

THE CITY OF TORONTO

City Clerk's Division

Minutes of the Etobicoke Community Council

Meeting No. 3

Thursday, March 23, 2000.

The Etobicoke Community Council met on Thursday, March 23, 2000, in the Council Chambers, Etobicoke Civic Centre, 399 The West Mall, Etobicoke, commencing at 9:45 a.m.

Attendance:

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

	9:45 a.m. to 11:40 a.m.	2:10 p.m. to 2:15 p.m.	3:05 p.m. to 6:00 p.m.	7:40 p.m. to 9:55 p.m.
Councillor Mario Giansante (Chair)	X	X	X	X
Councillor Elizabeth Brown	X	X	R	R
Councillor Douglas Holyday	X	X	X	X
Councillor Irene Jones	X	X	X	X
Councillor Blake F. Kinahan	X	X	X	X
Councillor Gloria Lindsay Luby	R	R	R	R
Councillor Dick O'Brien	X	X	X	X
Councillor Bruce Sinclair	X		X	X

Councillor Mario Giansante in the Chair.

Confirmation of Minutes.

On motion by Councillor Sinclair, the Minutes of the meeting of the Etobicoke Community Council held on February 16, 2000, were confirmed.

3.1 Environmental Plan--“Clean, Green and Healthy – A Plan for an Environmentally Sustainable Toronto”.

The Etobicoke Community Council had before it a communication (March 8, 2000) from the City Clerk, advising that the Environmental Task Force at its final meeting held on February 21, 2000, directed that the Environmental Plan, headed “Clean, Green and Healthy – A Plan for an Environmentally Sustainable Toronto”, be forwarded, for information, to Community Councils.

Ms. Suzanne Barrett, Waterfront Regeneration Trust, made an overhead presentation to the Etobicoke Community Council in connection with the foregoing matter; and filed a copy of her presentation with respect thereto.

On motion by Councillor Jones, the Etobicoke Community Council received the aforementioned communication and presentation with an expression of appreciation to everyone involved in the development of the Environmental Plan.

(Sent to: Ms. Suzanne Barrett, Waterfront Regeneration Trust;
c. Councillor Irene Jones; Committee Secretary, Environmental Task Force – April 1, 2000)

(Clause No. 22(a), Report No. 3)

3.2 Introduction of Parking Prohibition on Iron Street (Rexdale-Thistletown).

The Etobicoke Community Council had before it a report (March 23, 2000) from the Director, Transportation Services – District 2, recommending that:

- (1) a “No Parking Anytime” prohibition be implemented for both sides of Iron Street, between Belfield Road and Highway No. 409; 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 adoption of the aforementioned report.

(Clause No. 1, Report No. 3)

3.3 Introduction of Parking Prohibition on Darlington Drive (Lakeshore-Queensway).

The Etobicoke Community Council had before it a report (March 23, 2000) from the Director, Transportation Services – District 2, recommending that:

- (1) parking be prohibited between 8:00 a.m. and 5:00 p.m., Monday to Friday, on both sides of Darlington Drive between Coney Road and a point 54.6 metres north 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 Jones, the Etobicoke Community Council recommended to City Council the adoption of the aforementioned report.

(Clause No. 2, Report No. 3)

**3.4 Removal of Parking Prohibition: Anglesey Boulevard
Between Islington Avenue and a Point 269.0 Metres
West of The Kingsway (Kingsway-Humber).**

The Etobicoke Community Council had before it a report (March 23, 2000) from the Director, Transportation Services – District 2, recommending that:

- (1) the current “No Parking Anytime” prohibition on the north side of Anglesey Boulevard between Islington Avenue and The Kingsway be rescinded;
- (2) parking be prohibited on the north side of Anglesey Boulevard between The Kingsway and a point 269.0 metres west thereof; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

The Etobicoke Community Council also had before it a communication (March 10, 2000) addressed to Councillor Gloria Lindsay Luby from Mr. Jerry Hartman, President, Humber Valley Village Residents’ Association, advising that, assuming the by-laws to be introduced accurately reflect the parking allowances/prohibitions as described by staff, the Association is in support of the proposal.

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

(Clause No. 3, Report No. 3)

3.5 Removal of Parking Prohibition on Aldgate Avenue (Lakeshore-Queensway).

The Etobicoke Community Council had before it a report (March 23, 2000) from the Director, Transportation Services – District 2, recommending that:

- (1) the current “No Parking, 6:00 a.m. to 5:00 p.m., Monday to Friday” prohibition on the west side of Aldgate Avenue from a point 30.5 metres north of The Queensway to a point 21.4 metres south of Ringley Avenue, be removed; 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. 4, Report No. 3)

3.6 Removal of Parking Prohibition on Baywood Road (Rexdale-Thistledown).

The Etobicoke Community Council had before it a report (March 23, 2000) from the Director, Transportation Services – District 2, recommending that:

- (1) the current “No Parking, 7:00 a.m. to 7:00 p.m., Monday to Friday” prohibition for the east side of Baywood Road between Royalcrest Road and Mars Road be amended;
- (2) parking be prohibited between 8:00 a.m. to 5:00 p.m., Monday to Friday, on the east side of Baywood Road between Royalcrest Road and Mars Road; and
- (3) 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. 5, Report No. 3)

3.7 School Safety Zone on Tallon Road and Trehorne Drive (Kingsway-Humber).

The Etobicoke Community Council had before it a report (March 23, 2000) from the Director, Transportation Services – District 2, recommending that:

