

Clause embodied in Report No. 3 of the Toronto West Community Council, which was before the Council of the City of Toronto at its Special meeting on April 15 and 16, 2004.

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Other Items Considered by the Community Council

(City Council on April 15 and 16, 2004, received this Clause, for information.)

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

The Toronto West Community Council:

- (1) approved Recommendations (1) and (3) in the following report;**
- (2) deleted Recommendation (2) and replaced it with the following:**

“(2) “WHEREAS the preliminary report for an application to amend the Official Plan and Zoning By-Law for 2442 Bloor Street West Agenda No. 5 is before Community Council; and,

WHEREAS my office has received correspondence from many residents with concerns about the redevelopment of this site;

THEREFORE BE IT RESOLVED that the area of notification be expanded to encompass the geographical area within the following boundaries:

North: Ardagh Street, Methuen Avenue, Langmuir Crescent
South: Morningside Avenue, Riverside Trail
East: Runnymede Road
West: Humber River

AND BE IT FURTHER RESOLVED that the following Ratepayer Groups and Community Associations be informed of the Public Meeting to be held under the Planning Act:

- Baby Point Residents’ Association**
- Bloor West Residents’ Association**
- Bloor West Village BIA**
- High Park Neighborhood Working Group**
- Junction BIA**
- Junction Residents’ Association**

- **Old Mill Drive Residents Association**
- **Old Millside Residents Association**
- **Quebec/Gothic Concerned Neighbours Association**
- **Swansea Area Ratepayers' Association**
- **Swansea Historical Society**
- **Warren Park Ratepayers Association**
- **West Toronto Junction Historical Society**
- **World19;" and**

(3) received the following communications:

(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:

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.

The Toronto West Community Council also had before it the following communications during consideration of the above matter:

- (i) (April 7, 2004) from Frances Labelle, Swansea Area Ratepayers' Association and Swansea Area Ratepayers' Group;
- (ii) (April 1, 2004) from Dan Brennand; and
- (iii) (April 3, 2004) from Janice Waddell.

(b) Request for an 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)

The Toronto West Community Council referred the following report to the Toronto South Community Council for consideration:

(January 30, 2004) from the Director, Transportation Services, West District, reporting on a request for an exemption to permit front yard parking at 43 Indian Trail, which does not meet the requirements of the Code; and advising that as this is an appeal and a request for an exemption from the by-law, it is scheduled as a deputation item.

Recommendation:

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

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

The Toronto West Community Council received the following 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.

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

The Toronto West Community Council approved the recommendations in the following the 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:

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.

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

The Toronto West Community Council approved the recommendations in the following 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:

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.

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

The Toronto West Community Council:

- (1) **amended recommendation (1) in the Preliminary Report (February 9, 2004) which was before Community Council on February 17, 2004, to read as follows:**
 - “(1) That staff be directed to schedule a community consultation meeting together with the Ward Councillor, subject to the applicant first submitting the revised proposal together with all required studies;”
and

(2) received the following Status Report:

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.

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

Recommendations:

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.

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

The Toronto West Community Council received the following 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.

(h) Proposed Adjustments to the Boundaries of the Toronto South Community Council and the Toronto West Community Council

The Toronto West Community Council received the following 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.

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

The Toronto West Community Council deferred consideration of the following report to its May 4, 2004 meeting:

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; and submitting the results for consideration by the Community Council.

(j) Request for Exemption from the City of Toronto Municipal Code Chapter 447, Fences – 20 Brentwood Road South (Ward 5 – Etobicoke-Lakeshore)

The Toronto West Community Council deferred consideration of the following report to its May 4, 2004 meeting:

Report (March 22, 2004) from the Acting Manager, Municipal Licensing and Standards, West District, regarding a request for exemption from the City of Toronto Municipal Code, Chapter 447, Fences, to permit the existing fence to remain on the property at 20 Brentwood Road South.

Recommendations:

It is recommended that:

- (1) the application be refused as the height of the fence is not in compliance with the regulation set out in the City of Toronto Municipal Code, Chapter 447, Fences; and
- (2) the owner removes, or enters into an encroachment agreement for, the portion of the fence situated on the City road allowance.

**(k) Parking Prohibition Signage – 161 Gary Drive
(Ward 11 – York-South Weston)**

The Toronto West Community Council:

- (1) requested the Director, Transportation Services, West District, to report on the feasibility of installing No Stopping and/or No Standing signs at the strip mall located at 161 Gary Drive; and**
- (2) received the following communication:**

(March 31, 2004) from Councillor Frances Nunziata, Ward 11 - York-South Weston) requesting the Director, Transportation Services, West District, to report to the Toronto West Community Council on the feasibility of installing “No Stopping and/or No Standing” parking prohibition signs at 161 Gary Drive.

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

The Toronto West Community Council:

- (1) received the following confidential report (March 29, 2004) from the City Solicitor; and**
- (2) expressed its support for Councillor DiGiorgio’s endeavours in this matter:**

Confidential report (March 29, 2004 from the City Solicitor.