

THE CITY OF TORONTO

City Clerk's Office

Minutes of the Toronto West Community Council

Meeting 6

Tuesday, June 8, 2004

The Toronto West Community Council met on Tuesday, June 8, 2004, in the Council Chambers, Etobicoke Civic Centre, 399 The West Mall, Toronto, at 9:32 a.m.

Attendance:

Members were present for some or all of the time periods indicated.

	9:32 a.m. to 11:16 a.m.
Councillor Frank Di Giorgio	X
Councillor Rob Ford (Vice-Chair)	X
Councillor Mark Grimes	X
Councillor Suzan Hall (Chair)	X
Councillor Doug Holyday	X
Councillor Gloria Lindsay Luby	X
Councillor Giorgio Mammoliti	X
Councillor Peter Milczyn	X
Councillor Frances Nunziata	X
Councillor Cesar Palacio	X
Councillor Bill Saundercook	X

Councillor Hall in the Chair.

Confirmation of Minutes

On motion by Councillor Nunziata, the Minutes of the meeting of the Toronto West Community Council held on May 4, 2004, were confirmed.

On motion by Councillor Grimes, the Toronto West Community Council concurred in the introduction of new communications/staff reports included on the Added Starter Agenda and walk-on reports as Items Nos. 25 to 31.

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

The Toronto West Community Council had before it a 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.

On motion by Councillor Milczyn, the Toronto West Community Council recommended to City Council that the Director, Transportation Services, West District, be authorized to proceed with a formal poll of the residents on Fernalroy Boulevard, and the surrounding neighbourhood, for the implementation of traffic calming measures on Fernalroy Boulevard.

(Carried on the following recorded vote:

For: Councillors Di Giorgio, Saundercook, Palacio, Lindsay Luby, Hall, Milczyn and Nunziata (7);
Against: Councillors Ford and Holyday (2); and
Absent: Councillors Grimes and Mammoliti (2))

(Report 5, Clause 1)

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

The Toronto West Community Council had before it a 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.

On motion by Councillor Di Giorgio, the Toronto West Community Council deferred consideration of the report (May 19, 2004) from the Director, Transportation Services, West District, to its meeting on July 6, 2004.

(Sent to: Director, Transportation Services, West District - June 16, 2004)

(Report 5, Clause 22(a))

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

The Toronto West Community Council had before it a 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.

On motion by Councillor Nunziata, the Toronto West Community Council recommended to City Council adoption of the report (May 5, 2004) from the Director, Transportation Services, West District.

(Report 5, Clause 2)

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

The Toronto West Community Council had before it a 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.

On motion by Councillor Nunziata, the Toronto West Community Council recommended to City Council adoption of the report (May 4, 2004) from the Director, Transportation Services, West District.

(Report 5, Clause 3)

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

The Toronto West Community Council had before it a 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.

On motion by Councillor Saundercook, the Toronto West Community Council recommended to City Council adoption of the report (April 22, 2004) from the Director, Transportation Services, West District.

(Report 5, Clause 4)

6.6 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)

The Toronto West Community Council had before it a 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;

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- (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.

On motion by Councillor Mammoliti, the Toronto West Community Council recommended to City Council adoption of the report (May 3, 2004) from the Director, Transportation Services, West District.

(Report 5, Clause 5)

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

The Toronto West Community Council had before it a 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.

On motion by Councillor Palacio, the Toronto West Community Council recommended to City Council adoption of the report (May 6, 2004) from the Director, Transportation Services, West District, subject to amending Recommendation (1) by deleting “78 metres” and inserting instead “62 metres”, to read as follows:

- “(1) the existing “No Parking Anytime” regulation be extended from a point 55 metres west of Lansdowne Avenue to a point 62 metres further west thereof; and”

(Report 5, Clause 6)

**6.8 Traffic and Circulation Improvements – High Park
(Ward 13 – Parkdale-High Park)**

The Toronto West Community Council had before it a 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).

On motion by Councillor Saundercook, the Toronto West Community Council recommended to City Council adoption of the report (May 14, 2004) from the Commissioner, Economic Development, Culture and Tourism.

(Report 5, Clause 7)

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

The Toronto West Community Council had before it a 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.

The following persons appeared before the Toronto West Community Council in connection with the foregoing matter:

- Helga Braconnier;
- W. C. Leupolt; and
- Velga Jansons.