Etobicoke Community Council Minutes
Thursday, March 23, 2000

- (1) stopping be prohibited between 8:00 a.m. and 5:00 p.m., Monday to Friday, on the north side of Tallon Road between Trehorne Drive and a point 52.0 metres west thereof;
- (2) stopping be prohibited between 8:00 a.m. and 5:00 p.m., Monday to Friday, on the east side of Trehorne Drive between Tallon Road and Duffield Road;
- (3) the existing school bus-loading zone on the south/east side of Tallon Road between Trehorne Drive and a point 61.0 metres south thereof, be removed;
- (4) the existing school bus-loading zone on the south side of Trehorne Drive from a point 30.5 metres east of Tallon Road and a point 61.0 metres east thereof, be removed; and
- (5) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

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

On motion by Councillor Giansante, the Etobicoke Community Council recommended to City Council the adoption of the aforementioned report, subject to adding the following Recommendation No. (5), and renumbering the remaining recommendation accordingly:

- “(5) stopping be prohibited in front of the four homes on the south side of Tallon Road (west of Hilltop Middle School) to Sellmar Road; and”.

Councillor Giansante resumed the Chair.

(Clause No. 6, Report No. 3)

3.8 Traffic Concerns on Lanor Avenue and Beta Street (Lakeshore-Queensway).

The Etobicoke Community Council had before it a report (March 23, 2000) from the Director, Transportation Services – District 2, recommending that:

- (1) all-way stop controls be erected at the intersection of Lanor Avenue and Beta Street;
- (2) the Toronto Police Service be requested to enforce the 40 km/h speed limit on Lanor Avenue in the area of Beta Street; and

Etobicoke Community Council Minutes
Thursday, March 23, 2000

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

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

(Clause No. 7, Report No. 3)

3.9 Traffic Concerns on Westmore Drive (Rexdale-Thistletown).

The Etobicoke Community Council had before it a communication (December 10, 1999) from the City Clerk, advising that the Council of the City of Toronto at its meeting held on November 23, 24 and 25, 1999, struck out and referred Clause No. 2 contained in Report No. 13 of The Etobicoke Community Council, headed "Traffic Concerns – Westmore Drive (Rexdale-Thistletown)", embodying a report dated November 9, 1999 from the Director, Transportation Services - District 2, back to the Etobicoke Community Council for further consideration.

On motion by Councillor Brown, the Etobicoke Community Council:

- (1) again recommended to City Council the adoption of the report dated November 9, 1999, from the Director, Transportation Services – District 2, subject to adding the following new Recommendation No. (3):

“(3) Councillor Brown and Councillor Sinclair, the area representatives, hold a community meeting to determine whether the community would be amenable to prohibiting through movement from Westmore Drive, north of Finch Avenue West to Westmore Drive, south of Finch Avenue West, similar to the traffic control measures in effect at the intersection of Bloor Street West and Aberfoyle Crescent.”; and

- (2) requested the Director, Transportation Services – District 2, to submit a report to the Etobicoke Community Council for its meeting scheduled to be held on September 20, 2000, on the possibility of implementing all-way stop controls on Westmore Drive, between Finch Avenue West and Humber College Boulevard.

(Sent to: Director, Transportation Services - District 2 - April 1, 2000)

(Clause No. 8, Report No. 3)

**3.10 Payment-in-Lieu of Parking - Khanh Le
2819 Lake Shore Boulevard West (Lakeshore-Queensway).**

The Etobicoke Community Council had before it a report (March 23, 2000) from the Director, Transportation Services – District 2, recommending that:

- (1) Council exempt the applicant from the Etobicoke Zoning Code parking requirement of five stalls;
- (2) the applicant enter into an Agreement with the City of Toronto for the payment-in-lieu of five parking stalls, which in this case amounts to \$10,000.00; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

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

(Clause No. 9, Report No. 3)

3.11 Proposed Street Naming Policy.

The Etobicoke Community Council had before it a communication (February 7, 2000) from the City Clerk, advising that the Works Committee on February 7, 2000, concurred in the recommendations embodied in the report (January 21, 2000) from the Commissioner of Works and Emergency Services, and in so doing:

- (1) forwards the Street Naming Policy, outlined in Attachment No. 1 to the aforementioned report, to the Community Councils for comment; and
- (2) requests the Community Councils to forward their comments to the Works Committee meeting of April 19, 2000, for processing through to City Council.

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

(Sent to: Works Committee; c. Director, Transportation Services – District 2 – April 1, 2000)

(Clause No. 22(b), Report No. 3)

3.12 Proposed Solid Waste Management Services Requirements for Developments and Redevelopments.

The Etobicoke Community Council had before it a report (March 9, 2000) from the General Manager, Solid Waste Management Services, providing each Community Council the opportunity to comment on the proposed "Solid Waste Management Services Requirements for Developments and Redevelopments", prior to consideration by City Council; and recommending that:

- (1) the report be received for information;
- (2) consultation with the public be held at the next meeting of Community Council or, alternatively, at a separate open house;
- (3) Community Council notify the General Manager of Solid Waste Management Services of their preference with regards to Recommendation No. (2) to allow for appropriate planning; and
- (4) any comments be forwarded to the contact noted at the end of this report by May 12, 2000.

