

THE CITY OF TORONTO

City Clerk's Division

Minutes of the Etobicoke Community Council

Meeting No. 2

Wednesday, February 16, 2000.

The Etobicoke Community Council met on Wednesday, February 16, 2000, in the Council Chambers, Etobicoke Civic Centre, 399 The West Mall, Etobicoke, commencing at 9:38 a.m.

Attendance:

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

	9:38 a.m. to 10:55 a.m.	7:08 p.m. to 11:35 p.m.
Councillor Mario Giansante (Chair)	X	X
Councillor Elizabeth Brown	X	R
Councillor Doug Holyday	X	X
Councillor Irene Jones	X	X
Councillor Blake F. Kinahan	X	X
Councillor Gloria Lindsay Luby	X	X
Councillor Dick O'Brien	X	X
Councillor Bruce Sinclair	X	X

Regrets:

Councillor Elizabeth Brown

Councillor Mario Giansante in the Chair.

Confirmation of Minutes.

On motion by Councillor Lindsay Luby, the Minutes of the meetings of the Etobicoke Community Council held on December 2 and 3, 1999, and January 20, 2000, were confirmed.

2.1 Review of Current One-Hour Parking Restriction on Royal York Court (Kingsway-Humber).

The Etobicoke Community Council had before it a report (February 15, 2000) from the Director, Transportation Services - District 2, responding to a request by the Etobicoke Community Council at its meeting on March 2, 1999, for a report in six months' time on the effect of the introduction of a one-hour parking restriction on the south side of Royal York Court; and recommending, for the reasons outlined in the report, that the current restriction be retained.

On motion by Councillor Lindsay Luby, the Etobicoke Community Council adopted the aforementioned report.

(Sent to: Director, Transportation Services - District 2 – February 24, 2000)

(Clause No. 16(a), Report No. 2)

2.2 Introduction of Parking Restriction and Prohibition on Cabot Court (Kingsway-Humber).

The Etobicoke Community Council had before it a report (February 15, 1999) from the Director, Transportation Services - District 2, recommending that:

- (1) the current "No Parking Anytime" prohibition on the east side of Cabot Court between Dundas Street West and a point 46.0 metres north thereof be amended to allow short-term on-street parking;
- (2) parking be restricted to one hour on the east side of Cabot Court between Dundas Street West and a point 46.0 metres north thereof between 7:00 a.m. and 4:00 p.m., Monday to Friday;
- (3) parking be prohibited on the east side of Cabot Court between Dundas Street West and a point 46.0 metres north thereof between 4:00 p.m. to 7:00 a.m., Monday to Friday;

Etobicoke Community Council Minutes
Wednesday, February 16, 2000

- (4) parking be prohibited at all times on the east side of Cabot Court between Dundas Street West and a point 46.0 metres north thereof on Saturday and Sunday; and
- (5) the appropriate City officials be authorized and directed to take the necessary action to give effect to the foregoing.

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

(Clause No. 1, Report No. 2)

2.3 Introduction of Parking Prohibition on Zorra Street (Lakeshore-Queensway).

The Etobicoke Community Council had before it a report (February 15, 2000) from the Director, Transportation Services - District 2, recommending that:

- (1) parking be prohibited on the west side of Zorra Street from a point 137.0 metres south of The Queensway to a point 111.5 metres south thereof; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect to the foregoing.

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

(Clause No. 2, Report No. 2)

2.4 Payment-in-Lieu of Parking – Ken H. Lee, 2765 Lake Shore Boulevard West (Lakeshore-Queensway).

The Etobicoke Community Council had before it a report (February 16, 2000) from the Director, Transportation Services - District 2, respecting an application by Ken H. Lee, 2765 Lake Shore Boulevard West (Lakeshore-Queensway), for payment-in-lieu of parking; and recommending that:

- (1) Council exempt the applicant from the Etobicoke Zoning Code parking requirement of six stalls;
- (2) the applicant enter into an Agreement with the City of Toronto for the payment-in-lieu of six parking stalls, which in this case amounts to \$12,000.00; and

Etobicoke Community Council Minutes
Wednesday, February 16, 2000

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

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

(Clause No. 3, Report No. 2)

2.5 Designation of Fire Routes - 2281 - 2283 Lake Shore Boulevard West and 329 The West Mall.

The Etobicoke Community Council had before it a report (January 26, 2000) from the City Clerk, recommending that:

- (1) the final designation of a Fire Route under Chapter 134 of the Etobicoke Municipal Code be approved at 2281 to 2283 Lake Shore Boulevard West; and
- (2) the appropriate by-law be enacted by City Council.

The Etobicoke Community Council also had before it a report (February 7, 2000) from the City Clerk, recommending that:

- (1) the final designation of a Fire Route under Chapter 134 of the Etobicoke Municipal Code be approved at 329 The West Mall; and
- (2) the appropriate by-law be enacted by City Council.

On motion by Councillor Kinahan, the Etobicoke Community Council recommended to City Council the adoption of the aforementioned reports.

(Clause No. 5, Report No. 2)

2.6 Construction and Maintenance of Fire Routes.

The Etobicoke Community Council had before it a report (January 25, 2000) from the City Clerk, respecting the enactment of the appropriate by-law to allow the construction and maintenance of a fire route; and recommending that:

- (1) Chapter 134-20 of the Etobicoke Municipal Code be amended by adding the following locations to Schedule 'B', "Lands Upon Which Fire Routes are to be Constructed and Maintained":

Etobicoke Community Council Minutes
Wednesday, February 16, 2000

- 1983 Kipling Avenue;
- Skeens Lane;
- 70 Disco Road;
- 2 Rowntree Road;
- 173 St. Stephen Drive;
- 919 Scarlett Road;
- 380 The East Mall;
- 1950 The Queensway; and
- 530 Scarlett Road; and

- (2) the appropriate by-law be enacted by City Council.