- A. Councillor Saundercook moved that the Toronto West Community Council defer consideration of the report (May 3, 2004) from the Commissioner, Economic Development, Culture and Tourism, to its meeting on September 14, 2004, to allow the Ward Councillor to meet with the applicant and the surrounding neighbours. **(Carried)**
- B. Councillor Nunziata moved that the Toronto West Community Council request the City Solicitor, in consultation with the Commissioner, Economic Development, Culture and Tourism, to submit a report regarding the question of any liability the City may incur when a request to remove a privately-owned tree is denied by the City and such tree causes damage to private property following said denial of the request. **(Carried)**

(Sent to: Councillor Saundercook; Commissioner, Parks, Economic Development, Culture and Tourism; City Solicitor; c. Harijs and Velga Jansons; Helga Braconnier; Petra Feldhaus Unger; W. C. Leupolt - June 16, 2004)

(Report 5, Clause 22(b))

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

The Toronto West Community Council had before it a 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.

On motion by Councillor Lindsay Luby, the Toronto West Community Council received the report (May 6, 2004) from the City Solicitor.

(Report 5, Clause 22(c))

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

The Toronto West Community Council had before it a 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.

On motion by Councillor Nunziata, the Toronto West Community Council received the report (May 5, 2004) from the City Solicitor.

(Report 5, Clause 22(d))

6.12 Archaeological Master Plan – Interim Report (All Wards)

The Toronto West Community Council had before it a 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.

On motion by Councillor Saundercook, the Toronto West Community Council deferred consideration of the communication (May 25, 2004) from the City Clerk to its meeting on July 6, 2004.

(Sent to: Commissioner, Economic Development, Culture and Tourism;
c. Rita Davies, Director of Culture, Economic Development Culture and Tourism;
Susan Hughes, Economic Development Culture and Tourism;
Administrator, Economic Development, Parks Committee - June 16, 2004)

(Report 5, Clause 22(e))

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

The Toronto West Community Council had before it a 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 \$480.00, 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.

On motion by Councillor Milczyn, the Toronto West Community Council recommended to City Council adoption of the report (May 7, 2004) from the City Surveyor, Works and Emergency Services.

(Report 5, Clause 8)

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

The Toronto West Community Council had before it 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.

The Toronto West Community Council also had before it a 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.

On motion by Councillor Grimes, the Toronto West Community Council recommended that, for liquor licensing purposes, City Council:

- (1) declare the "Bloor West Village Festival" to be held on July 16 and 17, 2004, an event of municipal and/or community significance and advise the Alcohol and Gaming Commission of Ontario that it has no objection to the festival taking place; and

- (2) endorse the action of the Toronto West Community Council in having advised the Alcohol and Gaming Commission that it has no objection to the "Lakeshore Festival" taking place, since it took place June 12, 2004, prior to the City Council meeting.

(Sent to: Lynda Clayton, Alcohol and Gaming Commission of Ontario, Licensing and Permits Branch; Karen Cecy-Lemieux, Festival Coordinator, Lakeshore Festival - June 9, 2004)

(Report 5, Clause 9)

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

The Toronto West Community Council had before it a 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 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.

Mark Bozzo, Queensway Parklawn Inc., appeared before the Toronto West Community Council in connection with Recommendation (1).

- A. Councillor Milczyn moved that the Toronto West Community Council recommend to City Council adoption of Recommendation(1) contained in the communication (May 18, 2004) from the City Clerk, subject to deleting the words “the request for variance for nine fascia signs be refused;” in Recommendation(1), and inserting instead “the request for variance for nine fascia signs be approved;” **(Carried)**
- B. Councillor Lindsay Luby moved the Toronto West Community Council recommend to City Council adoption of Recommendations (2) and (3) contained in the communication (May 18, 2004) from the City Clerk. **(Carried)**

(Report 5, Clause 10)

6.16 Request to Dissolve the Etobicoke Sign Variance Advisory Committee

The Toronto West Community Council had before it a 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.

Recommendations:

It is recommended that:

1. Chapter 215-8C(3) of the former City of Etobicoke Municipal Code be repealed and replaced with a new section in substantially the form attached as Appendix A to this report; and
2. City officials be authorized and directed to take the necessary action to give effect thereto.

Councillor Hall appointed Councillor Ford as Acting Chair and vacated the Chair.

