

City of Toronto

Clerk's Division

Minutes of the Humber York Community Council

Meeting No. 5

June 4, 2002

The Humber York Community Council held a meeting on Tuesday, June 4, 2002 in the Council Chamber, York Civic Centre, 2700 Eglinton Avenue West, at 9:30 a.m.

9:30 a.m. to
12:25 p.m.

Members present:	Councillor C. Korwin-Kuczynski, Chair	x
	Councillor F. DiGiorgio, Vice Chair	x
	Councillor F. Nunziata	x
	Councillor B. Disero	x
	Councillor D. Miller	x
	Councillor H. Moscoe	x

Regrets: Councillor M. Silva

Confirmation of Minutes.

Minutes of the meeting held on May 7, 2002, were confirmed.

5.1 Final Report – 93 Cowan Avenue; (East Side Of Cowan Avenue, Mid-block between King Street and Springhurst Avenue); Application to amend Zoning By-Law No. 438-86 of the (former) City of Toronto; Margaret J. Bush. (Parkdale-High Park, Ward 14)

The Humber York Community Council held a statutory public meeting on June 4, 2002 and notice was given in accordance with the Planning Act; and no one addressed the Community Council.

The Humber York Community Council had before it a Final Report (May 17, 2002) from the Director, Parkdale Pilot Project, South District, reporting on an application to amend the Zoning By-law to allow the owner to maintain the three (3) existing dwelling units within the residential building at 93 Cowan Avenue; advising that there are no financial implications resulting from the adoption of the report; and recommending that City Council:

- (1) amend the Zoning By-law No. 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5;

- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required; and
- (3) before introducing the necessary Bill to City Council for enactment, the owner must complete the work necessary to comply with Building Code, Fire Code and Municipal Housing Standards pursuant to the Parkdale Pilot Project strategy approved by Toronto City Council on February 3, 2000. A letter from the Director, Parkdale Pilot Project verifying completion of the required work will be sufficient to enable the Bill to be introduced for enactment.

On motion by Councillor Miller, the Community Council recommended to Council that based on the findings of fact and conclusions and for the reasons that the proposal is an appropriate use of lands, that the Final Report (May 17, 2002) from the Director, Parkdale Pilot Project, be adopted.

(Clause No. 1, Report No. 9)

5.2 Final Report – 100 Cowan Avenue; (West side of Cowan Avenue, Mid-block between King Street and Springhurst Avenue); Application to amend the Official Plan and Zoning By-Law No. 438-86 of the (former) City of Toronto; Joe St. Marseille & Robert G. Thompson. (Parkdale-High Park, Ward 14)

The Humber York Community Council held a statutory public meeting on June 4, 2002 and notice was given in accordance with the Planning Act; and no one addressed the Community Council.

The Humber York Community Council had before it a Final Report (May 17, 2002) from the Director, Parkdale Pilot Project, South District, reporting on an application to amend the Official Plan and Zoning By-law to allow the owner to maintain the five (5) existing dwelling units within the residential building at 100 Cowan Avenue; advising that there are no financial implications resulting from the adoption of the report; and recommending that City Council:

- (1) amend the Official Plan for the former City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 6;
- (2) amend the Zoning By-law No. 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7;
- (3) before introducing the necessary Bill to City Council for enactment, the owner must complete the work necessary to comply with the Fire Code pursuant to the Parkdale Pilot Project strategy approved by Toronto City Council on February 3, 2000. A letter from the Director, Parkdale Pilot Project verifying completion of the required work will be sufficient to enable the Bill to be introduced for enactment; and

- (4) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.

On motion by Councillor Miller, the Community Council recommended to Council that based on the findings of fact and conclusions and for the reasons that the proposal is an appropriate use of lands, that the Final Report (May 17, 2002) from the Director, Parkdale Pilot Project, be adopted.

(Clause No. 2, Report No. 9)

5.3 Final Report – 90a Grenadier Road; (North side of Grenadier Road at the intersection of Grenadier Road and Parkway Avenue); Application to amend Zoning By-Law No. 438-86 of the (former) City of Toronto; Stan W. Parzygnat. (Parkdale-High Park, Ward 14)

The Humber York Community Council held a statutory public meeting on June 4, 2002 and notice was given in accordance with the Planning Act; and no one addressed the Community Council.

The Humber York Community Council had before it a Final Report (May 17, 2002) from the Director, Parkdale Pilot Project, South District, reporting on an application to amend the Zoning By-law to allow the owner to maintain the four (4) existing dwelling units within the residential building at 90A Grenadier Road; advising that there are no financial implications resulting from the adoption of the report; and recommending that City Council:

- (1) amend the Zoning By-law No. 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5; and
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

On motion by Councillor Miller, the Community Council recommended to Council that based on the findings of fact and conclusions and for the reasons that the proposal is an appropriate use of lands, that the Final Report (May 17, 2002) from the Director, Parkdale Pilot Project, be adopted.

(Clause No. 3, Report No. 9)

5.4 Final Report – 22 Springhurst Avenue; (North side of Springhurst Avenue, Mid-block between Dufferin Street and Tyndall Avenue); Application to amend the Official Plan and Zoning By-Law No. 438-86 of the (former) City of Toronto; Ray Van Eenoghe. (Parkdale-High Park, Ward 14)

The Humber York Community Council held a statutory public meeting on June 4, 2002 and notice was given in accordance with the Planning Act; and no one addressed the Community Council.

The Humber York Community Council had before it a Final Report (May 17, 2002) from the Director, Parkdale Pilot Project, South District, reporting on an application to amend the Official Plan and Zoning By-law to allow the owner to maintain the fifteen (15) existing dwelling units within the residential building at 22 Springhurst Avenue; advising that there are no financial implications resulting from the adoption of the report; and recommending that City Council:

- (1) amend the Official Plan for the former City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 6;
- (2) amend the Zoning By-law No. 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7;
- (3) before introducing the necessary Bill to City Council for enactment, the owner must complete the work necessary to comply with the Fire Code pursuant to the Parkdale Pilot Project strategy approved by Toronto City Council on February 3, 2000. A letter from the Director, Parkdale Pilot Project verifying completion of the required work will be sufficient to enable the Bill to be introduced for enactment; and
- (4) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.

On motion by Councillor Miller, the Community Council recommended to Council that based on the findings of fact and conclusions and for the reasons that the proposal is an appropriate use of lands, that the Final Report (May 17, 2002) from the Director, Parkdale Pilot Project, be adopted.

(Clause No. 4, Report No. 9)

5.5 Final Report – 155 Springhurst Avenue; (West side of Springhurst Avenue, of the (former) City of Toronto); Mohammad Akram. (Parkdale-High Park, Ward 14)

The Humber York Community Council had before it a Final Report (May 17, 2002) from the Director, Parkdale Pilot Project, South District, reporting on an application to amend the Zoning By-law to allow the owner to maintain the eleven (11) existing dwelling units within the residential building at 155 Springhurst Avenue; advising that there are no financial implications resulting from the adoption of the report; and recommending that City Council:

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- (1) amend the Zoning By-law No. 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5; and
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

On motion by Councillor Miller, the Community Council deferred consideration of the foregoing report to its July 2, 2002 meeting.

(Clause No. 28(a), Report No. 9)

5.6 Final Report – 15 Thorburn Avenue; (South side of Thorburn Avenue, Mid-block between Dufferin Street and Tyndall Avenue); Application to amend the Official Plan and Zoning By-Law No. 438-86 of the (former) City of Toronto; Liani Investments Limited, Robert Liani. (Parkdale-High Park, Ward 14)

The Humber York Community Council held a statutory public meeting on June 4, 2002 and that notice was given in accordance with the Planning Act.

The Humber York Community Council had before it a Final Report (May 17, 2002) from the Director, Community Planning, West District; reporting on an application to amend the Official Plan and Zoning By-law to allow the owner to maintain the thirteen (13) existing dwelling units within the residential building at 15 Thorburn Avenue; advising that there are no financial implications resulting from the adoption of the report; and recommending that City Council:

- (1) amend the Official Plan for the former City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 6;
 - (2) amend the Zoning By-law No. 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7;
 - (3) before introducing the necessary Bill to City Council for enactment, the owner must obtain a building permit for certain of the repairs being undertaken pursuant to the Parkdale Pilot Project strategy approved by Toronto City Council on February 3, 2000. A letter from the Director, Parkdale Pilot Project verifying completion of the required work will be sufficient to enable the Bill to be introduced for enactment; and
 - (4) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.
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Ms. Diane Cappellina, Toronto, appeared before the Humber York Community Council and expressed concerns with respect to garbage on the property.

