
**WEST COMMUNITY COUNCIL
AGENDA
MEETING No. 4**

Date of Meeting: Wednesday, April 4, 2001 **Enquiry:** Mary Casini
Time: 9:30 a.m. **Acting Administrator**
Location: Council Chambers **(416) 394-8104**
Etobicoke Civic Centre **mcasini@city.toronto.on.ca**
399 The West Mall
Toronto, Ontario

**DECLARATIONS OF INTEREST PURSUANT TO
THE MUNICIPAL CONFLICT OF INTEREST ACT.**

CONFIRMATION OF MINUTES.

**SUMMARY OF PUBLIC HEARINGS/DEPUTATION ITEMS
(AN UPDATED LIST WILL BE DISTRIBUTED AT THE MEETING):**

- 10:00 a.m. Respecting Item No. 16 – *Public Hearing***
Proposed Sale of the One Foot Reserve at the
South End of Perry Crescent (Ward 4 – Etobicoke Centre)
- 11:00 a.m. Respecting Item No. 12 – *Deputation Item***
Application to Inter Cremated Remains at Islington Pioneer Cemetery
and Status of Former City of Etobicoke Cemetery Board
(Ward 5 – Etobicoke–Lakeshore)
- Dr. Michael R. Wertheimer, Montreal
- 3:00 p.m. Respecting Item No. 26 – *Deputation Item***
Preliminary Report – Application to Amend the Etobicoke Official Plan
and Zoning Code ; Reno-Depot Inc., 1608 The Queensway
File No. TA CMB 2001 0001 (Ward 5 – Etobicoke-Lakeshore)
- Mr. Barry A. Horosko, Bratty and Partners

3:30 p.m. Respecting Item No. 19 – Deputation Item
 Request for Exemption of Planning Application Fees:
 Temporary Use By-law, Claireville Area
 (Ward 1 – Etobicoke North)

- Mr. Nicholas T. Macos, Heenan Blaikie

COMMUNICATIONS/REPORTS.

1. INSTALLATION OF TRAFFIC CONTROL SIGNALS: THE QUEENSWAY AND GRAND AVENUE (WARD 5 - ETOBICOKE-LAKESHORE).

Director, Transportation Services, District 2
 (March 7, 2001)

Advising that City Council, on October 3, 4 and 5, 2000, in adopting Clause No. 38 of Report No. 11 of The Etobicoke Community Council, headed “Application to Lift the Holding (H) Provisions; Mystic Pointe 3 Holdings Inc. (Phase II), 2 Algoma Street; File No. Z-2285 (Lakeshore-Queensway)”, amongst other things, requested the Director, Transportation Services, District 2, to submit a report to the appropriate Community Council on the installation of traffic control signals in the immediate future at the intersection of The Queensway and Grand Avenue; and recommending that traffic control signals not be installed at the intersection of The Queensway and Grand Avenue, as the technical warrants are not satisfied at this time.

2. INSTALLATION OF TRAFFIC CONTROL SIGNALS: HIGHWAY No. 27 AND ROYALCREST ROAD (WARD 1 - ETOBICOKE NORTH).

Director, Transportation Services, District 2
 (February 27, 2001)

Respecting a request from an area resident for the installation of traffic control signals; and recommending that:

- (1) traffic control signals be installed at the intersection of Highway No. 27 and Royalcrest Road; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

3. INSTALLATION OF TRAFFIC CONTROL SIGNALS: INTERSECTION OF THE QUEENSWAY AND IKEA (1475 AND 1505 THE QUEENSWAY) (WARD 5 - ETOBICOKE-LAKESHORE).

