

**ETOBICOKE YORK COMMUNITY COUNCIL
AGENDA
MEETING 2**

Date of Meeting: February 8, 2005
Time: 9:30 a.m.
Location: Council Chambers
Etobicoke Civic Centre
399 The West Mall
Toronto, Ontario

Enquiry: Glenda Jagai
Committee Administrator
416-394-2516
gjagai@toronto.ca

Under the *Municipal Act, 2001*, the ETOBICOKE YORK 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 - January 18, 2005

Speakers/Presentations:

10:00 a.m. - Items 2, 3, 4, 5, 6
10:30 a.m. Items 8, 9, 10, 11, 12, 13, 14
6:30 p.m. - Item 7

Communications/Reports:

- 1. Limiting Distance Agreement – High Park - Adjacent to 383 Ellis Park Road (Ward 13 – Parkdale-High Park)**

(Deferred from January 18, 2005)

Report (December 17, 2004) from the Commissioner, Corporate Services.

Recommendations:

It is recommended that:

- (1) the City enter into a Limiting Distance Agreement with the property owner of 383 Ellis Park Road for a portion of High Park for the amount of \$60,000.00 and subject to the property owner paying an administration fee of \$600.00, plus any applicable GST, and on such terms and conditions, as are satisfactory to the Commissioner of Economic Development, Culture and Tourism, in a form and content acceptable to the City Solicitor; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

2. Request for Approval of Variances from By-law No. 280-1998 and Chapter 215, Signs, of the Former City of Etobicoke Municipal Code - 839 Oxford Street (Ward 6 – Etobicoke-Lakeshore)

(Deferred from January 18, 2005)

(Speakers – 10:00 a.m.)

Report (December 21, 2004) from the Director of Building and Deputy Chief Building Official regarding a request by Tom Giancos, Zanini Developments Inc., for approval of variances from By-law No. 280-1998, which prohibits third party signs, as an interim measure, on lands adjacent to certain former provincial highways, and from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, to permit a third party roof sign, located 60 metres from the F. W. Gardiner Expressway, at 839 Oxford Street.

Recommendation:

It is recommended that the request for variances be refused for the reasons outlined in this report.

**3. Final Report – Rezoning Application
Applicant: Shangara Mand and Jaswant Dass
2045 Codlin Crescent (Ward 1 – Etobicoke North)**

(Public Meeting under the *Planning Act* – 10:00 a.m.)

Report (January 12, 2005) from the Acting Director, Community Planning, West District, regarding an application to add commercial uses to the list of uses permitted by the Zoning Code at 2045 Codlin Crescent.

Recommendations:

It is recommended that City Council:

- (1) amend the Zoning Code for Etobicoke substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 4; and
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

4. Final Report - Official Plan Amendment and Rezoning Application
Applicant: 1265161 Ontario Ltd.; Architect: Fernando Fabiani
515 Royal York Road (Ward 5 - Etobicoke-Lakeshore)

(Public Meeting under the *Planning Act* - 10:00 a.m.)

Report (January 20, 2005) from the Acting Director, Community Planning, West District, regarding an application to permit four townhouse dwelling units, incorporating a listed heritage building, and six semi-detached dwelling units at 515 Royal York Road.

Recommendation:

It is recommended that City Council:

- (1) amend the Official Plan for the former City of Etobicoke substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 8;
- (2) amend the Zoning Code for the City of Etobicoke substantially in accordance with the draft Zoning Code Amendment attached as Attachment No. 9;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning Code Amendment as may be required; and
- (4) before introducing the necessary Bills to City Council for enactment, require the owner to obtain Site Plan Approval pursuant to Section 41 of the Planning Act.

5. Final Report – Official Plan Amendment and Rezoning Application
Applicant: Cy Armstrong; Architect: James H. Christie Architects
66 Trethewey Drive (Ward 12– York South-Weston)

(Public Meeting under the *Planning Act* – 10:00 a.m.)

Report (January 19, 2005) from the Acting Director, Community Planning, West District, regarding an application to permit a gasoline bar and retain the existing convenience retail store at 66 Trethewey Drive.