A. Councillor O'Brien moved that consideration of the aforementioned report be deferred to permit community consultation at a public meeting on May 3, 2000. **(Carried)**

B. Councillor Jones moved that the General Manager, Solid Waste Management Services, be requested to:

- (1) take the necessary action respecting notification of the aforementioned public meeting; and **(Carried)**
- (2) prepare a summary of the impact of the proposal on the Etobicoke Community Council Area for consideration with this matter. **(Carried)**

(Sent to: Ms. Catharine Daniels, Senior Analyst, Solid Waste Management Services; c. General Manager, Solid Waste Management Services - April 1, 2000)

(Clause No. 22(c), Report No. 3)

3.13 Proposed Residential Solid Waste Collection By-law.

The Etobicoke Community Council had before it a report (March 9, 2000) from the General Manager, Solid Waste Management Services, providing each Community

Etobicoke Community Council Minutes
Thursday, March 23, 2000

Council an opportunity to review and comment on the proposed residential solid waste collection by-law, prior to consideration by City Council; and recommending that:

- (1) the report be received for information;
- (2) consultation with stakeholders be held at the next meeting of Community Council or, alternatively, at a separate open house;
- (3) each Community Council notify the General Manager of Solid Waste Management Services of their preference with regards to Recommendation No. (2) to allow for appropriate planning; and
- (4) any comments be forwarded to the contact noted at the end of this report by May 12, 2000.

A. Councillor O'Brien moved that consideration of the aforementioned report be deferred to permit community consultation at a public meeting on May 3, 2000. **(Carried)**

B. Councillor Jones moved that the General Manager, Solid Waste Management Services, be requested to:

- (1) take the necessary action respecting notification of the aforementioned public meeting; and **(Carried)**
- (2) prepare a one-page summary of the impacts of the proposed by-law on the Etobicoke Community Council Area only, for consideration with this matter. **(Carried)**

(Sent to: Ms. Catharine Daniels, Senior Analyst, Solid Waste Management Services; c. General Manager, Solid Waste Management Services – April 1, 2000)

(Clause No. 22(d), Report No. 3)

3.14 Construction and Maintenance of Fire Routes.

The Etobicoke Community Council had before it a report (March 3, 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":

- (a) 2111 Lake Shore Boulevard West; and
 - (b) 440 Rathburn Road; and
- (2) the appropriate by-law be enacted by City Council.

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

(Clause No. 10, Report No. 3)

3.15 Request for Endorsement of Event for Liquor Licensing Purposes.

The Etobicoke Community Council had before it a communication (February 25, 2000) from Ms. Shelley Smith, The Easter Seal Society, requesting, for liquor licensing purposes, endorsement of the 9th Annual Labatt 24-Hour Relay for Easter Seal kids, to be held on June 10 and 11, 2000, at Centennial Park.

On motion by Councillor Sinclair, the Etobicoke Community Council recommended to City Council that:

- (1) the aforementioned event be declared an event of municipal and/or community significance for liquor licensing purposes; and
- (2) the Alcohol and Gaming Commission of Ontario be advised that City Council has no objection to it taking place.

(Clause No. 11, Report No. 3)

3.16 Approval Under the Cemeteries Act (Revised) for a Columbarium Within Glendale Memorial Gardens 1810 Albion Road (Rexdale-Thistle town).

The Etobicoke Community Council had before it a report (February 16, 2000) from the Director, Community Planning, West District, recommending that:

- (1) City Council by resolution, grant approval of a 576-niche columbarium to be located within the Glendale Memorial Gardens at 1810 Albion Road; 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 and that the applicant be requested to pay for this notice.

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

(Clause No. 15, Report No. 3)

**3.17 Applications for Amendment to the Etobicoke Official Plan and Zoning Code
43 Willowridge Road - File No. Z-2311 (Markland-Centennial).**

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 (March 6, 2000) from the Director, Community Planning, West District, respecting applications for amendment to the Etobicoke Official Plan and Zoning Code to demolish a single-family home and replace it with a four-storey medical centre building at 43 Willowridge Road; advising that the proposed development is not appropriate for the site in terms of use, size and height; and recommending that:

- (1) Official Plan Amendment Application No. 80-2000 be refused;
- (2) Zoning By-law Amendment Application No. Z-2311 be refused; and
- (3) should these applications be appealed to the Ontario Municipal Board, the City Solicitor and City staff be authorized to appear before the Ontario Municipal Board to defend the refusal.

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

- Mr. Devendra K. Raje, Architect, on behalf of the applicant; and
- Mr. Harry Mann, in support of the application in that the proposal is excellent for the area.
 - A. Councillor O'Brien moved that the Etobicoke Community Council recommend to City Council that:
 - (1) the application for amendment to the Etobicoke Official Plan and Zoning Code for 43 Willowridge Road, be refused; and **(Carried)**
 - (2) in the event the application is appealed to the Ontario Municipal Board, the applicant be provided the opportunity

to hold a community meeting, in consultation with the appropriate planning staff. **(Carried)**

- B. Councillor Jones moved that the appropriate economic development staff and planning staff be requested to assist the applicant to identify a suitable site in the neighbourhood, if the applicant so wishes. **(Carried)**

(Sent to: Managing Director, Economic Development Division; Director, Community Planning – West District; Mr. Devendra K. Raje; Mrs. Bhupinder Dhaliwal; c. Mr. Ed Murphy, Senior Planner, West District – April 1, 2000)

(Clause No. 13, Report No. 3)

3.18 Appeal of Committee of Adjustment Decisions.

The Etobicoke Community Council had before it a report (March 8, 2000) from the Director, Community Planning, West District, advising of the following Committee of Adjustment Decisions which have been appealed to the Ontario Municipal Board:

- (1) 14 Park Boulevard (Lakeshore-Queensway), Application No. A38/0;
- (2) 130 Westmore Drive, Unit 9 (Rexdale-Thistletown), Application No. A50/00;
and
- (3) 59 Tilden Crescent (Kingsway-Humber), Application No. A-108/00ET;

and recommending that staff representation not be provided for the appeals regarding 14 Park Boulevard or 59 Tilden Crescent, and that legal and planning staff representation be provided for the appeal regarding 130 Westmore Drive, Unit 9.