Director, Transportation Services, District 2
(February 28, 2001)

Advising that the installation of traffic control signals at the intersection of The Queensway and IKEA, approximately 60 metres east of Algie Avenue, is one of the conditions of site plan approval for the proposed IKEA development at 1405 and 1505 The Queensway; that as a condition of site plan control approval for an application by the Queensway Cathedral Church located on the north side of The Queensway, opposite the proposed IKEA site, the Church is required to align its main driveway with the proposed IKEA access driveway so that it can be included within the proposed traffic control signals; and recommending that:

- (1) traffic control signals be installed on The Queensway and the main access driveway to the IKEA development, approximately 60 metres east of Algie Avenue;
- (2) installation of the traffic control signals be subject to the receipt of funding from the developer (IKEA), and the Queensway Cathedral Church; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

4. INTRODUCTION OF PARKING PROHIBITION: CLAIREPORT CRESCENT (WARD 1 – ETOBICOKE NORTH).

Director, Transportation Services, District 2
(March 2, 2001)

Respecting a request from the Toronto Transit Commission for a parking prohibition to alleviate the delay to buses caused by excessive on-street parking on both sides of Claireport Crescent; and recommending that:

- (1) parking be prohibited on the east, north and west sides (inner crescent) of Claireport Crescent between its west and east intersections with Albion Road; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

**5. INTRODUCTION OF PARKING PROHIBITION: EAGLE ROAD
(WARD 5 - ETOBICOKE-LAKESHORE).**

Director, Transportation Services, District 2
(March 5, 2001)

Respecting a request from area residents for a parking prohibition to prevent the long-term parking of vehicles by patrons of the Islington Subway Station; and recommending that:

- (1) parking be prohibited on both sides of Eagle Road between Van Dusen Boulevard and Springbrook Gardens, between the hours of 8:00 a.m. to 5:00 p.m., Monday to Friday; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

**6. INTRODUCTION OF ON-STREET PARKING PERMITS: RABBIT LANE
(WARD 3 - ETOBICOKE CENTRE).**

Director, Transportation Services, District 2
(March 13, 2001)

Respecting a request from the residents of the townhouse apartment building at 40 Rabbit Lane for on-street parking permits as a result of the future residential redevelopment of East Mall Plaza, which eliminates the off-street parking previously enjoyed by the residents; and recommending that:

- (1) the current “No Parking Anytime” restriction on the west side of Rabbit Lane, between West Deane Park Drive and Robinglade Drive, be deleted;
- (2) on-street parking permits be introduced on the west side of Rabbit Lane, between West Deane Park Drive and Robinglade Drive, effective between the hours of 12:00 a.m. and 6:00 a.m., seven days a week; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

7. PROHIBITION OF NORTHBOUND AND SOUTHBOUND THROUGH MOVEMENTS: DUNDAS STREET WEST, ROYALAVON CRESCENT AND MICHAEL POWER PLACE INTERSECTION (WARD 5 - ETOBICOKE-LAKESHORE).

Director, Transportation Services, District 2
(March 5, 2001)

Respecting transportation movements as a result of new residential developments in the area of Dundas Street West, Royalavon Crescent and Bloor Street; and recommending that:

- (1) through vehicle movements at the north and south approaches to the Dundas Street West/Royalavon Crescent/Michael Power Place be prohibited; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

8. BOULEVARD PARKING AGREEMENT: DEL'S PASTRY LIMITED 344-346 BERING AVENUE; 91-93 JUDGE ROAD (WARD 5 - ETOBICOKE-LAKESHORE).

Director, Transportation Services, District 2
(March 12, 2001)

Respecting a request from Mr. Benno Mattes, Del's Pastry Limited, for boulevard parking in the boulevard areas of Bering Avenue and Judge Road abutting both 344-346 Bering Avenue and 91-93 Judge Road; and recommending that:

- (1) the West Community Council authorize the location of 22 vehicle parking stalls within the boulevard areas of Bering Avenue and Judge Road;
- (2) the applicant sign a boulevard parking agreement that is, at his cost, registered on-title to the satisfaction of the City Solicitor; and
- (3) the appropriate City officials be requested to take whatever action is necessary to give effect thereto, including the introduction in Council of any bills that may be required.

9. DESIGNATION OF A TAXI STAND ON LAKE SHORE BOULEVARD WEST ADJACENT TO THE TORONTO TRANSIT COMMISSION LONG BRANCH LOOP (WARD 6 – ETOBICOKE-LAKESHORE).

