
**TORONTO WEST COMMUNITY COUNCIL
AGENDA
MEETING No. 6**

Date of Meeting:	Tuesday, June 8, 2004	Enquiry:	Bradley Bartlett
Time:	9:30 a.m.		Acting Committee
Location:	Council Chambers		Administrator
	Etobicoke Civic Centre		Tel: 416-394-8101
	399 The West Mall		etcc@toronto.ca
	Toronto, Ontario		

Declarations of Interest under the *Municipal Conflict of Interest Act*

Confirmation of Minutes – May 4, 2004

Deputations/Presentations – A complete list will be distributed at the meeting:

10:00 a.m. - Items 15, 16, 18 and 19
2:00 p.m. - Item 12

Communications/Reports:

1. Traffic Calming Study – Fernalroy Boulevard (Ward 5 – Etobicoke-Lakeshore)

Report (May 10, 2004) from the Director, Transportation Services, West District, responding to a request from the former Etobicoke Community Council, at its meeting on September 10, 2003, to conduct a traffic calming study on Fernalroy Boulevard as a result of a petition from residents of Fernalroy Boulevard, Spring Garden Road and abutting residents, for the implementation of traffic calming measures on Fernalroy Road.

Recommendations:

It is recommended that:

- (1) physical traffic calming devices not be installed on Fernalroy Boulevard, between Norseman Street and Spring Garden Road, as the warrants for the installation of traffic calming devices are not met; and
- (2) a copy of this report be sent to the Toronto Police Service, 22 Division, for their information and any action they deem necessary.

2. Request for Traffic Calming – Lavender Road between Keele Street and Old Weston Road (Ward 12 – York South-Weston)

Report (May 19, 2004) from the Director, Transportation Services, West District, responding to a request from the Toronto West Community Council at its meeting on January 5, 2004, for a report on the feasibility of introducing traffic calming on Lavender Road between Keele Street and Old Weston Road.

Recommendations:

It is recommended that traffic calming not be installed on Lavender Road between Keele Street and Old Weston Road as the warrants are not satisfied.

3. Request for One-way Operation Eastbound on Bernice Crescent between Scarlett Road and Eileen Avenue (Ward 11 – York South-Weston)

Report (May 5, 2004) from the Director, Transportation Services, West District, responding to a request from Councillor Frances Nunziata (Ward 11 – York South-Weston), on behalf of area residents, to investigate the feasibility of introducing a one-way operation eastbound on Bernice Crescent, east side of Scarlett Road, between Scarlett Road and Eileen Avenue.

Recommendations:

It is recommended that:

- (1) the City Clerk be authorized to conduct a resident poll on Bernice Crescent, east side of Scarlett Road between Scarlett Road and Eileen Avenue to determine majority support for designating it in a one-way eastbound direction;
- (2) subject to favourable results of the poll, the former City of York By-laws Nos. 196-84 and 2958-94 be amended to introduce a one-way eastbound regulation on Bernice Crescent, east side of Scarlett Road between Scarlett Road and Eileen Avenue; 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.

4. Prohibition of Stopping on South Side of Gary Drive between Deerhurst Avenue and Lockerbie Avenue (Ward 11 – York South-Weston)

Report (May 4, 2004) from the Director, Transportation Services, West District, responding to a request from Councillor Frances Nunziata (Ward 11 – York South-Weston), on behalf of area residents, to investigate the feasibility of prohibiting stopping at all times on the south side of Gary Drive from the easterly limit of Deerhurst Avenue to a point 45.5 metres further east in the vicinity of 161 Gary Drive.

Recommendations:

It is recommended that:

- (1) Schedule IX of By-law No. 31001, of the former City of North York, be amended by installing a No Stopping Anytime, prohibition, on the south side of Gary Drive, from the easterly limit of Deerhurst Avenue to a point 45.5 metres further east; 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.