On motion by Councillor Miller, the Community Council recommended to Council that based on the findings of fact and conclusions and for the reasons that the proposal is an appropriate use of lands, that the Final Report (May 17, 2002) from the Director, Parkdale Pilot Project, South District, be adopted, subject to Recommendation (3) being amended by adding the words “and must ensure an appropriate garbage storage area at the rear of the property is present.” after the date “February 3, 2000”, to read as follows:

“(3) before introducing the necessary Bill to City Council for enactment, the owner must obtain a building permit for certain of the repairs being undertaken pursuant to the Parkdale Pilot Project strategy approved by Toronto City Council on February 3, 2000; and must ensure an appropriate garbage storage area at the rear of the property is present. A letter from the Director, Parkdale Pilot Project verifying completion of the required work will be sufficient to enable the Bill to be introduced for enactment.”

(Clause No. 5, Report No. 9)

5.7 Final Report – 2525 to 2535 St. Clair Avenue West; (South side of St. Clair Avenue West between Runnymede Road and Mould Avenue); Application to amend Zoning By-Law No. 1-83 of the (former) City of York; Zelinka Priamo Ltd. for 3916987 Canada Inc. (York South-Weston, Ward 11)

The Humber York Community Council held a statutory public meeting on June 4, 2002 and notice was given in accordance with the Planning Act.

The Humber York Community Council had before it the following:

- (i) Final Report (May 17, 2002) from the Director, Community Planning, West District, reporting on an application to amend the Zoning By-law for a one-storey 9,893.22 square metre (106,493.21 square foot) big box home improvement store with a 1,177 square metre (12,670 square foot) garden centre and associated parking at 2525 to 2535 St. Clair Avenue West; advising that there are no financial implications resulting from the adoption of the report; and recommending that:
 - (1) amend Zoning By-law No. 1-83 for the former City of York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6;
 - (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;

- (3) prior to the introduction of the necessary Bill to City Council for enactment, submit to, and have approved by, the Commissioner of Works and Emergency Services, a Noise Impact Statement in accordance with City Council's requirements for the review and approval of Commissioner of Works and Emergency Services;
- (4) prior to the introduction of the necessary Bill to City Council for enactment, require the applicant to submit to the TTC a cheque for \$75,000.00 for the installation of signal priority technology for the three intersections in the vicinity of the property; and
- (5) require the owner to obtain Site Plan Approval and enter into a Site Plan Agreement or Undertaking with the City under Section 41 of the Planning Act to require the following along with any other matters as the City deems appropriate:
 - (a) Provide space within the development for the construction of any transformer vaults, Hydro and Bell maintenance holes and sewer maintenance holes required in connection with this development;
 - (b) Provide and maintain on site a minimum parking supply of 1 space per 47 square metres for the retail store and 1 space per 93 square metres for the office building, as identified in the Traffic Study prepared by iTRANS Consulting, dated April 2002;
 - (c) Pay all costs associated with the installation of Traffic Control Signals at the westerly site access, opposite Mould Avenue, including a one-time lump sum payment of \$30,000.00 for future maintenance, as determined by the Commissioner of Works and Emergency Services, prior to the issuance of a building permit;
 - (d) Submit to, and have approved by, the Commissioner of Works and Emergency Services prior to the issuance of a building permit, a functional plan of the proposed westerly access to and from St. Clair Avenue West, aligned opposite Mould Avenue;
 - (e) Submit a traffic monitoring report within six months of occupancy to identify vehicular trip distribution patterns associated with the retail development and identify mitigating measures to address area residents concerns, if any, regarding traffic infiltration, for the review and approval of the Commissioner of Works and Emergency Services;
 - (f) Provide a Letter of Credit in the amount of \$25,000.00 to cover the costs associated with the following measures, as deemed

appropriate by the Commissioner of Works and Emergency Services:

- (i) Implementing neighbourhood traffic calming measures, if any, as identified in Recommendation No. 5(e) above; and
 - (ii) Implementing the signal timing modifications identified in the iTRANS report dated April 2002, which are attributable to this development, if any;
- (g) Convey to the City, at nominal cost, prior to the issuance of a building permit, a 3.44 metre wide strip of land to the full extent of the site abutting the St. Clair Avenue West frontage, such lands to be free and clear of all encumbrances, save and except for utility poles, and subject to a right-of-way for access purposes in favour of the Grantor until such time as said lands have been laid out and dedicated for public highway purposes;
 - (h) Grant a permanent, minimum 6 metre wide, easement to the City for the purposes of operating, maintaining and reconstructing the City's existing sewer, located within the property, the easement agreement to contain terms and conditions satisfactory to the Commissioner of Works and Emergency Services together with any others that the City Solicitor considers necessary;
 - (i) Submit to the Commissioner of Works and Emergency Services Reference Plan of Survey, in metric units and integrated with the Ontario Co-ordinate System, delineating thereon by separate PARTS the lands to be conveyed to the City, the sewer easement, any rights-of-way appurtenant thereto and the remainder of the site;
 - (j) Submit documentation, to the satisfaction of the Commissioner of Works and Emergency Services, with respect to the applicant's right-of-way over the CP Rail lands for the use of the Runnymede Road access;
 - (k) Comply with the Loading requirements identified in the York Zoning By-law No. 1-83;
 - (l) Submit, prior to the issuance of a building permit, a Material Recovery and Waste Reduction Plan, satisfactory to the Commissioner of Works and Emergency Services;
 - (m) Provide, maintain and operate the material recovery and waste reduction measures, facilities and strategies stipulated in the Material Recovery and Waste Reduction Plan approved by the Commissioner of Works and Emergency Services;

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- (n) Submit, prior to the issuance of a building permit, a storm water management report addressing both quality and quantity control, including a grading and drainage plan, for the review and approval of the Commissioner of Works and Emergency Services;
- (o) Apply, prior to the issuance of a building permit, to the Commissioner of Works and Emergency Services for revised municipal numbering;
- (p) Submit, prior to the issuance of a building permit, the record of site condition, all environmental site assessment reports and a Statement from a Professional Engineer (sealed and dated), that based on the environmental record of site condition and supporting documents, that:
 - (i) the site is suitable for its intended use; and
 - (ii) based on the above information, it is unlikely that there is any offsite hydrocarbon vapours or contamination on the adjacent rights-of-way that would exceed applicable MOE Guideline objectives or regulations resulting from past land uses;
- (q) Provide, if it is likely that there is contamination, prior to the issuance of a building permit, a certified cheque made out to the City of Toronto in the amount of \$3,000.00 to cover the cost of a peer review of the environmental site assessment reports. Any amount not required for the peer review to be refunded;
- (r) Enter into an agreement with the City prior to the issuance of a building permit, should it be determined that remediation of the adjacent right-of-ways be required, in which the owner or the party responsible for the off-site contamination, commit to carrying out a remedial work plan acceptable to the City;
- (s) Have a qualified architect/acoustical consultant certify, in writing, to the Commissioner of Works and Emergency Services that the development has been designed and constructed in accordance with the Noise Impact Statement approved by the Commissioner of Works and Emergency Services;
- (t) Provide, maintain and operate the noise impact measures, facilities and strategies stipulated in the plan approved by the Commissioner of Works and Emergency Services;
- (u) That a lighting plan be submitted prior to Site Plan Approval. The lighting plan should also include all street lights abutting the site along St. Clair Avenue West and Runnymede Road. On-site lighting be installed, inspected and deemed to be satisfactory by Community Planning staff prior to the issuance of an occupancy permit; and