Recommendations:

It is recommended that:

- (1) City Council amend the Official Plan for the former City of York substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 6;
- (2) City Council amend the Zoning By-law 1-83 for the former City of York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7;
- (3) the City Solicitor be authorized to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required; and
- (4) before introducing the necessary Bills to City Council for enactment, the owner shall:
 - (a) submit a Record of Site Condition that has been acknowledged by the Ministry of the Environment (MOE), all environmental site assessment reports, and a Statement from a Professional Engineer (sealed and dated) certifying that, based on all necessary supporting environmental documents:
 - (i) the land to be conveyed to the City is suitable for its intended use;
 - (ii) it is unlikely that there is any off-site contamination, resulting from past land uses on the land to be conveyed, that has migrated to the adjacent right-of-ways that would exceed applicable MOE Guideline objectives or regulations;
 - (b) enter into an Agreement with the City should it be determined that remediation of the adjacent right-of-ways be required, in which the owner, or the party responsible for the contamination, commits to carrying out a remedial work plan acceptable to the City;
 - (c) pay all costs associated with the City retaining a third-party peer reviewer and submit a certified cheque payable to the City of Toronto in the amount of \$3,000.00, as a deposit towards the cost of the peer review; and
 - (d) at their expense, dedicate a 5.0 metre by 5.0 metre intersection sight triangle at the southeast corner of Trethewey Drive and Clearview Heights.

6. Final Report – Official Plan Amendment and Rezoning Application
Applicant: First Pro Shopping Centres
98 Index Road (Ward 5– Etobicoke-Lakeshore)

(Public Meeting under the *Planning Act* – 10:00 a.m.)

Report to follow.

7. Final Report – Official Plan Amendment and Rezoning Application
Applicant: Steve Hilditch - 60 Bergamot Avenue
(Ward 2 – Etobicoke North)

(Public Meeting under the *Planning Act* – 6:30 p.m.)

Report (December 24, 2004) from the Acting Director, Community Planning, West District, regarding an application to permit a 4-storey, 68-unit, 6 895 square metre (74,219 square feet) apartment building and 62 space daycare facility on a vacant 0.51 hectare (1.27 acre) City-owned site, located on the north side of Bergamot Avenue, west of Islington Avenue, between Rexlington Park and the Gospel Hall, municipally known as 60 Bergamot Avenue.

Recommendation:

It is recommended that City Council:

- (1) amend the Official Plan for the former City of Etobicoke substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 4;
- (2) direct the City Solicitor to request the Ontario Municipal Board to modify the Official Plan of the City of Toronto substantially in accordance with Attachment No. 5;
- (3) amend the Etobicoke Zoning Code for the apartment building substantially in accordance with the draft Zoning By-law Plan Amendment attached as Attachment No. 6;
- (4) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendments and draft Zoning Code Amendment as may be required; and
- (5) before introducing the necessary Bills pertaining to the apartment building to City Council for enactment, require the applicant to:

- (a) make suitable arrangements for use of the adjacent parkland by the day care facility satisfactory to the Parks and Recreation Services Division of the Economic Development, Culture and Tourism Department; and
- (b) agree to a suitable clause being included in the Site Plan Agreement whereby the YWCA acknowledges their encroachment into the sanitary easement and accepts responsibility for the reinstatement and all related incidental costs involving the restoration of private facilities within the easement limits should the City in future need to maintain the existing sanitary sewer; agree to funding the cost of water and sewer servicing, driveway access, and other related incidental works within the Bergamot Avenue road allowance to be carried out by the City on behalf of the YWCA, in conjunction with the roadway reconstruction.

7(a). Communication (January 5, 2005) from Drago Konjevic, President, Bergamot Tenants Association.

7(b). Communication (January 5, 2005) from Sandra Pavan, North Etobicoke Tenants Association.

**8. Alterations to a Heritage Property
89 Kingsway Crescent (Isaac Scott House)
(Ward 5 – Etobicoke-Lakeshore)**

(Speakers - 10:30 a.m.)

Report (December 3, 2004) from the Commissioner, Economic Development, Culture and Tourism.

