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

Date of Meeting:	Wednesday, April 7, 2004	Enquiry:	Glenda Jagai
Time:	9:30 a.m.		Administrator
Location:	Council Chambers Etobicoke Civic Centre 399 The West Mall Toronto, Ontario		Tel: 416-394-8101 etcc@toronto.ca

Declarations of Interest Pursuant to the Municipal Conflict of Interest Act

Confirmation of Minutes – February 17, 2004

Deputations/Presentations

Item 37 - 4:00 p.m. Planning Act Public Meeting (77 Janda Court)

Reports/Communications

1. Request for Fence Exemption – 5 Bentwick Crescent (Ward 1 – Etobicoke North)

(Deferred from February 17, 2004)

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.

- 1(a).** Report (March 10, 2004) from the City Solicitor responding to a request from the Toronto West Community Council at its meeting on February 17, 2004, for an opinion whether “grade” for the purposes of determining the proper height of the fence at 5 Bentwick Crescent, can be taken to be the top of the concrete platform which is raised above ground level.

Recommendation:

That this report be received for information.

2. 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)

(Deferred from February 17, 2004)

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.

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

(Deferred from February 17, 2004)

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.
- 3(a).** Communication (May 27, 2003) from B. S. Onyschuk, Gowlings, Lafleur Henderson, 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.
- 3(b).** Communication (February 13, 2004) from Jim Lord, President, Humber Bay Shores Condominium Association.

4. 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)

(Deferred from February 17, 2004)

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.

5. Preliminary Report – Applications to Amend the Official Plan and Zoning By-law Wynn Bitton Inc., Kohn Architects Inc., 2442 Bloor Street West (Ward 13 – Parkdale-High Park)

(Deferred from February 17, 2004)

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.

6. 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)

(Deferred from February 17, 2004)

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.

7. Installation of an All-Way Stop Control at Kingsview Boulevard and Garview Court (Ward 2 - Etobicoke North)

Report (February 26, 2004) from the Director, Transportation Services, West District, responding to a petition from area residents on the installation of an all-way stop control at the intersection of Kingsview Boulevard and Garview Court.

Recommendation:

That an all-way stop control not be erected at the intersection of Kingsview Boulevard and Garview Court, as the warrant requirements are not achieved.

8. Amendment to the School Bus Loading Zone on Delsing Drive (Ward 2 - Etobicoke North)

Report (February 26, 2004) from the Director, Transportation Services, West District, regarding the feasibility of establishing an on-street Parent Safety Program at West Humber Junior School on Delsing Drive.

Recommendations:

- (1) That the school bus loading zone currently located on the east side of Delsing Drive from a point 92.0 metres north of Porterfield Road to a point 25.5 metres north thereof be rescinded;
- (2) a school bus loading zone on the east side of Delsing Drive from a point 15.0 metres north of Porterfield Road to a point 20.0 metres north thereof be enacted ;
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.

9. Request for Traffic Calming on Nugent Road (Ward 4 - Etobicoke Centre)

Report (February 26, 2004) from the Director, Transportation Services, West District responding to a petition, forwarded by Councillor Gloria Lindsay Luby (Ward 4 - Etobicoke Centre, on behalf of the residents of Nugent Road, requesting the installation of traffic calming (speed humps) on Nugent Road.

Recommendation:

That traffic calming not be installed on Nugent Road between Kipling Avenue and Wincott Drive, as the warrants are not satisfied.

10. Traffic Assessment – The Kingsway Neighbourhood (Ward 5 – Etobicoke-Lakeshore)

Report (March 22, 2004) from the Director, Transportation Services, West District, responding to a request from Councillor Peter Milczyn (Ward 5 – Etobicoke-Lakeshore) to resubmit the report dated August 12, 2003 from Director, Transportation Services, District 2, regarding The Kingsway neighbourhood traffic assessment, **which was before Council at its meeting on September 22, 23, 24 and 25, 2003, and on which Council took no action.**

- 10(a).** Report (August 12, 2003) from the Director, Transportation Services, District 2, responding to a petition from residents of The Kingsway, between Bloor Street West and Government Road, requesting traffic calming and other traffic control measures on this section of The Kingsway.

