

THE CITY OF TORONTO

City Clerk's Division

Minutes of the West Community Council

Meeting No. 3

Wednesday, February 14, 2001.

The West Community Council met on Wednesday, February 14, 2001, in the Council Chambers, Etobicoke Civic Centre, 399 The West Mall, Toronto, commencing at 9:35 a.m.

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

	9:35 a.m. to 12:15 p.m.
Councillor Rob Ford	X
Councillor Suzan Hall	X
Councillor Douglas Holyday	X
Councillor Irene Jones (Chair)	X
Councillor Gloria Lindsay Luby	X
Councillor Peter Milczyn (Vice Chair)	X

Councillor Jones in the Chair.

At this point in the proceedings the Members observed a Moment of Silence in memory of Mr. Walter Culbertson who passed away on January 30, 2001, in his 77th year. Councillor Jones provided the following information regarding his background: Captain Culbertson emigrated to Canada from Scotland in 1953 and dedicated his professional career to the development of the Toronto Harbour. He retired in 1989 as Harbour Master and Director of Port Operations. In retirement, Captain Culbertson did volunteer work in amateur hockey, the Etobicoke Sports Hall of Fame, the Singing Redmen, the Queensway General Hospital, and several Etobicoke civic boards and committees.

Confirmation of Minutes.

On motion by Councillor Lindsay Luby, the Minutes of the meetings of the West Community Council held on December 6, 2000, and January 17, 2001, were confirmed.

**3.1 Re-Enactment of Area-Specific Industrial Zoning By-laws
(Ward 1 – Etobicoke North and Ward 5 – Etobicoke-Lakeshore).**

The West Community Council held a statutory public hearing in accordance with Section 34 of the Planning Act and appropriate notice of this meeting was given in accordance with the Planning Act and the Regulations thereunder.

The West Community Council had before it a report (January 31, 2001) from the Director, Community Development, West District, advising that the West Community Council at its meeting held on January 17, 2001, directed that a statutory public meeting be held on the issue of re-enacting Zoning By-laws Nos. 3456 and 1978-140, which were inadvertently deleted from the Etobicoke Zoning Code in 1996 with the introduction of a new, comprehensive industrial zoning by-law for the entire former City of Etobicoke; and recommending that Council re-enact the area-specific Zoning By-laws Nos. 3456 and 1978-140. *(Clause No. 20(e) of Report No. 1 of The West Community Council)*

The West Community Council also had before it a communication (January 31, 2001) from Ms. J. M. Rade, Etobicoke, advising that she was a member of the original Committee that presented material to have the zoning by-law implemented to prevent certain noxious industrial uses on the east side of Baywood Road; that the property owners on the street deserve the protection the by-law afforded from smells, fallout from particulate and loud noises; and requesting that By-law No. 1978-140 be reinstated.

Ms. J. M. Rade, Etobicoke, appeared before the West Community Council in support of the re-enactment of the area-specific industrial zoning by-laws.

On motion by Councillor Milczyn, the West Community Council:

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

(Clause No. 15, Report No. 2)

**3.2 Draft By-law: Renaming a Portion of Kipling Avenue as
Colonel Samuel Smith Park Drive (Ward 6 – Etobicoke-Lakeshore).**

The West Community Council held a statutory public hearing on February 14, 2001, in accordance with the Municipal Act and pursuant to Clause No. 1 of Report No. 10 of The Etobicoke Community Council, which was adopted, as amended, by the Council of the City of Toronto at its regular meeting held on October 3 and 4 and 5, 2000, and its Special Meetings held on October 6, 2000, October 10 and 11, 2000, and October 12, 2000, a notice with respect to the proposed enactment of the draft by-law was advertised in the Toronto Star on January 23 and 29, 2001, and February 5 and 12, 2001.

The West Community Council had before it a draft by-law to rename the portion of Kipling Avenue south of Lake Shore Boulevard West as “Colonel Samuel Smith Park Drive”, submitted by the City Solicitor.

The West Community Council also had before it a communication (February 1, 2001) from the City Clerk forwarding, for information, Clause No. 1 of Report No. 10 of The Etobicoke Community Council, headed “Proposed Renaming of Kipling Avenue South of Lake Shore Boulevard West (Lakeshore-Queensway)”, which was adopted, as amended, by the Council of the City of Toronto on October 3, 4 and 5, 2000, and at its Special Meetings held on October 6, 2000, October 10 and 11, 2000 and October 12, 2000.

On motion by Councillor Lindsay Luby, the West Community Council recommended to City Council that a by-law in the form of the draft by-law be enacted and that the necessary Bill be introduced in Council to give effect thereto.

(Clause No. 12, Report No. 2)

3.3 Permanent Names for Community Councils (All Wards).

The West Community Council had before it a communication (January 31, 2001) from the City Clerk providing Community Councils with supporting information regarding the Council-adopted process to permanently name Community Councils; and recommending that the West Community Council consider any public submissions before it and make a recommendation on a permanent name for the Community Council, consistent with the Council-adopted naming criteria, and forward its recommendation to the Administration Committee for its overall consideration and recommendation to City Council.