Recommendations:

It is recommended that:

- (1) the alterations to the heritage property at 89 Kingsway Crescent known as Isaac Scott House substantially as shown in the plans and drawings prepared by M. W. Hall Corporation dated November 22, 2004 on file with the Manager, Heritage Preservation Services, be approved subject to, prior to the issuance of any building permit, including permits for demolition, excavation and shoring, the Owner, to the satisfaction of the Manager, Heritage Preservation Services:
 - (a) providing a detailed Landscape Plan for the front yard;
 - (b) providing exterior architectural details and building materials to the additions; and

- (c) providing a Conservation Plan, prepared by a qualified heritage architect, detailing interventions and conservation work to the heritage building;
 - (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.
- 8(a).** Communication (January 14, 2005) from the Toronto Preservation Board advising the Etobicoke York Community Council that the Toronto Preservation Board approved, in principle, the proposed alterations to the heritage property at 89 Kingsway Crescent, subject to the Applicant:
- (1) altering the mass and location of the front of the proposed new structure to be consistent with the existing streetscape of Kingsway Crescent;
 - (2) altering the proposed new structure to be consistent with the spirit and intent of the preservative zoning by-law for the district; and
 - (3) meeting with the local Councillor and immediate neighbours to discuss the impact of the proposed new structure on the abutting properties.

**9. Request for Authority to Enter into a Heritage Easement Agreement and Approval of Alterations to a Heritage Building
515 Royal York Road (Ward 5 – Etobicoke-Lakeshore)**

(Speakers - 10:30 a.m.)

Report (December 6, 2004) from the Commissioner, Economic Development, Culture and Tourism.

Recommendations:

It is recommended that:

- (1) the alterations to the heritage building at 515 Royal York Road, substantially in accordance with the plans by Fabini Architects Limited dated June, 2004, on file with the Manager, Heritage Preservation Services, be approved subject to the owner:
 - (a) prior to Site Plan approval:
 - (i) entering into and registering on title a Heritage Easement Agreement with the City to provide permanent protection of the circa 1886 residence;
 - (ii) providing a landscape plan for the subject property;

- (b) prior to the issuance of any building permit for the subject property:
 - (i) providing a Conservation Plan for the retained heritage building;
 - (ii) providing a letter of credit in a form and in an amount satisfactory to the Commissioner of Economic Development, Culture and Tourism, to secure all work included in the Conservation Plan;
 - (c) prior to the release of the letter of credit:
 - (i) providing and implementing an historical interpretation program on the site, to the satisfaction of the Commissioner of Economic Development, Culture and Tourism.
- (2) authority be granted by City Council for the execution of a Heritage Easement Agreement under Section 37 of the *Ontario Heritage Act* with the owner of 515 Royal York Road on the City's behalf using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Commissioner of Economic Development, Culture and Tourism; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.
- 9(a).** Communication (January 14, 2005) from the Toronto Preservation Board recommending to the Etobicoke York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (December 6, 2004) from the Commissioner, Economic Development, Culture and Tourism.

**10. Inclusion on the City of Toronto Inventory of Heritage Properties
399 The West Mall (Etobicoke Civic Centre)
(Ward 3 - Etobicoke Centre)**

(Speakers - 10:30 a.m.)

Report (December 7, 2004) from the Commissioner, Economic Development, Culture and Tourism.

Recommendations:

It is recommended that:

- (1) City Council include the property at 399 The West Mall (Etobicoke Civic Centre) 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.

10(a). Communication (January 14, 2005) from the Toronto Preservation Board recommending to the Etobicoke York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report dated December 7, 2004, from the Commissioner, Economic Development, Culture and Tourism, subject to including the south portion of the Civic Centre in the listing.

**11. Request for Approval of Variances from Chapter 215, Signs, of the Former City of Etobicoke Municipal Code - 2267 Islington Avenue (Scotiabank)
(Ward 2 – Etobicoke North)**

(Speakers - 10:30 a.m.)

Report (January 17, 2005) from the Director of Building and Deputy Chief Building Official regarding a request by Dominic Rotundo, Pattison Signs, on behalf of Heather Morrow, Scotia Bank Inc., for approval of variances from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, to permit a First Party and Incidental Fascia Sign at 2267 Islington Avenue.

Recommendation:

It is recommended that the request for variances be refused for the reasons outlined in this report.

**12. Request for Approval of Variances from Chapter 215, Signs, of the Former City of Etobicoke Municipal Code - 1407 Royal York Road
(Ward 4 – Etobicoke Centre)**

(Speakers - 10:30 a.m.)