Recommendations:

- (1) That physical traffic calming devices not be installed on The Kingsway between Bloor Street West and Government Road as the Traffic Calming Warrant is not met;
- (2) physical traffic calming devices not be installed on any street in the area bordered by Bloor Street to the south, The Kingsway to the north and east, and Royal York Road to the west, as the Traffic Calming Warrant is not met;
- (3) an all-way stop control not be erected at the intersection of The Kingsway and King Georges Road as the All-Way Stop Control Warrant is not achieved; and
- (4) an all-way stop control not be erected at the intersection of The Kingsway and Kingsway Crescent as the All-Way Stop Control Warrant is not achieved

11. Traffic Assessment - Swan Avenue and Wedgewood Drive (Ward 5 - Etobicoke-Lakeshore)

Report (March 19, 2004) from the Director, Transportation Services, West District responding to a request from area residents and parents of Wedgewood Junior School to have an all-way stop control installed at the intersection of Swan Avenue and Wedgewood Drive.

Recommendations:

- (1) That an all-way stop control not be installed at the intersection of Swan Avenue and Wedgewood Drive, as the City-wide warrants for the installation of all-way stop controls are not achieved, and
- (2) a pedestrian crossover not be installed on Swan Avenue at Wedgewood Drive as the City-wide warrants for the installation of a pedestrian crossover are not achieved.

12. Parking and Stopping Prohibitions on Rivalda Road (Ward 7 - York West)

Report (February 26, 2004) from the Director, Transportation Services, West District, responding to complaints from business owners on Rivalda Road regarding parking occurring on both sides of Rivalda Road.

Recommendations:

- (1) That Schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the parking prohibitions on the east side of Rivalda Road from the northerly limit of Sheppard Avenue to the northerly limit of Rivalda Road;
- (2) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking at anytime on the east side of Rivalda Road from a point 164.0 metres north of the northerly limit of Sheppard Avenue to the northerly limit of Rivalda Road;
- (3) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking at anytime on the west side of Rivalda Road from a point 100.0 metres north of the northerly limit of Bradstock Road to a point 200.0 metres northerly thereof;
- (4) Schedule IX of By-law No. 31001, of the former City of North York, be amended to prohibit stopping at anytime on both sides of Rivalda Road from the northerly limit of Sheppard Avenue to a point 164.0 metres northerly thereof; and
- (5) 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.

13. Lane Designations - Yore Road at Tretheway Drive (Ward 12 - York South-Weston)

Report (March 11, 2004) from the Director, Transportation Services, West District, regarding lane designations on westbound Yore Road at Tretheway Drive that will allow for the placement of regulatory signs to better inform motorists of the appropriate turning movement from each lane and also allow for enforcement.

Recommendations:

- (1) That the northerly westbound lane on Yore Road be designated for right and left turns, from Tretheway Drive to a point 30.5 metres east thereof;
- (2) the southerly westbound lane on Yore Road be designated for left turns only from Tretheway Drive to a point 30.5 metres east thereof; 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.

**14. Storage Shed Encroachment - 62 Morningside Avenue
(Ward 13, - Parkdale-High Park)**

Report (March 11, 2004) from the Director, Transportation Services, West District, regarding a request to maintain a storage shed encroaching into the Lavina Avenue frontage of the residential property at 62 Morningside Avenue.

