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**TORONTO WEST COMMUNITY COUNCIL  
AGENDA  
MEETING 7**

**Date of Meeting:** July 6, 2004

**Time:** 9:30 a.m.

**Location:** Council Chambers  
Etobicoke Civic Centre  
399 The West Mall  
Toronto, Ontario

**Enquiry:** Brad Bartlett

Acting Committee

Administrator

416-394-8101

etcc@toronto.ca

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Under the *Municipal Act, 2001*, the TORONTO WEST COMMUNITY COUNCIL must adopt a motion to meet In-camera (privately) and the reason must be given.

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

Confirmation of Minutes – June 8, 2004

Deputations/Presentations:

2:00 p.m. - Items 1 and 2

Communications/Reports:

**1. Archaeological Master Plan - Interim Report (All Wards)**

**(Deferred from June 8, 2004)**

**(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.

## **2. Harmonized City-wide Private Tree By-law (All Wards)**

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

Communication (June 1, 2004) from the City Clerk, advising of the action taken by the Planning and Transportation Committee.

### Recommendations:

The Planning and Transportation Committee:

- (1) referred the report (May 7, 2004) from the Commissioner of Urban Development Services and the Commissioner of Economic Development, Culture and Tourism to the Community Councils for further public consultation and report back to the Planning and Transportation Committee for its meeting scheduled to be held on September 7, 2004;
  - (2) requested the Community Council Administrators to advise ratepayer associations when this item will be considered by the Community Councils;
  - (3) reiterated the fact that the fee be waived for trees which are dead, dying or diseased or in serious decline as determined by City Arborist staff;
  - (4) referred the tree canopy issue to the Roundtable on a Beautiful City for consideration and report to the Planning and Transportation Committee for its meeting to be held on September 7, 2004; and
  - (5) requested the Commissioner of Urban Development Services to submit a report to the meeting of the Planning and Transportation Committee scheduled to be held on June 28, 2004 on the use of site plan control specifically for the purpose of protecting City trees on public property for unauthorized removal and that this report include a cost recovery proposal.
- 2(a).** Joint report (May 7, 2004) from the Commissioner of Urban Development Services and the Commissioner of Economic Development, Culture and Tourism, regarding a harmonized city-wide private tree by-law that would enable the protection of trees on private property in all neighbourhoods of the City of Toronto and identify the staff and financial resources required to implement and enforce the new by-law.

### Recommendations:

It is recommended that:

- (1) the City Solicitor be authorized to introduce a Bill for the protection of trees on private property under the *Municipal Act* substantially in the form of the attached draft by-law;

- (2) the private tree by-laws of the former cities of Toronto and Scarborough be repealed upon adoption of the new “Private Tree” By-law;
- (3) this report be forwarded to Policy and Finance Committee for its consideration of the ongoing annual Operating Budget increase of \$516,512.00 gross and \$178,612.00 net including seven additional approved positions required to support the harmonized city-wide private tree by-law;
- (4) the request for a 2005 Operating Budget increase of \$411,941.00 gross and \$242,991.00 net and a 2006 annualization increase of \$104,571.00 gross and decrease of \$64,379.00 net, be forwarded to the Budget Advisory Committee for consideration during the 2005 budget process; and
- (5) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

### **3. Proposed Parking/Stopping Regulations and School Bus Loading Zone on Silverstone Drive (Ward 1 - Etobicoke North)**

Report (May 24, 2004) from the Director, Transportation Services, West District, responding to a meeting with the Principal of Claireville Junior Public School, to investigate the feasibility of amending the No Parking/No Stopping Regulations and the School Bus Loading Zones on Silverstone Drive immediately in front of Claireville Junior Public School.

#### Recommendations:

It is recommended that:

- (1) the school bus loading zone currently located on the east side of Silverstone Drive from a point 9.5 metres north of Bucksburn Road to a point 25.0 metres south thereof be rescinded;
- (2) a school bus loading zone on the east side of Silverstone Drive from a point 10.0 metres north of Bucksburn Road to a point 20.0 metres south thereof be enacted; and
- (3) a school bus loading zone on the east side of Silverstone Drive from a point 42.0 metres south of Bucksburn Road to a point 20.0 metres south thereof be enacted;
- (4) the “No Stopping, 8:00 a.m. to 5:00 p.m. Monday to Friday” regulation on the east side of Silverstone Drive between a point 53.0 metres north of Furness Crescent and a point 139.0 metres north thereof be rescinded and replaced with a “No Parking 8:00 a.m. to 5:00 p.m. Monday to Friday” regulation; 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.

