

**THE CITY OF TORONTO**

**City Clerk's Division**

**Minutes of the West Community Council**

**Meeting No. 6**

**Wednesday, June 13, 2001**

The West Community Council met on Wednesday, June 13, 2001, in the Council Chambers, Etobicoke Civic Centre, 399 The West Mall, Etobicoke, commencing at 9:35 a.m.

Attendance:

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

	9:30 a.m. to 1:00 p.m.	7:05 p.m. to 9:55 p.m.
Councillor Rob Ford	X	X
Councillor Suzan Hall	X	X
Councillor Douglas Holyday	X	X
Councillor Irene Jones (Chair)	X	X
Councillor Gloria Lindsay Luby	X	X
Councillor Peter Milczyn (Vice Chair)	X	X

Councillor Jones in the Chair.

**Confirmation of Minutes.**

On motion by Councillor Lindsay Luby, the Minutes of the meeting of the West Community Council held on May 16, 2001, were confirmed.

**6.1 Introduction of Parking Prohibitions: Guided Court (Ward 1 - Etobicoke North).**

The West Community Council had before it a report (May 25, 2001) from the Director, Transportation Services, District 2, respecting a request from a business to prohibit parking on Guided Court because of excessive and long-term parking of heavy trucks restricting the sight lines of drivers exiting the driveways of the various businesses on that roadway; and recommending that:

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- (1) parking be prohibited anytime on the north side of Guided Court between the east and west limits of the road;
- (2) parking be prohibited anytime on the south side of Guided Court between Leading Road and the west limit of the road; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

On motion by Councillor Lindsay Luby, the West Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause No. 1, Report No. 5)**

**6.2 Introduction of Parking Prohibition: Leading Road (Ward 1 - Etobicoke North).**

The West Community Council had before it a report (May 25, 2001) from the Director, Transportation Services, District 2, respecting a request from Clark, Kennedy Co. Limited to prohibit parking on both sides of Leading Road because of the excessive and long-term parking of heavy trucks, which obstruct the sight lines of drivers exiting the driveways of the area businesses and restrict the manoeuvrability of other trucks servicing these businesses; and recommending that:

- (1) parking be prohibited anytime on both sides of Leading Road between Royalcrest Road and Guided Court; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

On motion by Councillor Hall, the West Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause No. 2, Report No. 5)**

**6.3 Payment-in-Lieu of Parking; Frank Romano and Antonietta Romano  
2938 Bloor Street West (Ward 5 - Etobicoke-Lakeshore).**

The West Community Council had before it a report (May 21, 2001) from the Director, Transportation Services, District 2, recommending that:

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- (1) Council exempt the applicant (Frank Romano and Antonietta Romano, 2938 Bloor Street West) from the Etobicoke Zoning Code parking requirement of three stalls;
- (2) the applicant enter into an Agreement with the City of Toronto for the payment-in-lieu of three parking stalls, which in this case amounts to \$6,000.00; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

On motion by Councillor Lindsay Luby, the West Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause No. 3, Report No. 5)**

**6.4 Designation of 40 km/h Speed Limit on Roadways South of Dundas Street West Between Montgomery Road and the Canadian Pacific Railway Right-of-Way (Ward 4 - Etobicoke Centre).**

The West Community Council had before it a report (May 29, 2001) from the Director, Transportation Services, District 2, responding to a request from Councillor Gloria Lindsay Luby for a reduction in the legal speed limit from 50 km/h to 40 km/h on the streets outlined in the recommendation; advising that the subject roadways meet the warrants for the installation of 40km/h speed limits; and recommending that:

- (1) Allanbrooke Drive, Cedarcrest Drive, Donnybrook Lane, Elmview Court, Loyalist Road, Oak Hampton Boulevard, Old Oak Drive and Old Oak Road be designated with a 40 km/h maximum speed limit; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required

Ms. Cynthia Herbst, Etobicoke, appeared before the West Community Council in connection with the foregoing report.

On motion by Councillor Lindsay Luby, the West Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause No. 4, Report No. 5)**

**6.5 Draft By-law to Stop Up and Close Portions of Beaverdale Road and Brussels Street and Authorization of a Sale (Ward 5 - Etobicoke-Lakeshore).**

The West Community Council held a statutory public hearing on June 13, 2001, and notice thereof was published in the Toronto Sun on May 22 and 29, June 5 and 12, 2001, and no one appeared to address the West Community Council.

The West Community Council had before it a draft by-law, submitted by the City Solicitor, to stop-up and close portions of Beaverdale Road and Brussels Street and to authorize the sale thereof. [Authority: Clause No. 16 of Report No. 3 of The West Community Council, headed "Declaration of Surplus Lands and Proposed Closure and Sale of Portions of Beaverdale Road and Brussels Street to Zanini Developments Inc. (Ward 5 - Etobicoke-Lakeshore)", which was adopted without amendment, by the City of Toronto Council at its regular meeting held on April 23, 24, 25, 26 and 27, 2001, and its special meeting held on April 30, 2001 and May 1 and 2, 2001.]