Director, Transportation Services, District 2
(March 9, 2001)

Responding to concerns of Metro Toronto Condominium Corporation No. 736, forwarded by the Toronto Transit Commission (TTC), regarding insufficient signing indicating a taxi waiting area at the TTC Long Branch loop located on Lake Shore Boulevard West and taxis blocking the sidewalk; and recommending that:

- (1) a “Taxi Stand” be designated on the north side of Lake Shore Boulevard West, north of the sidewalk, adjacent to the TTC Long Branch loop; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

10. INSTALLATION OF COMMUNITY IDENTIFICATION MONUMENTS IN THE HUMBER VALLEY VILLAGE AREA (WARD 4 - ETOBICOKE CENTRE).

Director, Transportation Services, District 2
(March 14, 2001)

Recommending that:

- (1) the proposal from the Humber Valley Village Residents’ Association to install two community identification monuments in the Humber Valley Village area be approved subject to the following conditions:
 - (a) the Humber Valley Village Residents’ Association, at their cost, manufacture and install two community identification monuments at locations acceptable to the Director, Transportation Services Division, District 2;
 - (b) the community monuments clearly identify “Humber Valley Village”; and
 - (c) the Humber Valley Village Residents’ Association enter into encroachment agreements for the community identification monument(s) installed within municipal road allowance;

- (2) pursuant to Council's February 2000 directive, the funds remaining from the insurance claim settlement resulting from the demolition of a community monument at the north-east corner of Islington Avenue and Hilldowntree Road be made available to the Humber Valley Village Residents' Association for the sole purpose of manufacturing and installing two community identification monuments in the Humber Valley Village area; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

11. MINISTRY OF TRANSPORTATION, ONTARIO, REHABILITATION AND OPERATIONAL IMPROVEMENTS PROPOSED FOR HIGHWAY No. 401 BETWEEN RENFORTH DRIVE TO HIGHWAY No. 427 AND TEMPORARY CLOSURE(S) OF HIGHWAY No. 401/CARLINGVIEW DRIVE RAMPS (WARD 2 - ETOBICOKE NORTH/ WARD 4 - ETOBICOKE CENTRE).

Director, Transportation Services, District 2
(March 15, 2001)

Respecting the Ministry of Transportation, Ontario, plans for the rehabilitation and operational improvements proposed for Highway No. 401, between Renforth Road and Highway No. 427, and the necessary temporary closure(s) of the Carlingview Drive ramps to Highway No. 401; and recommending that:

- (1) the Ministry of Transportation, Ontario, be requested to consult with City staff on its proposed communication plan to advertise the proposed temporary closure(s) of the Carlingview Drive ramps to Highway No. 401 to the immediate business community and the public in general; and
- (2) the Ministry of Transportation, Ontario, be requested to consult with City staff on its proposed advance signing plan.

12. APPLICATIONS TO INTER CREMATED REMAINS AT ISLINGTON PIONEER CEMETERY AND STATUS OF FORMER CITY OF ETOBICOKE CEMETERY BOARD (WARD 5 – ETOBICOKE-LAKESHORE).

<i>DEPUTATION ITEM – 11:00 a.m.</i>

City Solicitor

(March 19, 2001)

Providing information on two separate requests from persons who wish to inter their mothers' ashes in Islington Pioneer Cemetery and erect a memorial stone or plaque and on the status of the former City of Etobicoke Cemetery Board; advising that the Islington Pioneer Cemetery is presently closed to interments and was managed in the past by the former City of Etobicoke's Cemetery Board; outlining the legal concerns and requirements that apply to processing the requests; and recommending that:

- (1) the status of the former City of Etobicoke's Cemetery Board be clarified by the adoption of one of the following recommendations:
 - (a) that former City of Etobicoke Municipal Code, Chapter 18, Cemetery Board, be repealed; or
 - (b) that City Council appoint three persons to the Cemetery Board so that the Cemetery Board can process these requests under its delegated powers and responsibilities for City "owned" cemeteries in the geographic area of the former City of Etobicoke;
- (2) one of the following recommendations be adopted by Council (or the continued Cemetery Board) with respect to each of the requests to inter ashes and put a memorial stone or plaque in Islington Pioneer Cemetery:
 - (a) that the request be refused;
 - (b) that permission be granted for the scattering of the ashes on the cemetery lands without any memorial stone or plaque; or
 - (c) that the request to inter ashes and put a memorial stone or plaque in Islington Pioneer Cemetery be granted subject to at least the following conditions:
 - (i) that the requestor is responsible for any costs with respect to the permission granted, including the payment of any incidental costs associated with the application to reactivate the cemetery (for example, the notification of the passage of a cemetery by-law); and

- (ii) that the Registrar, Cemeteries Regulation, of the Ministry of Consumer and Commercial Relations approves the City's request to reactivate the cemetery;
- (3) before any final permission is given to inter ashes in Islington Pioneer Cemetery that:
- (a) the Commissioner of Economic Development, Culture and Tourism report on the requests including the physical capacity of the cemetery (for example, the minimum lot requirements) and the impact of any additional memorial stone or plaque in the cemetery in terms of the cemetery's status as a heritage and cultural resource and in the context of other similar City owned cemeteries; and
 - (b) the Toronto Preservation Board and the West Local Architectural Conservation Advisory Committee Panel be requested to provide comments on these requests; and
- (4) if a request for interment of ashes is approved by Council (or the Cemetery Board), that the City Solicitor report on the proposed cemetery by-law in consultation with the Commissioner of Economic Development, Culture and Tourism and that the appropriate City officials be authorized and directed to take the necessary action to give effect to this permission including the processing of an application to reactivate the cemetery.

12(a). Dr. Michael R. Wertheimer, Montreal
(March 15, 2001)

Requesting, for the reasons outlined in the communication, that permission to have the ashes of his late mother, Mrs. Margrit Werth, interred at the Islington Pioneer Cemetery, preferably near the burial site of Mr. D. D. Gunn, Q.C. and her place of interment permanently marked by a small stone slab; and advising that should interment of the ashes not be possible, the family would consider as an alternative having the ashes scattered at the site, under the condition that placement of the memorial stone slab be allowed.

**13. ONTARIO MUNICIPAL BOARD HEARING – 9 BROWNLEA AVENUE
(WARD 2 – ETOBICOKE NORTH).**

City Solicitor
(March 12, 2001)

Advising that City Council at its meeting held on October 3, 4 and 5, 2000, directed the City Solicitor and City Planning staff to attend the Ontario Municipal Board Hearing to oppose an appeal of a Committee of Adjustment decision by the owner of

9 Brownlea Avenue; forwarding the February 15, 2001 Decision of the Ontario Municipal Board wherein it confirms that the application was withdrawn and that the appeal was therefore dismissed; and recommending that the report be received for information.

14. TERMS OF REFERENCE FOR THE LAKESHORE ASSEMBLY HALL ADVISORY COMMITTEE (WARD 6 - ETOBICOKE-LAKESHORE).

Commissioner, Economic Development, Culture and Tourism
(March 7, 2001)

Providing Terms of Reference for the Lakeshore Assembly Hall Advisory Committee, including a transition phase to accommodate implementation of the policy; and recommending that:

- (1) Council adopt the revised “Lakeshore Assembly Hall Advisory Committee Terms of Reference” (Attachment No. 1) to govern the Committee’s mandate, composition, terms of office and appointment procedure; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

15. INTENTION TO DESIGNATE 222 ISLINGTON AVENUE (BOXER BUILDING) UNDER PART IV OF THE ONTARIO HERITAGE ACT (WARD 6 - ETOBICOKE-LAKESHORE).