On motion by Councillor Hall, the Toronto West Community Council recommended adoption of the report (May 25, 2004) from the Director of Building and Deputy Chief Building Official, West District, subject to amending Recommendation (1) to read as follows:

- “(1) Chapter 215-8C(3) of the former City of Etobicoke Municipal Code, and section 1 of the former City of Etobicoke By-law No. 1991-94, as amended, be repealed and Chapter 215-8C(3) be replaced with a new section in substantially the form attached as Appendix A to this report; and”

Councillor Hall resumed the Chair.

(Report 5, Clause 11)

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

The Toronto West Community Council had before it a 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.

The Toronto West Community Council also had before it a the following communications:

- (i) (June 4, 2004) from John Meijer; and
- (ii) (June 7, 2004) from Frances Labelle, Ripley Area Residents Group Ltd.

The following persons appeared before the Toronto West Community Council in connection with the foregoing matter:

- Frances Labelle; and
- Ron Braun.

On motion by Councillor Saundercook, the Toronto West Community Council:

- (1) recommended to City Council adoption of the report (May 21, 2004) from the Director, Community Planning, West District; and
- (2) requested that the City Solicitor and the Commissioner, Urban Development Services, submit a joint report directly to Council at its meeting on June 22, 23 and 24, 2004, detailing the discussions that took place at the meeting attended by the applicant and City staff on May 12, 2004, regarding the proposed daycare centre at 3 and 6 Windermere Avenue.

(Sent to: City Solicitor; Commissioner, Urban Development Services; c. Director, Community Planning, West District; Reon Development Corp. (Pellow Architects); John Meijer; Frances Labelle, Ripley Area Residents Group Ltd. - June 10, 2004)

(Report 5, Clause 12)

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

The Toronto West Community Council had before it a 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.

Victor Rodrigues, Interarch Inc., appeared before the Toronto West Community Council in connection with the foregoing matter.

On motion by Councillor Nunziata, the Toronto West Community Council recommended adoption of the report (May 11, 2004) from the Director, Community Planning, West District.

(Report 5, Clause 13)

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

The Toronto West Community Council had before it a 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.

Franco Romano appeared before the Toronto West Community Council in connection with the foregoing matter.

On motion by Councillor Nunziata, the Toronto West Community Council recommended to City Council adoption of the report (May 13, 2004) from the Director, Community Planning, West District, subject to amending the draft zoning by-law to introduce a new provision (g) as follows:

“(g) the minimum width of a parking space in the garage shall be 2.8 metres.”

(Report 5, Clause 14)

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

The Toronto West Community Council had before it a 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*.

The Toronto West Community Council also had before it a communication (June 7, 2004) from Peter Kozicki.

Councillor Hall appointed Councillor Ford Acting Chair and vacated the Chair.

On motion by Councillor Hall, the Toronto West Community Council approved the report (May 13, 2004) from the Director, Community Planning, West District, subject to amending Recommendation (2) as follows:

“(2) the notification area for the community consultation be to landowners and residents as determined in consultation with the Ward Councillor; and”

Councillor Hall resumed the Chair.

(Sent to: Director, Community Planning, West District;
c. Michael Goldberg, Armstrong, Goldberg Hunter; Peter Kozicki - June 16, 2004)

(Report 5, Clause 22(f))

**6.21 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)**

The Toronto West Community Council had before it a 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*.

Councillor Hall appointed Councillor Ford Acting Chair and vacated the Chair.

On motion by Councillor Hall, the Toronto West Community Council approved the report (May 20, 2004) from the Director, Community Planning, West District, subject to amending Recommendation (2) as follows:

“(2) the notification area for the community consultation be to landowners and residents as determined in consultation with the Ward Councillor; and”

Councillor Hall resumed the Chair.

(Sent to: Director, Community Planning, West District; c. Jim Levac, Kasiak and Company Ltd. - June 16, 2004)

(Report 5, Clause 22(g))

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

The Toronto West Community Council had before it a 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*.

On motion by Councillor Holyday, the Toronto West Community Council approved the report (May 13, 2004) from the Director, Community Planning, West District.

(Sent to: Director, Community Planning, West District; c. Emil Cristescu, Emil Cristescu Architect Inc. - June 16, 2004)

(Report 5, Clause 22(h))

6.23 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)

The Toronto West Community Council had before it a 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*.

On motion by Councillor Grimes, the Toronto West Community Council approved the report (May 20, 2004) from the Director, Community Planning, West District.