The West Community Council also had before it the following communications in support of the permanent name of ‘Etobicoke Community Council’:

- (i) (February 5, 2001) from Ms. L. Robinson, Etobicoke;
- (ii) (February 5, 2001) from Ms. L. Smyth, Etobicoke;
- (iii) (February 5, 2001) from Ms. J. M. Termina, Etobicoke;
- (iv) (February 7, 2001) from Mr. B. Melanson, Etobicoke;
- (v) (February 8, 2001) from Mr. C. Barei, President, St. Andrew’s Seniors Association Inc.;
- (vi) (February 8, 2001) from Ms. S. Pavan, North Etobicoke Seniors Association;
- (vii) (February 8, 2001) from Ms. S. Pavan, North Etobicoke Tenants Association;

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- (viii) (February 13, 2001) from Mr. R. Gullins, President, Lakeshore Ratepayers' & Residents' Association;
- (ix) (February 13, 2001) from Mr. R. Summers, Etobicoke; and
- (x) (Undated) from Mr. J. W. Lea, Etobicoke.

The West Community Council also had before it the following communications recommending that the permanent name be 'Toronto West Community Council':

- (a) (February 12, 2001) from Mr. B. Collier, Etobicoke; and
- (b) (Undated) from Ms. J. Etter and Ms. R. Swarbrick, Etobicoke.

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

- Mr. J. W. Lea, Etobicoke;
- Ms. J. Etter, Etobicoke; and
- Ms. R. Swarbrick, Etobicoke.

On motion by Councillor Milczyn, the West Community Council:

- (1) recommended to the Administration Committee that the permanent name for the Community Council be 'Etobicoke Community Council'; and
- (2) received the aforementioned communications.

(Sent to: Administration Committee; c. Other Interested Parties; Mr. Peter Fay, Senior Policy and Planning Analyst, Council and Support Services – February 15, 2001)

(Clause No. 21(b), Report No. 2)

**3.4 Lifting of Holding Provisions; 2077 Lakeshore Blvd. W. Ltd.
2077 Lake Shore Boulevard West; File No. CMB20000009
(Ward 6 – Etobicoke–Lakeshore).**

The West Community Council had before it the following reports:

- (i) (January 2, 2001) from the Director, Community Planning, West District, responding to a request by the Etobicoke Community Council at its public meeting held on September 20, 2000, for a report on how the applicant,

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2077 Lakeshore Blvd. W. Ltd., intends to meet the conditions prior to the lifting of the holding symbol and site plan approval for the 262-unit condominium project on the easterly portion of 2077 Lake Shore Boulevard West; and recommending that a by-law to lift 'H' Holding symbol be forwarded to City Council for adoption; and

- (ii) (February 6, 2001) from the City Solicitor and the Director, Community Planning, West District, providing information on the agreement respecting the provision of "seniors' dwelling units"; and recommending that the report be received, for information.

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

- (a) (February 7, 2001) from Mr. Ian Smith, Davies Smith Developments Inc., responding to a request by the West Community Council at its meeting on January 17, 2001, for additional information and materials relating to the seniors' component of the Grenadier project; advising that information has been distributed to all Members of the West Community Council; and that he will be reviewing all of the project documentation with their legal advisor, Mr. Mark Noskiewicz, to determine whether any additional material would be of benefit to Councillors for distribution during his presentation at Council;
- (b) (February 7, 2001) from Mr. William L. Liske, Retrocom Investment Management Inc., advising that he is in-house counsel to Retrocom Growth Fund which is an equity holder in Davies Smith Developments Inc.; that Retrocom provided financing for the Grenadier Landing project further to its mandate to create jobs under the Community Small Business Investment Funds Act; submitting comments in support of the lifting of the "H" zoning restrictions; and requesting that Council adopt the by-law lifting the "H" symbol; and
- (c) (February 14, 2001) from Mr. Brian T. Parker, Smith Lyons, forwarding communications from Mr. E. N. Starr, The Starr Group Inc., Planning and Management Consultants, dated February 12, 2001; and Mr. L. Saplys, Arcos Inc., Architecture Engineering Planning, dated February 13, 2001.

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

- Mr. Mark Noskiewicz, Goodmans; and filed a submission with respect thereto;
- Mr. B. S. Onyschuk, Smith Lyons; and filed a submission with respect thereto; and
- Mr. Ian Smith, Davies Smith Developments Inc.

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Councillor Hall moved that the West Community Council meet privately to discuss the Section 37 Agreement respecting the provision of seniors' dwelling units, having regard that the subject matter relates to the receiving of advice under solicitor-client privilege, in accordance with the provisions of the Municipal Act, which was Carried.

The West Community Council adjourned at 11:30 a.m. and immediately met in camera to consider this matter.

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

The West Community Council reconvened in public session respecting this matter at 12:10 p.m., with the above-noted Members being present.

- A. Councillor Milczyn moved that the West Community Council:
- (1) receive the aforementioned report dated January 2, 2001, from the Director, Community Planning, West District; or **(Lost)**
 - (2) amend the Section 37 Agreement appended to the joint report (February 6, 2001) from the City Solicitor and the Director, Community Planning, West District, to require one bathroom in each of the seniors' suites be wheelchair accessible. **(Lost)**
- B. Councillor Lindsay Luby moved that the West Community Council request the Director, Community Planning, West District, to submit a report to the West Community Council for its meeting scheduled to be held on April 4, 2001, on consistent requirements for unit bonusing for seniors. **(Carried)**

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

- C. Councillor Jones moved that the West Community Council recommend to City Council that the by-law to lift the holding (H) symbol be enacted, subject to:

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- (i) the conditions embodied in Clause No. 39 of Report No. 11 of The Etobicoke Community Council, headed “Final Report – Application to Lift the Holding (H) Provisions from By-law No. 194-197 and for Site Plan Approval; 2077 Lakeshore Blvd. W. Ltd., 2077 Lake Shore Boulevard West; File No. CMB20000009 (Lakeshore-Queensway)”, which was adopted, without amendment, by City Council at its regular meeting held on October 3, 4 and 5, 2000, and its Special Meetings held on October 6, 2000, October 10 and 11, 2000, and October 12, 2000; and
- (ii) amending the Section 37 Agreement appended to the aforementioned joint report, to require:
 - (a) grab bars in all bathrooms within the seniors’ dwelling units; and **(Carried)**
 - (b) the installation of an emergency communication warning system in all seniors’ dwelling units. **(Carried)**

Councillor Jones resumed the Chair.