On motion by Councillor O'Brien, the Etobicoke Community Council recommended to City Council the adoption of the aforementioned report.

(Clause No. 6, Report No. 2)

2.7 Variances to the Etobicoke Sign By-law.

The Etobicoke Community Council had before it a report (January 13, 2000) from the City Clerk, recommending that the decisions of the Etobicoke Sign Variance Advisory Committee on January 11, 2000, respecting the following applications for variance to the Etobicoke Sign By-law, be received for information:

- (1) International Plaza Hotel, 655 Dixon Road (Rexdale-Thistletown);
- (2) BiWay Stores, 5010 Steeles Avenue West (Rexdale-Thistletown);
- (3) Nor-Cam Security Electronics, 486 Evans Avenue (Lakeshore-Queensway); and
- (4) Aqua Lounge, 5555 Eglinton Avenue West (Markland-Centennial).

The Etobicoke Community Council also had before it a report (February 9, 2000) from the City Clerk, recommending that the decisions of the Etobicoke Sign Variance Advisory Committee on February 8, 2000, respecting the following applications for variance to the Etobicoke Sign By-law, be received for information:

- (1) Midas Muffler, 1361 The Queensway (Lakeshore-Queensway); and
- (2) Venus Victoria Salon and Spa Inc., 717a The Queensway (Lakeshore-Queensway).

On motion by Councillor Sinclair, the Etobicoke Community Council received the aforementioned reports.

(Clause No. 16(b), Report No. 2)

**2.8 Preliminary Report – Sign By-law Amendment Application
- Woodbine Racetrack, 555 Rexdale Boulevard (Rexdale-Thistletown).**

The Etobicoke Community Council had before it a report (February 16, 2000) from the Director of Building and Deputy Chief Building Official, providing preliminary comments on the processing of an application from Steel Art Signs for a Sign By-law Amendment, pursuant to paragraph 146(e) of Section 210 of the Municipal Act to permit the installation of new signs and the modification of existing signs on the property at 555 Rexdale Boulevard; and recommending that:

- (1) this report be received and the application continue to be circulated;
- (2) notice of the proposed by-law and notice of the Etobicoke Community Council meeting at which the proposed by-law is to be discussed, be published in accordance with the Municipal Act;
- (3) the Etobicoke Community Council hear any person who, before the Council meeting indicated in the notice, applies to be heard; and
- (4) staff report on the details of the application.

On motion by Councillor Kinahan, the Etobicoke Community Council adopted the aforementioned report.

(Sent to: Director of Building and Deputy Chief Building Official;
c. Manager, Plan Review, Building Division, West District –
February 23, 2000)

(Clause No. 16(c), Report No. 2)

**2.9 Request for Endorsement of the Lakeshore Community Festival
for Liquor Licensing Purposes.**

The Etobicoke Community Council had before it a communication (January 16, 2000) from Mr. William Bedford, Lakeshore Community Festival, requesting, for liquor licensing purposes, endorsement of the Lakeshore Community Festival, to be held on Saturday, June 10, 2000, on the grounds of Humber College, Lakeshore Campus.

On motion by Councillor Sinclair, the Etobicoke Community Council:

- (1) recommended to City Council the adoption of the request embodied in the aforementioned communication; and for Liquor licensing purposes, declare the Lakeshore Community Festival to be held on Saturday, June 10, 2000, to be an event of municipal and/or community significance; and
- (2) directed that the Alcohol and Gaming Commission of Ontario be advised that it has no objection to it taking place.

(Clause No. 7, Report No. 2)

2.10 Appointment of Members of Council to The Montgomery's Inn Community Museum Management Board and Etobicoke Community Local Architectural Conservation Advisory Committee (LACAC) Panel.

The Etobicoke Community Council had before it a report (February 1, 2000) from the City Clerk, respecting the implementation of Council's process for appointing Members of Council to the Community Local Architectural and Conservation Advisory Committee (LACAC) Panels and Community Museum Management Boards; and recommending that:

- (1) the Etobicoke Community Council give consideration to Members' preferences outlined in Schedule 1, and recommend to City Council the appointment of Members of Council to:
 - (i) Etobicoke Community LACAC Panel; and
 - (ii) Montgomery's Inn Community Museum Management Board

for a term of office expiring November 30, 2000, and until their successors are appointed; and

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

On motion by Councillor Sinclair, the Etobicoke Community Council recommended to City Council the appointment of Councillor Irene Jones to the Etobicoke Community LACAC Panel and the Montgomery's Inn Community Museum Management Board for a term of office expiring November 30, 2000, and until her successors are appointed.

(Clause No. 8, Report No. 2)

2.11 Claireville Land Use Study Area – Existing Outdoor Storage Uses (Rexdale-Thistletown).

The Etobicoke Community Council had before it a report (January 20, 2000) from the Director of Community Planning, West District, respecting appropriate measures for ensuring that the appearance of existing outside storage uses within the Claireville Study Area is improved, and for procuring their eventual cessation; and recommending that Council:

- (1) enact a zoning by-law in accordance with their direction of December 14, 15 and 16, 1999, which, among other matters, prohibits outside storage in the Claireville area;
- (2) instruct staff to bring forward bills to adopt site specific, temporary use, zoning by-law exemptions to permit outdoor storage on properties in the Claireville area with existing outdoor storage uses established prior to December 2, 1999, once the property owners have entered into agreements to provide fencing and landscaping that meets the City's specifications;
- (3) instruct staff to only process applications within the year from January 21, 2000 to January 21, 2001, for temporary use zoning by-law amendments to allow outdoor storage;
- (4) instruct staff to schedule public meetings at the end of the three-year temporary use periods only where the outdoor storage uses have continued to exist; and
- (5) instruct staff not to bring forward a bill for temporary use zoning to permit outdoor storage at 2128 Codlin Crescent until wrecked vehicles, unplatd vehicles and other debris are removed from the property.