- v) Provide for the following:
 - (i) all rooftop mechanical units, flues and vents shall be screened;
 - (ii) landscaped islands planted with trees shall have a minimum width of 1.5 metres to permit healthy tree growth;
 - (iii) a continuous sidewalk with a minimum width of two metres shall abut the St. Clair Avenue West right-of-way where the home improvement abuts the right-of-way;
 - (iv) a continuous sidewalk with a minimum width of 5 metres shall be provided from St. Clair Avenue West to the front entrance of the home improvement store;
 - (v) lighting for all on-site sidewalks shall be provided and maintained at a minimum of 540 Lux;
 - (vi) all sidewalk crossings of driveways shall be distinguished from driving surfaces through raising the height of the sidewalk to curb level and through the use of special pavers, bricks or a scored concrete so as to promote pedestrian safety;
 - (vii) each building shall be provided with a minimum of one bench or picnic table with a minimum length of 1.2 metres and located a maximum of 10 metres from a primary front entrance;
 - (viii) buildings with a wall facing St. Clair Avenue West and with a length greater than 30 metres shall be constructed with recesses and projections and/or changes in texture and building material along at least 20 percent of the length of the façade;
 - (ix) loading areas shall be fully screened from the view of St. Clair Avenue West; and
 - (x) directional signage for entrances, exits, customer pick-up areas, handicapped parking areas, and loading zones shall be provided.
- (ii) Petition (June 3, 2002) submitted by Mr. Jeff Jordan, bearing approximately 96 signatures from residents on Mould Avenue, expressing approval of the project; but objecting to the location of the main entrance/exit proposed for Mould Avenue or Castleton Avenue; and requesting that the entrance/exit remain in the existing location between Mould Avenue and Castleton Avenue.

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

- Mr. Jeff Jordan, Toronto – commented on the following proposals as stated in the petition:
- that the entrance/exit directly between Mould Avenue and Castleton Avenue where an existing entrance/exit is located, be retained; that there be no direct traffic from the Building Box through the residential streets; that Building Box customers be forced to turn east or west only onto St. Clair Avenue West, as there will be no direct northbound route; motorists will not be invited to find a shortcut through the neighbourhood streets and will not turn onto unknown streets to find a new route; these proposals should maintain the current level of traffic which will preserve the area residents safety as it stands now; any increase in traffic volumes in the neighbourhood will be lessened if Building Box utilizes the existing entrance/exit; a lesser volume of non-resident drivers will be taking shortcuts through our neighbour; commercial vehicles will stay on the main routes rather than use unfamiliar residential streets; and that will be no increase in costs due to the need of traffic calming measures (signage, speed bumps, possible one-way street designation).
- Ms. Linda Kroboth, Toronto – also lives on Mould Avenue and advised that many residents have expressed concern regarding the increase in traffic into the neighbourhood, specifically on Mould Avenue; the majority of children live in closer proximity to the development; there is a safety factor regarding trucks loaded with lumber or building products accelerating through the amber light; at the bottom of the street there is a laneway used to access the rear of properties and to get onto to St. Clair Avenue West, and other streets east and westerly; this means traffic from both directions; also concerned that impatient motorists will use Mould Avenue as a shortcut to Corbett Avenue and Rockcliffe Boulevard; heavy vehicles exiting Highway 400 and Black Creek Drive with a lot of material will use the laneway and residential streets; and the right and left hand turns only should be introduced as a safety measure.
- Mr. Gregory Priamo, Principal Planner, Zelinka Priamo Ltd. – commented on the application and on the efforts to address the concerns of the residents.
- Mr. David Argue, iTrans Consulting Inc., Transportation Planning and Traffic Consultants.

On motion by Councillor Moscoe, the Community Council recommended to Council that based on the findings of fact and conclusions and for the reasons that the proposal is an appropriate use of lands, that the Final Report (May 17, 2002) from the Director, Community Planning, West District, be adopted, subject to the following:

- (1) **That Recommendation (3) be deleted and the following substituted in lieu thereof:**

- “(3) prior to site plan approval, submit to, and have approved by, the Commissioner of Works and Emergency Services, a Noise Impact Statement in accordance with City Council's requirements for the review and approval of Commissioner of Works and Emergency Services;”**
- (2) That Recommendation (4) be deleted and the following substituted in lieu thereof:**
- “(4) prior to site plan approval, require the applicant to submit to the TTC financial security or payment for \$75,000.00 for the installation of signal priority technology for the three intersections in the vicinity of the property;” and**

On motion by Councillor Moscoe, the Community Council:

- (i) requested the Commissioner, Urban Development Services to consult with the local Councillor with respect to the following proposed amendments to Recommendation (5) and the Draft Zoning By-law (Attachment 6), in order to review the conditions contained therein and to negotiate modifications to the sections, and submit a report directly to the June 18, 2002 meeting of City Council:**

Recommendation (5)(f):

- “(5)(f) that the words “to be held for one year from the occupancy of the home improvement store” be added after the words “Provide a Letter of Credit”;”**

Recommendation (5)(v)(iii):

that this recommendation be deleted and the following substituted in lieu thereof:

- “(5)(v)(iii) a continuous sidewalk with a minimum width of 3.4 metres shall be located within the St. Clair Avenue West right-of-way where the home improvement store abuts the right-of-way;”**

Recommendation (5)(v)(vi):

that this recommendation be deleted, and the following substituted in lieu thereof:

- “(5)(v)(vi) all sidewalk crossings of driveways shall be distinguished from driving surfaces, by the use of**

special pavers, bricks or a scored concrete so as to promote pedestrian safety;”

Add new Recommendation (5)(v)(xi) as follows:

“(5)(v)(xi) buildings with a wall facing St. Clair Avenue West shall be provided some form of non-reflective glazing in order to provide a clear view into the active commercial space to the satisfaction of the Director of Community Planning, West District and the Director of Urban Design; and”

Add new Recommendation (5)(v)(xii) as follows:

“(5)(v)(xii) no buildings or structures, or outdoor storage and display shall be permitted within 5 metres of the Runnymede Road right-of-way, save and except for signage.”

Proposed modifications to the Draft Zoning By-law (Attachment 6):

That section (b) be deleted and the following substituted in lieu thereof:

“(b) The maximum height of the buildings shall be 12 metres, exclusive of mechanical floors, walls or structures to screen mechanical equipment, roof stairwell enclosures, parapet walls, and the basement floor.”

That section (c) be deleted and the following substituted in lieu thereof:

“(c) Canopies, awnings and roof overhangs may extend into the front yard a maximum of 3.0 metres but any projecting part of a building shall not:

- (i) encroach onto lands conveyed to or granted as an easement to the City for municipal purposes; or**
- (ii) interfere with the use of a driveway required for access to a parking or loading area.”**

That section (d) be deleted and the following substituted in lieu thereof:

“(d) The maximum total gross floor area for all permitted principal uses shall be 14 700 square metres, the maximum gross floor area of a garden centre component shall be 2 000 square

metres, and the maximum gross floor area for accessory buildings shall be 100 square metres.”

That section (f) be deleted and the following substituted in lieu thereof:

“(f) Off-street parking shall not encroach into the front yard. For the purposes of this paragraph, “front yard” shall mean the portion of the area of the lands marked as “Front Yard Area” on Schedule ‘C’ to this By-law.”

That section (g) be deleted;

That section (h) be deleted and the following substituted in lieu thereof:

“(h) Vehicular access to St. Clair Avenue West shall be restricted to one full turns access point opposite Mould Avenue, one right-out access point opposite Castleton Avenue, and one minor access point between the retail store and the office building. Vehicular access to Runnymede Road consisting of one full turn access point shall be provided and maintained by way of an easement with a minimum width of 6 metres on the abutting lands to the south.”

