



# FRANCES NUNZIATA

COUNCIL SPEAKER YORK SOUTH–WESTON WARD 5

August 28<sup>th</sup>, 2025

**Re: West Park Healthcare Centre, 170 Emmett Avenue (formerly municipally known as 82 Buttonwood Avenue) – Ground Sign Encroachment at the intersection of Eglinton Avenue West at Emmett Avenue.**

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

## 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.

West Park Healthcare Centre located at 170 Emmett Avenue and proposes to enter into an encroachment agreement for a pylon sign within the City right of way.

## 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 and Eglinton Avenue West, for one illuminated electronic static ground 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 indemnifies 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;

- b. 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;
- c. The property owner of 170 Emmett Avenue must submit a compliance report, signed by a qualified professional, verifying adherence to item (b) to Permits and Enforcement following the installation of the sign;
- d. 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 must not make any additions or modifications to the encroachment beyond what is permitted under the terms of the encroachment agreement;
- e. The property owner of 170 Emmett Avenue accepts such additional conditions as the City Solicitor or the General Manager of Transportation Services may deem necessary in the interest of the City;
- 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 lines to the vehicular traffic, pedestrians, cyclists walking or riding from vehicles on Emmett Avenue making southbound right onto Eglinton Avenue West as deemed necessary by the General Manager, Transportation Services, in their sole and absolute discretion;
- 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 170 Emmett Avenue;
- i. The property owner of 170 Emmett Avenue obtains signoff from the Toronto Public Utilities Coordinating Committee, Urban Forestry, Metrolinx, the Toronto Regional Conservation Authority and Transportation Services' Street Furniture unit;
- j. The property owner of 170 Emmett Avenue shall submit stamped sign drawings, prepared by a Professional Engineer licenced in the Province of Ontario, to Transportation Services;
- k. The property owner of 170 Emmett Avenue shall agree that the City and/or utility companies may remove the encroachment at any time in order to install or maintain services within the affected public right of way with no obligation to replace them;
- l. 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 6, Vehicular Destination Signs, Neighbourhood and Business Area



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Identification Signs and Construction Hoarding Signs, as may be applicable;

- m. The property owner of 170 Emmett Avenue shall ensure that no sign is erected until permits for the sign are obtained from the appropriate City Officials; and,
- n. 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;
- o. The encroachment agreement is fully executed prior to any permits being issued for the sign; and,
- p. The property owner of 170 Emmett Avenue pays all applicable fees related to the permitting of the sign and the preparation of the encroachment agreement, 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