(Sent to: Mr. B.S. Onyschuk, Smith Lyons; Mr. Brian T. Parker, Smith Lyons; Mr. Mark Noskiewicz, Goodmans; Mr. William L. Liske, Retrocom Investment Management Inc.; Mr. Ian Smith, Davies Smith Developments Inc.; City Solicitor; Director, Community Planning, West District; c. Mr. Michael McCart, Senior Planner; Ms. Sandra Marki, Planner – March 8, 2001)

(Clause No. 16, Report No. 2)

**3.5 Final Report – Application to Amend the Etobicoke Zoning Code
Runnymede Development Corporation Limited, 80 Queens Plate Drive
File No. ZBA20000005 (Ward 2 – Etobicoke North).**

The West Community Council held a statutory public hearing on February 14, 2001, in accordance with Section 34 of the Planning Act and appropriate notice of this meeting was given in accordance with the Planning Act and the Regulations thereunder.

The West Community Council had before it a report (January 22, 2001) from the Director, Community Planning, West District, respecting an application by Runnymede Development Corporation Limited for an amendment to the Etobicoke Zoning Code, as amended by By-law No. 1987-166, to permit a new and used vehicle sales establishment at 80 Queens Plate Drive; and recommending that City Council amend the Etobicoke Zoning Code, as amended by Site Specific By-law No. 1987-166, to permit a new and used vehicle sales establishment, in addition to the uses currently permitted on the site,

subject to a public meeting of the West Community Council to obtain the views of interested parties, and the conditions outlined in the report.

On motion by Councillor Ford, the West Community Council, based on the finding of fact, conclusions and recommendations in the aforementioned report, and for the reason that the proposal is an appropriate use of the lands, recommended to City Council that the aforementioned application by Runnymede Development Corporation Limited, be approved.

(Clause No. 17, Report No. 2)

3.6 New Toronto Secondary Plan Study.

The West Community Council had before it a report (January 29, 2001) from the Director, Community Planning, West District, recommending that:

- (1) Urban Development Services staff continue discussions with the various interests in the New Toronto Secondary Plan study area in an effort to address their concerns before recommending a preferred land use scenario;
- (2) Urban Development Services staff report back to Council with a preferred land use option for the New Toronto Secondary Plan area; and
- (3) Community Council forward this report to the Planning and Transportation Committee for information.

The West Community Council also had before it a communication (February 13, 2001) from Mr. L. F. Longo, Aird & Berlis, submitting comments on behalf of the South Etobicoke Industrial Employers Association (SEIEA) in support of the staff recommendations respecting the New Toronto Secondary Plan Study.

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

- Mr. Alan Liebel, Goodmans; and
- Mr. David Hanna, Chair, West Community Local Architectural Conservation Advisory Committee (LACAC) Panel.

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

On motion by Councillor Jones, the West Community Council:

- (1) concurred with the Recommendations embodied in the aforementioned report;

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- (2) requested the Director, Community Planning, West District, to submit a report to the West Community Council for its meeting scheduled to be held on April 4, 2001, on a possible cost-sharing arrangement with the City of Toronto, the South Etobicoke Industrial Employers Association (SEIEA), Urban Renaissance Group, and any other affected parties identified by Urban Development Services, to raise up to \$10,000.00 for the cost of a mediator to assist in the determination of the preferred land use scenario for the New Toronto Secondary Plan; and
- (3) directed that:
 - (a) the Daniels Corporation be invited to participate in discussions with interested parties regarding land use scenarios; and
 - (b) the West Community Local Architectural Advisory Committee (LACAC) Panel be informed and consulted with respect to any heritage issues within the New Toronto Secondary Plan area.

(Sent to: Mr. L. F. Longo, Aird & Berlis; Mr. Alan Liebel, Goodmans; Mr. David Hanna, Chair, West Community Local Architectural Conservation Advisory Committee (LACAC) Panel; Planning and Transportation Committee; Director, Community Planning, West District; c. Mr. Neil Haggart, Vice-President, The Daniels Corporation; West Community Local Architectural Conservation Advisory Committee (LACAC) Panel; Mr. Perry Vagnini, Senior Planner, Community Planning, West District - February 22, 2001)

(Clause No. 21(e), Report No. 2)

**3.7 Payment-in-Lieu of Parking: Mariana Constantinescu
625C The Queensway (Ward 5 – Etobicoke-Lakeshore).**

The West Community Council had before it a report (January 22, 2001) from the Director, Transportation Services, District 2, recommending that:

- (1) Council exempt the applicant, Mariana Constantinescu, from the Etobicoke Zoning Code parking requirement of two stalls;
- (2) the applicant enter into an Agreement with the City of Toronto for the payment-in-lieu of two parking stalls, which in this case amounts to \$4,000.00; and

- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any Bills that may be required.