Recommendation:

- (1) That City Council approve the encroachment of a storage shed within the Lavina Avenue road allowance of the property situated at 62 Morningside Avenue, subject to the property owner entering into an encroachment agreement with the municipality on the following conditions:
 - (a) the property owner will 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, and providing an insurance policy for such liability for the lifetime of the agreement in a form acceptable to the Chief Financial Officer and Treasurer;
 - (b) the property owner will maintain the storage shed at the applicant's expense and in a state of good repair satisfactory to the Commissioner of Works and Emergency Services;
 - (c) the property owner will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;
 - (d) the property owner will remove the storage shed upon receiving ninety days written notice to do so;
 - (e) the property owner is financially responsible for reconstructing the shed should future road maintenance activities require its removal; and

- (f) the property owners accepts such additional conditions as the City Solicitor or the Commissioner of Work and Emergency Services may deem necessary in the interest of the City; and
- (2) in the event of sale or transfer of the property abutting the encroachment, Legal Services and/or the Commissioner of Works and Emergency Services are authorized to extend the encroachment agreement to the new owner, subject to the approval of the Commissioner of Works and Emergency Services.

**15. Steps Encroachment - Runnymede Public Library
2178 Bloor Street West (Ward 13 - Parkdale-High Park)**

Report (March 16, 2004) from the Director, Transportation Services, West District regarding a request to construct concrete steps and footings to provide pedestrian access to the Runnymede Branch of the Toronto Public Library at 2178 Bloor Street West which will encroach within the Bloor Street West and Glendonwynne Road rights-of-way.

Recommendations:

- (1) That the requirement for an encroachment agreement with the Toronto Public Library be waived;
- (2) an encroachment of building entrance steps and footings within public right-of-way adjoining the Runnymede Public Library be approved;
- (3) the concrete unit pavers, steps and footings are constructed to the satisfaction of the Director, Transportation Services, West District;
- (4) the Toronto Public Library is responsible for keeping the steps in a state of good repair and clear of snow and ice; and
- (5) the Toronto Public Library is financially responsible for all costs associated with reconstructing the steps in the event that their removal may be required as a result of maintenance activities within the public road allowance.

**16. Driveway Widening, Boulevard and Front Yard Parking Appeals
to Community Council (All West District Wards)**

Report (March 11, 2004) from the Director, Transportation Services, West District, responding to a request from the Toronto West Community Council at its meeting on February 17, 2004, for a report on the reasons that require applications for front yard parking to be submitted to the Toronto West Community Council for decisions.

Recommendation:

That this report be received for information.

**17. Exemption from Part-Lot Control - IQ Development Corp.
95 - 101 Grand Avenue (Ward 5 - Etobicoke-Lakeshore)**

Report (March 17, 2004) from the Director, Community Planning, West District, regarding an application by IQ Development Corp. for approval to lift Part-Lot Control in order to create separate parcels for the development containing 18 townhouse dwelling units at 95-101 Grand Avenue.

Recommendations:

- (1) That a Part-Lot Exemption By-law, with respect to the subject lands, be prepared to the satisfaction of the City Solicitor, and that such By-law shall expire one year after it has been enacted;
- (2) the City Solicitor be authorized to introduce the necessary Bill after such time that the owner has registered a Section 118 restriction under the Land Titles Act agreeing not to transfer or charge any part of the said lands without the prior written consent of the Chief Planner or his delegate; and
- (3) the City Solicitor be authorized to take the necessary steps to release the Section 118 restriction at such time as the Common Elements Condominium Plan has been registered.

**18. Exemption from Part-Lot Control - Hyde Park Homes (Royal York) Ltd.
445-449 Royal York Road (Ward 6 - Etobicoke-Lakeshore)**

Report (March 11, 2004) from the Director, Community Planning, West District, regarding an application by Hyde Park Homes (Royal York) Ltd. for approval to lift Part Lot Control in order to create separate parcels for the nine townhouse dwelling units at 445-449 Royal York Road.

Recommendations:

That City Council approve the application for Part-Lot Control and that:

- (1) a Part Lot Control Exemption By-law, with respect to the subject lands, be prepared to the satisfaction of the City Solicitor, and that such by-law shall expire one year after it has been enacted;
- (2) the City Solicitor be authorized to introduce the necessary Bills, to give effect to Recommendation No. 1, after such time that the Owner has registered a Section 118 Restriction under the Land Titles Act, agreeing not to Transfer or Charge any part of the subject lands without the prior written consent of the Chief Planner or his delegate;

- (3) the City Solicitor be authorized take the necessary steps to release the Section 118 Restriction at such time as the Common Elements Condominium Plan has been registered; and
- (4) the appropriate City Official be directed to take the necessary actions to give effect thereto.