(Sent to: Director, Community Planning, West District; c. Ron Butwell, 1587869 Ontario Ltd. - June 16, 2004)

(Report 5, Clause 22(i))

**6.24 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)**

The Toronto West Community Council had before it a 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*.

On motion by Councillor Di Giorgio, the Toronto West Community Council approved the report (May 13, 2004) from the Director, Community Planning, West District.

(Sent to: Director, Community Planning, West District; c. Reza Nasab, York Development Co. - June 16, 2004)

(Report 5, Clause 22(j))

**6.25 Traffic Control Conversion - Dunrobin Drive and Ravenscrest Drive
(Ward 3 – Etobicoke Centre)**

The Toronto West Community Council had before it a report (May 21, 2004) from the Director, Transportation Services, West District, responding to a request from an area resident for the replacement of the current yield sign located at the east approach of the intersection of Dunrobin Drive and Ravenscrest Drive, with a stop sign.

Recommendations:

It is recommended that:

- (1) the existing yield control be removed from the east approach of the intersection of Dunrobin Drive and Ravenscrest Drive;
- (2) a stop control be erected on the north approach of the intersection of Ravenscrest Drive and Dunrobin Drive; 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.

On motion by Councillor Holyday, the Toronto West Community Council recommended to City Council adoption of the report (May 21, 2004) from the Director, Transportation Services, West District.

(Report 5, Clause 15)

**6.26 All Way Stop Control - Deforest Road and Beresford Avenue
(Ward 13 – Parkdale-High Park)**

The Toronto West Community Council had before it a report (May 6, 2004) from the Director, Transportation Services, West District, responding to a request from area residents to investigate, in consultation with Councillor Bill Saundercook (Ward 13 – Parkdale-High Park), the feasibility of introducing an all-way stop control at the intersection of Deforest Road and Beresford Road.

Recommendations:

It is recommended that:

- (1) “stop” controls be installed for eastbound and westbound traffic on Deforest Road at its intersection with Beresford Avenue in order to create an all-way stop condition; 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.

On motion by Councillor Saundercook, the Toronto West Community Council recommended to City Council adoption of the report (May 6, 2004) from the Director, Transportation Services, West District.

(Report 5, Clause 16)

**6.27 Installation of On-Street Parking Space for Persons with Disabilities
(Ward 17 – Davenport)**

The Toronto West Community Council had before it a report (May 21, 2004) from the Director, Transportation Services, West District, responding to a request to consider the installation of a disabled persons parking space on the east side of Day Avenue, in from of 37 Day Avenue.

Recommendations:

It is recommended that:

- (1) the installation of an on-street disabled parking space as noted in Table “A” of this report be approved; 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.

On motion by Councillor Palacio, the Toronto West Community Council recommended to City Council adoption of the report (May 21, 2004) from the Director, Transportation Services, West District.

(Report 5, Clause 17)

**6.28 Reduction of Speed Limit from 50 km/h to 40 km/h on Riverside Drive between
Bloor Street West and Old Mill Drive (Ward 13 – Parkdale-High Park)**

The Toronto West Community Council had before it a report (May 31, 2004) from the from the Director, Transportation Services, West District, responding to a request from with Councillor Bill Saundercook (Ward 13 – Parkdale-High Park), on behalf of area residents, for an evaluation of Riverside Drive against the warrants adopted by City Council for implementing a permanent 40 km/h maximum speed limit.

Recommendations:

It is recommended that:

- (1) Schedule "A" of By-law No. 1129-87 of the former City of York be amended by reducing the maximum speed limit from 50 km/h to 40 km/h on Riverside Drive, between Bloor Street West and Old Mill Drive; 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.

On motion by Councillor Saundercook, the Toronto West Community Council recommended to City Council adoption of the report (May 31, 2004) from the Director, Transportation Services, West District.

6.29 Lay-out and Dedicate Land for Highway Purposes– North Side of Marina Avenue and East Side of Thirty Sixth Street (Ward 6 – Etobicoke-Lakeshore)

The Toronto West Community Council had before it a report (May 31, 2004) from the from the Director, Transportation Services, West District, responding to an application from Bell Canada to lift the existing reserve of City-owned land located along the north side of Marina Avenue and the east side of Thirty Sixth Street and to lay-out and dedicated this land for public highway purposes.