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

(Clause No. 1, Report No. 2)

**3.8 Amendment to Parking and Stopping Prohibitions: The Kingsway
(Ward 4 – Etobicoke Centre).**

The West Community Council had before it a report (January 22, 2001) from the Director, Transportation Services, District 2, recommending that:

- (1) the by-law prohibiting parking, 8:00 a.m. to 5:00 p.m., on the east side of The Kingsway, between Hartfield Road and a point 134.0 metres south thereof, be rescinded;
- (2) the by-law prohibiting stopping, 8:00 a.m. to 5:00 p.m., Monday to Friday, on the east side of The Kingsway, between Hartfield Road and a point 279.0 metres south thereof, be rescinded;
- (3) a “No Stopping Anytime” prohibition be implemented on the east side of The Kingsway, between Hartfield Road and a point 172.0 metres south thereof;
- (4) the Toronto Police Service, 22 Division, be requested to enforce this prohibition on a periodic basis; and
- (5) the appropriate city officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in council of any bills that may be required.

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

(Clause No. 2, Report No. 2)

**3.9 Boulevard Parking Agreement: Oldershaw Steel Services Ltd.
30 Drummond Street (Ward 6 – Etobicoke-Lakeshore).**

The West Community Council had before it a report (January 22, 2001) from the Director, Transportation Services, District 2, recommending that:

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- (1) West Community Council allow the applicant, Oldershaw Steel Services Ltd., to locate ten vehicle parking stalls within the boulevard area of Drummond Street and Harold Street;
- (2) the applicant enter into a boulevard parking agreement;
- (3) the applicant, at their expense, register the boulevard parking agreement on-title to the satisfaction of the City Solicitor; and
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any Bills that may be required.

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

(Clause No. 3, Report No. 2)

**3.10 Boulevard Parking Agreement: Walsh's Auto Service Ltd.
15 Atomic Avenue (Ward 5 – Etobicoke-Lakeshore).**

The West Community Council had before it a report (January 22, 2001) from the Director, Transportation Services, District 2, recommending that:

- (1) the West Community Council allow the applicant, Walsh's Auto Service Ltd., to locate three vehicle parking stalls within the boulevard area of Atomic Avenue;
- (2) the applicant enter into a boulevard parking agreement;
- (3) the applicant, at their expense, register the boulevard parking agreement on-title to the satisfaction of the City Solicitor; and
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any Bills that may be required.

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

(Clause No. 4, Report No. 2)

**3.11 Extension of Existing School Bus Loading Zone on Gihon Spring Drive
(Ward 1 – Etobicoke-North).**

The West Community Council had before it a report (January 15, 2001) from the Director, Transportation Services, District 2, recommending that:

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- (1) the current by-law associated with the school bus loading zone on the south side of Gihon Spring Drive, between a point 66.0 metres east of Mount Olive Drive and a point 10.0 metres east thereof, be rescinded;
- (2) the current by-law prohibiting parking, 8:00 a.m. to 5:00 p.m., Monday to Friday, on the south side of Gihon Spring Drive, between Mount Olive Drive and a point 176.0 metres east thereof, be rescinded;
- (3) a school bus loading zone be implemented on the south side of Gihon Spring Drive, between a point 26.0 metres east of Mount Olive Drive and a point 60.0 metres east thereof;
- (4) a “No Parking, 8:00 a.m. to 5:00 p.m., Monday to Friday” prohibition be introduced on the south side of Gihon Spring Drive between Mount Olive Drive and a point 26.0 metres east thereof;
- (5) a “No Parking, 8:00 a.m. to 5:00 p.m., Monday to Friday” prohibition be introduced on the south side of Gihon Spring Drive between a point 86.0 metres east of Mount Olive Drive and a point 90.0 metres east thereof; and
- (6) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any Bills that may be required.

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

(Clause No. 5, Report No. 2)

3.12 School Bus Loading Zone on Stanley Avenue (Ward 6 – Etobicoke-Lakeshore).

The West Community Council had before it a report (January 16, 2001) from the Director, Transportation Services, District 2, recommending that:

- (1) a school bus loading zone be implemented on the south side of Stanley Avenue, between a point 50.0 metres east of Royal York Road and a point 40.0 metres east thereof;
- (2) the current by-law prohibiting parking, 8:00 a.m. to 5:00 p.m., Monday to Friday, on the south side of Stanley Avenue, between Royal York Road and Elizabeth Street be rescinded;

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- (3) parking be prohibited, 8:00 a.m. to 5:00 p.m., Monday to Friday, on the south side of Stanley Avenue between Royal York Road and a point 50.0 metres east thereof, and between a point 90 metres east of Royal York Road and Elizabeth Street; and
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any Bills that may be required.

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

(Clause No. 6, Report No. 2)

3.13 By-law to Prohibit the Parking of Vehicles on any Boulevard in the Former City of Etobicoke (Etobicoke North/Etobicoke Centre/Etobicoke-Lakeshore).