**4. Proposed Parking Regulation on Moncrieff Drive  
(Ward 2 - Etobicoke North)**

Report (June 17, 2004) from the Director, Transportation Services, West District, responding to a meeting with Councillor Rob Ford (Ward 2 – Etobicoke North) and area residents, to investigate the feasibility of installing a "No Parking Anytime" prohibition, on the east side of Moncrieff Drive from Genthorn Avenue to a point 90.0 metres south of Genthorn Avenue.

Recommendations:

It is recommended that:

- (1) a "No Parking Anytime" prohibition be enacted on the east side of Moncrieff Drive from Genthorn Avenue to a point 90.0 metres south 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.

**5. Request for an All-Way Stop Control at Yorkleigh Avenue and Westona Street  
(Ward 2 - Etobicoke North)**

Report (June 3, 2004) from the Director, Transportation Services, West District, responding to a meeting with Councillor Rob Ford (Ward 2 – Etobicoke North), and area residents, to investigate the feasibility of an all-way stop control at the intersection of Yorkleigh Avenue and Westona Street.

Recommendation:

It is recommended that an all-way stop control not be erected at the intersection of Yorkleigh Avenue and Westona Street as the All-Way Stop Control Warrant is not achieved.

**6. Stopping Regulations on Martin Grove Road (Ward 2 - Etobicoke North)**

Report (May 27, 2004) from the Director, Transportation Services, West District, responding to a request from a Royal Canadian Mounted Police Officer, to investigate the feasibility for a "No Stopping Anytime" prohibition on the west side of

Martin Grove Road to replace the "No Parking Anytime" prohibition from Rexdale Boulevard to a point south of the south limit of 1350 Martin Grove Road.

Recommendations:

It is recommended that:

- (1) a portion of the "No Parking Anytime" regulation on the west side of Martin Grove Road from Rexdale Boulevard to a point 143.0 metres south thereof be rescinded and replaced with a "No Stopping Anytime" regulation; 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.

**7. Proposed Parking Regulation on Golfdown Drive, east of Islington Avenue (Ward 2 - Etobicoke North)**

Report (May 31, 2004) from the Director, Transportation Services, West District, responding to a meeting with an area resident, to investigate the feasibility of installing a "No Parking Anytime" prohibition, on the north side of Golfdown Drive from Islington Avenue to a point 48.0 metres east of Islington Avenue.

Recommendations:

It is recommended that:

- (1) a "No Parking Anytime" prohibition be enacted on the north side of Golfdown Drive from Islington Avenue to a point 48.0 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.

**8. Proposed Left-turn Prohibition - 50 Winterton Drive (Ward 3 - Etobicoke Centre)**

Report (May 28, 2004) from the Director, Transportation Services, West District, responding to a communication received from the Vice-Principal of Martingrove Collegiate Institute to investigate the feasibility of introducing an eastbound to northbound "No Left Turn, 4:30 p.m. to 6:30 p.m., Monday to Friday" prohibition on Winterton Drive at the access driveway to 50 Winterton Drive, 22.0 metres east of Martin Grove Road.

Recommendations:

It is recommended that:

- (1) eastbound left turns be prohibited between 4:30 p.m. and 6:30 p.m., Monday to Friday, on Winterton Drive at the access driveway to 50 Winterton Drive, 21.0 metres east of Martin Grove 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.

**9. Traffic Assessment - Morrison Street and Fourth Street  
(Ward 6 - Etobicoke-Lakeshore)**

Report (June 15, 2004) from the Director, Transportation Services, West District, responding to a petition received from area residents, to investigate the feasibility of installing an all-way stop control at the intersection of Morrison Street and Fourth Avenue, and presenting the results of traffic studies conducted at and near the intersection.

Recommendation:

It is recommended that an all-way stop control not be installed at the intersection of Morrison Street and Fourth Street, as the City-wide warrants for the installation of all-way stop controls are not achieved.