5. Prohibition of Eastbound and Westbound U-Turns on The Queensway at Ellis Avenue (Ward 13 – Parkdale-High Park)

Report (April 22, 2004) from the Director, Transportation Services, West District, responding to a request from the Toronto Transit Commissioner (TTC) to review the feasibility of prohibiting eastbound and westbound U-turns on The Queensway at Ellis Avenue.

Recommendations:

It is recommended that:

- (1) eastbound U-turns at the intersection of The Queensway and Ellis Avenue be prohibited at all times;
- (2) westbound U-turns at the intersection of The Queensway and Ellis Avenue be prohibited at all times; 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. Amendment of Parking/Stopping Regulations and School Bus Loading Zone on Beverly Hills Drive in the Vicinity of St. Philips Neri Catholic School (Ward 7 – York West)

Report (May 3, 2004) from the Director, Transportation Services, West District, responding to a request from Councillor Giorgio Mammoliti (Ward 7 York West), on behalf of the Principal of St. Philip Neri Catholic School, to investigate the feasibility of relocating the school bus loading zone to the westerly property limit of the school.

Recommendations:

It is recommended that:

- (1) the school bus loading zone currently located on the north side of Beverly Hills Drive from a point 91.0 metres west of the westerly limit of Jane Street to a point 61.0 metres westerly thereof be rescinded;
- (2) a school bus loading zone on the north side of Beverly Hills Drive from a point 125.0 metres west of the westerly limit of Jane Street to a point 84.0 metres westerly thereof be enacted;
- (3) a “No Stopping, 8:00 a.m. to 6:00 p.m., Monday to Friday” regulation on the north side of Beverly Hills Drive from a point 125.0 metres west of the westerly limit of Jane Street to a point 84.0 metres westerly thereof be enacted to supplement the school bus loading zone;
- (4) a “No Stopping, 8:00 a.m. to 6:00 p.m., Monday to Friday” regulation on the south side of Beverly Hills Drive from a point 125.0 metres west of the westerly limit of Jane Street to a point 87.0 metres westerly thereof be enacted; 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.

7. Parking for Persons with Physical Disabilities Fronting the Joseph Picininni Community Recreation Centre (Ward 17 – Davenport)

Report (May 6, 2004) from the Director, Transportation Services, West District, responding to a request from Councillor Cesar Palacio (Ward 17 – Davenport) to review the feasibility of extending the existing “No Parking Anytime” regulation to provide enhanced parking opportunities for persons with physical disabilities on the south side of St. Clair Avenue West, west of Lansdowne Avenue, in front of the Joseph J. Picininni Community Recreation Centre.

Recommendations:

It is recommended that:

- (1) the existing “No Parking Anytime” regulation be extended from a point 55 metres west of Lansdowne Avenue to a point 78 metres further west 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.

8. Traffic and Circulation Improvements – High Park (Ward 13 – Parkdale-High Park)

Report (May 14, 2004) from the Commissioner, Economic Development, Culture and Tourism, regarding traffic and circulation improvements undertaken in High Park as part of a 1997/1998 Pilot Project in order to reduce through traffic and speeding vehicles and improve access for cyclists.

Recommendations:

It is recommended that:

- (1) effective immediately:
 - (a) the section of Colborne Lodge Drive, south of West Road, to the turning circle (formerly the washroom parking lot), be designated as one-way south, with a stop sign located at the turning circle, to reduce south bound commuter traffic, eliminate north bound commuter traffic, and reduce speeding vehicles in the park; and
 - (b) a contra-flow bicycle lane be installed on the east side of Colborne Lodge Drive, from the turning circle north to West Road, to provide access to the park for north bound cyclists;
- (2) the existing Sunday and statutory holiday road closures be continued to allow vehicles access to the park by entering at Bloor Street and proceeding south one way along West Road to Grenadier Restaurant parking lot and north one-way on Colborne Lodge Drive (as designated by By-law No. 148-69) access to the park subject to closures required for special event permits;
- (3) staff from Works and Emergency Services assist in undertaking these recommendations and in the installation of necessary signage to notify motorists of the traffic restrictions prior to entering the park at Bloor Street, The Queensway, Parkside Drive and High Park Boulevard, with all funding being provided through the Parks and Recreation Operating Budget; and

- (4) authority be granted to introduce the necessary bills in Council to amend By-law No. 148-69, being, "A By-law to designate parts of High Park for use as park roadways and to name and regulate such parts", to implement Recommendations Nos. (1) to (4), and to amend any other by-law as required to implement the posting of signs under Recommendation No. (4).