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

- (i) (June 8, 2001) from Mr. B. E. Horsman, Etobicoke, advising that his land is prejudicially affected because this proposed sale of City land will result in the cutting off of the view of Mimico Creek Ravine from his house; and stating, for the reasons outlined in the communication, that the by-law should not be passed;
- (ii) (June 10, 2001) from Mr. Patrick Nagel, Etobicoke, commenting that the passing of the by-law will adversely affect the quality of life and property values of his home and those of his neighbours; and strongly requesting that the by-law not be passed;
- (iii) (June 11, 2001) from Mr. Greig Reekie, Etobicoke, commenting that the development of townhomes along Beaverdale Road and Brussels Street probably does make sense, but destroying natural green space that has taken decades to grow is unacceptable; and that the by-law is unacceptable; and
- (iv) (June 12, 2001) from Dr. Vicky J. Sharpe, Etobicoke, submitting comments, as outlined in the communication, in opposition to the proposed by-law;

On motion by Councillor Lindsay Luby, the West Community Council recommended to City Council that the aforementioned draft by-law be enacted and the sale be authorized as outlined in the aforementioned report. *[Councillor Milczyn requested that it be noted for the record that he voted in opposition.]*

**(Clause No. 11, Report No. 5)**

**6.6 ACCOMMODATION OF PLAQUES/MEMORIAL MARKERS  
IN ISLINGTON PIONEER CEMETERY AND POTENTIAL  
DESIGNATION UNDER THE ONTARIO HERITAGE ACT  
(Ward 5 - Etobicoke-Lakeshore).**

The West Community Council had before it a report (May 17, 2001) from the Commissioner, Economic Development, Culture and Tourism, respecting the two requests received to inter ashes in the Islington Pioneer Cemetery and to erect plaques or memorial stones; responding to a request by City Council from its meeting on April 24, 25 and 26, 2001, for information regarding the accommodation of additional plaques or memorial markers in Islington Pioneer Cemetery and to a request from the West Community Council on April 4, 2001, for a report on the potential designation of the cemetery under the Ontario Heritage Act [Clause No. 11 of Report No. 3 of The West Community Council]; advising that the scattering of ashes and the erection of a small plaque or memorial stone would not adversely affect the heritage integrity of the cemetery; that the Islington Pioneer Cemetery is not identified as a heritage property or included on the City of Toronto Inventory of Heritage Properties; that the matter of designation under the Ontario Heritage Act should be referred to the Toronto Preservation Board for its consideration and advisement; and recommending that the report be received for information.

On motion by Councillor Lindsay Luby, the West Community Council received the aforementioned report.

(Sent to: Dr. Michael R. Wertheimer, Montreal; Mr. David Dunlap, Etobicoke; c. Commissioner, Economic Development, Culture and Tourism; Ms. Rita Davies, Managing Director, Culture Division – June 15, 2001)

**(Clause No. 15(a), Report No. 5)**

**6.7 Appointments to the Committee of Adjustment - West Panel.**

The West Community Council had before it the following:

- (i) confidential communication (May 28, 2001) from the City Clerk, Nominating Committee, forwarding the recommendation of the Nominating Committee from its meeting held on May 9, 14 and 22, 2001, respecting the appointment of citizens to the Committee of Adjustment West Panel for a term of office expiring November 30, 2003, and until their successors are appointed, having regard that the subject matter involves personal matters about identifiable individuals; and
- (ii) communication (May 28, 2001) from the City Clerk, Nominating Committee, respecting the aforementioned confidential communication dated May 28, 2001, from the City Clerk, Nominating Committee.

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Councillor Lindsay Luby moved that the West Community Council meet privately to discuss this matter, having regard that the subject matter relates to personal matters about identifiable individuals. **(Carried)**

The West Community Council adjourned at 12:20 p.m. and immediately met in-camera to consider this matter.

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The West Community Council met in private session at 12:21 p.m.

Present: Councillor Rob Ford  
Councillor Suzan Hall  
Councillor Douglas Holyday  
Councillor Irene Jones (Chair)  
Councillor Gloria Lindsay Luby  
Councillor Peter Milczyn

The West Community Council adjourned its private meeting at 1:00 p.m., and convened in public session at 7:05 p.m.

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Councillor Jones appointed Councillor Milczyn Acting Chair and vacated the Chair.

On motion by Councillor Jones, the West Community Council recommended to City Council:

- (1) the appointment of citizens to the Committee of Adjustment - West Panel, and directed that City Council be advised accordingly;
- (2) that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto including the introduction of any necessary bills in Council; and
- (3) that in accordance with the provisions of the Municipal Act, discussions pertaining to the individuals named in the confidential communication (June 14, 2001) from the Acting City Clerk, West Community Council, headed "Appointments to the Committee of Adjustment – West Panel", be held in-camera, having regard that the subject matter relates to personal matters about identifiable individuals.

Councillor Jones resumed the Chair.

(Sent to: City Council – June 14, 2001)

**(Clause No. 12, Report No. 5)**

**6.8 Residential On-Street Permit Parking By-law (All Wards).**

The West Community Council had before it a communication (May 9, 2001) from the City Clerk, Works Committee, advising that the Works Committee on May 9, 2001, directed that the report (April 19, 2001) from the Commissioner of Works and Emergency Services, headed "Residential On-Street Permit Parking By-law", be forwarded to all Community Councils for comment on the proposed by law to the Works Committee for its meeting on July 4, 2001.

Councillor Jones appointed Councillor Milczyn Acting Chair and vacated the Chair.

- A. Councillor Jones moved that the West Community Council recommend to the Works Committee the adoption of the residential on-street permit parking by-law. **(Carried as amended by Motions B. and C.)**

Councillor Jones resumed the Chair.