**10. Proposed School Bus Loading Zone on Second Street  
(Ward 6 - Etobicoke-Lakeshore)**

Report (June 3, 2004) from the Director, Transportation Services, West District, responding to a request from the Principal of Second Street Junior Middle School, to investigate the feasibility of designating a school bus loading zone on the east side of Second Street, south of Birmingham Street.

Recommendations:

It is recommended that:

- (1) a school bus loading zone be designated on the east side of Second Street between a point 61.0 metres south of Birmingham Street and a point 33.0 metres south 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.

**11. Cosmos Produce Company Limited - Boulevard Parking Agreement  
21 Windsor Street (Ward 6 - Etobicoke-Lakeshore)**

Report (June 11, 2004) from the Director, Transportation Services, West District, responding to a request from an area resident, to investigate the feasibility of locating a maximum of four parking stalls in the boulevard area of Windsor Street.

Recommendations:

It is recommended that:

- (1) Etobicoke York Community Council allow the applicant to locate a maximum of four vehicle parking stalls within the boulevard area of Windsor Street;
- (2) the applicant enter into a boulevard parking agreement with the City of Toronto;
- (3) the boulevard parking stalls are for use by the applicant's employees and visitors, and cannot be loaned, leased, rented or transferred;
- (4) the applicant, at their expense, register the boulevard parking agreement on-title to the satisfaction of the City Solicitor;
- (5) the applicant at their expense, shall individually sign each boulevard parking stall to the satisfaction of the Director, Transportation Services Division, West District; 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.

**12. Society of St. Vincent De Paul - Boulevard Parking Agreement  
60 Newcastle Street (Ward 6 - Etobicoke-Lakeshore)**

Report (June 11, 2004) from the Director, Transportation Services, West District, responding to a request from The Society of St. Vincent de Paul, to investigate the feasibility for authorising a maximum of eight parking stalls in the boulevard area of Newcastle Street, and an additional six parking stalls in the boulevard area of Windsor Street.

Recommendations:

It is recommended that:

- (1) Toronto West Community Council allow the applicant to locate a maximum of eight vehicle parking stalls within the boulevard area of Newcastle Street;
- (2) Toronto West Community Council allow the applicant to locate a maximum of six vehicle parking stalls within the boulevard area of Windsor Street;
- (3) The applicant enters into a boulevard parking agreement with the City of Toronto in a form acceptable to the City Solicitor;
- (4) The boulevard parking stalls are for use by the applicant's employees and visitors, and cannot be loaned, leased, rented or transferred;
- (5) The applicant, at their expense, registers the boulevard parking agreement on-title to the satisfaction of the City Solicitor;
- (6) The applicant, at their expense, must individually sign each boulevard parking stall to the satisfaction of the Director, Transportation Services Division, West District; and
- (7) The appropriate City officials be authorised and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

**13. Proposed "No Stopping Anytime" Prohibition on Burlington Street, west of Lake Shore Boulevard West (Ward 6 - Etobicoke-Lakeshore)**

Report (June 15, 2004) from the Director, Transportation Services, West District, responding to a request from Councillor Mark Grimes (Ward 6 – Etobicoke-Lakeshore), to investigate the feasibility of a “No Stopping Anytime” prohibition on both sides of Burlington Street between Lake Shore Boulevard West and a point 39.0 metres west thereof.

Recommendations:

It is recommended that:

- (1) the current “No Parking Anytime” prohibition on the south side of Burlington Street, between Lake Shore Boulevard West and the west limit of the road, be rescinded;



- (2) parking be prohibited anytime on the south side of Burlington Street between a point 39.0 metres west of Lake Shore Boulevard West and the west limit of the road;
- (3) the current “No Parking, 8:00 a.m. to 5:00 p.m., Monday to Friday” prohibition on the north side of Burlington Street, between Lake Shore Boulevard West and the west limit of the road, be rescinded;
- (4) parking be prohibited, 8:00 a.m. to 5:00 p.m., Monday to Friday, on the north side of Burlington Street between a point 39.0 metres west of Lake Shore Boulevard West and the west limit of the road;
- (5) stopping be prohibited anytime on both sides of Burlington Street, between Lake Shore Boulevard West and a point 39.0 metres west thereof; 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.