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

(Clause No. 14, Report No. 3)

3.19 New Development Applications for the West District (Etobicoke).

The Etobicoke Community Council had before it a report (March 8, 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.

Councillor Douglas Holyday declared his interest in the foregoing matter in that he owns property adjacent to 3890 Bloor Street West (File No. CMB 2000001).

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

(Clause No. 22(e), Report No. 3)

**3.20 Appeal of Committee of Adjustment Decision: 17 Shady Glen Road
Ontario Municipal Board Decision (Rexdale-Thistleton).**

The Etobicoke Community Council had before it a report (February 21, 2000) from the City Solicitor, advising that the Ontario Municipal Board on June 11, 1999, considered an appeal regarding 17 Shady Glen Road, and in its Decision issued on July 5, 1999, dismissed the appeal, and recommending that the report be received for information.

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

(Clause No. 22(f), Report No. 3)

**3.21 Appeal of Committee of Adjustment Decision: 3725 Lakeshore Boulevard West
Ontario Municipal Board Decision (Lakeshore-Queensway).**

The Etobicoke Community Council had before it a report (February 24, 2000) from the City Solicitor, advising that the Ontario Municipal Board on November 3, 1999, considered an appeal by Autotek Canada Car Sales and Service (1996) Ltd., 3725 Lake Shore Boulevard West, and in its Decision issued on November 23, 1999, dismissed the appeal; and recommending that the Executive Director, Municipal Licensing and Standards, Urban Development Services, be requested to inspect 3735 Lake Shore Boulevard West and ensure that the storage and sale of used cars, contrary to the zoning by-law, is discontinued.

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

(Sent to: City Solicitor; Executive Director, Municipal Licensing and Standards; c. Mr. Stephen M. Bradley, Solicitor – April 1, 2000)

(Clause No. 22(g), Report No. 3)

3.22 Outlook Investment and Developments Limited, 5055 Dundas Street West Ontario Municipal Board Hearing Dates; File No. Z-2299 (Kingsway-Humber).

The Etobicoke Community Council had before it a report (February 24, 2000) from the City Solicitor, providing the dates set by the Ontario Municipal Board (OMB) for a Hearing respecting an application by Outlook Investment and Developments Limited to redevelop 5055 Dundas Street West; advising that as staff of Urban Development Services do not support City Council's opposition to the application, it will be necessary for the City Solicitor to retain outside consultants to present evidence before the OMB; and recommending that the report be received for information.

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

(Clause No. 22(h), Report No. 3)

3.23 Minutes of Etobicoke Boards and Committees.

The Etobicoke Community Council had before it Minutes of the Etobicoke Barrier Free Accessibility Committee held on November 25, 1999, which was submitted for information.

On motion by Councillor Jones, the Etobicoke Community Council received the aforementioned Minutes.

(Clause No. 22 (i), Report No. 3)

**3.24 Request for Amendment to Chapter 215 (Signs)
Etobicoke Municipal Code - Woodbine Racetrack
555 Rexdale Boulevard (Rexdale Thistletown).**

The Etobicoke Community Council held a statutory public meeting, in accordance with Section 210 of the Municipal Act, and appropriate notice of this meeting was given in accordance with the Municipal Act and regulations thereunder.

The Etobicoke Community Council had before it a report (March 23, 2000) from the Director of Building and Deputy Chief Building Official, West District, respecting the enactment of amendments to Chapter 215 (Signs) of the Etobicoke Municipal Code regulating signs in the former City of Etobicoke to accommodate new signage required for the Woodbine Racetrack and the Ontario Lottery Corporation's "Woodbine Slots"; and recommending that:

- (1) the sign variances identified in the report and the signs illustrated in the proposed Woodbine Exterior Signage package as revised March 6, 2000, be approved; and

Etobicoke Community Council Minutes
Thursday, March 23, 2000

- (2) the appropriate City officials bring forward to City Council an amending by-law to Chapter 215 of the Etobicoke Municipal Code (Signs) which reflect all of the sign variances recommended by the Etobicoke Community Council.

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

- (i) (March 21, 2000) from the Director of Building and Deputy Chief Building Official, West District, submitting an addendum to Drawing No. 1.1 (Woodbine Exterior Signage Package X of March 6, 2000) which more accurately describes the billboard signage to be replaced or refurbished; and
- (ii) (March 6, 2000) from Ms. Mary L. Flynn-Guglietti, Goodman and Carr, providing, on behalf of Steel Art Signs, agent for the Ontario Jockey Club and its tenant, the Ontario Lottery Corporation, an explanation of the amended plans, submitted with this communication, and relevant background information concerning the site.

On motion by Councillor O'Brien, the Etobicoke Community Council:

- (1) recommended to City Council the adoption of the aforementioned report; and
- (2) received the aforementioned communications.