- B. Councillor Hall moved that the foregoing Motion A. by Councillor Jones be amended by adding thereto, the following:

"subject to deleting the 'first and second priority' categories of fees for senior citizens". **(Carried)**

- C. Councillor Milczyn moved that the foregoing Motion A. by Councillor Jones be amended by adding thereto the following:

"subject to deleting the 'third priority' category of fees for senior citizens". **(Carried)**

**The decision of the West Community Council is therefore as follows:**

**The West Community Council recommended to the Works Committee the adoption of the Residential On-Street Permit Parking By-law, subject to amending Recommendation No. (4), part "C. Fees", contained in the report dated April 19, 2001, from the Commissioner of Works and Emergency Services, by deleting the reduced parking fees for senior citizens over 65 years of age.**

(Sent to: Works Committee; c. Commissioner, Works and Emergency Services; General Manager, Transportation Services – June 15, 2001)

**(Clause No. 15(b), Report No. 5)**

**6.9 Requests for Variances from Chapter 215, Signs, of the Former City of Etobicoke Municipal Code.**

The West Community Council had before it report (May 22, 2001) from the City Clerk, Etobicoke Sign Variance Advisory Committee, submitting, for approval, the recommendations of the Etobicoke Sign Variance Advisory Committee from its meeting held on May 8, 2001, regarding applications for variance from Chapter 215, Signs, former City of Etobicoke Municipal Code; and recommending that:

- (a) the report (April 26, 2001) from Mr. Sait Toprak, Manager, Plan Review, Building Division, West District, regarding The Toronto Wholesale Food Produce Association, 165 The Queensway (Ward 5 – Etobicoke-Lakeshore), be adopted, subject to adding thereto the following new Recommendation No. (5):

“the sign along The Queensway be located 90 metres from the guardhouse.”;

- (b) the report (April 27, 2001) from Mr. Tamer Mikhail, Senior Plan Examiner, Building Division, West District, regarding 13803190 Ontario Limited (Division of O.J.S. & Associates Limited), 5481 Dundas Street West (Ward 5 – Etobicoke-Lakeshore), be adopted as the application does comply with the distance requirements between sites within other former municipalities of the City of Toronto; [*Please Note: City Council on June 25, 26 and 27, 2001, struck out this recommendation and inserted in lieu thereof the following:*

*“(b) the recommendation contained in the report (April 27, 2001) from Mr. Tamer Mikhail, Senior Plan Examiner, Building Division, West District, regarding 13803190 Ontario Limited (Division of O.J.S. & Associates Limited), 5481 Dundas Street West (Ward 5 - Etobicoke-Lakeshore), be deleted and the following be inserted in lieu thereof:*

*‘It is recommended that the sign variance be approved as the application does comply with the distance requirements between sites within other former municipalities of the City of Toronto.’ ”;*

- (c) the report (April 26, 2001) from Mr. Sait Toprak, Manager, Plan Review, Building Division, West District, regarding IKEA Property Ltd., 1475 The Queensway (Ward 5 – Etobicoke-Lakeshore), be adopted, subject to striking out Recommendations Nos. (1) and (2) and inserting in lieu thereof, the following:

“that approval be given for sign variances for ground signs, the signs with display areas larger than 1.5 square metres and side wall signs with display areas larger than 4 square metres, as outlined in the report;”;



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- (d) the report (April 27, 2001) from Ms. Rose Borg, Senior Plan Examiner, Building Division, West District, recommending the refusal of the application by Pizza Hut, 636 Dixon Road (Ward 2 – Etobicoke North), be adopted;
- (e) the report (April 19, 2001) from Ms. Teecha van Leeuwen, Senior Plan Examiner, Building Division, West District, regarding United Retail Portfolio Inc., 1500 Royal York Road (Ward 4 – Etobicoke Centre) be adopted; and
- (f) the following Recommendations, as amended, contained in the report (April 27, 2001) from Mr. Tamer Mikhail, Senior Plan Examiner, Building Division, West District, regarding Mail Boxes Etc., 1230 The Queensway (Ward 5 – Etobicoke-Lakeshore), be adopted:
  - (1) the one non-illuminated wall sign on the west elevation “Mail Boxes Etc.” be approved as proposed as per the measurements of the applicant and as the proposed sign will not have a residential impact;
  - (2) the additional sign box on the existing pylon sign be approved on condition that the sign be attached directly to the bottom of the existing sign;
  - (3) if approved, the applicant be advised to obtain the necessary permits and approvals from the Commissioner of Urban Development Services and the Commissioner of Works and Emergency Services; and
  - (4) if approved, and the license agreement between the Bank of Montreal and MBEC Communications Inc. is terminated before or on June 30, 2006, the Bank of Montreal agrees to restore the signs to the existing condition.

Mr. Ron Barr, Executive Director of Community and Government Relations, Pattison Outdoor Advertising, appeared before the West Community Council in connection with part (d) of the aforementioned report.

- A. Councillor Lindsay Luby moved that the West Community Council recommend to City Council the adoption of Recommendations (a), (b), (c), (e) and (f) embodied in the aforementioned report. **(Carried)**
- B. Councillor Ford moved that the West Community Council recommend to City Council that the application by Pizza Hut (part (d)) be approved. **(Lost)**

Councillor Jones appointed Councillor Milczyn Acting Chair and vacated the Chair.

