  
(All West District Wards)**

Report (January 30, 2004) from the Director, Transportation Services, West District, responding to request from the Toronto West Community Council at its meeting on January 5, 2004, for a report describing the existing regulations/policies relating to the use of boulevard areas of public rights-of-way and the front yard of residential properties, for vehicle parking purposes.

Recommendation:

That this report be received for information.

**39. Application to Amend Etobicoke Official Plan Zoning Code; 916 Scarlett Road  
Ontario Municipal Board Hearing; Site Plan Referral (Ward 2 – Etobicoke North)**

Report (January 9, 2004) from the City Solicitor regarding the outcome of an appeal to the Ontario Municipal Board on Council's refusal to adopt a proposed amendment to the Etobicoke Official Plan and Zoning Code and reporting on an associated site plan referral.

Recommendation:

That the report be received for information.

**40. Application for Outdoor Café – 1751 Keele Street (Ward 12 – York South-Weston)**

Report (January 30, 2004) the Acting District Manager, Municipal Licensing and Standards, West District, regarding an application to lease 12.88 square metres of the municipal boulevard for the purpose of an outdoor boulevard café at 1751 Keele Street.

Recommendations:

That the application to lease 12.88 square metres of the municipal boulevard for the purpose of an outdoor café at 1751 Keele Street be approved, subject to the applicant fulfilling the following conditions upon approval:

- (1) enter into an encroachment agreement with the City of Toronto;
- (2) pay the annual fee to the City of Toronto for use of the road allowance in the amount of \$25.00 plus \$5.50 per square metre. All fees are subject to change;
- (3) provide a certificate of insurance evidencing a third party bodily injury and property damage insurance in the amount of Two Million Dollars (\$2,000,000.00), or such other coverage and greater amount as the City of Toronto may require, naming the City of Toronto as an additional insured party under the policy; and
- (4) obtain a construction/streets permit prior to commencement of any construction.

**41. Special Occasion Beer Garden Permit Requests for Community Events (Ward 12 – York South Weston)**

Report (January 21, 2004) from the Commissioner, Economic Development, Culture and Tourism, regarding requests from various groups for special occasion beer garden permits to compliment their community events.

Recommendations:

- (1) That permission be granted to the groups listed in Attachment No.1, to hold Special Occasion Beer Garden Permit events;
- (2) the groups be required to obtain a Special Occasion Permit from the Alcohol and Gaming Commission of Ontario;
- (3) the groups be charged the approved \$50.00 facility permit fee and additional costs incurred by the Parks and Recreation Division for goods and services not readily available at the site;
- (4) the groups provide proof of liability insurance coverage in the amount of \$2M, naming the City as additional insured;
- (5) all bartenders and servers be required to attend a Smart Serve Training Program at the group's expense;

- (6) the groups comply with all regulations outlined in all City policies pertaining to alcohol consumption at the time of the event; and
- (7) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**42. Request for Natural Garden Exemption – 37 Beaty Avenue  
(Ward 14 – Parkdale-High Park)**

Report (January 23, 2004) from the Acting District Manager, Municipal Licensing and Standards, West District, regarding a request to review the requirements of a notice, issued in accordance with the provisions of the Toronto Municipal Code, Chapter 202, Grass and/or Weeds, of the former City of Toronto, requiring that tall grass/weeds be cut at 37 Beaty Avenue in accordance with the said Code.

Recommendation:

That the exemption be granted the exemption and the notice cancelled, on the condition that the applicant complies with the recommended maintenance activities required to meet the provisions of a natural garden to the satisfaction of the designated staff of Parks and Recreation.

**43. Environmental Assessment – Mimico Waterfront Linear Park Project  
Humber Bay Park West to Norris Crescent Parkette  
(Ward 6 – Etobicoke-Lakeshore)**

Report (January 30, 2004) from the Commissioner, Economic Development, Culture and Tourism, providing comments on the Mimico Waterfront Linear Park Environmental Assessment, a project undertaking of the Toronto and Region Conservation Authority, submitted to the Ontario Ministry of the Environment.