On motion by Councillor O'Brien, the Etobicoke Community Council recommended to City Council the adoption of the aforementioned report, subject to:

- (1) amending Recommendation No. (5) by adding thereto the following:

“and further, that staff obtain from the owner an undertaking to ensure that the property will be maintained in an acceptable condition;” and

(2) adding the following new Recommendation No. (6):

“(6) instruct staff to obtain an undertaking from the owner of the truck driving school not to store, park or maintain trucks, trailers and/or training vehicles on site.”

(Clause No. 9, Report No. 2)

2.12 Appeal of Committee of Adjustment Decisions.

The Etobicoke Community Council had before it a report (January 17, 2000) from the Director, Community Planning, West District, respecting Committee of Adjustment Decisions which have been appealed to the Ontario Municipal Board; and recommending that legal and planning staff representation not be provided for the appeal regarding 5 Rathlyn Court.

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

(Clause No. 13, Report No. 2)

2.13 Design Guidelines and Development Standards for Infill Housing.

The Etobicoke Community Council had before it a report (January 31, 2000) from the Director, Community Planning, West District and the Director, Urban Design, City Planning, respecting draft design guidelines and by-law standards for infill housing for the Etobicoke community; and recommending that:

- (1) Council authorize release and distribution of the draft Design Guidelines and proposed Zoning Code Standards for infill townhouses to the development industry, ratepayer organizations and other interested parties for input and feedback;
- (2) Council authorize staff to hold an open house to discuss the draft Design Guidelines and proposed Zoning Code Standards for infill townhouses with interested parties and obtain their feedback;
- (3) staff revise the draft Guidelines and Zoning Code Standards based on the input received and schedule a statutory public meeting under the Planning Act to consider adoption of the proposed guidelines and amendments to the Etobicoke Zoning Code;

Etobicoke Community Council Minutes
Wednesday, February 16, 2000

- (4) Planning staff examine opportunities for reduced-width roads with the Works and Emergency Services Department with regard to infill townhouse development; and
- (5) Planning staff re-evaluate current standards with City staff and utility companies for sizes and locations of signs, meters, transformers, etc., in order to minimize the physical and visual impact of these elements on new development.

Councillor Giansante appointed Councillor Holyday Acting Chair and vacated the Chair.

On motion by Councillor Giansante, the Etobicoke Community Council referred the aforementioned report to the Planning and Transportation Committee for consideration, with a request that the Committee:

- (1) forward its recommendation(s) to all Community Councils for comment thereon back to the Committee; and
- (2) schedule this matter as a deputation item when it is again before the Planning and Transportation Committee.

Councillor Giansante resumed the Chair.

(Sent to: Planning and Transportation Committee; c. Director, Community Planning, West District; Director, Urban Design, City Planning – February 23, 2000)

(Clause No. 16(d), Report No. 2)

2.14 Preliminary Report - Applications to Amend the Etobicoke Official Plan and Zoning Code - IKEA Properties Limited, 1475 and 1505 The Queensway - File No. Z-2310 (Lakeshore-Queensway).

The Etobicoke Community Council had before it a report (January 27, 2000) from the Director, Community Planning, West District, providing preliminary comments on the processing of an application from IKEA Properties Limited to amend the Etobicoke Official Plan and Zoning Code to permit the introduction of Specialty Retail uses on the property at 1475 and 1505 The Queensway, in addition to the currently permitted industrial uses, in order to sell home furnishings and housewares; advising that in order to facilitate this development, two existing industrial buildings will be demolished and replaced with a new two-storey retail store; and recommending that:

- (1) if deemed necessary by the Ward Councillors, staff be directed to schedule a community information meeting in consultation with the Ward Councillors;

- (2) staff be authorized to schedule a public meeting under the Planning Act to consider this application, targeted for the second quarter of 2000;
- (3) staff be directed to prepare a final recommendation report for the public meeting; and
- (4) notice of the public meeting to be given in the manner prescribed in the Regulations under the Planning Act.

On motion by Councillor Jones, the Etobicoke Community Council adopted the aforementioned report.

(Clause No. 16(e), Report No. 2)

2.15 Preliminary Report - Applications to Amend the Etobicoke Official Plan and Zoning Code – Oxford Hills Developments, 15 West Deane Park Drive – File No. 2309 (Markland-Centennial).

The Etobicoke Community Council had before it a report (January 26, 2000) from the Director, Community Planning, West District, providing preliminary comments on the processing of an application from Oxford Hills Developments to amend the Etobicoke Official Plan and Zoning Code to permit a 55-unit residential townhouse development at 15 West Deane Park Drive, on the southeast corner of West Deane Park Drive and Rabbit Lane; and recommending that:

- (1) staff be directed to schedule a community information meeting in consultation with the Ward Councillors;
- (2) staff be authorized to schedule a public meeting under the Planning Act to consider this application, targeted for the second quarter of 2000;
- (3) staff be directed to prepare a final recommendation report for the public meeting; and
- (4) notice of the public meeting be given in the manner prescribed in the Regulations of the Planning Act.

On motion by Councillor Sinclair, the Etobicoke Community Council adopted the aforementioned report.

(Clause No. 16(f), Report No. 2)

2.16 New Development Applications for West District (Etobicoke).

The Etobicoke Community Council had before it a report (January 28, 2000) from the Director, Community Planning, West District, advising of new development applications (rezoning/official plan amendment, site plan approval, condominium and subdivision) for the West District (Etobicoke); and recommending that the report be received for information.

On motion by Councillor O'Brien, the Etobicoke Community Council received the aforementioned report.

(Clause No. 16(g), Report No. 2)

2.17 Ontario Municipal Board Decision – Etobicoke Official Plan Amendment No. 74-99 – By-law No. 645-1999 – 1308684 Ontario Ltd., 3085 Bloor Street West and 20 Thompson Avenue (Lakeshore-Queensway).