**19. Preliminary Report – Application to Amend the Zoning Code
Franco Romano, Architect: Mastech Design, 116 Eileen Avenue
(Ward 11 - York South-Weston)**

Report (March 11, 2004) from the Director, Community Planning, West District, providing preliminary information on an application by Franco Romano to amend the Zoning By-law to permit a two-storey detached dwelling at 116 Eileen Avenue.

Recommendations:

- (1) That 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 – Application to Amend the Zoning Code
Sun Oil Company Limited, Applicant: Stephen Lerner, 408 Dixon Road
(Ward 2 - Etobicoke North)**

Report (March 15, 2004) from the Director, Community Planning, West District, providing preliminary information on an application by Sun Oil Company Limited to amend the Zoning code to permit the construction of a new 120 square metre service station, containing a convenience retail component with pay point counter, public and staff washrooms, storage office and utility area, at 408 Dixon Road.

Recommendations:

- (1) That 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. Status Report – Rezoning Application and Site Plan Application
Rob Freeman, John D. Rogers & Associates Inc., Gabriel Bodor Architect Inc.
3025 Finch Avenue (Ward 7 – York West)**

Status report (March 23, 2004) from Director, Community Planning, West District, responding to a request from the Toronto West Community Council at its meeting held on February 17, 2004, for a further report regarding the extent of decontamination of the site to be undertaken by the applicant at 3025 Finch Avenue.

Recommendation:

That the report be received for information.

**22. Status Report – Official Plan Amendment and Rezoning Application
LeisureWorld Inc., Sedun & Kanerva Architects Inc.
32, 34 and 36 Spencer Avenue (Ward 14 – Parkdale-High Park)**

Report (March 23, 2004) from the Director, Community Planning, West District, responding to direction from the Toronto West Community Council at its meeting on February 17, 2004, and providing a status update on the Official Plan and Zoning applications by LeisureWorld Inc. to upgrade and expand the existing nursing home at 32, 34 and 36 Spencer Avenue.

Recommendation:

That the report be received for information.

**23. Site Plan Bump Up Report - Site Plan Approval Application
Medallion Properties Inc., Dietrich Boecker Architect
1555 Jane Street (Ward 12 – York South-Weston)**

Report (March 23, 2004) from the Director, Community Planning, West District, regarding a site plan control application at 1555 Jane Street, referred by Councillor Frank Di Giorgio (Ward 12 – York South-Weston) to City Council for a decision through the Toronto West Community Council, in accordance with By-law No. 483-2000.

Recommendations:

That City Council approve the Site Plan Control Application in principle, subject to:

- (1) the drawings listed in Attachment 1, as revised, to address the various department and agency site plan comments; and

- (2) the Conditions of Site Plan Approval included in the Conclusions section of this report.

**24. Fire Route Designation - 2005 Lawrence Avenue West
LeisureWorld Caregiving Centre (Ward 11 - York South-Weston)**

Report (February 26, 2004) from the District Chief, West Command, Fire Services, regarding the enactment of the appropriate by-law to designate a fire route at 2005 Lawrence Avenue West.

Recommendation:

That the City Solicitor be authorized to draft an amendment to Fire Route By-law No. 3387-79 to designate the private driveway system as a fire route and forward the amendment by-law to Council.

25. Construction and Maintenance of Fire Routes (Various Wards)

Report (August 5, 2003) 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":
- (a) 225 Claireville Drive;
 - (b) 600 Dixon Road;
 - (c) 5229 Dundas Street West;
 - (d) 952-964 The Queensway;
 - (e) 1604 The Queensway; and
 - (f) 21 Signal Hill Avenue; and
- (2) the appropriate by-law be enacted by City Council.