The West Community Council had before it a report (January 10, 2001) from the Director, Transportation Services, District 2, recommending that:

- (1) Chapter 240, Article 1, Section 1 of the Municipal Code in the former City of Etobicoke be amended by adding the term "Boulevard" and the following definition:

"The area within the public right-of-way extending between the limit of the municipal road allowance and the traveled portion of the street. The travelled portion of the public street includes any adjoining areas specifically authorized or licensed by the municipality for on-street parking purposes.";

- (2) Chapter 240, Article 1, Section 7, subsection A of the Municipal Code in the former City of Etobicoke be amended by adding a further subsection which states as follows:

"No person shall, without specific authorization from the municipality, park any vehicle on any boulevard. This prohibition does not apply to any motor vehicle parked in the driveway of a single family residential dwelling where such a driveway leads to an attached garage, carport, rear yard parking stall, or front or side yard parking pad that has been authorized by the municipality."; and

- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any Bills that may be required.

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

(Clause No. 7, Report No. 2)

3.14 Required By-law Amendments to Various Parking and Traffic By-laws Associated with the Name “Waterfront Drive” (Ward 6 – Etobicoke-Lakeshore).

The West Community Council had before it a report (January 18, 2001) from the Director, Transportation Services, District 2, respecting required by-law amendments to various parking and traffic by-laws to reflect the renaming of roads contained in Clause No. 25 of Report No. 11 of The Etobicoke Community Council, headed “Naming of Roads—Humber Bay Shores and Budapest Park (Lakeshore-Queensway and High Park)”; and recommending that:

- (1) the current by-law associated with all the “No Parking Anytime” prohibitions on Waterfront Drive be rescinded; and
- (2) the current by-law associated with the stop control at Waterfront Drive and Waterfront Drive be rescinded;
- (3) the current by-law associated with the one-way street operation on Waterfront Drive be rescinded;
- (4) a by-law be approved prohibiting parking anytime on both sides of Waterfront Drive between Palace Pier Court and Marine Parade Drive;
- (5) a by-law be approved prohibiting parking anytime on the north side of Marine Parade Drive between the east limit of the road and a point 70.0 metres west thereof;
- (6) a by-law be approved prohibiting parking anytime on the south side of Marine Parade Drive between the east limit of the road and a point 306.0 metres thereof;
- (7) a by-law be approved prohibiting parking anytime on both sides of Marine Parade Drive between Lake Shore Boulevard West and a point 261.0 metres south and east thereof;
- (8) a by-law be approved to reflect the current stop control operation on Waterfront Drive, at Marine Parade Drive;
- (9) a by-law be approved to reflect the current one-way (westbound) operation on Waterfront Drive; and

- (10) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

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

(Clause No. 8, Report No. 2)

**3.15 Designation Under Part IV of the Ontario Heritage Act
The Canning House, 581 Scarlett Road (Ward 2 – Etobicoke North).**

The West Community Council had before it a report (January 25, 2001) from the Commissioner, Economic Development, Culture and Tourism, advising that the Canning House, 581 Scarlett Road (formerly Etobicoke) is a listed property on the Inventory of Heritage Properties (Etobicoke/West District) and is recognized for its architectural and historical significance in the City of Toronto; that an application for an amendment to the Etobicoke Official Plan and Zoning Code to permit a 3-storey, 24-unit (condominium) apartment building on the site has been received as well as an application for a demolition permit to remove the existing structure to permit the development; that the Toronto Preservation Board concurs with the information contained in the report and recommends that City Council state its intention to designate the property under Part IV of the Ontario Heritage Act; and recommending that:

- (1) Council for the City of Toronto state its intention to designate the property known as 581 Scarlett Road (The Canning House), under Part IV of the Ontario Heritage Act (R.S.O. 1990) for architectural and historical reasons;
- (2) the Long and Short Statements of Reasons for Designation constitute the Reasons for Designation and 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.

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

- (i) (February 12, 2001) from Mr. V. Vaccarelli, Etobicoke, submitting comments in opposition to the proposed development at 581 Scarlett Road and requesting that the house be designated and not demolished, under any circumstances; and
- (ii) (January 24, 2001) from Ms. J. Etter and Ms. R. Swarbrick, Etobicoke, submitting comments in support of the historical designation; and commending the Local Architectural Conservation Advisory Committee (LACAC) Panel for its position regarding the designation.

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

- Mr. D. Hanna, Chair, Etobicoke Local Architectural Conservation Advisory Committee (LACAC) Panel; and filed a submission with respect thereto;
 - Mrs. R. Lo Raso, Applicant; and
 - Mr. A. Pitino, Agent for the Applicant.
- A. Councillor Ford moved that the West Community Council recommend to City Council that the aforementioned report be received. **(Carried)**
- B. Councillor Jones moved that the West Community Council recommend to City Council the adoption of the aforementioned report. **(Having regard for the action taken in the foregoing Motion A, by Councillor Ford, Motion B was not put to the vote)**

(Clause No. 9, Report No. 2)

3.16 Stoffel Garden Allotment (Ward 2 – Etobicoke North).

The West Community Council had before it a report (January 23, 2001) from the Commissioner, Economic Development, Culture and Tourism, providing an update regarding the implications of the expiration of the Licence Agreement with the Hydro One Networks Inc., as it applies to the Stoffel Drive Garden Allotment; and recommending that:

- (1) further to the correspondence from Hydro One, dated November 14, 2000, Attachment No. 1 to this report, staff prepare the Stoffel Drive location for the garden allotment program for the 2001 growing season;
- (2) staff continue negotiations with Hydro One to locate a satisfactory alternative site for 2002;
- (3) staff to seek an alternative funding source to cover the re-location costs; and
- (4) a subsequent report be submitted in 2001, once a new location and tentative agreement has been reached.