The Etobicoke Community Council had before it a report (January 19, 2000) from Reble, Ritchie, Green & Ketcheson, advising, for information, that the Ontario Municipal Board, after considering the submissions at a Teleconference convened on January 11, 2000, adopted City Council's recommendation of December 14, 15 and 16, 1999, to permit a modified version of Etobicoke Official Plan Amendment No. 74-99 – By-law No. 645-1999, 1308684 Ontario Limited, for the development of a six-storey apartment building at 3085 Bloor Street West and 20 Thompson Avenue; and that as a result of settlement discussions between the residents, the developers and City staff, the objections to the proposed amendment filed by The Thompson Orchard Community Association and The Kingsway Sunnylea Residents' Association were agreed and endorsed for presentation to the Ontario Municipal Board.

On motion by Councillor Sinclair, the Etobicoke Community Council received the aforementioned report.

(Sent to: Reble, Ritchie Green & Ketcheson – February 24, 2000)

(Clause No. 16(h), Report No. 2)

2.18 Traffic Concerns – Prince Edward Drive (South) and Berry Road (Lakeshore-Queensway).

The Etobicoke Community Council had before it a report (February 15, 2000) from the Director, Transportation Services - District 2, respecting traffic related concerns raised by the community at a public meeting held on January 27, 2000, regarding the reconstruction of Prince Edward Drive (South) Phase II, and recommending that:

Etobicoke Community Council Minutes
Wednesday, February 16, 2000

- (1) all-way stop controls not be erected at the intersection of Prince Edward Drive and Berry Road;
- (2) bus bays be installed on the north side of Berry Road immediately east of Prince Edward Drive and on the west side of Prince Edward Drive at Grenview Boulevard, all in accordance with the Council directive of July 6, 7 and 8, 1999; and
- (3) the missing section of sidewalk on the west side of Prince Edward Drive between Elderidge Avenue and Berry Road be installed at the 1.2 metre width.

The Etobicoke Community Council also had before it, the following communications:

- (i) (February 3, 2000) from Ms. Mary Campbell, President, The Kingsway Park Ratepayers' Inc., requesting that this matter be deferred to allow City staff and residents to meet again to discuss design modifications;
- (ii) (Undated) from Mr. Paul Badics, advising that it is his firm belief that a majority of area residents support the idea of a three-way stop at the intersection of Prince Edward Drive and Berry Road;
- (iii) (February 15, 2000) from Ms. Kathryn Parkes Russell, advising that area residents have identified the need for a pedestrian crosswalk on Prince Edward Drive South, in the area between Sunnylea Avenue West and Berry Road; and
- (iv) (February 15, 2000) from Ms. Kathryn Parkes Russell, requesting information regarding the road repairs that appear to be needed on Prince Edward Drive (South), following the resurfacing that was completed in December 1999.

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

- Ms. Mary L. Campbell, President, The Kingsway Park Ratepayers' Inc.;
 - Ms. Rhona Swarbrick, as Co-Chair of the Toronto Pedestrian Committee and also as a resident; and filed a copy of her presentation with respect thereto;
 - Ms. Anna Teed and also on behalf of Mr. Paul Badics; and
 - Mr. Wallace Sherriff.
- A. Councillor Jones moved that the Etobicoke Community Council recommend to City Council the adoption of the aforementioned report, subject to:

Etobicoke Community Council Minutes
Wednesday, February 16, 2000

- (1) amending Recommendation No. (1) by striking out the word “not”; **(Carried on the following recorded vote:**

**FOR: Councillors Jones, Kinahan,
Lindsay Luby, and O’Brien;**

AGAINST: Councillors Giansante and Holyday.)

- (2) striking out Recommendation No. (2) and renumbering the remaining motion accordingly; and **(Lost on the following recorded tie vote:**

**FOR: Councillors Jones, Kinahan and
Lindsay Luby;**

**AGAINST: Councillors Giansante, Holyday and
O’Brien.)**

- (3) adding the following new Recommendations:

“(4) That the Etobicoke Community Council recommend to City Council that the appropriate staff be requested to develop a plan for a sidewalk and parking, including landscaping, around the Berry Road Plaza; and **(Carried)**

(5) That the Etobicoke Community Council request the Director, Transportation Services - District 2, to submit a report directly to City Council for consideration with this matter, on the position of the Toronto Transit Commission with respect to the proposed installation of bus bays.” **(Carried)**

- B. Councillor Kinahan moved that the foregoing motion A. by Councillor Jones be amended by amending Recommendation No. (3) embodied in the report dated February 15, 2000, from the Director, Transportation Services - District 2, by adding thereto the following words:

“and the sidewalk on the east side be installed at the 1.5 metre width.” **(Carried)**

- C. Councillor Holyday moved that the Etobicoke Community Council recommend to City Council the adoption of the aforementioned report. **(Redundant – Not Put)**

Councillor Giansante appointed Councillor Holyday Acting Chair and vacated the Chair.

- D. Councillor Giansante moved that part (3)-(4) of the foregoing motion A. by Councillor Jones be amended by adding thereto the following:

“and to ensure that the City of Toronto is protected against any potential liability with the implementation of such plan.”
(Carried)

Councillor Giansante resumed the Chair.