**26. Withdrawal of Objection to Designation of Mimico Railway Station
15 Judson Street (Ward 6 – Etobicoke-Lakeshore)**

Report (February 6, 2004) from the City Clerk advising that an objection to the designation of 15 Judson Street for architectural and historical reasons under Part IV of the Ontario Heritage Act has been withdrawn.

Recommendations:

- (1) That authority be granted for the introduction of the necessary Bill in Council to designate 15 Judson Street as a property of architectural and historical value or interest under Part IV of the Ontario Heritage Act; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**27. Withdrawal of Objection to Designation of John Gardhouse House and Stable
18 Fern Avenue (Ward 11 – York South Weston)**

Report (March 22, 2004) from the City Clerk advising that an objection to the designation of 18 Fern Avenue for architectural and historical reasons under Part IV of the Ontario Heritage Act has been withdrawn.

Recommendations:

- (1) That authority be granted for the introduction of the necessary Bill in Council to designate 18 Fern Avenue as a property of architectural and historical value or interest under Part IV of the Ontario Heritage Act.
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

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

Communication (March 17, 2004) from the City Clerk advising that the Etobicoke Sign Variance Advisory Committee at its meeting held on March 16, 2004, considered requests for variances from Chapter 215, Signs, of the former City of Etobicoke Municipal Code.

Recommendations:

The Etobicoke Sign Variance Advisory Committee at its meeting held on March 16, 2004, recommended to the Toronto West Community Council that:

- (1) the report dated March 1, 2004, from the Director of Building and Deputy Chief Building Official, West District, (Attachment (i)), regarding an application by William Cosman, Multi Signs Ltd., on behalf of FirstWin Developments, for approval of variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, to permit three illuminated first-party business identification signs on the east wall of the building at 173 North Queen Street, be adopted;
- (2) the report dated March 1, 2004, from the Director of Building and Deputy Chief Building Official, West District, (Attachment (ii)), regarding an application by Paul Pacini, Twilight Signs and Neon Inc., on behalf of FirstWin Developments, for approval of variance from Chapter 215, Signs, of the former City of Etobicoke

Municipal Code, to permit two illuminated fascia signs advertising goods and services available at 171 North Queen Street, be adopted;

- (3) the report dated March 1, 2004, from the Director of Building and Deputy Chief Building Official, West District, (Attachment (iii)), regarding an application by John Ross Keys, 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 non-illuminated ground sign, two non-illuminated fascia signs and one illuminated fascia sign at 627 Dixon Road, be adopted; and
- (4) the report dated March 1, 2004, from the Director of Building and Deputy Chief Building Official, West District, (Attachment (iv)), regarding an application by Steven Rogul, 994480 Ontario Limited, for approval of variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, to permit a second illuminated pylon sign at 123 Rexdale, be adopted, subject to adding the following new Recommendation No. (3):

“(3) the illegal signs on the property be removed within 30 days of the erection of second illuminated pylon sign.”

**29. Appeal of Decision of Etobicoke Sign Variance Advisory Committee
32 Stoffel Drive (Ward 2 - Etobicoke North)**

Communication (March 9, 2004) from Councillor Rob Ford, (Ward 2 - Etobicoke North) regarding an appeal of a decision of the Etobicoke Sign Variance Advisory Committee made at its meeting on September 2, 2003, to refuse a request for a variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code to permit a first-party ground sign at 32 Stoffel Drive.

30. Appointment to the Etobicoke-Mimico Watersheds Coalition – 2002-2005

Communication (January 19, 2004) from the Toronto and Region Conservation Authority addressed to the Administrator, Striking Committee, requesting the appointment of one Councillor to the Etobicoke-Mimico Watersheds Coalition.