**14. Proposed "No Parking Anytime" Prohibition on Deerhide Crescent  
(Ward 7 - York West)**

Report (May 28, 2004) from the Director, Transportation Services, West District, responding to a request from Councillor Giorgio Mammoliti (Ward 7 – York West) on behalf of an area business, to investigate the feasibility of a "No Parking Anytime" prohibition on a portion of the east and west side of Deerhide Crescent.

Recommendations:

It is recommended that:

- (1) A “No Parking Anytime” regulation be installed on the east side of Deerhide Crescent, between a point 190.0 metres west/south of the westerly limit of Arrow Road (north intersection) and a point 45.0 metres south thereof;
- (2) A “No Parking Anytime” regulation be installed on the west side of Deerhide Crescent, between a point 210.0 metres west/south of the westerly limit of Arrow Road (north intersection) and a point 25.0 metres south 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.

**15. Disabled Loading Zone - Starview Drive (Ward 7 - York West)**

Report (May 25, 2004) from the Director, Transportation Services, West District, responding to a request from an area resident, to investigate the feasibility for the installation of a Disabled Loading Zone on Starview Drive.

Recommendations:

It is recommended that:

- (1) Schedule F of By-law No. 31770, of the former City of North York be amended to install a Disabled Loading Zone on the east side of Starview Drive, from a point 77.0 metres south of the southern limit of Rockbank Crescent to a point 6.0 metres south 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.

**16. Request for Traffic Calming on Speers Avenue between Gibson Avenue and Jane Street (Ward 11 - York South-Weston)**

Report (June 15, 2004) from the Director, Transportation Services, West District, responding to a request from Councillor Frances Nunziata (Ward 11 – York South-Weston), in response to a petition from residents on Speers Avenue, to investigate the feasibility of introducing traffic calming on Speers Avenue between Gibson Avenue and Jane Street.

Recommendation:

It is recommended that traffic calming not be installed on Speers Avenue between Gibson Avenue and Jane Street as the warrants are not satisfied.

**17. Regent Street, east side, between Rogers Road and Hillary Avenue  
Rescindment of the “One Hour Parking 8:00 a.m. to 7:00 p.m.” Regulation  
(Ward 12 - York South-Weston)**

Report (June 1, 2004) from the Director, Transportation Services, West District, responding to a request from Councillor Frank Di Giorgio (Ward 12 – York South-Weston), to investigate the feasibility of rescinding the current daytime parking prohibition on the east side of Regent Street between Rogers Road and Hillary Avenue.

Recommendations:

It is recommended that:

- (1) the City Clerk be authorized to conduct a resident poll of Regent Street, between Rogers Road and Hillary Avenue to determine majority support for rescinding the existing "One Hour Parking 8:00 a.m. to 7:00 p.m." regulation on the east side of the street;
- (2) subject to favourable results of the poll, the former City of York By-laws Nos 196-84 and 2958-94 be amended by rescinding the existing "One Hour Parking 8:00 a.m. to 7:00 p.m." regulation on the east side of Regent Street, between Rogers Road and Hillary 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.

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

**(Deferred from June 8, 2004)**

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, to investigate the feasibility of introducing traffic calming on Lavender Road between Keele Street and Old Weston Road.

Recommendation:

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.

**19. Naming of Proposed Private Lane at 120 Eringate Drive (Ward 3 - Etobicoke Centre)**

Report (June 17, 2004) from the City Surveyor, Works and Emergency Services, recommending that the proposed private lane at 120 Eringate Drive, be named "Ramage Lane".

Recommendations:

It is recommended that:

- (1) the proposed private lane at the residential development at 120 Eringate Drive, as shown on Attachment No. 1, be named "Ramage Lane";
- (2) Thornridge Homes pay the costs estimated to be in the amount of \$420, for the fabrication and installation of a street name sign; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**20. 940-1100 Lansdowne Avenue (Canada Foundry Company Office Building, Warehouse and Powerhouse) - Inclusion on the City of Toronto Inventory of Heritage Properties (Ward 17 - Davenport)**

Report (June 2, 2004) from the Commissioner, Economic Development, Culture and Tourism, requesting the Toronto West Community Council recommend to City Council that the property at 940-1100 Lansdowne Avenue (Canada Foundry Company Office Building, Warehouse and Powerhouse) be included on the City of Toronto Inventory of Heritage Properties.