The decision of the Etobicoke Community Council is therefore as follows:

“The Etobicoke Community Council:

- (1) recommended to City Council the adoption of the report (February 15, 2000) from the Director, Transportation Services - District 2, subject to:

- (a) amending Recommendation No. (1) by striking out the word “not”, so that Recommendation No. (1) shall now read as follows:

“(1) all-way stop controls be erected at the intersection of Prince Edward Drive and Berry Road;”

- (b) amending Recommendation No. (3) by adding thereto the following words “and the sidewalk on the east side be installed at the 1.5 metre width”, so that Recommendation No. (3) shall now read as follows:

“(3) the missing section of sidewalk on the west side of Prince Edward Drive between Elderidge Avenue and Berry Road be installed at the 1.2 metre width, and the sidewalk on the east side be installed at the 1.5 metre width; and”

- (c) adding the following new Recommendation No. (4):

“requested the appropriate staff to develop a plan for a sidewalk and parking, including landscaping, around the Berry Road Plaza, and to ensure that the City of Toronto is protected against any potential liability with the implementation of such plan.”

(Sent to: Director, Transportation Services - District 2; Ms. Mary Campbell, President, The Kingsway Park Ratepayers' Inc.; Mr. Paul Badics; Mr. Kathryn Parkes Russell; Ms. Rhona Swarbrick; Ms. Anna Teed; Mr. Wallace Sherriff; c. Mr. Al Smithies, Manager, Traffic Planning/Right-of-Way Management, Transportation Services - District 2 - February 21, 2000)

(Clause No. 4, Report No. 2)

**2.19 Application for Amendment to the Etobicoke Zoning Code
-1385521 Ontario Limited, Northeast Corner of Evans Avenue
and Horner Avenue (Ontario Hospital Cemetery)
File No. Z-2267 (Lakeshore-Queensway).**

The Etobicoke Community Council held a statutory public meeting 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 Etobicoke Community Council had before it a report (January 7, 2000) from the Director, Community Planning, West District, respecting an application under the Planning Act and Cemeteries Act (Revised) to amend the (POS) Private Open Space provisions of the Etobicoke Zoning Code to permit a two-storey crematorium and columbarium on the northerly vacant portion of an existing Ontario Hospital Cemetery site, located at the northeast corner of Evans Avenue and Horner Avenue; and recommending that:

- (1) the application by 1385521 Ontario Limited on behalf of the Ontario Realty Corporation be approved, subject to a public meeting to obtain the views of interested parties and the fulfilment of conditions outlined in the report; and further, that a concurrent public meeting under the Cemeteries Act be held in conjunction with the public meeting for the related zoning application; and
- (2) subject to the conditions set out in the report, that a by-law to implement a zoning amendment to permit the proposed development be introduced at Council.

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

- (i) (January 31, 2000) from Mr. and Mrs. Carmine Ciavoliello expressing concerns regarding the 'air quality' risk associated with the project;

Etobicoke Community Council Minutes
Wednesday, February 16, 2000

- (ii) (February 14, 2000) from Ms. Connie Marino expressing concerns in opposition to the proposed project, including possible health hazards caused by the smoke, the moral issues due to disturbing the graves, increase in traffic, shortage of parking and the de-evaluation of the area;
- (iii) (Undated) from Mr. S. Piscione expressing concerns that the project will adversely affect the area in which he lives relating to traffic problems and property tax rates; advising that he is very uncomfortable with the proposed relocation of the burial sites; and that he supports the position of the Concerned Citizens of South Etobicoke; and 21 additional similar letters from other area residents;
- (iv) (February 15, 2000) from Mr. Flori Volpi, Comwest Properties Inc., submitting comments in opposition to the project on the basis that his business will be affected by the possibility of his tenants moving out because of environmental and traffic issues;
- (v) (February 14, 2000) from Mr. Peter Milczyn, submitting comments in opposition to the application regarding issues of the environment, cemetery and burial records, traffic, site plan, economic development, business attraction and retention; stating that the issue of the public interest must be addressed and urging Council to reject the application;
- (vi) (February 16, 2000) from Ms. Esther Longmore-Crann, Stan-Canada Inc., expressing her opposition to the application as owner of the property located on the southwest corner of Evans Avenue regarding issues such as the effect on property values, traffic congestion, the equipment to be used, loss of green space and wildlife, air pollution, a commercial enterprise corrupting the burial sites; and requesting that Council postpone the development pending further studies and alternative solutions to environmental issues;
- (vii) (February 14, 2000) from Mr. Luke L. Zych, Sun Life of Canada, submitting comments in opposition to the proposal as the owner of a property adjacent to the proposed site, advising that the project would negatively affect the property values and discourage redevelopment of the area; and requesting Council to oppose the proposed new use;
- (viii) (February 16, 2000) from Mr. Chris Gardner, Navona Investors Services Limited, expressing concerns as asset managers for owners of industrial property in South Etobicoke regarding the impact of the application on the industrial market; commenting on issues such as increased traffic flow and the impact on the environment and requesting that the matter be deferred until appropriate studies can be carried out; and

Etobicoke Community Council Minutes
Wednesday, February 16, 2000

- (ix) (Undated) petition by Concerned Citizens of South Etobicoke, signed by approximately 1,788 residents, in opposition to the application for amendment to the zoning code.

Ms. Patricia Foran, Aird & Berlis, Dr. Tony van der Vooren, Agra Simons Limited, Mr. Dan Cherepacha, President, Read, Voorhees & Associates, appeared before the Etobicoke Community Council in connection with the foregoing matter, on behalf of the applicant.