- C. Councillor Jones moved that the West Community Council recommend to City Council the adoption of Recommendation (d) embodied in the aforementioned report to refuse the application by Pizza Hut. **(Carried)**

Councillor Jones resumed the Chair.

**(Clause No. 13, Report No 5)**

**6.10 Request for Endorsement of The Taste of The Kingsway Festival for Liquor Licensing Purposes.**

The West Community Council had before it a communication (May 15, 2001) from Mr. Jason Price, Chair, Taste of the Kingsway Festival, providing details of the Kingsway Business Improvement Area "Taste of the Kingsway Festival" to be held on September 7 and 8, 2001, for endorsement of this event as a Community Festival for liquor licensing purposes.

On motion by Councillor Lindsay Luby, the West Community Council recommended to City Council that the Kingsway Business Improvement Area "Taste of the Kingsway Festival" be declared a Community Festival for liquor licensing purposes, and that the Alcohol and Gaming Commission of Ontario be advised that Council has no objection to it taking place.

**(Clause No. 14, Report No. 5)**

**6.11 Final Report - Application to Amend the Etobicoke Official Plan Reno-Depot Inc., 1608 The Queensway; File No. TA CMB20010001 (Ward 5 – Etobicoke-Lakeshore).**

The West Community Council held a statutory public hearing on June 13 2001, in accordance with section 34 of the Planning Act and appropriate notice of this meeting was given in accordance with the Planning Act and the Regulations thereunder.

The West Community Council had before it a report (May 23, 2001) from the Director, Community Planning, West District, respecting an application by Reno-Depot Inc. to amend the Etobicoke Official Plan to permit a retail development containing two big box retail stores--The Building Box and Canadian Tire--as well as a Canadian Tire gas bar and car wash facilities, and three smaller retail buildings, on lands known municipally as 1608 The Queensway, located on the north side of The Queensway, and east of The East Mall; advising that the application to amend the Etobicoke Zoning Code is still under review by staff; and recommending that the application for an Official Plan amendment be approved, subject to the formal Public Meeting of Council to obtain the views of interested parties.

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Mr. Barry Horosko, Bratty and Partners and Ms. Geri A. Kozorys-Smith, Senior Project Manager, Marshall Macklin Monaghan, appeared before the West Community Council on behalf of the applicant, in connection with the foregoing matter.

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

- Mr. John Faiczak, General Manager, Automation Engineering Associates Ltd., Toronto, expressing concerns respecting the traffic flow and the resulting traffic congestion at peak periods;
- Mr. John Stefanidis, Etobicoke, expressing concerns regarding the frequency of accidents that occur at the intersection of The East Mall and The Queensway and the impact of the proposal on the accessibility to the south end of The Queensway;
- Mr. Mark H. Janzen, Broker, Toronto, expressing concerns regarding the increased traffic flow and its negative impact on internal traffic circulation; and
- Mr. Rick Haslam, CMA, Corporate Controller, Industrial Containers Ltd., Toronto, expressing concerns regarding increased flow of traffic to North Queen Street and the adverse effect on the local industry and the ability to conduct business.

On motion by Councillor Milczyn, the West Community Council, based on the finding of fact, conclusions and the recommendation in the aforementioned report, and for the reason that the proposal is an appropriate use of the lands, recommended to City Council the adoption of such report.

**(Clause No. 6, Report No. 5)**

**6.12 Final Report - Application to Amend the Etobicoke Zoning Code  
Arcadia Queensway Development Inc., 964 The Queensway  
File No. CMB2000010 (Ward 5 - Etobicoke-Lakeshore).**

The West Community Council held a statutory public hearing on June 13 2001, in accordance with section 34 of the Planning Act and appropriate notice of this meeting was given in accordance with the Planning Act and the Regulations thereunder.

The West Community Council had before it a report (May 22, 2001) from the Director, Community Planning, West District, respecting an application by Arcadia Queensway Development Inc. to amend the Etobicoke Zoning Code to permit a 14-unit residential townhouse development on lands known municipally as 964 The Queensway, located at the north-east quadrant of The Queensway and Islington Avenue; and recommending that

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the application be approved subject to a Public Meeting of Council to obtain the views of interested parties, and the conditions outlined in the report.

Mr. Al Rugerri, Planner, InfoPlan Research and Planning Inc., appeared before the West Community Council in connection with the foregoing matter, on behalf of the applicant.

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

- Mr. Edward T. Kachuba, Etobicoke, expressing concern regarding the shortage of parking spaces;
- Ms. Linda Policelli, Etobicoke, expressing concerns respecting garbage collection; the type of businesses and their clientele; parking, traffic control and fencing; and
- Ms. Gwen Zybala, Etobicoke, expressing various concerns including the availability of parking.

On motion by Councillor Milczyn, the West Community Council after considering the depositions, and based on the finding of fact, conclusions and the recommendation in the aforementioned report, recommended to City Council the adoption of such report, subject to the Conditions outlined therein, and adding the following new recommendations:

- (1) the zoning by-law restrict the types of businesses which could be located in the live/work units, such restricted uses to include medical, dental, massage therapy, holistic medicine, restaurants, food preparation, food retail and any other restrictions which staff may identify in consultation with the local Councillor and the applicant; and
- (2) the application for Site Plan Control approval be forwarded to the West Community Council for consideration.