Commissioner, Economic Development, Culture and Tourism
(March 9, 2001)

Advising that the property at 222 Islington Avenue is included on the inventory of Heritage Properties in the Etobicoke District; that the property, containing one of the earliest surviving industrial buildings in New Toronto, is currently for sale; and recommending that:

- (1) City Council state its intention to designate the property at 222 Islington Avenue (Boxer Building) (Attachments Nos. 1 and 2) under Part IV of the Ontario Heritage Act;
- (2) the Long and Short Statements of Reasons for Designation be included in the designating by-law; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

16. PROPOSED SALE OF THE ONE FOOT RESERVE AT THE SOUTH END OF PERRY CRESCENT (WARD 4 - ETOBICOKE CENTRE).

<i>PUBLIC HEARING – 10:00 a.m.</i>

Commissioner of Corporate Services
(March 2, 2001)

Advising that City Council, at its meeting on January 30, 31 and February 1, 2001, in adopting Clause No. 15 of Report No. 1 of The West Community Council, amongst other things, declared the One Foot Reserve at the southern extremity of Perry Crescent surplus to municipal requirements and authorized staff to negotiate the sale thereof with the abutting owners; and recommending that:

- (1) the One Foot Reserve, designated as Parts 3 and 4 on Plan 66R-18834, be sold to the abutting owners at a nominal amount of Two dollars (\$2.00) each provided that:
 - (a) the easterly half of the One Foot Reserve be sold to the abutting landowner at 91 Perry Crescent, at a nominal amount of \$2.00, plus GST and one-half of the City's out-of-pocket expenses incurred to complete the transaction, subject to a restrictive covenant to be registered on title on closing prohibiting the use of the One Foot Reserve for any purpose other than as an accessory use to the use and enjoyment of the adjoining lands at 91 Perry Crescent and, for greater certainty, prohibiting the use of the One Foot Reserve for the purposes of a separate building lot, either by itself or together with any adjoining lands; and
 - (b) the westerly half of the Highway be sold to the abutting landowner at 7 Orrell Avenue, at a nominal price of \$2.00, plus GST and one-half of the City's out-of-pocket expenses incurred to complete the transaction, subject to a restrictive covenant to be registered on title on closing prohibiting the use of the One Foot Reserve for any purpose other than as an accessory use to the use and enjoyment of the adjoining lands at 7 Orrell Avenue and, for greater certainty, prohibiting the use of the One Foot Reserve for the purposes of a separate building lot, either by itself or together with any adjoining lands;
- (2) the City Solicitor be authorized to complete the transactions referred to in Recommendation No. (1) on behalf of the City, including payment of any necessary expenses and amending the closing date to such earlier or later date as he considers reasonable; and

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

17. CONSTRUCTION AND MAINTENANCE OF FIRE ROUTES.

City Clerk

(March 13, 2001)

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) 30 Bethridge Road;
 - (b) 650 Dixon Road;
 - (c) 350 Evans Avenue;
 - (d) 1949 Kipling Avenue;
 - (e) 2548 Kipling Avenue; and
 - (f) 3730 Lake Shore Boulevard West; and
- (2) the appropriate by-law be enacted by City Council.

18. VARIANCES TO THE ETOBICOKE SIGN BY-LAW.

City Clerk, Etobicoke Sign Variance Advisory Committee

(March 13, 2001)

Submitting, for information, the decisions of the Etobicoke Sign Variance Advisory Committee from its meeting held on March 13, 2001, respecting the following applications for variance to the Etobicoke Sign By-law:

- (i) Dean's 1-Hour Photo – 2665 Islington Avenue (Ward 1 – Etobicoke North);
- (ii) Payless Fabric Warehouse – 1040 Albion Road (Ward 1 – Etobicoke North);
- (iii) Fashion Times Inc. - 1046 Albion Road (Ward 1 – Etobicoke North);
- (iv) Le Biftheque Steakhouse – 25 Carlson Court (Ward 1 – Etobicoke North);

- (v) Catelli – 185 The West Mall (Ward 5 – Etobicoke-Lakeshore);
- (vi) Third Party Advertising Sign – 210 Rexdale Boulevard (Ward 2 – Etobicoke North); and
- (vii) Somerville National Leasing & Rentals Ltd. – 144 Norseman Street (Ward 5 – Etobicoke-Lakeshore).