The following persons appeared before the Etobicoke Community Council, in opposition to the application for amendment to the zoning code:

- Mr. Ted Green, Pro-Management, regarding increased traffic, environmental concerns, the cutting of trees, and disturbing the burial sites;
- Mr. Bruce Keeling, because of increased traffic, environmental issues related to the number of cremations that will take place, and the removal of trees on the site;
- Mr. Peter Milczyn regarding environmental issues, the matter of the burials and whether they have been adequately recorded; commenting that the application is premature and not in the best interest of the public and that studies have not been done in Canada; and requesting that an archaeological study be carried out;
- Mr. Chris Gardner, Vice President, Navona Investors Services Limited, regarding the negative impact on the economic growth of the area; and on residents because of the negative effects on air quality;
- Ms. Esther Longmore-Crann, expressing her opinion regarding cremation and the effect the proposal will have on wild life, and requesting that an environmental and an archaeological study be carried out to ensure that the burial sites are not disturbed;
- Ms. Catherine Bray, Bordon and Elliott, on behalf of the Concerned Citizens of South Etobicoke Association, area businesses and other organizations, commenting on the negative environmental effects and the importance of leaving the burial sites undisturbed;
- Mr. Flori Volpi, Comwest Properties Inc., in connection with the negative effect it will have on his tenants; and filed a submission with respect thereto;
- Mr. Moise Santangelo, expressing general concerns;
- Ms. Freda Alduino, expressing general concerns;
- Mr. August Tsun, expressing concerns regarding pollution;

Etobicoke Community Council Minutes
Wednesday, February 16, 2000

- Ms. Marjorie Stewart, as a member of the Ontario Genealogical Society and the Ontario Historical Society expressing concerns about the location of the burial sites and the possibility of the graves being disturbed;
- Mr. Deep Rana, regarding transportation and environmental issues, and commenting that it will be future generations that will be mostly affected by the negative impacts;
- Mr. John Hirstwood, questioning the traffic studies that were undertaken;
- Ms. Draga Barbir, commenting as a professional person that she will move from the area if the crematorium is erected and that she and her neighbours strongly oppose to the project;
- Mr. Luke L. Zych, Real Estate Investment Officer, Sun Life of Canada, questioning the ownership of a section of the proposed site and commenting that without this land the applicant could not proceed with the development, and requesting that if the Community Council does not reject the application, that it defer consideration for one month in order for various issues to be addressed;
- Ms. Connie Marino, reiterating the objections outlined in her written submission;
- Mr. John Laffin, commenting regarding the impact the proposal will have on the air quality and suggesting that the grounds could be maintained by persons doing community service;
- Ms. Lisa Marino, speaking on behalf of youth and commenting on issues such as the effect the proposal could have in the future when she has a family, and potential traffic problems;
- Ms. Edie Corcoran, expressing concerns on behalf of tenants at 365 Evans Avenue in opposition to the application;
- Mr. Pat Galardo, commenting as a resident, and on behalf of his family who own property in the area; and
- Ms. Maria Biasiucci, expressing concerns regarding a crematorium on the proposed site and suggesting that it be moved to another location.

Ms. Janice Etter also appeared before the Etobicoke Community Council in support of the application for amendment to the zoning code, commenting that the graves would not be disturbed and that the Ontario Genealogical Society has conducted studies on the proposed site.

Etobicoke Community Council Minutes
Wednesday, February 16, 2000

On motion by Councillor Sinclair, the Etobicoke Community Council:

- (1) deferred consideration of this matter to permit further community consultation prior to continuation of the public meeting on March 23, 2000; and
- (2) requested the Director, Community Planning, West District, to submit a report to the aforementioned public meeting, such report to include additional information on environmental and air quality issues, a summary of the traffic studies conducted, an investigation of economic development issues, evidence of the actual property ownership, and the boundaries of the grave sites.

(Sent to: Director, Transportation Services - District 2; Director, Community Planning, West District; c. Mr. Al Smithies, Manager, Traffic Planning/Right-of-Way Management; All Interested Parties; Ms. Mary Ellen Bench, City Legal – February 29, 2000 and March 6, 2000)

(Clause No. 16(i), Report No. 2)

**2.20 Application for Amendment to the Etobicoke Zoning Code
Intar Corporation, 3 to 11 Tyre Avenue - File No. Z-2291
(Kingsway-Humber).**

The Etobicoke Community Council held the continuation of the statutory public meeting of January 20, 2000, in accordance with Section 34 of the Planning Act, at which time the Etobicoke Community Council deferred the matter for further review and report back to the Community Council on February 16, 2000, regarding:

- (1) consultation with the appropriate staff regarding the possibility of acquiring property for parkland, or modifications to the site plan to include a children's play area and also to address the concerns expressed by residents; and
- (2) the availability of a small triangle of land to the west of the site.

The Etobicoke Community Council had before it a report (December 17, 2000) from the Executive Director and Chief Planner respecting an application by Intar Corporation for amendment to the Etobicoke Zoning Code to permit the development of 29 condominium townhouses and 2 single detached units in conjunction with the retention of 2 existing single, detached dwellings, on lands municipally known as 3, 5, 7, 7a, 9 and 11 Tyre Avenue; and recommending that the application be approved, subject to a public meeting to obtain the views of interested parties and the conditions outlined in the report.

Etobicoke Community Council Minutes
Wednesday, February 16, 2000

The Etobicoke Community Council also had before it a report (February 14, 2000) from the Director, Community Planning, West District, responding to a request by the Etobicoke Community Council at its meeting on January 20, 2000, for a report to include the following: the possibility of acquiring property for parkland or modifications to the site plan to include a children's play area, the availability of a small triangle of land to the west of the sites, and to address the concerns expressed by the residents; and recommending that:

- (1) Condition (2), giving authority to permit the introduction of the site specific amending by-law to Council for enactment as contained in the Planning report of December 17, 1999, be amended by adding the words "incorporating recent modifications", so that Condition (2) shall read as follows:

"(2) A site specific amending by-law incorporating recent modifications shall rezone the site from Second Density (R2) to Fourth Density Residential Group Area (R4G) zoning and incorporate site-specific provisions for the number of units, minimum landscape open space, floor space index, fencing, building height, setbacks and parking"; and

- (2) Condition (3)(vii) be replaced with the following:

"(3)(vii) Payment of cash-in-lieu of parkland and the posting of a Letter of Credit in the amount of \$20,000.00 for the installation of a children's play structure and/or contribution towards the upgrade of local park(s) to the satisfaction of Parks and Recreation Services."