(Clause No. 12, Report No. 3)

**3.25 Intracorp Developments Limited, 2067 Lake Shore Boulevard West
Request to Lift the Holding 'H' Symbol from By-law No. 1994-197 and
Site Plan Approval - File No. Z-2304 (Lakeshore-Queensway).**

The Etobicoke Community Council held a public meeting in accordance with the provisions of the Motel Strip Secondary Plan.

The Etobicoke Community Council had before it a report (February 23, 2000) from the Director, Community Planning, West District, respecting an application by Intracorp Developments Limited, 2067 Lake Shore Boulevard West, to lift the Holding 'H' symbol from Humber Bay Shores (Motel Strip) and site plan approval; and recommending that:

- (1) the application for Site Plan Control Approval to permit the development of a 92-unit residential condominium, and the proposed lifting of the Holding 'H' provisions of By-law No. 1994-197 be approved subject to the conditions outlined in the report and the holding of a public meeting which is scheduled for March 23, 2000; and

Etobicoke Community Council Minutes
Thursday, March 23, 2000

- (2) that the by-law lifting the 'H' symbol from the property be forwarded to Council, subject to confirmation that the holding provisions within Schedule 'F' of By-law No. 1994-197 have been satisfied.

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

- (i) (March 20, 2000) from Ms. Grace Robinson advising that she is totally against the lifting of the provisions and new permits requested by Intracorp Developments Limited and Prombank Investments Limited for reasons that the daylight and their view of the lake will be blocked, their property value will decline and that there is already too much traffic on the Palace Pier Court; and that they are prepared to take the City and the developers to court if they go ahead with the proposed changes; and
- (ii) (Undated) from Ms. Ilona Bacal expressing strong concerns regarding the proposal, as a resident and condominium owner at the Palace Pier, for reasons of a possible decrease in property value because of the blocked view, traffic congestion, the effect on the air quality and the over-saturation of the residential area.

Mr. Charles Gane, Core Architects, 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:

- Mr. Larry Franczak;
- Ms. Ilona Bacal;
- Mr. Chester Evans; and
- Mr. Charles Jones.

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

On motion by Councillor Giansante, the Etobicoke Community Council:

- (1) recommended to City Council the adoption of the aforementioned report; and
- (2) received the aforementioned communications.

Councillor Giansante resumed the Chair.

(Clause No.16, Report No. 3)

**3.26 Prombank Investments Limited, 2063-2065 Lake Shore Boulevard West
Request to Lift the Holding 'H' Symbol from By-law No. 1994-197
Zoning By-law Amendment and Site Plan Approval
File No. Z-2286 (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, and the provisions of the Motel Strip Secondary Plan.

The Etobicoke Community Council had before it a report (February 24, 2000) from the Director, Community Planning, West District, respecting an application by Prombank Investments Limited, 2063-2065 Lake Shore Boulevard West to lift the Holding 'H' symbol from By-law No. 1994-197 and Zoning By-law amendment and site plan approval; and recommending that:

- (1) the application for Site Plan Control approval to permit the development of a 133-unit residential condominium and proposed lifting of the Holding 'H' provisions from By-law No. 1994-197 be approved, in principle, subject to the conditions outlined in the report, including:
 - (i) a reduction in building height on the westerly building from 17 to 15 storeys, in accordance with the maximum height limit in By-law No. 1994-197;
 - (ii) submission of a revised plan which meets the intent of the sky-exposure provisions of the built form guidelines to the satisfaction of the Director of Community Planning, West District; and
 - (iii) the holding of a public meeting which is scheduled for March 23, 2000; and
- (2) the by-law lifting the 'H' Holding symbol from the property be forwarded to Council subject to confirmation that the holding provisions within Schedule 'F' of By-law No. 1994-197 have been satisfied.

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

- (i) (March 8, 2000) from Ms. Jane Pepino, Aird and Berlis, advising that they will be appearing at the public meeting on March 23, 2000, on behalf of Prombank Investments Limited, with respect to the reference to the proposed public walkway on page 5 of the report dated February 24, 2000, from the Director, Community Planning, West District;
- (ii) (March 10, 2000) from Mr. Brian E. Schoenroth, expressing concern that an addition to the height of the development would detract further from the

Etobicoke Community Council Minutes
Thursday, March 23, 2000

property values and quality of life in surrounding residences such as the Palace Pier;

- (iii) (March 20, 2000) from Ms. Grace Robinson respecting the applications by Intracorp Developments Limited and Prombank Investments Limited; advising that they are totally against the lifting of the provisions and allowing for new permits; that the light and their view of the lake will be blocked, their property value will decline and that there is already too much traffic on the Palace Pier court; and that they are prepared to take the City and the developers to court if they go ahead with the proposed changes;
- (iv) (March 21, 2000) from Mr. Michael Harrison, President, Citizens Concerned About the Future of the Etobicoke Waterfront, submitting comments in support of the staff recommendations, subject to the reduction in height from 17 to 15 storeys, and other conditions; and advising of the importance of a barrier free, accessible development that allows for the free movement of people including the general public; and
- (v) (Undated) from Ms. Ilona Bacal expressing strong concerns regarding the proposal, as a resident and condominium owner at the Palace Pier, for reasons of a possible decrease in property value because of the blocked view, traffic congestion, closed off view of the sky if the building rises another two floors, the effect on the air quality and the over-saturation of the residential area.

Ms. Jane Pepino, Aird & Berlis, 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:

- Ms. Ilona Bacal;
- Dr. D. Abbott;
- Dr. M. Yazdanian; and
- Mr. J. Clayton.