Recommendations:

It is recommended that:

- (1) City Council include the property at 940-1100 Lansdowne Avenue (Canada Foundry Company Office Building, Warehouse and Powerhouse) 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.

**21. Nomination of Two Citizen Representatives from Toronto West Community Council Area to The Heritage Toronto Board of Directors (All Toronto West Wards)**

**(In-camera – Attachment No. 1, Confidential Candidates List – personal matters about identifiable individuals, including municipal or local board employees.)**

Report (June 18, 2004) from the Executive Director, Heritage Toronto, requesting that the Toronto West Community Council recommend to City Council the appointment of two representatives from the Toronto West Community Council area to the Heritage Toronto Board of Directors.

Recommendations:

It is recommended that:

- (1) the Toronto West Community Council recommend to Council the appointment of the selected individuals listed in Attachment No. 1, to the Heritage Toronto Board of Directors for a term commencing once Council passes the by-law making the new Heritage Toronto Board composition effective, and expiring on November 30, 2006, or until a successor is appointed; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**22. Exemption from Part Lot Control - Fieldgate Two-Twenty Apts. Ltd.  
2 Triburnham Place - File No. TA PLC 2003 0003  
(Ward 3 - Etobicoke Centre)**

Report (June 15, 2004) from the Director, Community Planning, West District, regarding an application for approval to lift Part Lot Control for a portion of a development containing 13 townhouses units, thereby allowing the creation of separate lots.

Recommendations:

It is recommended that:

- (1) 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 of the subject lands 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;
- (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; and
- (4) prior to the introduction of the necessary Bill, all tax arrears and current taxes owing be paid in full.

**23. Exemption from Part Lot Control - CIC Millwork Ltd.; 35 Fieldway Road  
File No. 04 134925 WET 05 PL (Ward 5 - Etobicoke-Lakeshore)**

Report (June 18, 2004) from the Director, Community Planning, West District, regarding an application for approval to lift Part Lot Control for a portion of a development containing 98 freehold townhouses units, thereby allowing the creation of separate lots.

Recommendations:

It is recommended that:

- (1) 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) City Solicitor be authorized to introduce the necessary Bill after such time that the owner of the subject lands 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;
- (3) the owner enter into an Encroachment Agreement with the City regarding the acoustical fence that has been constructed on City property (Bering Yard, Roads Operations Facility). The Agreement shall be to the satisfaction of the Commissioner of Works and Emergency Services and the City Solicitor and registered on title. The owner is responsible for all costs associated with the preparation of the reference plans and registration fees;
- (4) the owner provide an Easement in favour of the City, for public vehicular and pedestrian access to the public park. The Easement Agreement shall be to the satisfaction of the City Solicitor, the Commissioner of Works and Emergency Services and Economic Development, Culture & Tourism. The applicant is responsible for all costs associated with the preparation of reference plans and registration fees;
- (5) the owner provide an Easement in favour of the City for the water service connection to the public park. The Easement agreement shall be to the satisfaction of the City Solicitor, the Commissioner of Works and Emergency Services and Economic Development, Culture & Tourism. The owner is responsible for all costs associated with the preparation of reference plans and registration fees;
- (6) 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; and
- (7) prior to the introduction of the necessary Bill, all tax arrears and current taxes owing be paid in full and the public park shall be conveyed to the City.

**24. Preliminary Report - Rezoning Application - File No. 2004 144524 WET 05 OZ**  
**Owner: Dupont Victorian Homes Ltd.; Applicant: Greg Bettencourt**  
**Bettencourt Designs Ltd.; 82 Daniels Street (Ward 5 - Etobicoke-Lakeshore)**

Report (June 18, 2004) from the Director, Community Planning, West District, providing preliminary information on a rezoning application by Greg Bettencourt, Bettencourt Designs Ltd. and to seek Community Council's directions on further processing of the applications and on the community consultation process.

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;
- (3) notice for the Public Meeting under the *Planning Act* be given according to the regulations under the *Planning Act*; and
- (4) the application for Site Plan Control, if supportable, be substantially complete prior to the forwarding of the Bill to City Council for enactment.