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

- (i) (January 6, 2000) from Mr. and Mrs. G. Ness registering their opposition to the change in zoning to allow a townhouse development; and
- (ii) (January 18, 2000) from Mr. Alan Shiels expressing his concerns respecting this project, including: vehicle headlights at access/egress points being a major irritant, the quality of construction, visitor parking; and endorsing the proposed public sidewalk from Tyre Avenue to the lane.

The following persons appeared before the Etobicoke Community Council on January 20, 2000, in connection with the foregoing matter:

- Mr. Barry Morrison, of Barry J. Morrison & Associates; and Mr. Stephen Popovich, of Stephen Popovich Associates Inc., on behalf of Intar Corporation;

Etobicoke Community Council Minutes
Wednesday, February 16, 2000

- Ms. Margaret Williams, President, Islington Residents & Ratepayers Association, expressing concern about over-development in a residential community, the impact of the proposed development with respect to traffic issues, school facilities, and community amenities, and requesting that the application be deferred pending approval of the Kipling/Islington revised secondary plan, and identification of requirements of the school boards to accommodate high density proposals in the area; and filed a copy of her deputation with respect thereto together with a petition signed by 82 area residents in opposition to the proposal;
- Mr. Bill Taylor, in opposition to the intrusion of 31 townhouses into an area of detached houses, the location of the proposed roadway which is opposite his property, and the potential traffic impact on Tyre Avenue; and filed a submission with respect thereto; and filed a copy of his deputation with respect thereto;
- Dr. Leo Rosenberg, endorsing the proposal as compatible with the neighbourhood, noting its proximity to the subway, and the provision of ample parking on site which eliminates the need for on-street parking;
- Mr. George Davis, an area resident and Director of the Islington Residents & Ratepayers Association, opposed to approval at the present time, and suggesting that the proposal should not be considered in isolation of a comprehensive examination of other major redevelopment proposals in the area;
- Mr. Robert Enever, asking that the application be rejected or deferred, noting the density, the lack of park land, lack of school accommodation and traffic volumes in the vicinity of Royalavon Crescent and Dundas Street West;
- Mr. Greg Antonacci, noting that while he not opposed to the concept of redevelopment, he is concerned about the impact of the proposal on the traffic patterns on Dundas Street West which narrows from four lanes to one in the immediate vicinity;
- Mr. Robin Pellett, an area resident and trustee of Islington Baptist Church on Royalavon Crescent, noting that young families are moving into the area and there are a great many more children, already a traffic safety concern to the Church because of the dangerous curve on Tyre Avenue, a concern that will heighten with an increase in traffic on the street;
- Mr. John Mah, whose property backs onto the proposed development, stating that maximum density does not equal maximum liveability, noting the lack of park space, schools, etc., and further suggesting that the private road be moved to the east boundary of the development, with an accompanying reduction in density, thereby acting as a buffer for the abutting properties;

Etobicoke Community Council Minutes
Wednesday, February 16, 2000

- Mr. Brian Howell, endorsing the comments of previous speakers in opposition to the proposal;
- Ms. Suzanne Weissler, in favour of the proposal, which provided neighbourhood accommodation for those who wish to remain but can no longer maintain a single residence;
- Mrs. Diane Wiese, opposed to the resulting traffic and the ingress and egress activity that will occur directly opposite her property and the safety factor as a result of the curve in the road and the lack of sidewalks; and filed a copy of her deputation with respect thereto;
- Mrs. Fawnda Pellett, concerned about the amount of traffic, the lack of sidewalks and the dangerous situation created for pedestrians;
- Mr. Douglas Stenhouse, reiterating concerns expressed about increased traffic and safety risks, also the impact on the integrity of the lands backing onto the development;
- Mrs. Susan Rowlison, opposed to the increase in traffic and overcrowding in what has been a relatively quiet neighbourhood, and particularly opposed to a suggestion that the laneway abutting the property be used as an egress, as it would have a major impact on her residence;
- Mr. Stephen Prokopik, in opposition to the proposal and asking that the concerns of the residents be taken into consideration; and
- Mr. Richard Grous, in opposition to the proposal.

On motion by Councillor Sinclair, the Etobicoke Community Council recommended to City Council the adoption of the aforementioned reports, subject to the conditions, as amended, outlined therein.

(Clause No. 10, Report No. 2)

2.21 Approval Under the Cemeteries Act (Revised)
- Columbarium Within the All Saints' Kingsway Anglican Church
- 2850 Bloor Street West (Kingsway-Humber).

The Etobicoke Community Council had before it a report (February 9, 2000) from the Director, Community Planning, West District, recommending that:

- (1) City Council, by resolution, grant approval of a 71-niche columbarium to be located wholly within the All Saints' Kingsway Anglican Church at 2850 Bloor Street West; and

- (2) the City Clerk be requested to prepare a "Notice of Decision" under the requirements of the Cemeteries Act (Revised) indicating Council's decision on this matter for publication in a local newspaper.

On motion by Councillor O'Brien, the Etobicoke Community Council recommended to City Council the adoption of the aforementioned report.

(Clause No. 11, Report No. 2)

2.22 Ontario Municipal Board Hearing - Waddington Development Corporation Kipling Avenue (Lakeshore-Queensway).

The Etobicoke Community Council had before it a confidential report (February 11, 2000) from Reble, Ritchie, Green & Ketcheson, respecting instructions in connection with a pending hearing before the Ontario Municipal Board, having regard that the subject matter may contain advise that is subject to solicitor-client privilege, including communications necessary for that purpose.

The Etobicoke Community Council also had before it a communication (February 9, 2000) from Kerzner, Papazian, MacDermid, requesting that By-law No. 438-1998 and Official Plan Amendment No. 58-97 be repealed and that 411 Kipling Avenue continue to be included in the New Toronto Employment Area Secondary Plan Study.

Mr. A. Milliken Heisey, Kerzner, Papazian, MacDermid, appeared before the Etobicoke Community Council in connection with this matter.