A. Councillor Jones moved that the Etobicoke Community Council:

- (1) recommend to City Council that:
 - (a) the application by Prombank Investments Limited for the lifting of the 'H' Holding provisions and Site Plan Control approval to permit the development of a 133-unit residential condominium on the south side of Lake Shore Boulevard West, immediately west of Palace Pier Court be approved, subject to the conditions

Etobicoke Community Council Minutes
Thursday, March 23, 2000

contained in the aforementioned report; and
(Carried)

(b) the application for amendment to the zoning provisions of By-law No. 1994-197 to permit an additional 2 storeys (17 from 15) for the most westerly building on the site, be refused; and
(Carried)

(2) receive the aforementioned communications. **(Carried)**

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

B. Councillor Giansante moved that the Etobicoke Community Council recommend to City Council that the layby drop-off proposed for the main entrance of the project be replaced with a full, one-way vehicular access, including drop-off and pick-up on Palace Pier Court, substantially as shown by the applicant in the presentation drawing. **(Carried)**

(Clause No. 17, Report No. 3)

3.27 Application for Amendment to the Etobicoke Official Plan and Zoning Code Oxford Hills Developments (Manitoba) Limited, 134 and 136 Manitoba Street and 527 and 535 Oxford Street - File No. Z-2303 (Lakeshore-Queensway).

The Etobicoke Community Council held a statutory public meeting in accordance with Sections 17 and 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 (February 28, 2000) from the Director, Community Planning, West District, respecting an application by Oxford Hills Developments (Manitoba) Limited for amendment to the Etobicoke Official Plan and Zoning Code to permit the development of a 25-unit residential development comprised of townhouses and semi-detached dwellings, on lands municipally known as 134 and 136 Manitoba Street, and 527 and 535 Oxford Street; 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.

Councillor Irene Jones declared her interest in the foregoing matter in that her husband is working as a consultant for an associate of the applicant.

On motion by Councillor Sinclair, the Etobicoke Community Council recommended to City Council the approval of the application by Oxford

Hills Developments (Manitoba) Limited, subject to the conditions contained in the aforementioned report.

(Clause No. 18, Report No. 3)

**3.28 Application for Amendment to the Etobicoke Zoning Code
Laura Christine Slater, 655 Evans Avenue - File No. Z-2301
(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 (February 18, 2000) from the Director, Community Planning, West District, respecting an application by Laura Christine Slater for amendment to the Etobicoke Zoning Code to permit the development of a single family lot, on lands municipally known as 655 Evans 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.

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

- Ms. Sue A. Metcalfe and Mr. Paul Chronis, Weir & Foulds, on behalf of the applicant;
 - Ms. J. Swift, in opposition to the application related to the possible illegal use of the property; and
 - Ms. A. Ewles, in opposition to the application related to possible property standards violations.
- A. Councillor Jones moved that the Etobicoke Community Council recommend to City Council, that the application by Laura Christine Slater, be refused. **(Carried)**
- B. Councillor Kinahan moved that:
- (1) the Supervisor, Municipal Standards, West District, be requested to investigate the complaints raised by the deputations at the meeting, regarding possible property standards violations, and submit a report thereon to the Etobicoke Community Council for its next meeting scheduled to be held on May 3, 2000; and **(Carried)**

- (2) the Director of Building and Deputy Chief Building Official, West District, be requested to investigate the complaints raised by the deputations at the meeting, regarding possible illegal use of the property, and submit a report thereon to the Etobicoke Community Council for its next meeting scheduled to be held on May 3, 2000.
(Carried)

(Sent to: Director, Community Planning, West District; Director of Building and Deputy Chief Building Official, West District; Supervisor, Municipal Standards, West District; Ms. S. A. Metcalfe, Weir & Foulds; Mr. Paul Chronis, Weir & Foulds; Ms. Laura Christine Slater; Ms. J. Swift; Ms. A. Ewles – April 1, 2000)

(Clause No. 19, Report No. 3)

**3.29 Application for Amendment to the Etobicoke Official Plan and Zoning Code
PPG Canada Inc. and the Toronto Catholic District School Board
3672 and 3730 Lake Shore Boulevard West
File No. Z-2305 (Lakeshore-Queensway).**

The Etobicoke Community Council held a statutory public meeting in accordance with Sections 17 and 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 (February 28, 2000) from the Director, Community Planning, West District, respecting an application by PPG Canada Inc. and the Toronto Catholic District School Board for amendment to the Etobicoke Official Plan and Zoning Code to permit the development of a food store, with ancillary retail and restaurant uses, on lands municipally known as 3672 and 3730 Lake Shore Boulevard West; and recommending that the application be approved, subject to a public meeting and the conditions outlined in the report, including the resolution of the transportation and deed restriction issues.