Recommendations:

- (1) Council endorse the comments contained herein on the Mimico Waterfront Linear Park Environmental Assessment;
- (2) this report be submitted to the Ontario Ministry of the Environment as comments on the Environmental Assessment; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**44. Extension to Exemption from Part-Lot Control; Gemini Urban Design (Lakeshore) Corporation; 2264 Lake Shore Boulevard West (Ward 6 – Etobicoke-Lakeshore)**

Report (January 29, 2004) from the Director, Community Planning, West District, regarding an application by Gemini Urban Design (Lakeshore) Corporation for an

extension to Part-Lot Control Exemption By-law No. 321-2003, to allow townhouse dwelling units at 2264 Lake Shore Boulevard West to continue to be conveyed into separate ownership.

Recommendations:

- (1) That the application to extend Part-Lot Control Exemption By-law No. 321-2003 be approved subject to the extension expiring one year from the date of enactment and applying only to those lands which were not separately conveyed pursuant to the applicable Part-Lot Control Exemption By-law (No. 321-2003);
- (2) prior to bringing the amending Bill forward for enactment, the applicant shall provide to the City Solicitor a legal description of the lands not conveyed pursuant to Part-Lot Control Exemption By-law No. 321-2003;
- (3) the City Solicitor be authorized to introduce the necessary Bill to Council; and
- (4) the appropriate City Officials to be authorized and directed to register the Bill on title.

**45. Preliminary Report – Applications to Amend the Official Plan and Zoning By-law Wynn Bitton Inc., Kohn Architects Inc., 2442 Bloor Street West  
File No. 03 198594 WHY 13 OZ (Ward 13 – Parkdale-High Park)**

Preliminary Report (January 30, 2004) from the Director, Community Planning, West District, providing preliminary information on an application by Wynn Bitton Inc. to amend the Official Plan and Zoning By-law to permit the development of a mixed use building at 2442 Bloor Street West.

Recommendations:

- (1) That staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) that notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (3) that notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

**46. Fire Route Designations (Various Wards)**

Report (January 29, 2004) from the District Chief, Fire Prevention, West Command, regarding the enactment of the appropriate by-law to approve the final designation of fire routes to enable By-law Enforcement Officers to tag illegally parked vehicles within the designated fire route.

Recommendations:

- (1) That the final designation of a Fire Route under Chapter 134 of the Etobicoke Municipal Code be approved at the following locations:
  - 251 Atwell Drive;
  - 33 Carlingview Drive;
  - 7 – 29 Colonel Samuel Smith Park Drive;
  - 11 and 15 Goodmark Place;
  - 65 Kelfield Street;
  - 2548 Kipling Avenue;
  - 3625 Lake Shore Boulevard West;
  - 11, 15, and 17 Michael Power Place;
  - 61 Richview Road;
  - 1 Valhalla Road;
  - 1 – 63 Viewcrest Circle;
  - 400 The West Mall; and
  - 250 Wincott Drive; and
- (2) the appropriate by-law be enacted by City Council.

**47. Construction and Maintenance of Fire Routes; Multiple Addresses/  
Wards in Toronto West**

Report (January 29, 2004) from the District Chief, Fire Prevention, West Command, regarding the enactment of the appropriate by-law to allow the construction and maintenance of fire routes.

Recommendations:

- (1) That Chapter 134-20 of the Etobicoke Municipal Code be amended by adding the following locations to Schedule 'B', "Lands upon which Fire Routes are to be Constructed and Maintained":
  - 33 Carlingview Drive;
  - 7 – 29 Colonel Samuel Smith Park Drive;
  - 1635 The Queensway;
  - 61 Richview Road;
  - 555 Rexdale Boulevard (North-Grandstand);
  - 555 Rexdale Boulevard (South-Backstretch);
  - 1 Valhalla Road;
  - 400 The West Mall; and
  - 250 Wincott Drive; and
- (2) the appropriate by-law be enacted by City Council.