That section (i) be deleted and the following substituted in lieu thereof:

“(i) For buildings abutting the St. Clair Avenue West right-of-way the primary entrance shall be located within 35 metres of the street;

That section (l)(b) be deleted and the following substituted in lieu thereof:

“(1)(b) the only form of outside storage permitted shall be related to the storage of associated garden centre and yard products and packaged materials, lumber and building supplies;”

That section (l)(d) be deleted and the following substituted in lieu thereof:

“(l)(d) the outdoor storage of lumber and building supplies shall be located within 40 metres of the rear wall of the retail building;”

That section (m) be deleted;

- (ii) requested the Commissioner, Urban Development Services, to include in the report to the June 18, 2002 meeting of City Council:
- (a) a revised Schedule 'C' to the Draft By-law, to reflect minor changes to the squaring of the building area, and to allow for the canopy extension at the rear of the store;
 - (b) limits regarding the height of the building, to be determined in discussions with the local Councillor and Planning staff;
 - (c) a requirement that all building materials stored on site, be fully enclosed, exclusive of lumber;
- (iii) was advised that the consultant for this project will be undertaking the study with respect to the Noise Impact Statement referred to in Recommendation (3) above, such document to be available for the City Council meeting on June 18, 2002, if possible;
- (iv) requested the Commissioner, Works and Emergency Services, to report to the Humber York Community Council on:
- (a) the removal of the bicycle lanes on Runnymede Road between St. Clair Avenue West and Dundas Street West; and
 - (b) an operational review of the traffic lights regarding the feasibility of :
 - an alternate location for the lights;
 - relocating the entrance/exit;
 - prohibitions to restrict northbound through traffic by right and left turns only;
 - installing a concrete triangle or traffic calming measures, as appropriate;
- and that the above review be included in the Site Plan, and that the local Councillor meet with staff and the residents to discuss the foregoing; and
- (v) received the petition submitted by Mr. Jeff Jordan.

(Clause No. 6, Report No. 9)

5.8 Final Report – 82, 130, 160 and 162 Dunn Avenue, and 9-17 Close Avenue; Application to amend the Official Plan and Zoning By-Law No. 438-86 of the (former) City of Toronto; Toronto Rehabilitation Institute. (Parkdale-High Park, Ward 14)

The Humber York Community Council held a statutory public meeting on June 4, 2002 and notice was given in accordance with the Planning Act.

The Humber York Community Council had before it the following:

- (i) Final Report (May 17, 2002) from the Director, Community Planning, South District, reporting on an application to amend the Official Plan and Zoning By-law for a four (4) storey Long Term Care building and the maintenance of the Queen Elizabeth Hospital at 130 Dunn Avenue, a day care at 160-162 Dunn Avenue, as well as three (3) detached houses and one pair of semi-detached house which are on one lot; advising that there are no financial implications resulting from the adoption of the report; and recommending that City Council:
 - (1) amend the Official Plan for the former City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 7;
 - (2) amend the Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8;
 - (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required; and
 - (4) at least three weeks prior to the introduction of the Bills in Council require the Owner to:
 - (a) submit to the Commissioner of Works and Emergency Services, a Reference Plan of Survey in metric units and referenced to the Ontario Co-ordinate System and delineating thereon PARTS of the lands under the application and any appurtenant rights-of-way for preparation of legal descriptions; and
 - (b) submit to the Commissioner of Works and Emergency Services final approved drawings of the development with sufficient horizontal and vertical dimensions of the exterior walls of the proposed buildings to enable the preparation of building envelope plans.
- (ii) Communication (May 31, 2002) from Ross Wadell and Buffy Jeffs, advising of their opposition to the proposed institutional development.

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

- Mr. Ross Waddell - commented on the concerns expressed in his communication dated May 31, 2002; advised of his opposition to the proposal as this long-term care facility would be detrimental to the neighbourhood and the area properties; that the proposed building is taller and has a larger footprint than any of the other buildings on the block; that there will be a considerable shadowing on the properties situated to the north and would be obstructing the view and gardens that have been there for a long time; the corner of King Street West and Close Avenue is already congested with a few daycare centres, a church and the largest public elementary school in Canada; that traffic from the Gardiner Expressway and the Lakeshore regularly use King Street West as an alternate route to the City; that this will be a new building with residents, visitors and staff who will generate even more traffic; at King Street West and Close Avenue vehicles are double parked and hundreds of children compete for sidewalk space several times a day; that there will also be a loss of mature trees that would take decades to replace; that the parkette at the south end of the building was promised to the community in a deal with the City over ten years ago; this parkette is one of the few safe and closed-in parks in the area and is enjoyed by adults and children; that the new building proposal includes replacing this parkette with a parking lot which would increase traffic, fumes and noise; Dunn Avenue is closed to trucks between Springhurst Avenue and King Street West yet the long-term facility intends to use this route for deliveries; that on-street parking in this area has always been an issue for the residents without driveways or garages creating frustration for permit holders who are unable to find parking due to visitors and staff of the hospital occupying these spaces are a daily occurrence since the other alternative is paid parking on the hospital grounds; that the facility currently consists of three-storey buildings setback from the street on both Dunn Avenue and Close Avenue by several metres and works well with the community because of the beautiful surrounding gardens and the imposing view from the street; that the proposed building does nothing to blend in or appeal to the community where the population density is already higher than other wards; that there are already 12 long-term facilities in south Parkdale; that the Institute has made an attempt to keep the community apprised of its plans and were initially asked for input regarding the potential site location; believed that this decision was made based on cost prior to the community being involved; was advised of a follow-up meeting which has not yet taken place; that notification of today's meeting was not even mailed to other residents who attended the community meetings; although the Toronto Rehabilitation Institution enjoys an excellent reputation, recent bad publicity in regards to extended care in Canada raises many concerns for the future of this venture; that the facility should be turned 90 degrees so that the long end of the building runs parallel to Close Avenue, that underground parking should be required in order to preserve the parkette; that the houses that the hospital owns at the south end of Close Avenue should be upgraded and retained; that a four-storey building would completely block their backyards and obstructing their second floor view of trees and the lake.

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- Ms. Munce – expressed concerns regarding the housing aspect; indicated agreement with the idea of underground parking; that this was stated at the community meeting; approves with the proposal for these houses which are important to the fabric of the neighbourhood; supports the split zoning as the priority is to have this nursing home operational; that the homes at Nos. 1 and 3 Close Avenue are presently vacant urged the City to address the housing issue.

- Richard Marshall – advised of his support for the split zoning to accommodate the existing houses, the maintenance and external appearance; for a number of years there has been questions regarding this long-term care facility; encouraged the Toronto Rehabilitation Institute and the City to look beyond the external appearance of the houses and work together to secure future housing; they serve a wide cross-section of residents, there are families, seniors, persons with disabilities, two hospitality houses that offer supportive housing to people in crisis and transition; that this is a vibrant part of south Parkdale and we would like to see this built on; there are a lot of people in community with a wealth of skills and work experience and a real willingness to work on such projects.

- Mr. Mark Rochon, President and CEO of the TRI – provided background information on the history of the facility which is the largest in Canada; they operate on five sites across the City and are fully affiliated with the University of Toronto; that they specialize in adult rehabilitation and complex continuous care and recently were successful in being granted a licence from the Ministry of Health in long term care to build and operate a 128 bed facility on a portion of the property at 130 Dunn Avenue; Extendicare with more than 30 years experience in Ontario has been contracted to operate this facility on their behalf with opening scheduled for 2004; last summer four consultation meetings were held with the community, patients, families and staff, in addition to participating in one City hosted consultation this past Spring; that information gathering from the community was very important during this process; there were three options with designs, landscaping features, entrances/exits, parking, traffic and other issues and encouraged the community to share their suggestions and concerns; in particular, as part of the process, the TRI visited individually with the neighbours to discuss their specific concerns and will incorporate as many suggestions as possible into the site plan; they also met with representatives from the Queen Victoria School and their own child care centre, Sunflower House, to listen to their issues and to respond to their concerns; a special telephone line and an email address have been dedicated; and also produced and distributed to the community a newsletter about the project; at their first consultation meeting three different options were presented and based on all the feedback a preferred option was developed; have worked closely with City staff during this process to respond to and balance solutions related to some of the specific issues and concerns that were heard from the community; these included maintaining the houses they own, preserving as much green space as possible, traffic, parking and resolution of the existing loading facilities at the hospital; there is a need for this type facility in this area of the City as identified by the Ministry of Health; there is an increase in the proportion of aging residents requiring the services they provide; and residents

would benefit from such a facility and other health care services located close to their homes.