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

- (i) (March 8, 2000) from Mr. David Mills-Hughes expressing concerns that the proposed development will put additional strain on the surrounding existing commercial and retail properties; and stating that new re-zoned residential development must continue;
- (ii) (March 20, 2000) from Mr. Tom Singleton advising that he is in favour of the development of the PPG property, with reservations concerning the safety of the children in the school and in the surrounding neighbourhood because of traffic congestion and speeding; and questioning whether extra safety measures will be put in place during construction to minimize safety risks;

Etobicoke Community Council Minutes
Thursday, March 23, 2000

- (iii) (March 22, 2000) from Mr. Michael J. Wren, Miller Thomson, advising that his client, the Roman Catholic Episcopal Corporation for the Diocese of Toronto, in Canada, (the Archdiocese) has a vested interest in the application and has entered into discussions with the Toronto Catholic District School Board (TCDSB) and Loblaw Properties Limited (Loblaws) to arrive at an agreement, in principle, regarding the provision of continued access and parking on and over certain portions of the School Lands in favour of the Church Lands to ensure that the continued functioning of the Church on the Church Lands is not jeopardized or impaired; further advising that the Archdiocese's decision not to oppose the applications, or request a deferral, is conditional upon such formal agreement being reached, and accordingly reserves its right to object to the applications subsequently before City Council should this not occur; that the sketches of the site are misleading in that they include the Church Lands; and that the area outlined on the maps, appended to this communication, should be deleted in all further documents;
- (iv) (March 22, 2000) addressed to Mr. Brian Dourley, Miller Thomson, from the Director of Real Estate Services, submitted by Councillor Irene Jones, advising that he is not prepared to recommend that the City release its interest in the site unless appropriate compensation is paid to the City; and that he is, however, prepared to recommend that the City consent to the use of a portion of the site for non-educational/institutional uses, i.e., to allow ingress and egress to the development site as required by PPG Canada Inc., in order to facilitate the proposed development; and
- (v) (March 23, 2000) addressed to Councillor Irene Jones from the Managing Director, Economic Development Division, submitted by Councillor Irene Jones, providing estimates on the current taxes collected and the expected taxes to be paid to the City if the proposal goes forward, the anticipated value of construction, and the potential number of grocery store and construction jobs that will be created.

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

- Mr. Greg Priamo, Zelinka Priamo Ltd., the proponent;
- Mr. R. Thompson, Royal LePage, on behalf of PPG Canada Inc.;
- Mr. David A. Domet, Manager, Corporate and Community Development Facilities and Special Services, Toronto Catholic District School Board (TCDSB), outlining the benefits of the proposal; and commenting that a condition of approval by the Board of Trustees of the TCDSB was that the City waive its interest in the deed restriction on the property owned by the TCDSB;

Etobicoke Community Council Minutes
Thursday, March 23, 2000

- Mrs. Judy Rupert, expressing concerns regarding possible traffic congestion, the location of the streetcar island posing a safety hazard, and the excessive illumination that will be caused by lighting from the store and the parking lot;
- Mr. Dave Sandford, as a parishioner of Christ the King Church, commenting that the project has been extremely well received; and requesting that the streetcar island be shortened or removed; and
- Mr. Gary May, regarding traffic problems and suggesting that an advance left-turn traffic signal be installed at this location.

A. Councillor Jones moved that the Etobicoke Community Council:

(1) recommend to City Council:

- (a) that the application by PPG Canada Inc. and the Toronto Catholic District School Board be approved, subject to the conditions contained in the aforementioned report; and **(Carried)**
- (b) that it release its interest in the deed restriction on part of the property owned by the Toronto Catholic District School Board. **(Carried, as amended by Motion B.)**

(2) request the Director, Transportation Services - West District, to undertake a traffic study at the intersection of Thirty Seventh Street and Lake Shore Boulevard West to address the concerns of the parents of children attending Christ the King School, including:

- (a) the need for signage on Lake Shore Boulevard West indicating that it is a school zone;
- (b) the need for speed humps within the food store parking lot; and
- (c) in consultation with the Toronto Transit Commission, the possible removal or adjustment of the streetcar island to facilitate the entrance to Christ the King Church and parking needs, particularly for funeral services;

and to report back thereon to the Etobicoke Community Council. **(Carried)**; and

Etobicoke Community Council Minutes
Thursday, March 23, 2000

(3) receive the aforementioned communications. **(Carried)**

- B. Councillor Holyday moved that part 1(b) of the foregoing motion A. by Councillor Jones be referred to the Director of Real Estate, Facilities and Real Estate Division, with a request that he submit a report thereon directly to Council for its meeting on April 11, 2000, such report to include any financial implications. **(Carried)**

(Sent to: Director of Real Estate, Facilities and Real Estate Division; Director, Transportation Services, West District; c. Director, Community Planning, West District; Mr. V. Bill Kiru, Senior Planner, Community Planning, West District – March 29, 2000)

(Clause No. 20, Report No. 3)

**3.30 Application for Amendment to the Etobicoke Zoning Code
385521 Ontario Limited, Northeast Corner of Evans Avenue
and Horner Avenue (Ontario Hospital Cemetery)
File No. Z-2267 (Lakeshore-Queensway).**

The Etobicoke Community Council continued its statutory public meeting of February 16, 2000, in accordance with Section 34 of the Planning Act.

The Etobicoke Community Council had before it a report (March 9, 2000) from the Director, Community Planning, West District, responding to a request by the Etobicoke Community Council at its public meeting held on February 16, 2000, for additional information respecting the application for amendment to the Etobicoke Zoning Code by 385521 Ontario Limited, including an investigation of economic development issues, evidence of the actual property ownership and boundaries of the grave sites, environmental and air quality issues, and a summary of traffic studies conducted; and recommending that the report be received for information.

The Etobicoke Community Council also had before it a communication (March 8, 2000) from the City Clerk, Etobicoke Community Council, providing for the information of the Etobicoke Community Council, a summary of reports and communications and oral and written submissions from its public meeting on February 16, 2000, for consideration with this matter.