Recommendations:

It is recommended that:

- (1) Council dedicate, for public highway purposes, the 0.305m reserve of City-owned land located on the north side of Marina Avenue, and the east side of Thirty Sixth Street, as shown on the attached print of draft registered Plan 2180, to enable Bell Canada to provide service access to the abutting properties;
- (2) all costs associated with eliminating portions of the existing 0.305m reserve are the financial responsibility of Bell Canada;
- (3) Bell Canada submit the required survey and supporting plans to the satisfaction of the City Surveyor; and
- (4) the appropriate City Officials be authorized to take whatever action is necessary to give effect thereto, including the introduction in Council of any bills that might be necessary.

On motion by Councillor Grimes, the Toronto West Community Council recommended to City Council adoption of the report (May 31, 2004) from the Director, Transportation Services, West District.

(Report 5, Clause 19)

6.30 Ontario Municipal Board Appeal Recommendation Report - Applications to Amend the Official Plan and Etobicoke Zoning Code; Joseph Albanese Ltd. Lincoln Developments Co. (Kirkor Architects and Planners) – 2 Dunbloor Road (Ward 5 – Etobicoke-Lakeshore)

The Toronto West Community Council had before it a report (June 3, 2004) from the Director, Community Planning, West District, seeking direction for a pending Ontario Municipal Board hearing regarding applications by Joseph Albanese Ltd./Lincoln Developments Co. to amend the Official Plan and Etobicoke Zoning Code to permit redevelopment at 2 Dunbloor Road.

Recommendations:

It is recommended that the City Solicitor be authorized to appear before the Ontario Municipal Board (OMB) to support, in principle, the applicant's Official Plan amendments and rezoning proposal to increase the permitted 3.89 times the lot area and to request that the OMB withhold its order until the following matters have been addressed:

- (1) the Six Points Interchange study progress sufficiently to allow the proposal to be sited without affecting the ultimate design of the Six Points Interchange;
- (2) the submission of required studies and detailed review by City staff, as discussed in the body of this report;
- (3) the submission of an application for Site Plan Control approval and the establishment of appropriate conditions of approval, pursuant to Section 41 of the *Planning Act*;
- (4) the applicant enter into a Section 37 Agreement to the satisfaction of the City Solicitor to secure the community benefits, as well as the required site servicing, parkland dedication, transportation and environmental matters, as discussed in this report; and

- (5) the submission of the required by-laws in a form satisfactory to the City Solicitor and the Director, Community Planning, West District.

On motion by Councillor Milczyn, the Toronto West Community Council recommended to City Council adoption of the report (June 3, 2004) from the Director, Community Planning, West District, subject to amending Recommendation (1) to read as follows:

“(1) the Six Points Interchange study progress sufficiently to allow the proposal to be sited without affecting the ultimate design of the Six Points Interchange, such work on the study to be completed no later than December 31, 2004;”

(Report 5, Clause 20)

**6.31 Request for Endorsement of Community Event for Liquor Licensing Purposes
Junction Arts Street Festival (Ward 13 – Parkdale-High Park)**

The Toronto West Community Council had before it a Motion (May 27, 2004) from Councillor Bill Saundercook (Ward 13 – High Park) regarding the “Junction Arts Street Festival” to be held September 13 and 14, 2004, and containing the following Operative Paragraph:

“NOW THEREFORE BE IT RESOLVED THAT City Council advise the Licensing and Registration Department of the Alcohol and Gaming Commission of Ontario that the request for a liquor license by the Junction Arts Festival and the Junction BIA is in the public interest, having regard to the needs and wishes of the residents of the municipality, and request the Alcohol and Gaming Commission of Ontario to approve the application for a liquor license.”

On motion by Councillor Saundercook, the Toronto West Community Council recommended to City Council adoption of the revised Motion (June 2, 2004) from Councillor Bill Saundercook (Ward 13 – Parkdale-High Park).

(Report 5, Clause 21)

**6.32 Application to Amend the Official Plan and Zoning Code
1463290 Ontario Inc., 1100 Islington Avenue and 1 and 3 Chauncey Avenue
(Ward 5 – Etobicoke-Lakeshore)**

On motion by Councillor Milczyn, the Toronto West Community Council requested the Director, Community Planning, West District, to submit the final report for the development proposal at 1100 Islington Avenue, and to hold the statutory public meeting at the Community Council meeting on September 14, 2004.

(Sent to: Director, Community Planning, West District - June 23, 2004)

(Report 5, Clause 22(k))

The meeting adjourned at 11:16 a.m.

Chair