**25. Preliminary Report - Rezoning Application 04 144590 WET 06 OZ**  
**Applicant: Dupont Victorian Homes Ltd.**  
**Architect: Greg Bettencourt, Bettencourt Designs Ltd.**  
**3701 Lake Shore Boulevard West (Ward 6 - Etobicoke-Lakeshore)**

Report (June 18, 2004) from the Director, Community Planning, West District, providing preliminary information on the rezoning application by Greg Bettencourt, Bettencourt Designs Ltd. and to seek Community Council's directions on further processing of the application and on the community consultation process.

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;

- (3) notice for the Public Meeting under the *Planning Act* be given according to the regulations under the *Planning Act*; and
- (4) the application for Site Plan Control, pursuant to Section 41 of the *Planning Act*, be substantially complete prior to the forwarding of the Bill to City Council for enactment.

**26. Preliminary Report - OPA and Rezoning Application 04 136496 WHY 12 OZ**  
**Applicant: Cy Armstrong; Architect: James H. Christie**  
**66 Trethewey Drive (Ward 12 - York South-Weston)**

Report (June 15, 2004) from the Director, Community Planning, West District, providing preliminary information on the Official Plan amendment and rezoning application by James H. Christie and to seek Community Council's directions on further processing of the applications and on the community consultation process.

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*.

**27. Preliminary Report - OPA and Rezoning Application 04 127295 WHY 17 OZ**  
**Applicant: George Vrachas; Architect: Burka Varacalli Architects**  
**Part of 1100 Lansdowne Avenue - Building 13 (Ward 17 – Davenport)**

Report (June 18, 2004) from the Director, Community Planning, West District, to provide preliminary information on the Official Plan amendment and rezoning application by Burka Varacalli Architects and to seek Community Council's directions on further processing of the applications and on the community consultation process.

Recommendations:

It is recommended that:



- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor following resolution, satisfactory to City staff, of Phase 1, currently before the OMB, and the Secondary Plan for the entire site;
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site;
- (3) notice for the Public Meeting under the *Planning Act* be given according to the regulations under the *Planning Act*.

**28. Final Report - Control of Future Development in the Spears Street Hilldale Road Area with Respect to Impact on Embankment Stability and Erosion  
File No.: 04 145030 WHY 11 TM (Ward 11 - York South-Weston)**

Report (June 17, 2004) from the Director, Community Planning, West District, regarding a proposal to use site plan control as a further means for controlling future development in the Spears Street-Hilldale Road Area, in light of concerns raised regarding soil stability and erosion.

Recommendations:

It is recommended that:

- (1) City Council amend Chapter 458 of the former City of York Municipal Code (Site Plan Control Area) substantially in accordance with the Draft By-law Amendment attached as Attachment 3;
- (2) City Council authorize the City Solicitor to make such stylistic and technical changes to the Draft By-law Amendment as may be required; and
- (3) a community information meeting be arranged prior to the City Council meeting to present this report and the recommendations of Community Council.

**29. Final Report - Rezoning Application 03 186454 W00 00 OZ  
Application to Lift the Holding 'H' Provisions from By-law No. 1994-149  
Applicant: Monarch Construction Limited  
Architect: Graziani & Corazza Architects Inc.  
58 Marine Parade Drive (formerly known as 2115 Lake Shore Boulevard West)  
(Ward 6 - Etobicoke-Lakeshore)**

Report (June 17, 2004) from the Director, Community Planning, West District, regarding the lifting of the Holding 'H' provisions from By-law No. 1994-149 to permit two 14-storey residential condominium towers (267 units) connected by a four storey podium, with associated retail space.

Recommendations:

It is recommended that:

- (1) City Council approve the application to lift the Holding 'H' provisions to permit the development of a 267 unit residential condominium subject to final Site Plan Approval, and signing of an Agreement with respect to special units for seniors, to the satisfaction of City Legal;
- (2) the City Clerk be authorized to give notice of an intention to pass an amending By-law to remove the Holding symbol from By-Law No. 1994-149 and that the earliest possible date such by-law could be passed is July 20, 2004; and
- (3) the City Solicitor be authorized to forward to Council the By-law lifting the 'H' symbol from the property, subject to confirmation that the Holding provisions of By-law No. 1994-149 have been satisfied.