



# FRANCES NUNZIATA

COUNCIL SPEAKER YORK SOUTH–WESTON WARD 5

November 29<sup>th</sup>, 2024

**To: Chair and Members of Etobicoke York Community Council**

**Re: West Park Healthcare Centre, 170 Emmett Avenue (formerly municipally known as 82 Buttonwood Avenue) – Encroachment Agreement request for a Ground Sign at the intersection of Emmett Ave at Campus Road ‘A’.**

## Summary:

West Park Healthcare Centre has recently built a new state-of-the-art hospital facility. This will house additional patient beds, outpatient clinics and services, all designed to provide enhanced care for patients requiring complex rehabilitation and continuing care.

The expansion has also introduced a new road leading to the hospital to improve access and traffic flow. Clear and visible directional signs are crucial to guide visitors, patients, and emergency vehicles efficiently to the new hospital and other facilities on site.

Installing proper signage will ensure seamless access, reduce confusion, and enhance the overall experience for hospital visitors, contributing to the success of West Park’s expanded services.

## RECOMMENDATION:

1. Etobicoke York Community Council direct the General Manager of Transportation Services to negotiate an encroachment agreement with the property owner of the premises municipally known as 170 Emmett Avenue, which contains the facility referred to as West Park Healthcare Centre, which would allow for the use of a portion of the public right of way on the west side of Emmett Avenue at Campus Road ‘A’ - a private road of West Park Healthcare Centre, for one illuminated electronic sign, the encroachment agreement to contain all of the following conditions, and such other terms and conditions which the General Manager, Transportation Services or the City Solicitor may deem necessary in the interest of the City:

- a. The property owner of 170 Emmett Avenue, will enhance the proposed sign location site’s existing vegetation to ensure it does not obstruct sightlines for vehicles turning to/from Emmett Avenue onto Campus Road ‘A,’ the private road;

- b. The property owner of 170 Emmett Avenue, 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; and from the use of the public right of way for the erection or display of a sign;
- c. The property owner of 170 Emmett Avenue, must ensure that all electrical wiring and connections for the illuminated sign comply with the Ontario Electrical Safety Code, including maintaining the minimum clearance between the sign's nearest boundary and any overhead electrical conductors as specified by the Ontario Building Code;
- d. The property owner of 170 Emmett Avenue, must submit a compliance report, signed by a qualified professional, verifying adherence to item (c) to Permits and Enforcement following the installation of the sign;
- e. The property owner of 170 Emmett Avenue, must maintain the sign at their own expense in a good state of repair and in a condition deemed satisfactory by the General Manager of Transportation Services and will not make any additions or modifications to the encroachment beyond what is permitted under the terms of the encroachment agreement;
- f. The property owner of 170 Emmett Avenue, must remove the sign upon receiving written notice from the General Manager, Transportation Services to do so;
- g. The property owner of 170 Emmett Avenue, agrees to provide and maintain sufficient clear sight line to the vehicular traffic on both directions from the private roads to City maintained roads in the opinion of the General Manager, Transportation Services;
- h. The property owner of 170 Emmett Avenue, shall ensure that the encroachment agreement with the City of Toronto is registered on-title of all relevant properties, at the sole expense of the property owner of 82 Buttonwood Avenue;
- i. The property owner of 170 Emmett Avenue, shall ensure that and maintain vegetation growth at a height of not more than 0.85 metres measured from the traveled portion of the adjoining road near the sign to provide clear sight line to vehicular traffic in the opinion of the General Manager, Transportation Services;
- j. The property owner of 170 Emmett Avenue, obtains signoff from the Toronto Public Utilities Coordinating Committee, the Canadian Ukrainian Memorial Park, Metrolinx, Toronto Building Division, the Toronto Regional Conservation Authority and have stamped sign drawings by a Professional Engineer licenced in the Province of Ontario;
- k. The property owner of 170 Emmett Avenue, shall apply to the appropriate City Official for the required sign permits applicable to the sign under Municipal Code Chapter 694, Signs, General or Chapter 693, Signs, Election or Temporary, Article



**FRANCES  
NUNZIATA**  
COUNCIL SPEAKER YORK SOUTH—WESTON WARD 5

6, Vehicular Destination Signs, Neighbourhood and Business Area Identification Signs and Construction Hoarding Signs, as may be applicable;

l. The property owner of 170 Emmett Avenue, shall ensure that no sign is erected until a permit for the sign is obtained from the appropriate City Official; and,

m. The property owner of 170 Emmett Avenue, shall ensure that the sign is only erected, displayed and maintained in accordance with the requirements of sign permits issued; and provisions of Chapter 694, or Chapter 693, Article 6, as may be applicable; and,

n. The property owner of 170 Emmett Avenue, pays all applicable fees related to the permitting of the sign, and in relation to the provision of the permission granted for the private use of the public right of way.

Thank you for considering this request.

Sincerely,

**Frances Nunziata**  
Council Speaker  
Toronto City Councillor  
Ward 5, York South—Weston