- Jim Prince – has lived in the neighbourhood for 15 years; is opposed to the project as the density and multi-buildings in south Parkdale is already excessive; the area bounded by Dufferin Street to Jameson Avenue and Queen Street West to Springhurst Avenue is one of the highest density in the City; the community doesn't need any more; the increase in vehicles will only add to the existing traffic congestion and parking; at the last public meeting all traffic was actually routed on Close Avenue and only recent changes in the report show that traffic will actually be coming up Dunn which is currently restricted to trucks; the proposal calls for the elimination of the neighbourhood's circle park, the space just south of the existing building; this park has been used by families and TRI residents for many years; south Parkdale has a severe shortage of green space and removing this valuable asset is unacceptable; that there is an agreement between the City and TRI regarding the circle park being a neighbourhood park which was made a number of years ago in exchange for permission to remove residential housing stock owned by the hospital; this agreement needs to be made public prior to proceeding with any approval; early this year there was a community meeting on Dunn Avenue, in March there was one at the TRI facility and consultation has been good to this point, however there was a commitment from City staff to hold another public meeting with the final drawings to be arranged by the architect showing the building and layout of the parking lot; this meeting has not taken place; that there hasn't been adequate public input and the proposal should not be approved; the siting of the building is an issue and a low-rise facility in this area would be more appropriate; knows from personal experience that the service provided by the hospital is excellent; has noticed a reduction in hospital management staff and a complete elimination of specific neighbourhood and local community initiatives aimed at integrating the TRI activities with the community; this has increased lately with the application for the proposal.

On motion by Councillor Miller, the Community Council recommended to Council that based on the findings of fact and conclusions and for the reasons that the proposal is an appropriate use of lands, that the Final Report (May 17, 2002) from the Director, Community Planning, South District, be adopted, subject to the following:

- (1) That the Toronto Rehabilitation Institute be requested to maintain the exterior and the properties of 82 Dunn Avenue and 1 to 17 Close Avenue, and to take all necessary steps to rehabilitate the vacant houses, in conjunction with the community, for affordable housing or similar use;**
- (2) That the Site Plan include a rehabilitation program for the existing housing on the south side of the site;**

- (3) That the maintenance of the landscaping on the residential properties to the south owned by the hospital, be incorporated into the regular maintenance program of the hospital;
- (4) That a community public meeting be held regarding the final details of the site plan, prior to its approval;
- (5) That the siting of the building and other refinements be further reviewed during the site plan process;
- (6) That the replacement of the existing playground be also reviewed during the site plan process; and
- (7) That provision (4) in the Draft Zoning By-law (Attachment 8) be amended by adding the following words at the end "...and the depth of the existing public hospital at 130 Dunn Avenue shall be permitted as it existed on the date of the passing of this by-law;" to read as follows:
 - “(4) the depth of the proposed building may not exceed 54 metres and the depth of the existing public hospital at 130 Dunn Avenue shall be permitted as it existed on the date of the passing of this by-law;”

and received the communication from Mr. Ross Waddell and Ms. Buffy Jeffs.

(Clause No. 8, Report No. 8)

5.9 Refusal Report – 1 Wiltshire Avenue; Application to amend the Official Plan and Zoning By-law No. 438-86 of the (former) City Of Toronto; Irving And Melvyn Himel. (Parkdale-High Park, Ward 14)

The Humber York Community Council held a statutory public meeting on June 4, 2002 and notice was given in accordance with the Planning Act.

The Humber York Community Council had before it the following:

- (i) Final Report (May 13, 2002) from the Director, Community Planning, South District, reporting on the refusal of an application to amend the Official Plan and the Zoning By-law for sixty-nine (69) live-work units (including a superintendent unit) and two (2) commercial units; advising that there are no financial implications resulting from the adoption of the report; and recommending that City Council:
 - (1) refuse the application for the Official Plan Amendment, and the related Zoning By-law and Site Plan applications; and
 - (2) authorize the appropriate City Officials to oppose any Ontario Municipal Board appeal made by the applicant.

- (ii) Letter (May 30, 2002) from Mr. Geoff Woods, Development Review Coordinator, CN Rail Properties Inc., advising that CN objects to the conversion of the existing industrial building, as residential development adjacent to railway right-of-way is not appropriate.

On motion by Councillor Korwin-Kuczynski, the Community Council recommended to Council that based on the findings of fact and conclusions and for the reasons that the proposal is not an appropriate use of lands, that the Final Report (May 13, 2002) from the Director, Community Planning, South District, be adopted.

(Clause No. 9, Report No. 9)

**5.10 Draft By-Law – Road Alteration on Dennis Avenue at Weston Road.
(York South-Weston, Ward 11)**

The Humber York Community Council held a public hearing on June 4, 2002, and that pursuant to the Municipal Act, notice with respect to the proposed enactment of the Draft By-law was advertised in the Toronto Sun on May 14, 20, 27 and June 3, 2002, and no one addressed the Community Council.

The Humber York Community Council had before it a Draft By-law To authorize the alteration of Dennis Avenue at Weston Road by narrowing the road.

Ref. Clause No. 27 in Report No. 5 of the Humber York Community Council which was adopted without amendment by City Council on April 16, 17 and 18, 2002. Draft By-law to follow.

On motion by Councillor Nunziata, the Community Council recommended to Council that a By-law in the form of the Draft By-law be enacted and that the necessary Bill be introduced in Council to give effect thereto.

(Clause No. 10, Report No. 9)

**5.11 Draft By-Law – Croham Road and Eglinton Avenue West;
Proposed Intersection Improvement.
(Eglinton-Lawrence, Ward 15)**

The Humber York Community Council held a public hearing on June 4, 2002, and that pursuant to the Municipal Act, notice with respect to the proposed enactment of the Draft By-law was advertised in the Toronto Sun on May 14, 20, 27 and June 3, 2002, and no one addressed the Community Council.

The Humber York Community Council had before it a Draft By-law To authorize the alteration of Croham Road and Eglinton Avenue West by modifying the turning radius of the northeast corner.

Ref. Clause No. 33 in Report No. 5 of the Humber York Community Council which was adopted without amendment by City Council on April 16, 17 and 18, 2002. Draft By-law to follow.

On motion by Councillor Moscoe, the Community Council recommended to Council that a By-law in the form of the Draft By-law be enacted and that the necessary Bill be introduced in Council to give effect thereto.

(Clause No. 11, Report No. 9)

**5.12 Draft By-Law – Traffic Calming on Briar Hill Avenue
between Dufferin Street and Locksley Avenue.
(Eglinton-Lawrence, Ward 15)**

The Humber York Community Council held a public hearing on June 4, 2002, and that pursuant to the Municipal Act, notice with respect to the proposed enactment of the Draft By-law was advertised in the Toronto Sun on May 14, 20, 27 and June 3, 2002, and no one addressed the Community Council.

The Humber York Community Council had before it a Draft By-law To authorize the alteration of Briar Hill Avenue from Dufferin Street to Locksley Avenue by the installation of speed humps.

Ref. Clause No. 20 in Report No. 5 of the Humber York Community Council which was adopted without amendment by City Council on April 16, 17 and 18, 2002. Draft By-law to follow.

On motion by Councillor Moscoe, the Community Council recommended to Council that a By-law in the form of the Draft By-law be enacted and that the necessary Bill be introduced in Council to give effect thereto.

(Clause No. 12, Report No. 9)

**5.13 Draft By-Law – Traffic Calming on Gilbert Avenue
between Rogers Road and Summit Avenue.
(Davenport, Ward 17)**

The Humber York Community Council held a public hearing on June 4, 2002, and that pursuant to the Municipal Act, notice with respect to the proposed enactment of the Draft By-law was advertised in the Toronto Sun on May 14, 20, 27 and June 3, 2002, and no one addressed the Community Council.

The Humber York Community Council had before it a Draft By-law To authorize the alteration of Gilbert Avenue from Rogers Road to Summit Avenue by the installation of speed humps.

Ref. Clause No. 12 in Report No. 5 of the Humber York Community Council which was adopted without amendment by City Council on April 16, 17 and 18, 2002. Draft By-law to follow.

On motion by Councillor Disero, the Community Council recommended to Council that a By-law in the form of the Draft By-law be enacted and that the necessary Bill be introduced in Council to give effect thereto.