**(Clause No. 7, Report No. 5)**

**6.13 Final Report – Application to Amend the Etobicoke Zoning Code  
Zanini Developments Inc., 2 And 4 Sand Beach Road  
File No. Z-2179 (Ward 6 - Etobicoke–Lakeshore).**

The West Community Council held a statutory public hearing on June 13, 2001, in accordance with section 34 of the Planning Act and appropriate notice of this meeting was given in accordance with the Planning Act and the Regulations thereunder.

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The West Community Council had before it a report (May 25, 2001) from the Director, Community Planning, West District, respecting an application by Zanini Developments Inc. to amend the Etobicoke Zoning Code to permit the development of eight townhouse dwelling units on lands known municipally as 2 and 4 Sand Beach Road, located between the west side of Sand Beach Road and the eastern end of Lakeshore Drive; and recommending that the application be approved subject to a Public Meeting of Council to obtain the views of interested parties, and the conditions outlined in the report.

Ms. Irene Catsibris, Zanini Developments Inc. and Mr. Arnis Budrevics, Alexander Budrevics Associates Limited, Landscape Architects, appeared before the West Community Council in connection with the foregoing matter, on behalf of the applicant.

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

- Mr. David Barry, Garden Court Nursing Home, commenting that potential park improvements would negatively impact on the parking available to the nursing home and expressing concerns regarding the hours of construction and subsequent noise levels and undue debris; and
- Mr. Glenn Clarke, Etobicoke, expressing concerns that increased traffic in the neighbourhood will have a negative impact on the recreational usage of the road.

Councillor Jones appointed Councillor Milczyn Acting Chair and vacated the Chair.

On motion by Councillor Jones, the West Community Council, after considering the deputations, and based on the finding of fact, conclusions and the recommendation contained in the aforementioned report recommended to City Council the adoption of such report, subject to:

- (1) amending the Conditions outlined in the report as follows:
  - (a) adding the following words to Condition (1):  
“for eight units.”;
  - (b) deleting Condition 2(d) and approving the 1.53 metre setback as proposed by the applicant;
  - (c) amending Condition (ii) by adding thereto the following:  
“and the construction of such pedestrian walkway at the time of project construction, with the cost of the walkway to be secured by way of a Letter of Credit prior to issuance of the building permit.”; and

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- (2) adding the following new recommendations:
  - (i) the applicant be advised of Council's preference that the development proceed by way of freehold tenure with a common elements condominium;
  - (ii) on application by the owner of the property for demolition of the existing five-plex, the Chief Building Official be authorized to issue the required permits pursuant to Section 33 of the Planning Act;
  - (iii) that the appropriate City staff and the local Councillor be requested to review the opportunity to remove parking from City-owned lands, adjacent to Sand Beach Road, in order to facilitate the off-site park improvements requested in this application and that alternative parking arrangements be determined; and
  - (iv) that the appropriate City staff be requested to meet with Mr. David Barry, Garden Court Nursing Home, to review the issues raised in his deputation.

Councillor Jones resumed the Chair.

**(Clause No. 8, Report No. 5)**

**6.14 Application for Site Plan Control; Zanini Developments Inc.  
1 Beaverdale Road; File No. SPC20000033  
(Ward 5 - Etobicoke-Lakeshore).**

The West Community Council had before it a report (May 25, 2001) from the Director, Community Planning, West District, respecting an application by Zanini Developments Inc. for Site Plan Control approval for a 41-unit townhouse development on lands known municipally as 1 Beaverdale Road, located in the south-east quadrant of The Queensway and Grand Avenue; advising that in September 2000 the Etobicoke Community Council directed that the Site Plan respecting the development be considered by Community Council and be the subject of a public deputation; and recommending that:

- (1) City Council approve Site Plan Control application SPC20000033, for the westerly portion of the site (Phase 1), including the conditions outlined in the report;
- (2) no further public consultation be required for the Site Plan Control application; and

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- (3) the Director, Community Planning, West District, be directed to approve the remaining phase(s) of the Site Plan once all the requirements have been secured to the satisfaction of the City.

The West Community Council also had before it a communication (June 8, 2001) from Mr. B. E. Horsman, Etobicoke, submitting comments, as outlined in the communication, in opposition to the application.

Ms. Irene Catsibris and Mr. Tom Giancos, Zanini Developments Inc., and Mr. Arnis Budrevics, Alexander Budrevics Associates Limited, Landscape Architects, appeared before the West Community Council in connection with the foregoing matter, on behalf of the applicant.

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

- Mr. Patrick Nagel, Etobicoke;
- Mr. Jurgen Wessel, Etobicoke;
- Ms. Edita Chylova, Etobicoke;
- Dr. Vicky Sharpe, Etobicoke; and
- Mr. William Quon, Etobicoke.

On motion by Councillor Milczyn, the West Community Council recommended to City Council the adoption of the aforementioned report subject to adding the following new Recommendations Nos. (3) and (4):

- “(3) the appropriate City officials, in cooperation with the developer, ensure the protection and maintenance of the mature trees located on the site on the front of Beaverdale Road, during and after the construction phase; and
- (4) that the developer be responsible for the protection of the trees and the replacement of trees, as necessary, within two years of the completion of all construction on the site, such replacements to be with 200 millimetre caliper trees up to a value of \$8,000.00.”