**19. REQUEST FOR EXEMPTION OF PLANNING APPLICATION FEES
TEMPORARY USE BY-LAW, CLAIREVILLE AREA
(WARD 1 – ETOBICOKE NORTH).**

(DEFERRED FROM MEETING OF FEBRUARY 14, 2001)

<i>DEPUTATION ITEM – 3:30 p.m.</i>

City Clerk

(March 21, 2001)

Forwarding Clause No. 20 contained in Report No. 2 of The West Community Council, headed “Claireville Area – Applications for Temporary Use By-laws (Ward 1 – Etobicoke North)”, which was adopted, without amendment, by City Council on March 6, 7 and 8, 2001; and wherein the West Community Council deferred consideration of the request for an exemption of planning application fees embodied in the communication dated February 6, 2001 from Mr. Nicholas Macos, to the meeting of the West Community Council on April 4, 2001.

19(a). Mr. Antonio Ciamarra, Etobicoke
(February 19, 2001)

Requesting, for the reasons outlined in the communication, that the re-zoning application fee with respect to 2115 Codlin Crescent (Albion Road) be waived; and advising that he has paid a fee to appeal “work order notice” of violation for a use which has been in existence for over 20 years.

**20. COMMITTEE OF ADJUSTMENT APPEAL: 32 RICHVIEW ROAD
(WARD 4 – ETOBICOKE CENTRE).**

Director, Community Planning, West District

(March 20, 2001)

Respecting City Council’s appeal to the Ontario Municipal Board of Committee of Adjustment Decision A48/01ET, 32 Richview Road; advising that due to scheduling conflicts between the Committee of Adjustment decision and the last date of appeal of the

Committee's decision (March 21, 2001), a Notice of Motion was introduced at City Council on March 6, 7, and 8, 2001, requesting that Council appeal the aforementioned decision; and recommending that staff meet with the applicant to attempt to resolve the outstanding issues prior to an Ontario Municipal Board Hearing.

20(a). City Clerk
(March 19, 2001)

Respecting a Motion by Councillor Gloria Lindsay Luby which was adopted by City Council at its meeting held on March 6, 7 and 8, 2001, regarding Committee of Adjustment Decision A48/01; Richview Gate Development Corporation, 32 Richview Road; and containing the following Operative Paragraph:

“NOW THEREFORE BE IT RESOLVED THAT the City Solicitor be instructed to file an appeal in this matter and that the matter be forwarded to the West Community Council for consideration”.

**21. APPLICATION FOR SITE PLAN APPROVAL – P.F.P.D. DEVELOPMENTS
91 BAYWOOD ROAD (WARD 2 – ETOBICOKE NORTH).**

Director, Community Planning, West District
(March 15, 2001)

Respecting an application by P.F.P.D. Developments for site plan approval to permit a concrete batching facility on vacant lands at 91 Baywood Road; advising that during the review process, the concrete batching plant machinery was assembled on the site and the operation began without the issuance of the required site plan approval and building permit; advising that Councillor Suzan Hall requested staff of Community Planning, West District, to report to Council on this application; and recommending that the plans and drawings listed in Appendix A of the report be approved, subject to the conditions outlined in Appendix B.

**22. APPLICATION TO REMOVE PART-LOT CONTROL: SALENA HOLDINGS
INC., TRIPLE CROWN AVENUE AND QUINELLA DRIVE
TA PLC 20010001 (WARD 2 - ETOBICOKE NORTH).**

Director, Community Planning, West District
(March 15, 2001)

Respecting an application by Salena Holdings Inc. for the removal of part-lot control, Triple Crown Avenue and Quinella Drive, Lots 140, 143, 145, 146, 149, 150, 151, 152, 155, 156, 159, 160, 162, 163, 164, 165, 168, 169, 170, 173, 174, 177, 178, 183, 184, 188, 189, 190, 191, 194, 195, 196, 198, 199, 200, 201, 205, 206, 209, 210, 213, 214, 218, 219,

220, 221, 224, 225, and 226 (Plan 66M-2338); and recommending that the application be approved and that a by-law be prepared for Council's consideration.