**9. Removal of One Privately Owned Tree – 52 Ellis Road
(Ward 13 – Parkdale-High Park)**

Report (May 3, 2004) from the Commissioner, Economic Development, Culture and Tourism, regarding an application for a permit to remove one 50 cm diameter white pine tree located on private property at 52 Ellis Park Road.

Recommendations:

It is recommended that:

1. Toronto West Community Council deny the request for the removal of one privately owned tree at 52 Ellis Park Road; or
2. Toronto West Community Council approve the request for the removal of one privately owned tree at 52 Ellis Park Road.

**10. Ontario Municipal Board Decision– Minor Variance Appeal
1186 Royal York Road (Ward 4 – Etobicoke Centre)**

Report (May 6, 2004) from the City Solicitor advising of the outcome of the Ontario Municipal Board proceedings related to an appeal of the Committee of Adjustment decision to refuse an application for variance to permit a fourth unit at 1186 Royal York Road.

Recommendations:

It is recommended that City Council receive this report for information.

**11. Ontario Municipal Board Decision – Minor Variance and Severance Refusal
18 Fern Avenue (Ward 11 - York South-Weston)**

Report (May 5, 2004) from the City Solicitor advising of the outcome of the Ontario Municipal Board proceedings regarding an appeal of the Committee of Adjustment decision to refuse the proposed severance into two lots and associated variance for the property at 18 Fern Avenue.

Recommendations:

It is recommended that this report be received for information.

12. Archaeological Master Plan – Interim Report (All Wards)

(Presentation – 2:00 p.m. or as soon as possible thereafter.)

Communication (May 25, 2004) from the City Clerk forwarding Clause No. 2 contained in Report No. 3 of The Economic Development and Parks Committee, headed “Archaeological Master Plan – Interim Report (All Wards)”, which was adopted, as amended, by the Council of the City of Toronto at its meeting on May 18, 19 and 20, 2004; advising that Council referred the Interim Report to each Community Council for comment to the Economic Development and Parks Committee.

13. Naming of Private Lane at 35 Fieldway Road (Ward 5 – Etobicoke-Lakeshore)

Report (May 7, 2004) from the City Surveyor, Works and Emergency Services, responding to a request by Zanini Developments Inc. to name the proposed private lane at the residential development at 35 Fieldway Road.

Recommendations:

It is recommended that:

- (1) the proposed private lane at 35 Fieldway Road, as shown on Attachment No. 1, be named “Shires Lane”;
- (2) Zanini Developments Inc., be required to pay the costs estimated to be in the amount of \$480, for the fabrication and installation of the street name signs; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

14. Requests for Endorsement of Community Events for Liquor Licensing Purposes (Various Wards)

- 14(a).** Communication (April 19, 2004) from Roy Bergerson, Festival Coordinator, Bloor West Village, requesting, for liquor licensing purposes, endorsement of the annual “Bloor West Village Festival” to be held July 16 and 17, 2004, as a significant community event.

- 14(b).** Communication (May 24, 2004) from Karen Cecy-Lemieux, Festival Coordinator, requesting, for liquor licensing purposes, endorsement of the annual “Lakeshore Festival” to be held on June 12, 2004, on the Assembly Hall grounds, as an event of community significance.

15. Requests for Variance from Chapter 215, Signs, of the Former City of Etobicoke Municipal Code (Various Wards)

(Deputation regarding Recommendation No. (1) – 10:00 a.m. or as soon as possible thereafter.)

