

THE CITY OF TORONTO

City Clerk's Division

Minutes of the Etobicoke Community Council

Special Meeting No. 9

Thursday, September 28, 2000.

The Etobicoke Community Council met on Thursday, September 28, 2000, in the Council Chambers, Etobicoke Civic Centre, 399 The West Mall, Etobicoke, commencing at 7:15 p.m.

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

	7:15 p.m. to 8:40 p.m.
Councillor Mario Giansante (Chair)	X
Councillor Elizabeth Brown	X
Councillor Doug Holyday	R
Councillor Irene Jones	R
Councillor Blake F. Kinahan	X
Councillor Gloria Lindsay Luby	X
Councillor Dick O'Brien	X
Councillor Bruce Sinclair	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 September 19 and 20, 2000, were confirmed.

**9.1 Final Report – Application to Amend the Etobicoke Zoning Code
Berkley Developments (Ashbourne) Inc., 3890 Bloor Street West
File No. CMB20000001 (Markland-Centennial).**

The Etobicoke Community Council held a statutory public meeting on September 28, 2000, 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 at its meeting held September 28, 2000, had before it a report (August 28, 2000) from the Director, Community Planning, West District, respecting an application by Berkley Developments (Ashbourne) Inc. for an amendment to the existing zoning of Limited Commercial (CL) in the Etobicoke Zoning Code to permit a 14-unit stacked townhouse development on lands municipally known as 3890 Bloor Street West, located on the north-west corner of Bloor Street West and Ashbourne Drive; and recommending that the application be revised and Council approve the revisions outlined in the Conditions to Approval in the report, subject to a Public Meeting of Council to obtain the views of interested parties, and the conditions outlined in the report.

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

- (i) (August 31, 2000) from Anita and George Predoiu, Etobicoke, submitting comments in opposition to the application regarding the preservation of the character of the neighbourhood and the suitability of the property for commercial use;
- (ii) (September 12, 2000) from Mr. Frank Kosik, Toronto; submitting comments in opposition to the application respecting environmental concerns, positioning of the building, height and density;
- (iii) (September 12, 2000) from J. F. Deeg, Etobicoke; forwarding a petition signed by 66 property owners and residents in the subject area in strong opposition to the application concerning the character of the neighbourhood, increased traffic and noise levels; and a copy thereof is on file in the office of the City Clerk; and
- (iv) (September 10, 2000) from the Koivu Family, Etobicoke, submitting comments in support of the application in that it is an excellent use of the property and addition to the neighbourhood, and that property taxes will help pay for the existing infrastructure.

Mr. Barry J. Morrison, Barry J. Morrison & Associates Limited, appeared before the Etobicoke Community Council in connection with the foregoing matter, on behalf of the applicant.

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The following persons appeared before the Etobicoke Community Council in opposition to the application regarding issues including: setting a precedent for the development of other similar sites in the area; poor aesthetics in relation to height, width and density of the project; insufficient parking; potential noise levels and resultant stress; increased traffic flow; lack of traffic control signals in close proximity to the site; decreased property values; lack of staff response to the concerns of the residents expressed at the Community Information Meeting; health and environmental issues and confirmation from the Ministry regarding the safety of the site; children's playground facilities; and the size of the development in relation to the size of the site:

- Mr. Gary Sullivan, Etobicoke;
- Mr. Joe Bourret, Etobicoke;
- Mr. Matt Matich, Etobicoke;
- Ms. Anna Armitage, Etobicoke;
- Mr. Frank Kosik, Etobicoke;
- Mr. Gary Signarowski, Etobicoke;
- Mr. H. Lang, Etobicoke; and
- Mr. B. Dingwall, Etobicoke.

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

- (1) recommend to City Council that the application to amend the Etobicoke Zoning Code by Berkley Developments (Ashbourne) Inc. be refused; and **(Lost on the following recorded vote:**

FOR: Councillors Kinahan and O'Brien - 2; and

AGAINST: Councillors Brown, Giansante, Lindsay Luby, and Sinclair - 4.)

- (2) recommend to the appropriate Community Council that in the event Council's decision is appealed to the OMB, it is recommended that staff of the Legal Division and Urban Development Services attend at the OMB.
(Redundant – Not Put)

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B. Councillor Sinclair moved that the Etobicoke Community Council recommend to City Council that the application be approved subject to:

(1) amending the Conditions to Approval by striking out the figure “12” from Condition (1) and inserting in lieu thereof the figure “11”, so that such Condition shall now read as follows:

“(1) The application be revised to reduce the number of units from 14 to 11, the rear decks be set back a minimum of 2.9 metres from the north lot line, and the end units be reduced in heights from 4 to 3 storeys.”; **(Carried)**

(2) including a ‘tot lot’ on the westerly side of the site; **(Carried)**

(3) locating the building no closer than 28 feet from the westerly property line; **(Carried, as amended by Motion C. by Councillor Brown on the following recorded vote:**

FOR: Councillors Brown, Giansante, Lindsay Luby, and Sinclair - 4.)

AGAINST: Councillors Kinahan and O’Brien - 2.)

C. Councillor Brown moved that the foregoing motion B. by Councillor Sinclair be amended by adding thereto the following:

(1) testing of the air conditioning units prior to installation to ensure they meet required standards; and **(Carried)**

(2) installing solid wood fencing allowed under existing by-laws around the lot and at the end of the deck that projects to the north, and also at the westerly side of the decks to prevent noise from projecting into the community. **(Carried)**

(Clause No. 1, Report No. 12)

The Etobicoke Community Council adjourned its meeting at 8:40 p.m.

Chair.