Report (January 19, 2005) from the Director of Building and Deputy Chief Building Official regarding a request by Nina Stultz, Terra Media Design Ltd., on behalf of Sandor Hofstedter, President of Tanana Investment, for approval of variances from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, to permit Non-Illuminated First Party Fascia, Ground and Banner Signs, for a Sales Office at 1407 Royal York Road.

Recommendation:

It is recommended that the request for variances be refused for the reasons outlined in this report.

13. Request for Approval of Variances from Chapter 215, Signs, of the Former City of Etobicoke Municipal Code - 1500 Islington Avenue (Ward 4 – Etobicoke Centre)

(Speakers - 10:30 a.m.)

Report (January 6, 2005) from the Director of Building and Deputy Chief Building Official regarding a request by Dan Bovair, Jones Neon Displays Limited, on behalf of Susan Dawson, Property Manager for L.F. Corley Incorporated for approval of variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code to permit removal of existing two (2) signs and replace with one Illuminated First Party Canopy sign at 1500 Islington Avenue.

Recommendation:

It is recommended that the request for variances be refused for the reasons outlined in this report.

14. Request for Approval of Variances from Chapter 215, Signs, of the Former City of Etobicoke Municipal Code - 1580 The Queensway (CIBC) (Ward 5 – Etobicoke-Lakeshore)

(Speakers - 10:30 a.m.)

Report (January 20, 2005) from the Director of Building and Deputy Chief Building Official regarding a request by Sophia McLean, Daynite Signs Canada Inc., on behalf of M.H. Janzen Real Estate, for approval of variances from Chapter 215, Signs, of the former City of Etobicoke Municipal Code to permit first party illuminated fascia signs for CIBC and canopy sign band for drive-through and 2 Incidental Ground Signs providing direction at 1580 The Queensway.

Recommendation:

It is recommended that the request for variances be refused for the reasons outlined in this report.

15. Request for Traffic Calming (Speed Humps) on Bankfield Drive (Ward 1 – Etobicoke North)

Report (December 7, 2004) from the Director, Transportation Services, West District.

Recommendations:

It is recommended that:

- (1) that traffic calming (speed humps) not be installed on Bankfield Drive between Albion Road and Calstock Drive as the traffic calming warrant criteria are not achieved; and,
- (2) that the existing sidewalk on Bankfield Drive be extended on one side of the road between Edgebrook Drive and Albion Road, subject to competing priorities.

**16. Installation/Removal of On-Street Parking Spaces for Persons with Disabilities
(Ward 11 – York-South Weston and Ward 17 – Davenport)**

Report (December 23, 2004) from the Director, Transportation Services, West District.

Recommendations:

It is recommended that:

- (1) the on-street parking space for persons with disabilities on Bartlett Avenue North, west side, between a point 173 metres south of Davenport Road and a point 5.5 metres further south, be removed;
- (2) the alternate side on-street parking space for persons with disabilities on Lapp Street, east side, between a point 37 metres north of McCormack Street and a point 5.5 metres further north, be removed;
- (3) the existing alternate side on-street parking space for persons with disabilities on Lapp Street, west side, between a point 33.5 metres north of McCormack Street and a point 5.5 metres further north, be amended to be in effect at all times; and
- (4) 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.

**17. Proposed Amendments to an Existing Encroachment Agreement
Isaac Scott House - 89 Kingsway Crescent
(Ward 5 - Etobicoke-Lakeshore)**

Report (January 24, 2005) from the Director, Transportation Services, West District.

Recommendations:

It is recommended that:

- (1) Etobicoke York Community Council refuse the applicant's request that the municipality transfer to the property owner, free of charge, the portion of the

Kingsway Crescent right-of-way that is currently occupied by the building encroachment at 89 Kingsway Crescent;