On motion by Councillor Holyday, the West Community Council concurred with the Recommendations embodied in the aforementioned report.

(Sent to: Commissioner, Economic Development, Culture and Tourism;
c. Mr. L.H. Hart, A/Manager, Real Estate Management & Disposal

Services, Hydro One Networks Inc.; Director, Parks and Recreation – West District; Mr. Allan Graham, Operations Support Co-ordinator, Parks and Recreation Division - February 19, 2001)

(Clause No. 21(d), Report No. 2)

3.17 Sale of Surplus City-Owned Vacant Land: West End of Springwood Drive (Ward 2 – Etobicoke North).

The West Community Council had before it a report (January 31, 2001) from the Commissioner of Corporate Services recommending that:

- (1) the Offer to Purchase from G.T.G. Industries Ltd. (in Trust) to purchase the parcel of vacant land at the west end of Springwood Drive, being Part of Lots 6, 7 and 8, Plan 3565, also designated as Part 6 on Plan 64R-9397, City of Toronto, in the amount of \$140,000.00, be accepted on the terms outlined in the body of this report, and that either one of the Commissioner of Corporate Services or the Director of Real Estate Services be authorized to accept the Offer on behalf of the City;
- (2) authority be granted to direct a portion of the sale proceeds on closing to fund the outstanding balance of Costing Unit No. CA0796;
- (3) the City Solicitor be authorized to complete the transaction 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
- (4) appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

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

(Clause No. 10, Report No. 2)

3.18 Designation of Fire Routes.

The West Community Council had before it a report (January 25, 2001) 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 1983 Kipling Avenue; and
- (2) the appropriate by-law be enacted by City Council.

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

(Clause No. 11, Report No. 2)

**3.19 Preliminary Report – Application to Amend the Etobicoke Zoning Code
Sky Top Developments Ltd., 1276 Islington Avenue
File No. TA ZBA 20000001 (Ward 5 – Etobicoke-Lakeshore).**

The West Community Council had before it a report (January 24, 2001) from the Director, Community Planning, West District, providing preliminary information on an application by Sky Top Developments Ltd., to amend the Etobicoke Zoning Code to permit the construction of an 11-storey, 101-unit condominium apartment building at 1276 Islington Avenue, located on the south portion of an existing site containing an apartment building, where the parking for the current building is provided; 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.

On motion by Councillor Milczyn, the West Community Council requested:

- (1) the Director, Community Planning, West District:
 - (a) together with the Ward Councillor, to schedule a community consultation meeting, as outlined in the aforementioned report, and provide notice thereof to landowners and residents within 120 metres of the site;
 - (b) to provide notice of the public meeting under the Planning Act according to the Regulations under the Planning Act; and
 - (c) to include comments in the Final Report to the West Community Council on how the application addresses the City of Toronto's affordable housing objectives; and
- (2) the Executive Director, Municipal Licensing and Standards, to submit a report to the West Community Council on any complaints and outstanding work orders against the subject property.

(Sent to: Councillor Peter Milczyn, Ward 5, Etobicoke-Lakeshore; Executive Director, Municipal Licensing and Standards; Director, Community Planning, West District; c. Mr. Patrick Lee, Senior Planner, Community Planning, West District; Mr. Dave Roberts, District Manager, Municipal Licensing and Standards, West District - February 19, 2001)

(Clause No. 21(f), Report No. 2)

**3.20 Applications for Amendment to the Etobicoke Official Plan and Zoning Code
Irwin Toy Limited (First Professional Management Inc.), 165 North Queen Street
File No. CMB20000007 (Ward 5 – Etobicoke-Lakeshore).**

The West Community Council had before it a report (January 30, 2001) from the Director, Community Planning, West District, providing the status on applications by First Professional Management Inc. to amend the Etobicoke Official Plan and Zoning Code, which have been appealed to the Ontario Municipal Board; and recommending that:

- (1) City staff attend the Ontario Municipal Board (OMB) pre-hearing to advise the OMB that it is premature to set a Board hearing date until such time as the applicant has submitted additional information and City staff have completed their review of the application; and
- (2) the OMB be requested to set a second pre-hearing date, if required.

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

(Clause No. 18, Report No. 2)

**3.21 Variances to the Etobicoke Sign By-law: Meeting of the Etobicoke
Sign Variance Advisory Committee of January 16, 2001.**

The West Community Council had before it a report (January 16, 2001) from the City Clerk, Etobicoke Sign Variance Advisory Committee, submitting, for information, the decisions of the Etobicoke Sign Variance Advisory Committee from its meeting held on January 16, 2001, respecting the following applications for variance to the Etobicoke Sign By-law:

- (i) Raceway Chrysler – 150 Rexdale Boulevard (Ward 1 – Etobicoke North);
- (ii) Leggat Chev Olds – 360 Rexdale Boulevard (Ward 2 – Etobicoke North);
- (iii) 401 Mini-Indy – 37A Stoffel Road (Ward 2 – Etobicoke North); and
- (iv) SNC-Lavalin – 304 The East Mall (Ward 5 – Etobicoke-Lakeshore).

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

(Clause No. 21(h), Report No. 2)

3.22 Appeal of Decision of the Etobicoke Sign Variance Advisory Committee; 959 Albion Road (Ward 1 – Etobicoke North).

The West Community Council had before it a communication (January 23, 2001) from Mr. Lucas Obi, Call Cash Centre, appealing the decision of the Etobicoke Sign Variance Advisory Committee on November 14, 2000, to refuse the sign variance at 959 Albion Road.