**31. Appointment to the Humber Watershed Alliance and the Don Watershed
Regeneration Council - 2004 –2006**

Communication (February 3, 2004) from the Toronto and Region Conservation Authority addressed to the City Clerk, requesting the appointment of three Councillors to the Humber Alliance, representing Toronto North, Toronto South and Toronto West, and three Councillors to the Don Watershed Regeneration Council, representing Toronto North, Toronto South and Toronto East.

32. Adjustments to the Boundaries of the Toronto South Community Council and the Toronto West Community Council

Communication (March 5, 2004) from the City Clerk forwarding for information, Clause No. 9 of Report No. 2 of The Policy and Finance Committee, headed “Proposed Adjustments to the Boundaries of the Toronto South Community Council and the Toronto West Community Council”, which was adopted, without amendment, by the Council of the City of Toronto at its meeting held on March 1, 2 and 3, 2004.

33. Poll Results – Request for Introduction of On-street Permit Parking on Little Avenue between Lawrence Avenue West and Weston Road

Report (March 23, 2004) from the City Clerk providing the results of a resident poll to determine support for the introduction of on-street permit parking on the east side of Little Avenue between Lawrence Avenue West and Weston Road, as requested by City Council at its meeting on December 2, 3 and 4, 2003.

34. Revised Applications for Placing Cremated Remains in Islington Pioneer Cemetery 4956 Dundas Street (Ward 5 – Etobicoke-Lakeshore)

Report (March 20, 2004) from the City Solicitor advising of the outcome of discussions with the Registrar, Cemeteries Registration Act (Revised), on the City’s application to reactivate Islington Pioneer Cemetery, which is presently closed to interments; and submitting the revised applications for placing cremated remains in the cemetery that do not require the cemetery to be re-opened.

Recommendations:

- (1) That the following requests to place cremated remains in Islington Pioneer Cemetery (without re-opening the cemetery) be approved, subject to the conditions set out in Recommendation No. 2:
 - (a) the request of Mr. Dunlap to inter his mother’s cremated remains in the lot of her late brother in the Montgomery plot and to install a flat marker of less than 439.42 square centimetres (173 square inches) in the lot; and
 - (b) the request of Prof. Wertheimer to scatter his mother’s cremated remains in an area located outside the Montgomery plot near the interment site of the late Mr. Gunn, as previously requested and as identified by Parks staff, and to install a flat marker of less than 439.42 square centimetres (173 square inches) in the area;
- (2) the permission granted to an applicant under Recommendation No. 1 be subject to the applicant agreeing to the following conditions:

- (a) the applicant is responsible for all the costs that may arise as a result of permission granted and shall indemnify the City with respect to the costs;
 - (b) the applicant will co-ordinate the actions permitted in the cemetery with Parks staff;
 - (c) the applicant waives any implied rights for future similar considerations and, if applicable, acknowledges that attempts cannot be made to remove scattered remains in the future;
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

35. Request for Endorsement of “Vintage Fest 2004” a Parkdale Village Festival (Ward 14 – Parkdale-High Park)

Communication (March 23, 2004) from Rick Bacchus, Chair, Parkdale Village BIA, requesting endorsement of the “Vintage Fest 2004” festival to be held Saturday, June 6, 2004, on Queen Street West from Roncesvalles Avenue to Beaty Avenue, as a Community Event.

36. Traffic Assessment – Edgemore Drive, Glenroy Avenue and Meadowvale Drive (Ward 5 – Etobicoke-Lakeshore)

Report (August 12, 2003) from the Director, Transportation Services, District 2, responding to petitions from the residents of Glenroy Avenue and Meadowvale Drive requesting that traffic calming devices be installed on these roadways; advising that Edgemore Drive was included in the evaluation given that it would be impact by proposed traffic calming measures; that the subject streets failed to meet all the warrant criteria; and recommending that physical traffic calming devices not be installed on Glenroy Avenue, Meadowvale Drive and Edgemore Drive, **which was before Council at its meeting on September 22, 23, 24 and 25, 2004, and on which Council took no action.**

36(a). Communication (September 6, 2003) from Paul Badics, Director, Kingsway Park Ratepayers Inc., requesting, on behalf of the Directors, Kingsway Park Ratepayers Inc., that this issue be deferred to the next meeting of the Community Council.