**48. 100 Disco Road (John Avery Barn); Inclusion on Inventory of Heritage Properties)  
(Ward 2 - Etobicoke North)**

Communication (January 22, 2004) from the City Clerk advising that the Toronto Preservation Board at its meeting on January 22, 2004, referred the following report dated October 30, 2003, back to the Commissioner, Economic Development, Culture and Tourism for further consideration.

- 48(a).** Report (October 30, 2003) from the Commissioner, Economic Development, Culture and Tourism, advising that the Etobicoke Community Preservation Panel nominated the property at 100 Disco Road (John Avery Barn) for inclusion on the City of Toronto Inventory of Heritage Properties for its cultural resource value or interest; further advising that the John Avery Barn was purportedly constructed during the period from 1908 to 1933 and is professed to be the last remaining barn built for agricultural purposes in Etobicoke.

Recommendations:

- (1) That City Council include the property at 100 Disco Road (John Avery Barn) 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.
- 48(b).** Communication (November 20, 2003) from the City Clerk advising that the Toronto Preservation Board at its meeting held on November 20, 2003, deferred consideration of the report (October 30, 2003) from the Commissioner, Economic Development, Culture and Tourism, to its meeting on January 29, 2004.

**49. Budgetary and Staffing Implications of City Council's Amendments to the Revised Organization Structure of the Committee of Adjustment (All Wards)**

Communication (January 12, 2004) from the City Clerk advising that the Planning and Transportation Committee at its meeting on January 8, 2004, amongst other things, referred the issue of the starting times of the Committees of Adjustment meetings to the Community Councils for consideration and report back, as soon as possible, to the Planning and Transportation Committee.

**50. Interim Procedures during Council Election (All Wards)**

Communication (January 12, 2004) from the City Clerk advising that the Planning and Transportation Committee at its meeting on January 8, 2004, forwarded a copy of a report (December 12, 2003) from the Commissioner, Urban Development Services, to the South, North, East and West Community Councils for information.

**51. Settlement Report – OMB Pre-Hearing; Application to amend the Official Plan and Zoning Code; 1286-1294 Islington Avenue and 15-19 Cordova Avenue (Ward 5 – Etobicoke Lakeshore)**

Report (February 2, 2004) from the Director, Community Planning, West District, regarding an appeal of an application to amend the Official Plan and Zoning Code for two apartment towers and a townhouse infill development.

Recommendations:

It is recommended that City Council instruct the City Solicitor and the Commissioner of Urban Development Services to attend the Ontario Municipal Board Pre-hearing on March 5, 2004, to settle the appeals before the Ontario Municipal Board respecting this application, based on the following:

- (a) the Etobicoke Centre Secondary Plan and site specific appeals be dismissed;
- (b) the Commissioner of Urban Development Services, in consultation with the City Solicitor, be authorized to draft Official Plan and Zoning Code amendments to implement the settlement;
- (c) the development and site specific approval will consist of the following:
  - (i) townhouses and 2 apartment towers with heights of 4, 20 and 25 storeys and an overall floor space index of 3.1;
  - (ii) established setbacks for the towers and base buildings which will be part of the Zoning By-law amendment; and
  - (iii) a mid-site amenity space to be separate between the existing and proposed apartment buildings; and
- (d) the Ontario Municipal Board be requested to withhold its final Order respecting the Official Plan Amendment and Zoning By-law until such time as the owner has executed and registered a Section 37 agreement to the satisfaction of the City that provides for:
  - (i) improvements to the open space adjacent to Islington Avenue;
  - (ii) amenity spaces for both the rental and proposed condominium building;
  - (iii) a Tree Preservation and Maintenance Plan and a Letter of Credit for the tree preservation submitted;
  - (iv) retention of the existing rental apartment buildings for rent tenure for a period of 20 years from the date of the Ontario Municipal Board Order;
  - (v) contribution of \$100,000 to Islington Avenue School for schoolyard improvements;