The West Community Council also had before it a communication (February 5, 2001) from the City Clerk, Etobicoke Sign Variance Advisory Committee, advising that the Committee at its meeting held on November 14, 2000, refused the application by Mr. Gerald Fisher, Cash Centre, for a sign variance to permit a wall sign at the second floor level at 959 Albion Road, for the reasons outlined in the report dated October 2, 2000, from Mr. John Brabant, Manager, Plan Review, Building Division, Urban Development Services.

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

(Sent to: Mr. Lucas Obi, Call Cash Centre; c. Mr. Sait Toprak, Manager, Plan Review, Building Division, Urban Development Services; Secretary, Etobicoke Sign Variance Advisory Committee - February 19, 2001)

(Clause No. 21(g), Report No. 2)

3.23 Application to Amend the Etobicoke Zoning Code; Transcorp Inc. (GSI Real Estate and Planning Advisors Inc.), 316-318 Burnhamthorpe Road File No. ZBA20000006 (Ward 5 – Etobicoke-Lakeshore).

The West Community Council had before it a report (February 5, 2001) from the Director, Community Planning, West District, advising that the West Community Council at its meeting on January 17, 2001, directed that a community information meeting be held on the application by Transcorp Inc. (GSI Real Estate and Planning Advisors Inc.) to amend the site specific zoning on the property at 316-318 Burnhamthorpe Road in order to include restaurants as an allowed use in the vacant commercial building that currently exists on the site, but did not require a public meeting under the Planning Act as the matter is seized by the Ontario Municipal Board (OMB); that the community meeting will be on February 20, 2001, and the OMB has set the hearing date for April 5, 2001; that the timing does not allow for a report to be submitted to City Council through the West Community Council in order to receive direction for the OMB hearing; and recommending that the Commissioner of

Development Services report directly to City Council at the March 6, 7 and 8, 2001 meeting on a City position to be taken at the Ontario Municipal Board.

On motion by Councillor Holyday, the West Community Council reported to City Council having concurred with the Recommendation embodied in the aforementioned report and directed that City Council be advised accordingly.

(Sent to: Commissioner, Urban Development Services; Director, Community Planning, West District; c. Ms. K. Wendy Johncox, Senior Planner, Community Planning, West District; Mr. Brian Haley, Solicitor, Legal Division - February 15, 2001)

(Clause No. 19, Report No. 2)

**3.24 Ontario Municipal Board Appeal of By-law No. 313-2000
Ontario Hospital Cemetery, 290 Evans Avenue (OMB File No. PL000521).**

The West Community Council had before it a report (February 5, 2001) from the City Solicitor advising of the outcome of the Ontario Municipal Board appeal with respect to By-law No. 313-2000, Ontario Hospital Cemetery, 290 Evans Avenue, and referral with respect to the decision of City Council, pursuant to Section 5 of the Cemeteries Act (Revised); attaching the Decision and Order of the Board issued January 23, 2001; and recommending that the report be received, for information.

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

(Sent to: City Solicitor; c. Mr. Irvin M. Shachter, Legal Division – February 19, 2001)

(Clause No. 21(a), Report No. 2)

**3.25 Application to Amend the Etobicoke Official Plan and Zoning Code
Conditions to Approval; 1407 Royal York Road (Ward 4 – Etobicoke Centre).**

The West Community Council had before it a confidential report (February 7, 2001) from the City Solicitor respecting the Conditions to Approval for an application to amend the Etobicoke Official Plan and Zoning Code, 1407 Royal York Road.

Councillor Lindsay Luby moved that the West Community Council meet privately to discuss the application to amend the Etobicoke Official Plan and Zoning Code, 1407 Royal York Road, having regard that the subject matter involves a hearing before the Ontario Municipal Board and to receive advice that is subject to solicitor-client privilege, which was Carried.

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The West Community Council adjourned at 10:40 a.m. and immediately met in camera to consider this matter.

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

The West Community Council reconvened in public session respecting this matter at 11:00 a.m., with the above-noted Members being present.

On motion by Councillor Lindsay Luby, the West Community Council recommended to City Council the adoption of Recommendation No. (1) embodied in the aforementioned confidential report, which was forwarded to all Members of Council under separate cover; and further that, in accordance with the provisions of the Municipal Act, discussions pertaining to this Clause be held in camera, having regard that the subject matter involves a hearing before the Ontario Municipal Board and to receive advice that is subject to solicitor-client privilege.

(Clause No. 13, Report No. 2)

**3.26 Claireville Area – Applications for Temporary Use By-laws
(Ward 1 – Etobicoke North).**

The West Community Council had before it a communication (February 6, 2001) from Mr. Nicholas T. Macos, Heenan Blaikie, advising that his firm has been retained by several property owners in the Claireville Planning Area and has met with Councillor Suzan Hall in an effort to clarify the prior directions given by City Council; attaching a communication dated February 2, 2001, addressed to Councillor Hall providing background information and the relief being sought; and requesting that City Council adopt the following resolutions:

- (1) that staff be directed to accept, for a period of 30 days following adoption of this resolution, applications for temporary use by-laws from the following property owners respecting their intention to continue outdoor storage uses existing as at December 2, 1999:

Felix Decesare, Lots 6 and 7, Plan 28; Jessi Wraich, 2152 and 2159 Codlin Crescent; Guido Mazzola, 2150 and 2140 Codlin Crescent; and Sase Basdero, 2136 Codlin Crescent;

- (2) that the application fee for the applications for the above owners be reduced to nil; or

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- (3) that the application fee for the collective applications for the above owners be reduced to \$1,290.00 or by \$322.50 per application.