36(b). Communication (September 10, 2003) from Tom Gough and Geoff Deane.

**37. Final Report - Application to amend the Etobicoke Zoning Code
Cantron Industries Inc., 77 Janda Court (Ward 2 - Etobicoke North)**

(Public Meeting under the Planning Act – 4:00 p.m. or as soon as possible thereafter)

Report (March 10, 2004) from the Director, Community Planning, West District, on an application by Cantron Industries Inc. to amend the Etobicoke Zoning Code to permit a medium-density residential development and a local park on lands known municipally as 77 Janda Court.

Recommendations:

- (1) That the Etobicoke Zoning Code be amended substantially in accordance with the draft Zoning By-law Amendment appended to this report as Attachment 5;
- (2) the City Solicitor be authorized to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required; and
- (3) before introducing the necessary by-law bill to City Council for enactment, the applicant be required to:
 - (a) provide the following details: end wall elevations for Unit Numbers 1, 20, 21, 28, 29, 30, 41, 43, 44, 50, 51, 52, 59, 60, 62, 63, 68, 69 and 74; the elevations of typical detached garages and front yard conditions, including entry porch and stair projections, soft landscaping; and walkway connections to public sidewalks; and, fencing/landscape screening details along the common property line with adjacent residential development located immediately to the west, as well as along the perimeter of the public park to the satisfaction of the Director, Community Planning, West District; and
 - (b) sign an appropriate agreement and/or submit a suitable financial guarantee for transportation improvements in the form of the design and extension of the existing divisional island on Janda Court to the satisfaction of the Works and Emergency Services Department.



**TORONTO WEST COMMUNITY COUNCIL
SUPPLEMENTARY AGENDA
MEETING No. 4**

Date of Meeting:	Wednesday, April 7, 2004	Enquiry:	Glenda Jagai
Time:	9:30 a.m.		Administrator
Location:	Council Chambers		416-394-8101
	Etobicoke Civic Centre		etcc@toronto.ca
	399 The West Mall		
	Toronto, Ontario		

The following material relates to items already listed on the main agenda.

- 3. Proposed Settlement of Cash-in-Lieu of Parkland - Waterford Developments Inc. 2083-2095 Lake Shore Boulevard West (Ward 6 – Etobicoke-Lakeshore)**
- 3(c).** Communication (February 11, 2004) from Brian Bailey, President, Citizens Concerned about the Future of the Etobicoke Waterfront (CCFEW)
- 5. Preliminary Report – Applications to Amend the Official Plan and Zoning By-law Wynn Bitton Inc., Kohn Architects Inc., 2442 Bloor Street West (Ward 13 – Parkdale-High Park)**
- 5(a).** Communication (April 7, 2004) from Frances Labelle, Director, Swansea Area Ratepayers’ Association and Swansea Area Ratepayers’ Association.
- 10. Traffic Assessment – The Kingsway Neighbourhood (Ward 5 – Etobicoke-Lakeshore)**
- 10(b).** Communication (March 29, 2004) from Anna Traer.
- 10(c).** Communication (March 30, 2004) from Miriam Freifeld.
- 10(d).** Clause No. 12 in Report 7 of the Etobicoke Community Council, **which was before Council on September 22, 23, 24 and 25, 2003, and on which Council took no action.**

**36. Traffic Assessment – Edgemore Drive, Glenroy Avenue and Meadowvale Drive
(Ward 5 – Etobicoke-Lakeshore)**

- 36(c).** Further report (March 24, 2004) from the Director, Transportation Services, West District, responding to a request from Councillor Milczyn to resubmit the report dated August 12, 2003, from the Director, Transportation Services, District 2, contained in Clause No. 13 in Report No. 7 of the Etobicoke Community Council, **which was before Council on September 22, 23, 24 and 25, 2003, and on which Council took no action.**