(Clause No. 13, Report No. 9)

**5.14 96 Mulholland Avenue - Variance for a Third Roof Sign.
(Eglinton-Lawrence, Ward 15)**

The Humber York Community Council had before it the following:

- (i) (April 15, 2002) from the Director and Chief Building Official ,West District, reporting on a request for a variance from the sign by-law by Mr. Marcel Cohen, to permit the construction of a third party roof sign on the existing building on the subject property; advising that there are no financial implications resulting from the adoption of the report; and recommending that the request for a minor variance from the sign by-law be **refused**; and
- (ii) Letter (May 28, 2002) from Mr. Marcel Cohen, requesting that this matter be deferred to the July 2, 2002 meeting.

On motion by Councillor Moscoe, the Community Council:

- (1) **deferred consideration of the foregoing report to its July 2, 2002 meeting;**
- (2) **requested that the applicant be encouraged to consult with the community, and that the local Councillor hold a community meeting on this proposal; and**
- (3) **received the communication from Mr. Cohen.**

(Clause No. 28(b), Report No. 9)

**5.15 610 Indian Road – Removal of One Privately Owned Tree.
(Parkdale-High Park, Ward 14)**

The Humber York Community Council had before it a report (May 6, 2002) from the Commissioner, Economic Development, Culture and Tourism, reporting that an application for a permit to remove one (1) 43 cm diameter black walnut tree, located on private property, has been foiled by the owners of 610 Indian Road; advising that there are no financial implications resulting from the adoption of the report; and recommending that:

- (1) Humber York Community Council deny the request for the removal of one privately owned tree at 610 Indian Road; or
- (2) Humber York Community Council approve the request for the removal of one privately owned tree at 610 Indian Road conditional on the applicant agreeing to implement the landscape plan, on file with Urban Forestry Services.

Ms. Olena Kassian, owner, appeared before the Community Council in connection with the foregoing matter.

Councillor Korwin-Kuczynski appointed Councillor DiGiorgio Acting Chair, and vacated the Chair.

On motion by Councillor Korwin-Kuczynski, the Community Council recommended to Council that:

- (1) **Recommendation (1) in the foregoing report (May 6, 2002) from the Commissioner, Economic Development, Culture and Tourism, be adopted, viz:**
 - “(2) Humber York Community Council approve the request for the removal of one privately owned tree at 610 Indian Road conditional on the applicant agreeing to implement the landscape plan, on file with Urban Forestry Services;”**
- (2) **the owner be required to replace the Black Walnut tree with a Copper Beech tree of approximately 70 mm in diameter; and**
- (3) **the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.**

Yeas: Councillors DiGiorgio, Disero, Korwin-Kuczynski and Nunziata

Nays: Councillors Miller and Moscoe

Motion carried.

Councillor Korwin-Kuczynski returned to the Chair.

(Clause No. 15, Report No. 9)

**5.16 437 Roncesvalles Avenue (St. Jude's Anglican Church and Parish Hall);
Inclusion in the City of Toronto Inventory of Heritage Properties.
(Parkdale-High Park, Ward 14)**

The Humber York Community Council had before it a report (May 6, 2002) from the Commissioner, Economic Development, Culture and Tourism, reporting on the inclusion of the property at 437 Roncesvalles Avenue, St. Jude's Anglican Church and Parish Hall, on the City of Toronto Inventory of Heritage Properties; advising that there are no financial implications resulting from the adoption of the report; and recommending that:

- (1) City Council include the property at 437 Roncesvalles Avenue (St. Jude's Anglican Church and Parish Hall) 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.

The Community Council deferred consideration of the foregoing report to its July 2, 2002 meeting.

(Clause No. 28(c), Report No. 9)

**5.17 Proposed Leash Free Program for Sorauren Park.
(Parkdale-High Park, Ward 14)**

The Humber York Community Council had before it a report (May 6, 2002) from the Commissioner, Economic Development, Culture and Tourism, granting the authority for the creation of Leash Free program in Sorauren Park; advising that there are no financial implications resulting from the adoption of the report; and recommending that:

- (1) approval be given for the creation of a Leash Free program at Sorauren Park, which would operate during the hours of 9:00 P.M. to 9:45 A.M. during the months of May 1st to September 30th of each year;
- (2) the Department call a public meeting at the end of each season to evaluate the project and make further recommendations if necessary;
- (3) a dog walker association is created within the first year of approval of the project, to monitor and reinforce policies; and
- (4) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

On motion by Councillor Moscoe, the Community Council recommended to Council the adoption of the foregoing report.

(Clause No. 15, Report No. 9)

5.18. This item was withdrawn from the agenda.

**5.19 Preliminary Report – 601 to 605 Rogers Road;
(Black Creek Super Value Centre); Application to amend the
(former) City of York Zoning By-law No. 1-83 and Site Plan Control.
(York South-Weston, Ward 12)**

The Humber York Community Council had before it a report (May 17, 2002) from the Director, Community Planning, West District, providing 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; advising that there are no financial implications resulting from the adoption of the report; and recommending 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 DiGiorgio, the Community Council approved the recommendations in the foregoing report.

(Clause No. 28(d), Report No. 9)

**5.20 Preliminary Report – 46 Halford Avenue (west side of Halford Avenue,
east of Old Mill Drive); Application to amend Zoning By-law No. 1-83
of the (former) City of York; and Application for Site Plan Approval.
(Parkdale-High Park, Ward 13)**

The Humber York Community Council had before it a report (May 17, 2002) from the Director, Community Planning, West District, providing preliminary information on this application and to seek Community Council's direction on further processing of the application and on the community consultation process; advising that there are no financial implications resulting from the adoption of the report; and recommending 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 Miller, the Community Council approved the recommendations in the foregoing report.

(Clause No. 28(e), Report No. 9)

5.21 1126 Queen Street West; Request for approval of Minor Variances from Ch. 297, Signs, of the former City of Toronto Municipal Code. (Davenport, Ward 18)

The Humber York Community Council had before it a report (May 14, 2002) Director, Community Planning, South District, reporting on a request from Gerardo Castilio/Pizza Pizza Limited, for approval of minor variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, an illuminated fascia sign on the front elevation of the building at 1126 Queen Street West; advising that there are no financial implications resulting from the adoption of the report; and recommending that:

- (1) the request for minor variances be approved for the reasons outlined in the foregoing report; and
- (2) the applicant be advised, upon approval of Application No. 902025, 02-117902 SGN 00 SP, of the requirement to obtain the necessary permits from the Commissioner, Urban Development Services.

On motion by Councillor Disero, the Community Council recommended to Council the adoption of the foregoing report.

(Clause No. 16, Report No. 9)

5.22 Proposed installation of Traffic Control Signals and Pedestrian Crossovers; Weston Road at Clouston Avenue, Dora Spencer Road and Sidney Belsey Crescent. (York South-Weston, Ward 11)

The Humber York Community Council had before it a report (May 21, 2002) from the Director, Transportation Services, District 1, responding to a request from Humber York Community Council to report on the feasibility of installing traffic control signals at Weston Road and Clouston Avenue, as well as a pedestrian crossover at Weston Road and Dora Spencer Road, and to obtain approval for the installation of traffic control signals at the intersection of Weston Road and Sidney Belsey Crescent, subject to

completion of the next phase of the development on the west side of Weston Road; advising that all costs with the installation of traffic control signals on Weston Road at Sidney Belsey Crescent would be the responsibility of the developer of the properties west of Weston Road between Sidney Belsey Crescent and Dora Spencer Road; and recommending that:

- (1) subject to the completion of the next phase of the development on the west side of Weston Road, traffic control signals be installed at the intersection of Weston Road and Sidney Belsey Crescent; and
- (2) the appropriate City officials be requested to take whatever action is necessary to give effect thereto, including the introduction in Council of any Bills that are required.

On motion by Councillor Nunziata, the Community Council recommended to Council the adoption of the foregoing report.

(Clause No. 17, Report No. 9)

**5.23 Cardell Avenue and Fairglen Crescent - 40 km/h Speed Limit.
(York South-Weston, Ward 11)**

The Humber York Community Council had before it a report (May 17, 2002) from the Director, Transportation Services, District 3, reporting on reducing the speed limit on Cardell Avenue at Fairglen Crescent; advising that that all costs associated with the implementation of 40 km/h speed zones on Cardell Avenue and Fairglen Crescent are included within the District 3 Transportation Services Division's Operating Budget; and recommending that:

- (1) By-law No. 31878, of the former City of North York, be amended to reduce the speed limit on Cardell Avenue, from the westerly limit of Weston Road to the westerly limit of Cardell Avenue, to 40 km/h; and
- (2) By-law No. 31878, of the former City of North York, be amended to reduce the speed limit on Fairglen Crescent, from the westerly limit of Weston Road to the northerly limit of Fairglen Crescent, to 40 km/h.