Communication (May 18, 2004) from the City Clerk advising that the Etobicoke Sign Variance Advisory Committee at its meeting on May 18, 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 on May 18, 2004, recommended to the Toronto West Community Council that:

- (1) the report dated May 3, 2004, from the Director of Building and Deputy Chief Building Official, West District, (Attachment (i)), regarding an application by Mark Bozzo, Queensway Parklawn Inc., for approval of variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, to permit three ground signs and nine fascia signs at the sales office at 515 The Queensway, advertising construction of an apartment building to be located at 245 Dalesford Road, be adopted, subject to striking out the words “and one ground sign” in Recommendation No. (1) and, in Recommendation No. (2), striking out the word “two” and inserting instead the word “three”, so that Recommendations Nos. (1) and (2) shall now read as follows:
 - “(1) the request for variance for nine fascia signs be refused,
 - (2) the variance for size of display area of three ground signs be approved;”;
- (2) the application by Alex Taub, Intercapital Financial Corporation, for approval of variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, to permit two business identification awning signs at 3321 and 3323 Lake Shore Boulevard West, contained in the report dated May 4, 2004, from the Director of Building and Deputy Chief Building Official, West District, (Attachment (ii)), where it recommended that the request for variance be refused, be approved, subject to the proposed signage on Twenty Seventh Street being reduced to 20 feet in size with the general advertising being allowed to exceed 50 percent of the sign; and

- (3) the report dated March 30, 2004, from the Director of Building and Deputy Chief Building Official, West District, (Attachment (iii)), regarding an application by George Gregorian, Sunset Neon Ltd., on behalf of Loblaws Properties, for approval of variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, to permit an illuminated double-faced pylon sign at 330 Queens Plate Drive, be adopted.

16. Request to Dissolve the Etobicoke Sign Variance Advisory Committee

(Public Meeting under the *Municipal Act* – 10:00 a.m. or as soon as possible thereafter.)

Report (May 25, 2004) from the Director of Building and Deputy Chief Building Official, West District, regarding the dissolution of the Etobicoke Sign Variance Advisory Committee and amendment to Chapter 215-8C(3) of the former City of Etobicoke Municipal Code to permit applications for sign variances to be considered by the Toronto West Community Council.

**17. Supplementary Report – Amendment to Section 37 Agreement
Applicant: Reon Development Corporation (Pellow Architects)
3 and 6 Windermere Avenue (Ward 13 – Parkdale-High Park)**

Report (May 21, 2004) from the Director, Community Planning, West District, regarding a technical amendment to the existing Section 37 Agreement to give effect to the original intentions that a daycare centre does not have to be located in the first phase of the development at 3 and 6 Windermere Avenue if it does not contain a seniors' building, rather than if it does contain a seniors building.

Recommendation:

It is recommended that the Section 37 Agreement for 3 and 6 Windermere Avenue be amended to permit the owner to locate the daycare centre in a later phase.

**18. Final Report – Rezoning Application; Applicant: Leon Sookraj
Architect: Victor Rodrigues, Interarch Inc.; 1071-1073 Weston Road
(Ward 11 – York South-Weston)**

(Public Meeting under the *Planning Act* – 10:00 a.m. or as soon as possible thereafter.)

Report (May 11, 2004) from the Director, Community Planning, West District, regarding a rezoning application by Leon Sookraj to permit the conversion of the existing building into a multiple dwelling house, consisting of five residential units with four tandem parking spaces in the rear yard, at 1071-1073 Weston Road.

Recommendations:

It is recommended that:

- (1) 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. 9;
- (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) the owner be required, prior to introduction of the necessary Bill to City Council for enactment, to obtain Site Plan Approval and enter into a Site Plan Agreement (as necessary) with the City under Section 41 of the *Planning Act* to require the following along with other matters as the City deems appropriate:
 - (i) convey to the City a 3.4 metre wide strip or a maximum width allowable by the existing conditions of the building along the Weston Road frontage of the site;
 - (ii) provide a maintain a minimum 4 parking spaces to serve the proposed project;
 - (iii) apply to the Works and Emergency Services Department for assigning the number 1073 Weston Road officially;
 - (iv) obtain permits to carry out any works involving construction in, or occupancy of, the abutting public rights-of-way;
 - (v) insert the warning clauses in all development agreements, offers to purchase, agreements of Purchase and Sale or Lease and include a Noise Impact Statement as required by CN Railway; and
 - (vi) prior to the issuance of a building permit, provide cash-in-lieu of parkland in accordance with the *Planning Act* and payment of development charges.