**(Clause No. 9, Report No. 5)**

**6.15 Application to Remove Part-Lot Control, Salena Holdings Inc.  
Mare Crescent; Lots 2, 3, 4 and 5, Plan 66M-2338; File No. TA PLC20000001  
(Ward 2 - Etobicoke North).**

The West Community Council had before it a report (May 24, 2001) from the Director, Community Planning, West District, respecting the re-enactment of a by-law to remove part-lot control on Lots 2, 3 4 and 5, Plan 66M-2338, Mare Crescent; advising that the lots subject to the application by Salena Holdings Inc. had part-lot control removed for a period of one year commencing on June 8, 2000 [By-law No. 331-200]; that the applicant has requested that part-lot control be removed for an additional period of one year to permit the completion of the sales transactions; and recommending that the application be approved and that a by-law be prepared for Council's consideration.

On motion by Councillor Ford, the West Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause No. 10, Report No. 5)**

**6.16 Preliminary Report – Applications to Amend the Etobicoke Official Plan  
and Zoning Code; Toronto District School Board, 2245 Lawrence Avenue West  
File No. TA CMB20010007 (Ward 2 - Etobicoke North).**

The West Community Council had before it a report (May 24, 2001) from the Director, Community Planning, West District, providing preliminary information on an application by Oakwood Retirement Communities Inc., on behalf of the Toronto District School Board, for an amendment to the Etobicoke Official Plan from Residential Low Density to Institutional and to the Etobicoke Zoning Code from Second Density Residential (R2) to Institutional (I), to permit the development of a retirement complex in the form of a 192 bed long-term care and 192 bed retirement home facility, as well as a 54 unit seniors apartment component on lands known municipally as 2245 Lawrence Avenue West, located on the south-east corner of Lawrence Avenue West and Westona Street; and recommending that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor, once the applicant has submitted revised plans that substantially address the issues raised to date;
- (2) notice for the Community Consultation Meeting be given to landowners and residents within 120 metres of the site; and
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

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



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- (i) (June 1, 2001) from Ms. Sandra MacGregor, Etobicoke, submitting comments in opposition to the proposed demolition of Humber Heights School for the reasons outlined in the communication; and requesting that community concerns be taken into consideration before proceeding with any major changes at the School;
- (ii) (June 5, 2001) from Ms Dorothy Bannerman, Etobicoke, requesting that Humber Heights School be saved for the community; suggesting various activities that could be accommodated by the School and that corporate assistance be sought for this project;
- (iii) (June 8, 2001) from W. L. G. and Betty James, Toronto, commenting that the use of the property for the health care system is a superior use to maintaining it as an underused green space and education facility; suggesting that re-development of the property should ensure that the adjoining properties are not negatively affected viz a viz side yard allowances and excessive story heights, and that the developer should endeavour to meet with the surrounding property owners;
- (iv) (June 11, 2001) from Ms. Sylvia Giovanella, Etobicoke, advising, for the reasons outlined in the communication, that she does not support the re-zoning application; and that the Toronto Preservation Board has passed a motion to be presented to the West Community Council in July 2001 that the original school and the 1924 addition be designated a historical site pursuant to Part IV of the Ontario Heritage Act;
- (v) (June 12, 2001) from Mr. John Raddi, Director, Humber Heights of Etobicoke Ratepayers Inc., outlining land use policies on how elementary school lands are to be used; and strongly requesting that the application be rejected; and
- (vi) Communications on file in the Office of the City Clerk, Etobicoke Civic Centre, addressed to either the West Community Council, the Toronto District School Board, or to Community Planning, West District, from residents in opposition to the application with respect to the size of the building in relation to the size of the property, the height of the proposed development, increased traffic, parking problems, noise from increased activity, the elimination of just about all of the recreational green space, the lack of community consultation, the steps taken by the Toronto District School Board prior to leasing the property to Oakwood Retirement Communities Inc.:
  - (June 1, 2001) from Rose and Paul Natale, Etobicoke, forwarding letters that were sent to the Ministry of Health expressing the communities concerns;
  - (June 4, 2001) from Phyllis L. McAllister, Etobicoke;
  - (June 7, 2001) from B. Genge, Etobicoke;
  - (June 8, 2001) from Richard and Sandra Attard, Etobicoke;
  - (June 8, 2001) from Stella Cruickshank, Etobicoke;
  - (June 10, 2001) from Martha Chapman and John Lupien, Etobicoke;

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- (May 19, 2001) from Rebeka and Bill Bogic, Etobicoke;
- (May 21, 2001) from Ilir Shakiri, Etobicoke;
- (Undated) from Domenic D'Urzo, Lisa D'Urzo, Pat D'Urzo and Enza D'Urzo, Etobicoke;
- (June 4, 2001) from Joe Malfara, Etobicoke;
- (June 5, 2001) from Tony Souza, Etobicoke;
- (June 6, 2001) from Joseph Kennedy, President, Humber Heights of Etobicoke Ratepayers Inc.;
- (June 7, 2001) from Emanuel J. and Hiie Galea, Etobicoke;
- (June 7, 2001) from Diane Ford, Etobicoke;
- (June 8, 2001) from Audrius Stundzia, Etobicoke;
- (June 8, 2001) from Max Vecchiarino, Toronto;
- (June 8, 2001) from William Ralley, Etobicoke;
- (June 8, 2001) from Luciano and Ermelinda Udovicic, Etobicoke;
- (June 8, 2001) from Tony and Maria Caravaggio, Etobicoke;
- (June 9, 2001) from G. Sante Panetta, Toronto;
- (June 9, 2001) from Radmilo Milosavljevic, Etobicoke;
- (June 9, 2001) from Anna Di Pede, Etobicoke;
- (June 9, 2001) from Maria Di Pede, Etobicoke;
- (June 9, 2001) from Phyllis McAllister, Etobicoke;
- (June 9, 2001) from Restituta Panetta, Toronto;
- (June 9, 2001) from Giuseppe Calamia, Etobicoke; and
- (June 9, 2001) from Bill Senkiw, Etobicoke.