The West Community Council also had before it a report (February 9, 2001) from the Director, Community Planning, West District, providing staff comments on a request by certain landowners in the Claireville area for an extension on the Council imposed one-year deadline for the submission of planning applications and for an exemption from the payment of planning fees; and recommending that the report be received for information.

Councillor Hall moved that the West Community Council meet privately to discuss the relief being sought by landowners in the Claireville area having regard that this matter involves potential litigation and to receive advice that is subject to solicitor-client privilege, which was Carried.

The West Community Council adjourned at 10:15 a.m. and immediately met in camera to consider this matter.

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

The West Community Council reconvened in public session respecting this matter at 10:30 a.m., with the above-noted Members being present.

On motion by Councillor Hall, the West Community Council:

- (1) recommended to City Council that:

- (a) Recommendation No. (3) embodied in the report dated January 20, 2000, from the Director, Community Planning, West District, contained in Clause No. 9 of Report No. 2 of The Etobicoke Community Council be amended to read as follows:

“(3) instruct staff to only process applications within the time period from January 21, 2000, to April 8, 2001, for temporary use zoning by-law amendments to allow outdoor storage;” and

- (b) the following conditions be placed on such extension of the date:

- (i) applications must be complete and include Council’s requirements for landscaping and fencing;

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- (ii) Undertakings to ensure that properties are maintained in good condition, as previously required by Council, must be promptly executed;
 - (iii) properties must be cleaned up to meet the property standards by-law;
 - (iv) illegal dwellings in trailers and ancillary structures must be immediately vacated;
 - (v) the storage and maintenance of trucks and trailers for truck driving schools and truck terminals must also cease;
 - (vi) any failure to quickly meet the foregoing requirements, will result in the zoning file being closed; and
 - (vii) an Undertaking, satisfactory to the City Solicitor, be given by the Solicitor for the property owners agreeing to an adjournment date satisfactory to Municipal Standards with respect to zoning related charges scheduled to be heard on February 22, 2001; and
- (2) deferred consideration of the request for an exemption of planning application fees contained in the communication from Mr. Macos, to the meeting of the West Community Council scheduled to be held on April 4, 2001.

(Sent to: Mr. Nicholas T. Macos, Heenan Blaikie; Director, Community Planning, West District; c. Mr. Brian Haley, Solicitor, Legal Division; Mr. David Oikawa, Manager, Community Planning, West District; Mr. Dave Roberts, District Manager, Municipal Licensing and Standards, West District - February 16, 2001)

(Clause No. 20, Report No. 2)

3.27 Ontario Municipal Board Hearing: Application to Amend the Etobicoke Zoning Code and Site Plan Approval Berkley Developments (Ashbourne) Inc. 3890 Bloor Street West (Ward 5 – Etobicoke-Lakeshore).

The West Community Council had before it a confidential report (February 12, 2001) from the City Solicitor respecting an application before the Ontario Municipal Board by Berkley Developments (Ashbourne) Inc. for an amendment to the Etobicoke Zoning Code and site plan approval.

Councillor Doug Holyday declared his interest in the foregoing matter in that he owns a property adjoining the subject site.

Councillor Lindsay Luby moved that the West Community Council meet privately to discuss the application by Berkley Developments (Ashbourne) Inc., which is before the Ontario Municipal Board, having regard that the subject matter involves a hearing before the Ontario Municipal Board and to receive advice that is subject to solicitor-client privilege, which was Carried.

The West Community Council adjourned at 10:40 a.m. and immediately met in camera to consider this matter.

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

The West Community Council reconvened in public session respecting this matter at 11:00 a.m., with the above-noted Members being present.

On motion by Councillor Milczyn, the West Community Council recommended to City Council the adoption of the aforementioned confidential report, which was forwarded to all Members of Council under separate cover; and further that, in accordance with the provisions of the Municipal Act, discussions pertaining to this Clause be held in camera, having regard that the subject matter involves a hearing before the Ontario Municipal Board and to receive advice that is subject to solicitor-client privilege.

(Clause No. 14, Report No. 2)

**3.28 Location of Downtown Community Council Meetings and
Procedural Motion Respecting the Hearing of Deputations.**

The West Community Council had before it a communication (February 6, 2001) from the City Clerk, Administration Committee, advising that the Administration Committee on February 6, 2001:

- (1) concurred with the following Recommendation of the Downtown Community Council embodied in the communication (January 22, 2001) from the City Clerk, Downtown Community Council, viz.:

“that the Downtown Community Council at its meeting held on January 16, 2001, recommended that the Downtown Community Council meet normally at City Hall, but be permitted to meet at other locations, by vote of the Downtown Community Council, discussions of such matter not to be a subject of public deputations;” and

- (2) forwarded the aforementioned communication to all Community Councils for consideration respecting the process outlined therein, and report thereon to the meeting of the Administration Committee scheduled to be held on March 27, 2001.

On motion by Councillor Milczyn, the West Community Council reported to the Administration Committee having received the aforementioned communication.

(Sent to: Administration Committee - February 19, 2001)

(Clause No. 21(c), Report No. 2)

The Etobicoke Community Council adjourned its meeting at 12:15 p.m.

Chair.