- (vi) the preparation and implementation of a Construction Mitigation and Communications Plans, and be subject to the satisfaction of the Director of Community Planning, West District, at the owner's cost and expense, prior to the issuance of any Building Permit related to the additional buildings;
- (vii) a revised Pedestrian Level Wind Study that has been reviewed by and is acceptable to the Commissioner of Urban Development Services; and
- (viii) payment of the cash payment-in-lieu of parkland under Section 42 of the Planning Act at the alternative rate dedication of 0.4 hectares per 300 units. Of this, a portion equal to five percent of the land value will be used for general park acquisition and improvements and the remainder will be used for improvements to Tom Riley Park.

**52. Preliminary Report – Official Plan Amendment and Rezoning Application; Applicant: YWCA of Metropolitan Toronto; North side of Bergamot Avenue, west of Islington Avenue (Ward 2 – Etobicoke North)**

Preliminary Report (January 30, 2004) from the Director, Community Planning, West District, on a proposed amendment to the Official Plan and Zoning Code to permit the development of a new 4-storey, 68-unit residential (rental) apartment building and child care centre for 62 children.

Recommendations:

- (1) That staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) that notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (3) that notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

**IN CAMERA - In accordance with the Municipal Act, a motion is required for the Toronto West Community Council to meet privately to consider Item 53 and the reason must be stated:**

**53. Candidates for Nomination to Toronto West Community Preservation Panel (All Toronto West Wards)**

Confidential report (January 30, 2004) from the Commissioner, Economic Development, Culture and Tourism, regarding the candidate evaluation process and candidates recommended for nomination to the Toronto West Community Preservation Panel; and further that, in accordance with the Municipal Act, discussions pertaining to this matter be held in camera, having regard that the subject matter is related to personal matters about identifiable individuals.

Recommendations:

- (1) That the Toronto West Community Council nominate the selected individuals listed in Attachment No. 1 to the Toronto West Preservation Panel for a period of three years or until their successors are appointed in accordance with Section 103-18 of the Municipal Code; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

*(Please note that the above report has been distributed under separate confidential cover to Members of the Toronto West Community Council and selected officials only.)*

**7:00 p.m. Public Meetings**

**54. Final Report – Application to Amend the Official Plan and Zoning Code  
Forest Green Homes, 1945 Lawrence Avenue West (Ward 11 – York South-Weston)**

**(7:00 p.m. or as soon as possible thereafter - Continuation of Public Meeting  
under the Planning Act from January 5, 2004)**

Report (December 12, 2003) from the Director, Community Planning, West District, on an application by Forest Green Homes (Global Architects) to amend the Official Plan and Zoning Code to permit a development at 1945 Lawrence Avenue West.

Recommendations:

- (1) That the former City of York Official Plan be amended substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 5;
- (2) that the Toronto Official Plan be amended substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 6;
- (3) that the Zoning By-law for the former City of York be amended substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No.7;
- (4) that the City Solicitor be authorized to make such stylistic and technical changes to the draft Official Plan Amendments and draft Zoning By-law Amendment as may be required;
- (5) that before introducing the necessary bills to City Council for enactment:
  - (i) the owner enter into a Section 37 Agreement to secure the following: improvements to Merrill Park, eight new street trees along Lawrence Avenue West and South Station Road, and use of the private indoor amenity space for community recreational programs for 10 hours a

week; and/or other improvements as may be determined through further consultation; and

- (ii) the owner make application for and obtain Site Plan Approval;
- (6) that before introducing the necessary bills to City Council for enactment the applicant must apply for Site Plan Approval and receive conditional approval; and
- (7) that at least three weeks before introducing the necessary bills to City Council for enactment, require the owner to submit a Noise Impact Statement and Site Servicing Assessment to the Works and Emergency Services Department.