- (2) Etobicoke York Community Council amend the existing encroachment agreement at 89 Kingsway Crescent, in a manner acceptable to the City Solicitor, to include the following conditions:
 - (a) the municipality will permit the existing building encroachment to remain undisturbed at its current location and with its existing dimensions for as long as the property remains designated as an historic property under Part IV of the *Ontario Heritage Act*;
 - (b) the municipality will only remove the encroachment in the event of an emergency, and following the emergency will restore the encroachment to its original condition at the municipality's expense;
 - (c) effective January 1, 2006, the applicant will pay the municipality an annual fee of \$324.00 for the building encroachment within the Kingsway Crescent road allowance, and that an amended encroachment agreement specify that the owner is responsible for any future municipal fees, charges, or taxes related to this existing encroachment;
 - (d) the property owner indemnify the municipality against all loss or claim resulting from the building's encroachment into the Kingsway Crescent road allowance;
 - (e) any existing or proposed landscaping/streetscaping within the Kingsway Crescent road allowance is subject to the terms and conditions of the former City of Etobicoke encroachment policy, including, if required, the payment of annual fees; and
 - (f) the property owner registers this amended agreement on-title to the property, at no expense to the municipality and to the satisfaction of the City Solicitor.
- (3) Etobicoke York Community Council waive the \$700.00 administration and processing fee required for major encroachment applications as specified by the former City of Etobicoke encroachment policy;
- (4) the appropriate City Officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any bills that may be required.

18. Naming of Proposed Private Lane Located West of Kipling Avenue and South of Dundas Street West (Ward 5 - Etobicoke-Lakeshore)

Report (January 24, 2005) from the City Surveyor, Works and Emergency Services.

Recommendations:

It is recommended that:

- (1) the proposed private lane at the residential development located west of Kipling Avenue and south of Dundas Street West, be named "Viking Lane";
- (2) Tridel pay the costs estimated to be in the amount of \$420.00, for the fabrication and installation of street name signs; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

19. Application for Exemption to Toronto Municipal Code, Chapter 447, Fences 10, 22 and 36 Willowridge Road (Ward 4 – Etobicoke Centre)

Report (January 20, 2005) from the District Manager, Municipal Licensing and Standards, regarding a request for an exemption to Toronto Municipal Code, Chapter 447, Fences, to permit an open chain link fence, 2.43 metre (8 feet high) over a length of approximately 115.8 metres (380 feet), to be erected at the front yard of the properties known municipally as 10, 22 and 36 Willowridge Road.

Recommendation:

It is recommended that the application be approved with the understanding that the height of this fence is not in compliance with the regulation set out in Toronto Municipal Code, Chapter 447, Fences, and By-law No. 863-2003 in Schedule A of the said Chapter to be repealed.

20. Application for Exemption to Toronto Municipal Code, Chapter 447, Fences 3699 Bloor Street West (Ward 5 – Etobicoke-Lakeshore)

Report (December 10, 2004) from the from the District Manager, Municipal Licensing and Standards, regarding a request for an exemption to Toronto Municipal Code, Chapter 447, Fences, to permit a 2.4 metre high closed board wood fence to be erected at the front of the property known municipally as 3699 Bloor Street West.

Recommendation:

It is recommended that the application be approved, notwithstanding the height of the fence will not comply with the regulations set out in the Toronto Municipal Code, Chapter 447, Fences, due to concerns of security and officers' safety as submitted by the consultant, in his request letter dated September 27, 2004 (Attachment No.1).

**21. Extension to Exemption from Part-Lot Control
Hyde Park Homes (Royal York) Limited
445-449 Royal York Road (Ward 6 - Etobicoke-Lakeshore)**

Report (January 19, 2005) from the Acting Director, Community Planning, West District.

Recommendations:

It is recommended that:

- (1) the application to extend Part-Lot Control Exemption By-law No. 280-2004 be approved subject to the extension expiring one (1) year from the date of enactment and applying only to those lands which were not separately conveyed pursuant to the applicable Part-Lot Control Exemption By-law (No. 280-2004);
- (2) prior to bringing the amending Bill forward for enactment, the applicant shall provide to the City Solicitor a legal description of the lands not conveyed pursuant to Part-Lot Control Exemption By-law No. 280-2004;
- (3) the City Solicitor be authorized to introduce the necessary By-law to Council; and
- (4) the appropriate City Officials be authorized and directed to register the By-law on title.

**22. Preliminary Report - Rezoning Application
Applicant: Bill Sweedish, First Union
474 Brown's Line (Ward 6 - Etobicoke-Lakeshore)**

Report (January 25, 2005) from the Acting Director, Community Planning, West District, to provide preliminary information on the above-noted application 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; and
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

23. Parking on North Side of Church Street from Pine Street to a Point 160 metres Westward (Ward 11 - York South Weston)

Communication (January 19, 2005) from Councillor Frances Nunziata, Ward 11, York South-Weston, recommending that the parking by-law prohibiting parking at all times along the north side of Church Street from Pine Street to a point 160 metres westward be repealed.