On motion by Councillor Nunziata, the Community Council recommended to Council the adoption of the foregoing report, subject to the following being added as Recommendations (3) and (4):

- “(3) the appropriate by-law of the former City of North York be amended, to implement a southbound turn prohibition from the Dairy Queen on Weston Road, and a northbound turn prohibition from the car wash located on Fairglen Crescent; and**

- (4) **the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.”**

(Clause No. 18, Report No. 9)

5.24 Rogers Road and Regent Street; Proposed Introduction of a Westbound Turn Prohibition; Monday to Friday, 4:00 p.m. to 6:00 p.m. (York South-Weston, Ward 12)

The Humber York Community Council had before it a report (May 16, 2002) from the Director, Transportation Services, District 1, reporting on a prohibition of westbound turns from Rogers Road to Regent Street from 4:00 p.m. to 6:00 p.m., Monday to Friday, to mitigate concerns of motorist infiltration on Regent Street; advising that funds to install appropriate signage estimated at \$800.00 are contained in the Transportation Services Division 2002 Operating Budget; and recommending that:

- (1) westbound right turns be prohibited from Rogers Road to Regent Street from 4:00 p.m. to 6:00 p.m., Monday to Friday; 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 are required.

On motion by Councillor DiGiorgio, the Community Council recommended to Council the adoption of the foregoing report.

(Clause No. 19, Report No. 9)

5.25 Maidstone Street - Parking Prohibitions. (York South-Weston, Ward 12)

The Humber York Community Council had before it a report (May 17, 2002) Director, Transportation Services, District 3, reporting on installing parking prohibitions on the west side of Maidstone Avenue, between Beckett Avenue and Rustie Road; advising that all costs associated with the installation of parking prohibitions are included within the District 3 Transportation Services Division's Operating Budget; and recommending that:

- (1) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the "No Parking Anytime" prohibitions on the west and east sides of Maidstone Street, from the southerly limit of Falstaff Avenue to the northerly limit of Beckett Avenue;
- (2) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by installing "No Parking Anytime" prohibitions on the east side of Maidstone Street, from the southerly limit of Falstaff Avenue to the northerly limit of Beckett Avenue; and

- (3) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by installing "No Parking Anytime" prohibitions on the west side of Maidstone Street, from the southerly limit of Falstaff Avenue to the northerly limit of Rustic Road.

On motion by Councillor DiGiorgio, the Community Council recommended to Council:

- (1) **the adoption of the foregoing report; and**
- (2) **that the appropriate City officials be authorized and directed to take the appropriate action to give effect thereto.**

(Clause No. 20, Report No. 9)

5.26 South Kingsway - Minor Road Alterations at Morningside Avenue and at Riverside Drive. (Parkdale-High Park, Ward 13)

The Humber York Community Council had before it a report (May 16, 2002) from the Director, Transportation Services, District 1, reporting on minor road alterations to create a parking bay on South Kingsway south of Riverside Drive, eliminating the exclusive right-turn lane at Riverside Drive, and modifying the corner radii at Morningside Avenue during the road resurfacing project scheduled to be completed in 2002; advising that all funds associated with the parking bay construction, and modification to the intersections at Riverside Drive and Morningside Avenue can be accommodated within the project budget for road resurfacing of South Kingsway as part of the Transportation Services 2002 Capital Programme; and recommending that:

- (1) a by-law be prepared and advertising commence for the alteration of the roadway on South Kingsway at Riverside Drive generally as shown on attached Drawing Nos. P4422SK1 and P4422SK2 dated May 2002 and described as follows:

“realignment of the curb on the southwest corner of the intersection of Riverside Drive at South Kingsway to eliminate the exclusive right-turn lane and create a simple “T” intersection, and creation of a parallel parking bay on the west side of South Kingsway, south of Riverside Drive”;

- (2) a by-law be prepared and advertising commence for the alteration of the roadway on South Kingsway at Morningside Avenue generally as shown on attached Drawing No. P4422SK3 dated May 2002 and described as follows:

“modification of the curb radii on the northwest and southwest corners of the intersection of South Kingsway and Morningside Avenue to reduce the width of the west side throat and improve sightlines”;

- (3) approval be given to commence advertising for the by-laws referred to in Recommendation Nos. (1) and (2) prior to final approval by City Council, to allow for the public hearing to occur at the next Humber York Community Council meeting scheduled for July 2, 2002; and
- (4) that the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

On motion by Councillor Miller, the Community Council recommended to Council the adoption of the foregoing report.

(Clause No. 21, Report No. 9)

**5.27 Armadale Avenue, both sides, north of Bloor Street West;
Request for a “No Standing” Prohibition.
(Parkdale-High Park, Ward 13)**

The Humber York Community Council had before it a report (May 16, 2002) from the Director, Transportation Services, District 1, introducing “No Standing” regulations on Armadale Avenue to relieve traffic congestion in the immediate vicinity of the Jane Subway; advising that the funds to cover the cost of the necessary sign adjustments estimated in the amount of \$1,400.00 are accommodated in the Transportation Services 2002 Operating Budget; and recommending that:

- (1) the parking prohibition in place at all times on both sides of Armadale Avenue from a point 15 metres north of Bloor Street West to a point 71 metres further north on the east side and to a point 55 metres further north on the west side, be rescinded;
- (2) the stopping prohibition in place from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m., Monday to Friday on both sides of Armadale Avenue from a point 15 metres north of Bloor Street West to a point 71 metres further north on the east side and to a point 55 metres further north on the west side, be rescinded;
- (3) standing be prohibited at all times on both sides of Armadale Avenue from a point 15 metres north of Bloor Street West to a point 71 metres further north on the east side and to a point 55 metres further north on the west side; and
- (4) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

On motion by Councillor Miller, the Community Council recommended to Council the adoption of the foregoing report.

(Clause No. 22, Report No. 9)

**5.28 1355 King Street West - Installation of a Church Directional Sign.
(Parkdale-High Park, Ward 14)**

The Humber York Community Council had before it a report (May 21, 2002) from the Manager, Right of Way Management, Transportation Services, District 1, reporting on a request to install a church directional sign within the public right of way fronting 1355 King Street West, Parkdale United Church; advising that there are no financial implications resulting from the adoption of the report; and recommending that City Council approve the installation of a church directional sign fronting 1355 King Street West, subject to the property owner entering into an encroachment agreement with the City of Toronto, agreeing to:

- (1) indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted;
- (2) remove the church directional sign upon receiving 30 days notice from the City to do so;
- (3) maintain the church directional sign in good and proper repair and a condition satisfactory to the Commissioner of Works and Emergency Services; and
- (4) accept such additional conditions as the City Solicitor or the Commissioner of Works and Emergency Services may deem necessary in the interest of the City.

On motion by Councillor Miller, the Community Council recommended to Council:

- (1) the adoption of the foregoing report; and**
- (2) that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.**

(Clause No. 23, Report No. 9)

**5.29 Glen Park Avenue - Parking Prohibitions.
(Eglinton-Lawrence, Ward 15)**

The Humber York Community Council had before it a report (May 16, 2002) from the Director, Transportation Services, District 3, reporting on installing parking prohibitions on the south side of Glen Park Avenue, between Danesbury Avenue and Marlee Avenue; advising that all costs associated with the installation of parking prohibitions are included within the District 3 Transportation Services Division's Operating Budget; and recommending that Schedule VIII of By-law No. 31001, of the former City of North York, be amended by installing parking prohibitions, from 8:00 a.m. to 4:00 p.m., Monday to Friday on the south side of Glen Park Avenue, from a point 37 metres west of the westerly limit of Marlee Avenue to the easterly limit of Danesbury Avenue.