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

- (i) (March 23, 2000) from Ms. Patricia Foran, Aird & Berlis, solicitor for the applicant, submitting reports from the applicant's air emissions and traffic consultants in response to concerns raised in correspondence from

Etobicoke Community Council Minutes
Thursday, March 23, 2000

Mr. Chris Gardner, on behalf of the Concerned Citizens of South Etobicoke, and Ms. Catherine Bray, solicitor for the group;

- (ii) (March 23, 2000) from Ms. Janice Etter and Ms. Rhona Swarbrick, residents of South Etobicoke, outlining their reasons for supporting the proposal;
- (iii) (March 23, 2000) from Ms. Rose Chiodo, as a resident of South Etobicoke and a property owner in the Lakeshore-Queensway area, submitting comments in opposition to the application for reasons of the effect on the air quality;
- (iv) (March 22, 2000) from Mr. Michael Richmond, Borden Ladner Gervais, on behalf of Concerned Citizens of South Etobicoke, requesting an opportunity to address the Etobicoke Community Council respecting new information obtained from experts since the public meeting of February 16, 2000;
- (v) (March 21, 2000) Ms. Jeanne Hughes, President, The Ontario Historical Society, providing background information regarding the burials and advising that there is no map showing the definitive boundaries of this cemetery; attaching an article from the Ontario Historical Society (OHS) Bulletin Issue 119, April 1999, regarding a landmark decision by the Ontario Commercial Registration Appeal Tribunal that it was not in the public interest to dig up and move our ancestors from their original burial sites; and commenting that it is the responsibility of the Etobicoke Community Council to ensure that an archaeological assessment is made before the application is rejected or approved;
- (vi) (March 20, 2000) from Mr. Chris Gardner outlining the concerns of the Concerned Citizens of South Etobicoke resulting from studies commissioned regarding the rezoning application; attaching documentation that supports their contention that the application should be rejected under both the provisions of the Planning Act and the Cemeteries Act;
- (vii) (March 17, 2000) from Ms. Marjorca Roblin, President, The Ontario Genealogical Society, requesting, on behalf of the Society, that rezoning not be granted until the location of the burial sites has been decided by an archaeological assessment; citing a 1999 decision by the Ontario Commercial Registration Appeal Tribunal in the case of Clendennan Cemetery in Markham; and expressing concerns respecting the feelings of any descendants of those buried at this site;
- (viii) (February 16, 2000) addressed to Ms. Catherine Bray, Borden and Elliott, from Chief Wellington Staats, Six Nations Council, advising that the Six Nations Council at their General Council Meeting on February 15, 2000, directed that a letter of support be sent indicating that the cemetery should remain undisturbed; and

Etobicoke Community Council Minutes
Thursday, March 23, 2000

- (ix) (Undated) from Mr. David A. Butler, The Butler Group Consultants Inc., providing for information, a list of existing crematoria located throughout the City of Toronto; and

The following persons appeared before the Etobicoke Community Council at the continuation of the public meeting, on behalf of the applicant:

- Ms. Patricia Foran, Aird & Berlis;
- Dr. Tony van der Vooren, AGRA Simons Limited; and
- Mr. Dan Cherepacha, President, Read, Voorhees & Associates.

The following persons appeared before the Etobicoke Community Council at the continuation of the public meeting in opposition to the application:

- Ms. Barbara Yates;
- Mr. Joe Loreza;
- Mr. Mike Richmond;
- Mr. Alvino Fredo;
- Mr. Joe Mioni;
- Mr. Angelo Fasulo;
- Mr. Richard Ciupa;
- Mr. Robert Gullins, Lakeshore Ratepayers' Association;
- Mr. Gerry Ciocio;
- Mr. J. Zazzarino;
- Mr. F. Dalli;
- Mr. B. Latchman;
- Ms. A. Cerullo;
- Mr. Christopher Leitch, the Concerned Citizens of South Etobicoke;
- Ms. Ella Rafii;
- Mr. Joseph Ignoto;
- Ms. Anne Zupancic;
- Mr. Matt Mandziak;
- Mr. Robert Leverty, The Ontario Historical Society;
- Mr. Don Sherriff; and
- Mr. Rick Holden.

- A. Councillor Jones moved that the Etobicoke Community Council recommend to City Council that, in the event a crematorium is to be constructed, the Ministry of the Environment be requested to place a prohibition on the operation of the crematorium on City of Toronto smog alert days as a condition of the granting of a Certificate of Approval, having noted that the applicant has given verbal agreement to such a condition being imposed. **(Carried)**

Etobicoke Community Council Minutes
Thursday, March 23, 2000

- B. Councillor Kinahan moved that the Etobicoke Community Council recommend to City Council that the application by 385521 Ontario Limited on behalf of the Ontario Realty Corporation, be refused. **(Lost on the following recorded vote:**

For: Councillors Jones, Kinahan, Sinclair – 3

Against: Councillors Brown, Giansante, Holyday, O'Brien – 4

Absent: Councillor Lindsay Luby)

- C. Councillor O'Brien moved that the Etobicoke Community Council:

- (1) recommend to City Council that the application by 1385521 Ontario Limited on behalf of the Ontario Realty Corporation be approved, subject to fulfillment of the conditions contained in the report dated January 7, 2000, from the Director, Community Planning, West District. **(Carried on the following recorded vote:**

For: Councillors Brown, Giansante, Holyday, O'Brien – 4

Against: Councillors Jones, Kinahan, Sinclair – 3

Absent: Councillor Lindsay Luby); and

- (2) receive the aforementioned communications. **(Carried)**

(Clause No. 21, Report No. 3)

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

Chair.