24. Designation of the Toronto Fiesta as a Community Event (Ward 17 – Davenport)

Motion (January 12, 2005) from Councillor Cesar Palacio (Ward 17 – Davenport) requesting that the Toronto Fiesta in the Corso Italia BIA district, to be held on July 8, 9 and 10, 2005, be declared a significant community event for liquor licensing purposes.

25. Designation of the Junction Arts Festival as a Community Event (Ward 13 - Parkdale-High Park)

Motion (January 25, 2005) from Councillor Bill Saundercook (Ward 13 - Parkdale-High Park) requesting that the Junction Arts Festival to be held on September 10 and 11, 2005, be declared a significant community event for liquor licensing purposes.

26. Designation of the Grass Music Festival as a Community Event Assembly Hall and Colonel Samuel Smith Park (Ward 6 – Etobicoke-Lakeshore)

Motion (Undated) from Councillor Mark Grimes (Ward 6 – Etobicoke-Lakeshore) requesting that the 1st Annual Brass in the Grass Music Festival, to be held on Friday, June 10, 2005, be declared a significant community event for liquor licensing purposes.



**ETOBICOKE YORK COMMUNITY COUNCIL
SUPPLEMENTARY AGENDA
MEETING 2**

Date of Meeting: Tuesday, February 8, 2005 **Enquiry:** Glenda Jagai
Time: 9:30 a.m. **Committee Administrator**
Location: Council Chambers **416-394-8101**
Etobicoke Civic Centre **etcc@toronto.ca**
399 The West Mall
Toronto, Ontario

7. Final Report – Official Plan Amendment and Rezoning Application
Applicant: Steve Hilditch - 60 Bergamot Avenue
(Ward 2 – Etobicoke North)

(Public Meeting under the *Planning Act* – 6:30 p.m.)

- 7(c).** Communication (January 12, 2005) from Nancy McDowall, Administrator, Rexdale Presbyterian Senior Citizens Corporation.
- 7(d).** Communication (January 14, 2005) from Carol Latchford, Program Coordinator, Ernestine's Women's Shelter.

NEW ITEMS

27. Sale of Surplus Land - Parcels of Vacant Land Adjacent to 275 Norseman Street
(Ward 5 - Etobicoke-Lakeshore)

Report (January 17, 2005) from the Commissioner, Corporate Services, to authorize the sale of two parcels of vacant land adjacent to 275 Norseman Street.

Recommendations:

It is recommended that:

- (1) the Offer to Purchase from Torcad Limited to purchase the City-owned parcels of vacant land adjacent to 275 Norseman Street, described as being Part of Lot 134 on Registered Plan 9875, designated as Parts 1, 2, 3, 4, 5 and 6 on Reference Plan 64R-10836 and Part 1 on Reference Plan 64R-10303, shown as Parts 1 and 2 on Sketch No. PS-2003-109a (the "Property"), in the amount of \$10,600.00, be accepted on the terms outlined in the body of this report, and that either one of the Commissioner of Corporate Services or the Director of Real Estate Services be authorized to accept the Offer on behalf of the City;
- (2) authority be granted to direct a portion of the proceeds on closing to fund the outstanding expenses related to this Property;
- (3) the City Solicitor be authorized to complete the transaction on behalf of the City, including payment of any necessary expenses and amending the closing date to such earlier or later date(s) and on such terms and conditions as she may from time to time consider reasonable; and
- (4) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**28. Status and OMB Settlement Recommendation Report
Site Plan Approval Application 04 195611 WET 12 SA
Applicant: Calvin Lantz, McCarthy Tetrault
Architect: Dutra Architect Inc.
2600 Eglinton Avenue West (Ward 12 - York South-Weston)**

Report (January 25, 2005) from the Acting Director, Community Planning, West District.

Recommendations:

It is recommended that City Council authorize the City Solicitor and Community Planning staff to appear at the Ontario Municipal Board to:

- (1) support the applicant's proposed Site Plan Approval application subject to:
 - (a) the drawings listed in Attachment 1, with revisions as necessary, to address the various site plan comments;
 - (b) the Conditions to Site Plan Approval listed in Attachment 2 of this report; and
 - (c) the required zoning variances being in full force and effect.