Mr. Jeffrey Davies, Solicitor, Davies Howe Partners, appeared before the West Community Council in connection with the foregoing matter, on behalf of the applicant; and filed a submission with respect thereto.

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

- Mr. John Raddi, Director, Humber Heights of Etobicoke Ratepayers Inc.;
- Ms. Sylvia Giovanella, Etobicoke;
- Mr. Richard Attard, Etobicoke;
- Ms Marion Kennedy, Etobicoke;
- Mr. Jack Blasutti, Etobicoke;
- Mr. Ed Hanophy, Etobicoke; and
- Mr. Ross Kilpatrick, Etobicoke.

- A. Councillor Milczyn moved that the West Community Council recommend to City Council that the application be refused.  
**(Carried)**

Councillor Jones appointed Councillor Milczyn Acting Chair and vacated the Chair.

- B. Councillor Jones moved that the West Community Council recommend to City Council that the application be approved. **(Having regard that Motion A. Carried this Motion was not put.)**

Councillor Jones resumed the Chair.

**(Clause No. 5, Report No. 5)**

**6.17 Proposed Kingsway Park Heritage Conservation District.**

**(Deferred)**

The West Community Council had before it the following reports:

- (i) (July 4, 2000) from the Director, Community Planning, West District, respecting the proposed designation of the area known as Kingsway Park as a Heritage Conservation District under Part V of the Ontario Heritage Act; and recommending that Council:
- (1) approve a by-law designating Kingsway Park as a Heritage Conservation District substantially in accordance with the draft by-law appended to the report as Attachment No. 1;
  - (2) adopt the Kingsway Park Heritage Conservation District Plan appended to the report as Attachment No. 2; and
  - (3) by resolution, adopt the Kingsway Park Heritage Conservation District boundaries as shown on Map 1 of Attachment No. 1 and the Kingsway Park Heritage Conservation District Guidelines as contained in Attachment No. 3 to the report, as an appendix to the Etobicoke Official Plan to be used in the assessment of alterations and additions to the houses of Kingsway Park and in the construction of new houses; and
- (ii) (May 28, 2001) from the Director, Community Planning, West District, providing an update on the public participation program for the proposed Kingsway Park Heritage Conservation District; and recommending that Council receive this report and consider the staff report of July 4, 2000, and the recommendations contained therein.

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

- (i) (June 12, 2001) from Councillor Peter Milczyn, Ward 5, Etobicoke-Lakeshore, requesting, for the reasons outlined in the communication, that this matter be deferred until the late fall of 2001;

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- (ii) from the following residents expressing various concerns regarding the proposed designation, and a copy of each is on file in the office of the City Clerk, Etobicoke Civic Centre:
  - (i) (July 3, 2000) Mr. Peter R. Baker, Etobicoke;
  - (ii) (July 4, 2000) Don and Elyse Allan, Etobicoke;
  - (iii) (July 4, 2000) Mary Braun and Alex Norton, Etobicoke;
  - (iv) (July 5, 2000) Mr. Konrad Dowling, Etobicoke;
  - (v) (July 5, 2000) Mr. Paul P. Ginou, Etobicoke;
  - (vi) (July 10, 2000) Frank Dean and Katherine Challis-Dean, Etobicoke;
  - (vii) (July 13, 2000) Barbara and Gordon Bonn, Etobicoke;
  - (viii) (July 16, 2000) Mr. Thomas T. Robins, Etobicoke;
  - (ix) (July 16, 2000) Mr. Bob Hamilton, Etobicoke;
  - (x) (July 17, 2000) Ms. Christine Bigger, Etobicoke;
  - (xi) (July 17, 2000) Ms. Diane Finch, Etobicoke;
  - (xii) (July 17, 2000) Mr. Peter Finch, Etobicoke;
  - (xiii) (July 18, 2000) Mr. Peter R. Davey, Etobicoke;
  - (xiv) (July 18, 2000) Mr. Philip M. Asseff, Etobicoke;
  - (xv) (July 18, 2000) Ms. Donna E. Toth, Etobicoke;
  - (xvi) (July 18, 2000) Dr. David and Mrs. Kimberly Hanmer, Etobicoke;
  - (xvii) (July 18, 2000) Mr. Tom Weissmann, Etobicoke;
  - (xviii) (July 18, 2000) Mr. Terry Thompson, Etobicoke; and
  - (xix) (July 19, 2000) Mr. John D. Hagerman, Etobicoke;
  