**19. Final Report – Rezoning Application; Applicant: Franco Romano
Architect: Mastech Design; 116 Eileen Avenue (Ward 11 – York South-Weston)**

(Public Meeting under the *Planning Act* – 10:00 a.m. or as soon as possible thereafter.)

Report (May 13, 2004) from the Director, Community Planning, West District, regarding a rezoning application by Franco Romano to permit the demolition of the existing one and a half-storey detached dwelling and the construction of a two-storey dwelling at 116 Eileen Avenue.

Recommendations:

It is recommended that:

- (1) Zoning By-law No. 1-83 for the former City of York be amended substantially in accordance with the draft Zoning By-law 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; and
- (3) prior to the introduction of the necessary Bill to City Council for enactment, the applicant be required to provide payment of \$478.00 to the satisfaction of the Commissioner of Economic Development, Culture and Tourism for the planting of one new tree in the public boulevard.

20. Preliminary Report – Rezoning Application; Applicant: Michael Goldberg Armstrong Goldberg Hunter; 56 Grovetree Road (Ward 1 – Etobicoke North)

Report (May 13, 2004) from the Director, Community Planning, West District, providing preliminary information on a rezoning application by Michael Goldberg, Armstrong Goldberg Hunter, to permit the demolition of the existing two-storey single detached dwelling and the development of seven new freehold single detached dwellings at 56 Grovetree Road.

Recommendations:

It is recommended that:

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

**21. Preliminary Report – Applications to Amend the Official Plan and Zoning By-law
Owner: Morguard Investments Ltd; Architect: Petroff Partnership
Finch Avenue at Albion Road (Ward 1 – Etobicoke North)**

Report (May 20, 2004) from the Director, Community Planning, West District, providing preliminary information on applications by Morguard Investments Ltd. to amend the Official Plan and Zoning By-law to permit a multiple building commercial development on vacant lands located on the north side of Finch Avenue (between Finch Avenue West and Stevenson Road), west of Kipling Avenue.

Recommendations:

It is recommended that:

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

**22. Preliminary Report – Rezoning Application; Applicant: Emil Cristescu
Emil Cristescu Architect Inc.; 589 and 591 The East Mall
(Ward 3 – Etobicoke Centre)**

Report (May 13, 2004) from the Director, Community Planning, West District, providing preliminary information on a rezoning application by Emil Cristescu, Emil Cristescu Architect Inc., to permit the development of one semi-detached dwelling on each lot at 589 and 591 The East Mall.

Recommendations:

It is recommended that:

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

23. Preliminary Report – Application to Amend the Official Plan and Zoning Code 1587869 Ontario Inc. (Shore Breeze Motel); 2175 Lake Shore Boulevard West (Ward 6 – Etobicoke-Lakeshore)

Report (May 20, 2004) from the Director, Community Planning, West District, providing preliminary information on an application by 1587869 Ontario Inc. (Shore Breeze Motel) to amend the Official Plan and Zoning Code to change the designation of the rear portion of the property at 2175 Lake Shore Boulevard West from commercial to mixed use.

Recommendations:

It is recommended that:

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

24. Preliminary Report –Official Plan Amendment and Rezoning Application Applicant: Reza Nasab, York Development Co.; Milenov Associates Architects and Planners; 1759 Lawrence Avenue West (Ward 12 – York South-Weston)

Report (May 13, 2004) from the Director, Community Planning, West District, providing preliminary information on an official plan amendment and rezoning applications to permit two semi-detached dwellings fronting on Renfield Street and a townhouse development consisting of seven dwelling units fronting on Lawrence Avenue West at 1759 Lawrence Avenue West.

Recommendations:

It is recommended that:

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