**55. Official Plan Amendment and Rezoning Application  
32, 34 and 36 Spencer Avenue (Ward 14 – Parkdale-High Park)**

**(7:00 p.m. or as soon as possible thereafter - Public Meeting under the Planning Act)**

Report (January 28, 2004) from the Director, Community Planning, West District, providing a status update on the Official Plan and Zoning applications to upgrade and expand the existing nursing home at 32, 34 and 36 Spencer Avenue.

**Recommendations:**

- (1) That City Council direct Community Planning staff to negotiate changes to the proposal with the applicant to attempt to achieve a better transition between the proposed building and the adjacent properties;
- (2) that the Director, Community Planning, West District, report to the April 7, 2004 Community Council meeting on the results of these negotiations; and
- (3) the statutory public meeting be rescheduled to April 7, 2004 provided that the discussions contemplated in Recommendation No. 1 have taken place and any resulting revisions have been incorporated into the proposal.



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**TORONTO WEST COMMUNITY COUNCIL  
SUPPLEMENTARY AGENDA  
MEETING No. 3**

<b>Date of Meeting:</b>	<b>Tuesday, February 17, 2004</b>	<b>Enquiry:</b>	<b>Glenda Jagai</b>
<b>Time:</b>	<b>9:30 a.m.</b>		<b>Administrator</b>
<b>Location:</b>	<b>Council Chambers</b>		<b>416-394-8101</b>
	<b>Etobicoke Civic Centre</b>		<b>etcc@toronto.ca</b>
	<b>399 The West Mall</b>		
	<b>Toronto, Ontario</b>		

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**Communications/Reports:**

- 9. Exemption from Chapter 248, Parking Licences, Former City of Toronto Municipal Code to Permit Driveway Widening at 91 Armadale Avenue (Ward 13 – Parkdale-High Park)**
- (Deferred from January 5, 2004)**  
**(11:00 a.m. deputation, or as soon as possible thereafter)**
- 9(a)** Communication (February 9, 2004) from David Tomlin and Jawad A. Kassab.
- 30. Traffic Assessment – Bloor Street West between East of Jackson Avenue and east of Grenview Boulevard North (Ward 5 – Etobicoke-Lakeshore)**
- (6:30 p.m. Deputation)**
- 30(a).** Approximately 40 emails forwarded by Mary Campbell, Kingsway Park Ratepayers. in opposition to moving the traffic control signals.
- (This package of information will be available to members at the meeting.)
- 54. Final Report – Application to Amend the Official Plan and Zoning Code Forest Green Homes, 1945 Lawrence Avenue West (Ward 11 – York South-Weston)**
- (7:00 p.m. or as soon as possible thereafter - Continuation of Public Meeting under the Planning Act from January 5, 2004)**
- 54(a).** Further report to follow.

**55. Official Plan Amendment and Rezoning Application  
32, 34 and 36 Spencer Avenue (Ward 14 – Parkdale-High Park)**

**(7:00 p.m. or as soon as possible thereafter - Public Meeting under the Planning Act)**

**55(a).** Communication (undated) from Hania Krajewski and Michael Thouard.

**55(b).** Communication (February 5, 2004) from Lauretta Santarossa.

**IN CAMERA**            **In accordance with the Municipal Act, a motion is required for the Toronto West Community Council to meet privately and the reason must be stated.**

**3:30 p.m. In-Camera**

**56. 103 and 111 Ingram Drive (Ward 12 – York South-Weston)**

Clause No. 44 in Report No. 1 of The Toronto West Community Council headed “103 and 111 Ingram Drive (Ward 12 – York South-Weston)” which was referred back by City Council on January 27, 28 and 29, 2004, for further consideration.