- (iii) from the following residents in support of the proposed designation, and a copy of each is on file in the office of the City Clerk, Etobicoke Civic Centre:
  - (i) (July 4, 2000) Doug and Rose Templeton, Etobicoke;
  - (ii) (July 7, 2000) Alec and Joyce Monro, Etobicoke;
  - (iii) (July 10, 2000) Barbara Burgess and John Morris, Etobicoke;
  - (iv) (July 13, 2000) Ms. E. Barbara Vallis, Etobicoke;
  - (v) (July 14, 2000) Joyce O. Fletcher and Roy H. Fletcher, Etobicoke;
  - (vi) (July 14, 2000) Heather M. Clark and Patrick Clark, Etobicoke;
  - (vii) (July 17, 2000) Mr. Michael Stasiuk, Etobicoke;
  - (viii) (July 17, 2000) Mr. Bob Atkinson, Etobicoke;
  - (ix) (July 17, 2000) Gary Vivian and Catherine Vivian, Etobicoke;
  - (x) (July 17, 2000) E. Wright, Etobicoke;
  - (xi) (July 17, 2000) Ms. Mary L. Campbell, President, The Kingsway Park Ratepayers Inc.; and
  - (xii) (July 19, 2000) Ms. Melinda Wilson, Etobicoke;
  
- (iv) (Undated) from Mr. Peter R. Baker, Etobicoke, advising, for the reasons outlined in the communication, that he remains opposed to the designation of Kingsway Park as a Heritage area; and

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- (v) (June 12, 2001) from Mr. Ian Mitchell, Etobicoke, advising that he is unable to attend the meeting and would like to be registered as being in favour of the proposal.

The following persons appeared before the West Community Council expressing various concerns regarding the proposal:

- Mr. Raymond Cope, Etobicoke;
- Ms. Herma Holub, Etobicoke;
- Ms. Kayla De Sousa, Etobicoke;
- Ms. Faith Stevens, Etobicoke;
- Mr. Dereck Hill, Etobicoke; and
- Mr. Paul Ginou, Etobicoke; and filed a submission with respect thereto.

On motion by Councillor Milczyn, the West Community Council again deferred consideration of this matter until its meeting scheduled to be held on October 24, 2001, to allow for the Ward Councillor to conduct additional community consultation.

(Sent to: Councillor Peter Milczyn, Ward 5, Etobicoke-Lakeshore; Director, Community Planning, West District; Other Interested Parties; c. Mr. Perry Vagnini, Senior Planner, Community Planning, West District – June 15, 2001)

**(Clause No. 15(d), Report No. 5)**

**6.18 City-Wide Service Levels of Sidewalk Snow Clearing  
Leaf Collection and City Cleanliness (All Wards).**

The West Community Council had before it a report (May 29, 2001) addressed to the Works Committee and Community Councils from the Commissioner, Works and Emergency Services, for recommendation thereon directly to Council on the proposed City-wide service levels for sidewalk snow clearing, leaf collection and City cleanliness; and recommending that:

- (1) the City snow clearing policy related to sidewalks be amended to include the following:
  - (i) sidewalks on arterial roads, collectors and streetcar routes;
  - (ii) seniors and disabled programs;
  - (iii) sidewalks adjacent to city owned property; and
  - (iv) sidewalks in reverse frontage areas.

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- (2) to implement this policy the Commissioner of Works and Emergency Services be either:
  - (a) authorized to re-allocate excess existing contracted services to avoid the necessity of tendering additional contracts for seniors/disabled programs and sidewalk snow clearing (this implements the service standard City-wide in the fall of 2001);

OR

- (b) authorized to immediately call a two-year contract for the clearing of sidewalks and seniors/disabled programs for District 2. (this retains the existing service standards approved by Council at its meeting of April 23, 24, 25, 26, 27, 30 and May 1 and 2, 2001, until April 2003); and
- (3) the special mechanical leaf collection provided to selected areas within the City be discontinued and all residents be required to bag leaves from private property and adjacent boulevards.

The West Community Council also had before it a communication (June 6, 2001), from the Acting City Clerk, Works Committee, respecting City-wide service levels for sidewalk snow clearing, leaf collection and City cleanliness; and advising that the Works Committee at its meeting held on June 6, 2001:

- (1) recommended to Council the adoption of Recommendations Nos. (1) and (2)(a) contained in the aforementioned report dated May 29, 2001, from the Commissioner of Works and Emergency Services;
  - (2) deferred consideration of Recommendation No. (3) until the next meeting of the Works Committee, scheduled to be held on July 4, 2001;
  - (3) requested the Commissioner of Works and Emergency Services to report directly to the Community Councils on the cost to contract out mechanical leaf collection; and
  - (4) requested the Community Councils to submit their recommendations and comments with respect to Recommendation No. (3) to the Works Committee for its next meeting.
- A. Councillor Milczyn moved that the West Community Council recommend to the Works Committee that:
- (1) the mechanical leaf collection not be discontinued in all areas of Etobicoke; and **(Having regard for the adoption of Motion B. this Motion was not put.)**

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(2) if the mechanical leaf collection is discontinued as an area-wide program, that it be done as a program specifically for seniors on a request basis. **(Lost)**

B. Councillor Hall moved that the West Community Council recommend to the Works Committee that consideration of the discontinuance of the mechanical leaf collection program be deferred until beyond 2001, pending submission of a report from the Commissioner of Works and Emergency Services on the possibility of each Community Council Area having a discretionary fund for the provision of unique services, including mechanical leaf collection and snow removal. **(Carried)**

(Sent to: Works Committee; c. Commissioner, Works and Emergency Services; General Manager, Transportation Services – June 15, 2001)

**(Clause No. 15(c), Report No. 5)**

The West Community Council adjourned its meeting at 9:55 p.m.

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Chair.