Councillor O'Brien moved that the Etobicoke Community Council meet privately to discuss this matter, having regard that it relates to the receiving of advice under solicitor-client privilege, in accordance with the Municipal Act. **(Carried)**

The Etobicoke Community Council adjourned at 10:35 a.m. and immediately met in-camera to consider this matter.

The Etobicoke Community Council met in private session at 10:36 a.m.

Present: Councillor Mario Giansante (Chair)
Councillor Doug Holyday
Councillor Irene Jones
Councillor Blake F. Kinahan
Councillor Gloria Lindsay Luby
Councillor Dick O'Brien
Councillor Bruce Sinclair

The Etobicoke Community Council adjourned its private meeting at 10.53 a.m., and immediately convened in public session, with the above-noted Members being present.

- A. Councillor Holyday moved that the Etobicoke Community Council recommend to City Council the adoption of the confidential report dated February 11, 2000, from Reble, Ritchie, Green & Ketcheson. **(Carried)**

- B. Councillor Jones moved that the Etobicoke Community Council request the Director of Building and Deputy Chief Building Official to carry out an inspection of the site in connection with property standards. **(Carried)**

(Clause No. 14, Report No. 2)

2.23 Proposed Temporary Closure of Fasken Drive/Campus Road (Rexdale-Thistletown).

The Etobicoke Community Council had before it a report (February 15, 2000) from the Director, Transportation Services - District 2, respecting a request from the Greater Toronto Airports Authority for a temporary full closure of Fasken Drive at Highway No. 427, to facilitate construction works on southbound Highway No. 427 during the months of July and August 2000; and recommending that:

- (1) Etobicoke Community Council give the Greater Toronto Airports Authority approval, in principle, to the temporary full closure of Fasken Drive/Campus Road at the Highway No. 427 structure; and

 - (2) in addition to the notification process proposed by the Greater Toronto Airport Authority, the Authority be requested to place notices in the local community papers of the proposed temporary full closure of Fasken Drive/Campus Road
- A. Councillor O'Brien moved that the Etobicoke Community Council adopt the aforementioned report subject to adding the following new recommendation:

Etobicoke Community Council Minutes
Wednesday, February 16, 2000

“That the Greater Toronto Airports Authority be responsible for any loss of business experienced by the business community and for the protection of the City of Toronto against any liability, as a result of the road closure.” **(Carried)**

- B. Councillor Kinahan moved that the foregoing motion A. by Councillor O’Brien be amended by amending Recommendation No. (1), embodied in the aforementioned report, by striking out the words “in principle”. **(Carried)**
- C. Councillor Brown moved that the foregoing motion A. by Councillor O’Brien be amended by:
- (1) adding the following words to the end of Recommendation No. (1), embodied in the aforementioned report:

“subject to a road closure signage agreement arrived at in consultation with the appropriate staff from the City of Toronto and local Councillors, namely Councillors Brown and Sinclair from the Etobicoke Community Council Area and Councillor Cliff Giles, Ward 5, City of Mississauga”;
 - (2) inserting the following new Recommendation No. (2):

“(2) vehicular traffic proceeding eastbound (from Highway No. 427 north) on Fasken Drive be accommodated;” and
 - (3) renumbering the remaining recommendation accordingly.

The decision of the Etobicoke Community Council is therefore as follows:

“The Etobicoke Community Council approved the temporary full closure of Fasken Drive/Campus Road at the Highway No. 427 structure, subject to a road closure signage agreement arrived at in consultation with the appropriate staff from the City of Toronto and local Councillors, namely Councillors Brown and Sinclair from the Etobicoke Community Council Area and Councillor Cliff Gyles, Ward 5, City of Mississauga; and further, directed that:

- (1) vehicular traffic proceeding eastbound (from Highway No. 427 north) on Fasken Drive be accommodated;
- (2) in addition to the notification process proposed by the Greater Toronto Airports Authority, the Authority be requested to place notices in the local community papers of the proposed temporary full closure; and

Etobicoke Community Council Minutes
Wednesday, February 16, 2000

- (3) the Greater Toronto Airports Authority be responsible for any loss of business experienced by the business community and for the protection of the City of Toronto against any liability, as a result of the road closure.”

(Sent to: Director, Transportation Services - District 2; Mr. Lloyd A. McCoomb, Greater Toronto Airports Authority; Councillor Elizabeth Brown; Councillor Bruce Sinclair; Councillor Cliff Gyles, Ward 5, City of Mississauga; c. Mr. Dominic Gulli, Manager, Traffic Operations - District 2 – February 24, 2000 and March 14, 2000)

[Subsequent to this meeting, the foregoing decision of the Etobicoke Community Council was amended to provide that this matter be forwarded to City Council for consideration.]

(Clause No. 15, Report No. 2)

**2.24 Zanini Developments Inc – 112 Evans Avenue and 801 Oxford Street
Request to Lift Holding (H) Designation - File No. Z-2300 (Lakeshore-Queensway).**

The Etobicoke Community Council had before it a report (February 16, 2000) from the Director, Community Planning, West District, recommending that Council support the request by Zanini Developments Inc. to lift the Holding (H) designation for the balance of their site at 112 Evans Avenue (Parts 1 and 2 on Plan 66R-18486), subject to the applicant executing and registering an agreement to implement any requirements of the Ministry of Environment and the required notice of intent to pass a by-law to lift the Holding (H) designation.

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

(Clause No. 12, Report No. 2)

2.25 Toronto Food and Hunger Action Committee.

The Etobicoke Community Council heard a presentation by Ms. Janice Etter, Member, Toronto Food Policy Council, regarding details of the visit to Etobicoke on February 23, 2000 of the Toronto Food and Hunger Action Committee.

The Etobicoke Community Council adjourned its meeting at 11:35 p.m.

Chair.