On motion by Councillor Moscoe, the Community Council recommended to Council that:

- (1) the foregoing report be adopted; and**
- (2) that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.**

(Clause No. 24, Report No. 9)

**5.30 Wenderly Drive from Marlee Avenue to Lois Avenue;
Reduction of Speed Limit to 40 km/hr.
(Eglinton-Lawrence, Ward 15)**

The Humber York Community Council had before it a report (May 21, 2002) from the Director, Transportation Services, District 3, reporting on reducing the speed limit on Wenderly Drive, from Marlee Avenue to Lois Avenue, to 40 Km/h; advising that all costs associated with the implementation of a 40 km/h speed zone on Wenderly Drive are included within the District 3 Transportation Services Division's 2002 Operating Budget; and recommending that:

- (1) By-law No. 31878, of the former City of North York, be amended to delete the 40 km/h speed limit on Wenderly Drive, from a point 15 metres east of the easterly limit of Dufferin Street to the westerly limit of Lois Avenue; and**
- (2) By-law No. 31878, of the former City of North York, be amended to install a 40 km/h speed limit on Wenderly Drive, from the easterly limit of Dufferin Street to the westerly limit of Marlee Avenue.**

On motion by Councillor Moscoe, the Community Council recommended to Council that:

- (1) the foregoing report be adopted; and**
- (2) that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.**

(Clause No. 25, Report No. 9)

**5.31 Lauder Avenue between Millerson Avenue and Rogers Road;
Traffic Calming Survey Results.
(Davenport, Ward 17)**

The Humber York Community Council had before it a report (May 16, 2002) from the Director, Transportation Services, District 1, reporting on the results of a poll of residents undertaken on a traffic calming proposal for Lauder Avenue, between Millerson Avenue

and Rogers Road, and to advise that the conditions for installation for the plan have not been satisfied in accordance with the applicable policy of the former City of York, advising that there are no financial implications resulting from the adoption of the report; and recommending that the report be received for information.

On motion by Councillor Disero, the Community Council received the foregoing report.

(Clause No. 28(f), Report No. 9)

**5.32 Installation/Removal of On-Street Parking Spaces
for persons with disabilities.
(Parkdale-High Park, Ward 14; Davenport, Ward 17; and Davenport, Ward 18)**

The Humber York Community Council had before it a report (May 17, 2002) from the Director, Transportation Services, District 1, reporting on requests for the installation/removal of a number of on-street disabled persons' parking spaces; advising that funds to undertake the necessary signage adjustments in the estimated amount of \$1,200.00 are contained in the Transportation Services Division 2002 Operating Budget; and recommending that:

- (1) the installation/removal of disabled on-street parking spaces as noted in Table "A" of this report be approved; and
- (2) the appropriate City Officials be requested to take any action necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

On motion by Councillor Disero, the Community Council recommended to Council the adoption of the foregoing Clause.

(Clause No. 26, Report No. 9)

**5.33 233 Prescott Avenue - Request for exemption to the Front Yard Parking By-law.
(Davenport, Ward 17)**

The Humber York Community Council had before it a communication (April 29, 2002) from Councillor B. Disero, requesting that the report dated March 9, 2001 from the Manager, Right of Way Management, Transportation Services, District 1, entitled "Request for an Exemption from Chapter 248 of the former City of Toronto Municipal Code to Permit Driveway Widening for One Vehicle at 233 Prescott Avenue", be given further consideration with a view to approving the application for driveway widening at 233 Prescott Avenue, without the condition that the owner be required to remove the existing paved concrete area.

(Ref. Clause No. 14 in Report No. 4 of the Southwest Community Council which was adopted without amendment by City Council at its regular meeting held on April 23, 24, 25, 26, 27, and its special meeting held on April 30, May 1 and 2, 2001.)

On motion by Councillor Disero, the Community Council deferred consideration of the foregoing communication to its July 2, 2002 meeting, to allow for deputations.

(Clause No. 28(g), Report No. 9)

**5.34 Designation of the Bloor West Village Festival as a Community Festival.
(Parkdale-High Park, Ward 13)**

The Humber York Community Council had before it a communication (May 14, 2002) from Mr. Roy Bergerson, Festival Coordinator, requesting approval of a special occasion permit for the Bloor West Village Festival to be held on July 19 and 20, 2002 at the Windermere Avenue/Bloor Street West (north side) location.

On motion by Councillor Miller, the Community Council recommended to Council that for liquor licensing purposes, the Bloor West Village Festival to be held on Friday, July 19 and Saturday, July 20, 2002, be declared a community festival of municipal significance, and that the Alcohol and Gaming Commission of Ontario be advised that the City of Toronto has no objection to the event taking place.

(Clause No. 27, Report No. 9)

**5.35 Request for Permit Parking on Tarragona Boulevard,
Viella Street, Cannes Circle and Mondovi Gate.
(York South-Weston, Ward 11)**

The Humber York Community Council had before it a communication (May 21, 2002) from Councillor F. Nunziata, advising that the residents of Maple Clair Village are concerned with the parking situation on the above streets and is requesting the introduction of permit parking; and requesting that staff investigate and report on the feasibility of this proposal.

On motion by Councillor Nunziata, the Community:

- (1) requested the Director, Transportation Services, District 1, to report on the feasibility of introducing permit parking on Tarragona Boulevard, Viella Street, Cannes Circle and Mondovi Gate; and**
- (2) received the foregoing communication.**

(Clause No. 28(h), Report No. 9)

5.36 Verbal Update – Runnymede Chronic Care Hospital

**274 St. John's Road, 637 Runnymede Road & 40 Fiskin Avenue;
Application to Amend the Official Plan and Zoning By-law
No. 438-86 of the (former) City of Toronto to Permit the
Development of a Six-Storey Chronic Care and Long Term Facility.
(Parkdale-High Park, Ward 13)**

The Humber York Community Council heard verbal reports from:

- (i) Mr. Barry Brooks, Planner, Community Planning, South District; and
- (ii) Mr. Normand Allaire, President and CEO, Runnymede Chronic Care Hospital.

On motion by Councillor Miller, the Community Council received the verbal reports regarding the status of the foregoing proposal, as requested by the Humber York Community Council at its May 7, 2002 meeting.

(Clause No. 28(i), Report No. 9)

**5.37 2525-2535 St. Clair Avenue West – Application for Demolition Approval;
Owner: 3916987 Canada Inc., Applicant: Stantec Consulting.
(York South-Weston, Ward 11)**

The Humber York Community Council had before it a report (May 27, 2002) from the Director, Community Planning, West District, reporting on whether or not beautification measures are to be secured as a condition of the approval of a demolition application, under special demolition control legislation applicable to the former City of York; and recommending that:

- (1) the application to demolish the buildings shown on the Location Map attached as Attachment 1 to this report be approved pursuant to By-law No. 3102-95 with no conditions of approval related to site beautification;
- (2) hoarding be erected to the satisfaction of the Building Division, West District, in order to protect the existing trees located to the north, south and east of the office building located at the southwest corner of Runnymede Road and St. Clair Avenue West shown as “building to remain” on the Location Map attached as Attachment 1 to this report during demolition activity, prior to the issuance of the demolition permit; and
- (3) the owner be required to:
 - (a) agree to pay for any damage to the City's infrastructure, including the sewer located on site, resulting from construction activity related to the project and maintain appropriate insurance in respect thereof; and
 - (b) pay a fee, prior to the issuance of a building permit, for the cost of City staff to conduct television inspections of the sewer located on this site,

both before and after completion of construction activities associated with this project.

On motion by Councillor Nunziata, the Community Council recommended to Council the adoption of the foregoing report.

(Clause No. 7, Report No. 9)

**5.38 Westpointe Advisory Committee Safety Audit of Riverboat Landing;
1400 Weston Road.
(York South-Weston, Ward 11)**

The Humber York Community Council had before it a communication (May 24, 2002) from Councillor Frances Nunziata, recommending that the Safety Audit report be forwarded to various the City departments and agencies including Fire Services; Toronto Police Service; Toronto Hydro; and the Toronto District School Board, for action with respect to the recommendations.

On motion by Councillor Nunziata, the Community Council:

- (1) requested the City Clerk to forward the Safety Audit on Riverboat Landing to the various City departments and agencies for appropriate action; and**
- (2) received the foregoing communication.**

(Clause No. 28(j), Report No. 9)

The meeting adjourned at 12:25 p.m.

Councillor C. Korwin-Kuczynski
Chair