**56(a).** Confidential communication (January 8, 2004) from the City Clerk; and

**56(b).** Confidential report (December 29, 2003) from the City Solicitor; such reports to remain confidential, in their entirety, in accordance with the provisions of the Municipal Act, as they contain information which is subject to solicitor/client privilege.

*(Please note that the confidential communication and confidential report will be distributed to Members of the Toronto West Community Council and selected officials only.)*

**57. Traffic Control Signals – Blackstone Street/Duckworth Street and Lawrence Avenue West (Ward 12 – York South-Weston)**

Motion (undated) from Councillor Frank Di Giorgio (Ward 12 – York South-Weston) advising that traffic controls signals have been approved for the intersection of Lawrence Avenue West and Blackstone Street/Duckworth Street, that as a result, it will be necessary to remove the existing pedestrian crossover at this location; and requesting that appropriate City officials take the necessary action to give effect thereto.

Ref. Clause No. 17 in Report No. 4 of the Humber York Community Council, which was adopted by City Council on May 21, 22 and 23, 2003.

**58. Interim Control By-law for the Coulter Avenue and the King Street Crescent/  
Little Avenue Area in the former City of York (Ward 11 – York South-Weston)**

Report (February 9, 2004) from the Director, Community Planning West District, on an extension to the Interim Control By-law No. 189-2003, for an additional one-year period, to allow Planning staff time to complete the review.

Recommendations:

It is recommended that Council enact a By-law to extend the term of Interim Control By-law No. 189-2003, for an additional one-year period, in accordance with the draft By-law attached as Schedule 1, worded to the satisfaction of the City Solicitor.

**59. Preliminary Report – 3025 Finch Avenue West – Rezoning Application and  
Site Plan Application (Ward 7 – York West)**

Preliminary Report (February 9, 2004) on the above applications and to seek Community Council's directions on further processing and on the community consultation process.

Recommendations:

- (1) That staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) that notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (3) that notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

**60. Request to amend the School Bus Loading Zone on Whitfield Avenue  
(Ward 7 – York West)**

Report (February 10, 2004) from the Director, Transportation Services, West District on an amendment to the by-law to extend the existing school bus loading zone on Whitfield Avenue adjacent to Venerable John Merlini Separate School.

Recommendations:

- (1) That By-Law No. 32759, of the former City of North York, be amended by rescinding the school bus loading zone on the south side of Whitfield Avenue, from the westerly limit of Hillside Road to a point 24.0 metres westerly thereof;
- (2) that By-Law No. 32759, of the former City of North York, be amended by enacting the school bus loading zone on the south side of Whitfield Avenue, from the westerly limit of Hillside Road to a point 32.0 metres westerly thereof; and

- (3) that 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 may be required.

**61. Requests for Variances from Chapter 215, Signs, of the Former City of Etobicoke Municipal Code (Various Wards)**

Communication (February 11, 2004) from the City Clerk advising that the Etobicoke Sign Variance Advisory Committee at its meeting held on February 10, 2004, considered various requests for variances from Chapter 215, Signs, of the former City of Etobicoke Municipal Code.

Recommendations:

- (1) That the report dated January 9, 2004, from the Director of Building and Deputy Chief Building Official, West District, (Attachment (a)), regarding an application by Sophia McLean, Day Nite Neon Signs Ltd., on behalf of Larco Hospitality Management, for approval of variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, to permit an illuminated business ground sign and illuminated fascia signs to be located on the east and west elevations of the mechanical penthouse at 801 Dixon Road, recommending that the request for variance for the ground sign be refused and the two fascia signs on the mechanical penthouse be approved, be adopted, subject to amending Recommendation No. (1) by striking out the words “the ground sign be refused and”, so that Recommendation No. (1) shall now read as follows:
 