23. NEW TORONTO SECONDARY PLAN AREA - HIRING OF A MEDIATOR AND COST-SHARING AGREEMENT.

Director, Community Planning, West District
(March 19, 2001)

Responding to a request by the West Community Council on February 14, 2001, for a report respecting the hiring of a mediator to assist staff in bringing the affected parties to a consensus on a preferred land use for the New Toronto Secondary Plan area and identifying a cost-sharing arrangement with the City of Toronto, the South Etobicoke Industrial Employers Association, The Urban Renaissance Group and other affected parties to fund the cost of the mediator; and recommending that this report be received for information.

24. PRELIMINARY REPORT - APPLICATION TO AMEND THE ETOBICOKE OFFICIAL PLAN AND ZONING CODE HAZEL L. McMILLAN, 271 ALBION ROAD; FILE No. TA CMB 20010002 (WARD 2 - ETOBICOKE NORTH).

Director, Community Planning, West District
(February 23, 2001)

Providing preliminary information on an application by Hazel L. McMillan, to amend the Etobicoke Official Plan and Zoning Code to permit the construction of 16 condominium townhouse units at 271 Albion Road, located on the west side of Albion Road, north of the Humber River and opposite the Humber Valley Golf Club; and recommending that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (3) notice for the Public Meeting under the Planning Act be given according to the Regulations under the Planning Act.

25. PRELIMINARY REPORT - APPLICATION TO AMEND THE ETOBICOKE OFFICIAL PLAN; ETOBICOKE GARDEN CO-OPERATIVE LIMITED 11 NEILSON DRIVE; FILES Nos. TA OPA 20010001 AND TA CDC 20010001 (WARD 3 - ETOBICOKE CENTRE).

Director, Community Planning, West District
(March 13, 2001)

Providing preliminary information on an application by the Etobicoke Garden Co-operative Limited, to amend the Etobicoke Official Plan to permit the conversion of an equity co-operative to a condominium at 11 Neilson Drive, located at the north-east corner of Dundas Street and Neilson Drive; and recommending that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (3) notice for the Public Meeting under the Planning Act be given according to the Regulations under the Planning Act.

26. PRELIMINARY REPORT - APPLICATION TO AMEND THE ETOBICOKE OFFICIAL PLAN AND ZONING CODE RENO-DEPOT INC., 1608 THE QUEENSWAY; FILE No. TA CMB 20010001 (WARD 5 – ETOBICOKE-LAKESHORE).

<i>DEPUTATION ITEM – 3:00 p.m.</i>

Director, Community Planning, West District
(March 19, 2001)

Providing preliminary information on an application by Reno-Depo Inc. to amend the Etobicoke Official Plan and Zoning Code to permit the development of two big box retail stores, a gas bar and car wash facility and four smaller retail buildings at 1608 The Queensway, located on the north side of The Queensway and east of The East Mall; and recommending that:

- (1) the applicant be requested to modify the current proposal to address staff concerns expressed in the report, and submit a revised application prior to scheduling a community consultation process;
- (2) once the amended proposal has been received by staff, a community consultation meeting be scheduled with the Ward Councillor;

- (3) notice of the community consultation meeting be given to landowners and residents within 120 metres of the subject site; and
- (4) staff be directed to prepare a final recommendation report for the Public Meeting under the Planning Act according to the Regulations under the Planning Act.

**27. PRELIMINARY REPORT – APPLICATIONS TO AMEND
THE ETOBICOKE OFFICIAL PLAN AND ZONING CODE
IMPERIAL OIL LIMITED, 1558 KIPLING AVENUE
FILE No. TA CMB 20010004 (WARD 5 – ETOBICOKE CENTRE).**

Director, Community Planning, West District
(March 20, 2001)

Providing preliminary information on applications by Imperial Oil Limited to amend the Etobicoke Official Plan and Zoning Code to permit a three-storey, 2 333 square metre, 14-unit townhouse development on a vacant property, municipally known as 1558 Kipling Avenue, located at the north-west corner of Kipling Avenue and Clement Road; and recommending that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (3) notice for the Public Meeting under the Planning Act be given according to the Regulations under the Planning Act.