“(1) That the request for variance for the two fascia signs on the mechanical penthouse be approved for the reasons outlined in the report; and”;
- (2) the report dated January 9, 2004, from the Director of Building and Deputy Chief Building Official, West District, (Attachment (b)), regarding an application by Randall Patterson, Superintendent of Indian Line Campground, Toronto and Region Conservation Authority, for approval of variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, to permit a first party illuminated directional billboard sign at 7625 Finch Avenue West (Clairville Conservation), be adopted;
- (3) the report dated January 9, 2004, from the Director of Building and Deputy Chief Building Official, West District, (Attachment (c)), regarding an application by Javeid Akhtar, Kquality Signs Inc., on behalf of Bilnia Investments Ltd., for approval of variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, to permit a third party illuminated fascia sign on the south elevation at 1701 Martin Grove Road, be adopted;
- (4) the report dated January 12, 2004, from the Director of Building and Deputy Chief Building Official, West District, (Attachment (d)), regarding an application by Javeid Akhtar, Kquality Signs Inc., on behalf of Reg Robertson, Kaplan Properties Ltd., for approval of variance from Chapter 215, Signs, of the former

City of Etobicoke Municipal Code, to permit two illuminated first party signs on the north elevation at 1104 Albion Road, be adopted;

- (5) the report dated January 14, 2004, from the Director of Building and Deputy Chief Building Official, West District, (Attachment (e)), regarding an application by Paul Pacini, Twilight Sign and Neon Inc., on behalf of Diane Archibald (Reitmans Store), for approval of variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, to permit one first party side wall business identification sign on the south wall of the building at 173 North Queen Street, be adopted;
- (6) the report dated January 14, 2004, from the Director of Building and Deputy Chief Building Official, West District, (Attachment (f)), regarding an application by Robert Sadoff, Brothers Markle Inc., on behalf of FirstWin Developments Ltd. (Old Navy Store), for approval of variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, to permit one first party side wall business identification sign on the south wall of the building at 177 North Queen Street, be adopted;
- (7) the report dated January 14, 2004, from the Director of Building and Deputy Chief Building Official, West District, (Attachment (g)), regarding an application by Patty Chui, Forward Signs Inc., on behalf of Queen's Walk Development Limited, for approval of variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, to permit one non-illuminated sign advertising leasing of a new commercial development project at 2001 The Queensway, be adopted, subject to amending Recommendation No. (3) by striking out the words "approval by City Council" and inserting in lieu thereof "the issuance of the sign permit", so that Recommendation No. (3) shall now read as follows:
 

“(3) the applicant be advised that this sign variance will expire one year from the date of the issuance of the sign permit.”; and
- (8) the report dated January 14, 2004, from the Director of Building and Deputy Chief Building Official, West District, (Attachment (h)), regarding an application by David Reid, J and B Engineering Inc., on behalf of Shell Canada Products, for approval of variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, to permit one additional fascia sign on the north elevation of a new service station at 230 Lloyd Manor Road.

**62. Site Plan Bump-up Report; Site Plan Approval Application;  
1978 Lake Shore Boulevard West; Applicant: Stephen Hughes, Fred Victor Centre  
(Ward 13 – Parkdale-High Park)**

**(3:00 p.m. Deputation item)**

Report (February 10, 2004) from the Director, Community Planning, West District, on a site plan control application for the subject site; and advising that the proposal has been referred by Councillor Bill Saunderson to City Council for a decision through the Toronto West Community Council, in accordance with By-law No. 483-2000.

Recommendations:

That City Council:

- (1) approve the proposed 42 unit apartment building substantially as indicated on the drawings as substantially illustrated on the following plans:
  - (i) Site Plan and Statistics, Drawing No. A1-1, prepared by Fliess, Gates, McGowan, Easton Architects, dated and revised to December 11, 2003;
  - (ii) Elevations, Drawing No. A3-1, prepared by Fliess, Gates, McGowan, Easton Architects, dated and revised to December 11, 2003; and
  - (iii) Landscape Plan, Drawing No. SPA-L1, prepared by Fliess, Gates, McGowan, Easton Architects, dated and revised to April 8, 2003;

subject to the following conditions of approval:

- (a) Eliminate any existing curb cuts that are no longer required and restore the boulevard to City of Toronto standards, at no cost to the City;
- (b) Install, entirely on private property, appropriate directional arrow signage at the Windermere Avenue access driveway to designate it for outbound movements only;
- (c) Provide and maintain one Type G loading space on site, with a generally level surface;
- (d) Construct all driveways and passageways providing access to and egress from the Type G loading space with a minimum width of 3.5 metres (4 metres where enclosed), a minimum vertical clearance of 4.3 metres, a minimum inside and outside turning radii of 9 metres and 16 metres and so that trucks can enter and exit the site in a forward motion;
- (e) Provide and maintain a level (+2%) reinforced concrete storage collection pad abutting the front of the loading area and configured to allow safe and efficient maneuvering of at least one container;
- (f) Provide and maintain a combined garbage/recycling room at least 25 square metres;
- (g) Install and maintain double or overhead doors of a width necessary to accommodate the movement of container bins between the garbage and recycling rooms and the Type G loading space;
- (h) Supply qualified personnel, at collection times, to maneuver bins to the front of the Type G loading space;

- (i) Submit, prior to the issuance of a below grade building permit, all environmental site assessment reports describing the current site conditions and the proposed remedial action plans to the Commissioner of Works and Emergency Services;
- (j) Pay all costs associated with the City retaining a third-party peer reviewer and submit, prior to the issuance of a below grade building permit, a certified cheque payable to the City of Toronto in the amount of \$3,000.00 to cover the cost of a peer review;
- (k) Submit, prior to the issuance of an above grade building permit, a Statement from a Professional Engineer (sealed and dated), for peer review and concurrence, that based on all necessary supporting environmental documents: that the site is suitable for its intended use; and that it is unlikely that there is any off-site contamination, resulting from past land uses on the site, that has migrated from the site to the adjacent rights-of-way, that would exceed applicable MOE Guideline objectives or regulations;
- (l) Enter into an agreement with the City, prior to the issuance of an above grade building permit, should it be determined that remediation of the adjacent rights-of-way be required, in which the owner, or the party responsible for the contamination, commits to carrying out a remedial work plan acceptable to the City;
- (m) Submit, prior to occupancy, a Record of Site Condition (RSC) to the Commissioner of Works and Emergency Services with respect to the Statement submitted prior to the issuance of the above grade building permit;
- (n) Submit to the Commissioner of Works and Emergency Services for review and acceptance, prior to the issuance of an above grade building permit, a storm water management report to demonstrate how storm runoff is proposed to be addressed and site servicing and grading drawings showing proposed service connections, existing and proposed elevations within the site and at property line and a fire hydrant within 45 metres of a siamese connection;
- (o) Provide and maintain a fire access route within 3 to 15 metres of the principle entrance;
- (p) Remove the trees which are shown to be located within the access points of the site in order to provide unobstructed vehicular access and circulation.
- (q) Confirmation from Parks and Recreation, Urban Forestry Services that their requirements for street trees have been secured;

- (r) The submission of a revised site plan and landscape plan showing site lighting, paving design, street trees, landscaping details and site details, including: landscaping and pedestrian access to the former Joy Oil building; and provision for the screening of the east elevation retaining wall, all to the satisfaction of the Director, Community Planning, West District;
  - (s) The submission of a Conservation Plan to the satisfaction of the Manager, Heritage Preservation Services, prior to the issuance of a building permit;
  - (t) That all construction work on the portion of the site containing the heritage building be in accordance with the approved Conservation Plan; and
  - (u) That the site plan agreement establish the responsibilities of the Fred Victor Centre or other tenants for the future maintenance and on-going protection of the heritage building;
- (2) direct the City Solicitor to prepare any necessary site plan agreement(s); and
  - (3) authorize the District Director, Community Planning to execute the agreement.