

**THE CITY OF TORONTO**

**City Clerk's Division**

**Minutes of the Etobicoke Community Council**

**Meeting No. 7**

**Wednesday, July 11, 2001.**

The Etobicoke Community Council met on Wednesday, July 11, 2001, in the Council Chambers, Etobicoke Civic Centre, 399 The West Mall, Toronto, commencing at 9:35 a.m.

Attendance:

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

	9:35 a.m. to 12:05 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.

**Confirmation of Minutes.**

On motion by Councillor Holyday, the Minutes of the meeting of the West Community Council held on June 13, 2001, were confirmed.

**7.1 Installation of Stop Control: Ruscoe Crescent at Trio Avenue (Ward 4 - Etobicoke Centre).**

The Etobicoke Community Council had before it a report (June 14, 2001) from the Director, Transportation Services, District 2, respecting a request from an area resident for the installation of stop controls at the intersection of Ruscoe Crescent and Trio Avenue to improve traffic safety and help in mitigating any possible confusion of motorists entering the intersection as to right-of-way; and recommending that:

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- (1) stop controls not be erected at the north and south approaches of the intersection of Ruscoe Crescent and Trio Avenue;
- (2) a stop control be erected at the west approach to the intersection of Ruscoe Crescent and Trio Avenue, 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 Lindsay Luby, the Etobicoke Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause No. 1, Report No. 7)**

**7.2 Installation of Traffic Control Signals: Martin Grove Road and Jeffcoat Drive  
(Ward 2 - Etobicoke North).**

The Etobicoke Community Council had before it a report (June 18, 2001) from the Director, Transportation Services, District 2, advising that an investigation of the operational safety of the Pedestrian Crossover (PXO) on Martin Grove Road at Jeffcoat Road established that a PXO is no longer a suitable pedestrian crossing device for this location; and recommending that:

- (1) traffic control signals be installed at the intersection of Martin Grove Road and Jeffcoat Drive;
- (2) coincident with the installation of traffic control signals, the existing pedestrian crossover (PXO) be removed; and
- (3) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any bills that may be required.

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

**(Clause No. 2, Report No. 7)**

**7.3 Installation of All-Way Stop Controls: Intersection of Thirtieth Street and Rimilton Avenue (Ward 6 - Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a report (June 19, 2001) from the Director, Transportation Services, District 2, respecting concerns expressed by a resident of Thirtieth Street regarding the number of collisions at the intersection of Thirtieth Street and Rimilton Avenue and a request for the installation of all-way stop controls at the subject intersection; and recommending that:

- (1) all-way stop controls be erected at the intersection of Thirtieth Street and Rimilton Avenue; 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.

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

**(Clause No. 3, Report No. 7)**

**7.4 Introduction of "No Parking Anytime" Prohibition: East/North Side of Oxford Street (Ward 6 - Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a report (June 18, 2001) from the Director, Transportation Services, District 2, respecting a request from an area resident for a parking prohibition on the east/north side of Oxford Street within the bend as Oxford Street approaches Grand Avenue, to address safety concerns; and recommending that:

- (1) parking be prohibited anytime on the east/north side of Oxford Street from a point 65 metres north of Manitoba Street (east intersection) and a point 70 metres north and west thereof; 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.

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

**(Clause No. 4, Report No. 7)**

**7.5 Introduction of On-Street Parking Permits: Sixth Street  
(Ward 6 – Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a report (June 13, 2001) from the Director, Transportation Services, District 2, respecting a petition received in February 2001, from residents of Sixth Street requesting, because of the lack of adequate on-site parking on the east side of Sixth Street, between Lake Shore Boulevard West and Birmingham Street, that on-street parking permits be introduced; and recommending that:

- (1) the current “No Parking, 9:00 a.m. to 12:00 p.m., Tuesdays only” restriction on the east side of Sixth Street, between the first lane north of Lake Shore Boulevard West and Birmingham Street be deleted;
- (2) the current “No Parking, 8:00 a.m. to 6:00 p.m., Monday to Friday” restriction on the west side of Sixth Street, between the first lane north of Lake Shore Boulevard West and Birmingham Street be deleted;
- (3) on-street parking permits be introduced on the east side of Sixth Street, from a point 60.5 metres north of Lake Shore Boulevard West to Birmingham Street, effective between the hours of 12:00 a.m. and 6:00 a.m., seven days a week;
- (4) parking be prohibited at all times on the west side of Sixth Street, between the first lane north of Lake Shore Boulevard West and Birmingham Street; and
- (5) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of any bills that may be required.

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

**(Clause No. 5, Report No. 7)**

**7.6 Traffic Concerns on Chartwell Road (Ward 5 - Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a report (June 7, 2001) from the Director, Transportation Services, District 2, responding to a request by City Council on May 9, 10 and 11, 2000, during consideration of Clause No. 1 contained in Report No. 4 of The Etobicoke Community Council, for a further report on the speed limit on the southerly portion (the posted 50 km/h section) of Chartwell Road and on the issue of traffic at the intersection of Chartwell Road and Edgemoor Road; advising, for the reasons outlined in the report, that the pedestrian and traffic control measures in place are appropriate and adequate; and recommending that no further action be taken at this time.

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

(Sent to: Director, Transportation Services, District 2; c. Ms. Ruth Maude, Etobicoke; Ms. Diane Henderson, Etobicoke; Mr. Francz Wichmann and Ms. Lisa Young, Etobicoke – July 13, 2001)

**(Clause No. 18(c), Report No. 7)**

**7.7 Reduction of Speed Limit from 60 km/h to 50 km/h on Browns Line between Coules Court (South Intersection) and Jellicoe Avenue (Ward 6 - Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a report (June 18, 2001) from the Director, Transportation Services, District 2, respecting a request from Councillor Irene Jones, Ward 6 – Etobicoke-Lakeshore, on behalf of constituents living on and in the vicinity of the section of Browns Line between Evans Avenue and Jellicoe Avenue, that the speed limit be lowered from 60 km/h to 50 km/h; advising that excessive speeding was not an issue in the speed studies conducted by staff, and the issue is the inconsistency when compared to the 50 km/h speed limit on the section south of Jellicoe Avenue and on other arterial roadways in District 2 with similar cross-sections and land uses; and recommending that:

- (1) the speed limit on Browns Line, between the south intersection of Coules Court and Jellicoe Avenue, be reduced from 60 km/h to 50 km/h; 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.

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

**(Clause No. 6, Report No. 7)**

**7.8 Boulevard Parking Agreement: Glendan Mould Inc. 38 Brydon Drive (Ward 2 – Etobicoke North).**

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

- (1) Etobicoke Community Council allow the applicant (Glendan Mould Inc., 38 Brydon Drive) to locate two vehicle parking stalls within the boulevard area of Brydon Drive;

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- (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 Etobicoke Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause No. 7, Report No. 7)**

**7.9 Boulevard Parking Agreement: C.A.R.J.M. Holdings Limited, 14 Taber Road (Ward 2 – Etobicoke North).**

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

- (1) Etobicoke Community Council allow the applicant (C.A.R.J.M. Holdings Limited, 14 Taber Road) to locate six vehicle parking stalls within the boulevard area of Brydon Drive;
- (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 Etobicoke Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause No. 8, Report No. 7)**

**7.10 “Taste of The Kingsway” Festival; Bloor Street West Between Montgomery Road and Prince Edward Drive (Ward 5 – Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a report (June 22, 2001) from the Director, Transportation Services, District 2, providing information regarding “The Taste of The Kingsway” street festival in September 2001, sponsored by The Kingsway Business Improvement Association; and recommending that the report be received for information.

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

**(Clause No. 18(d), Report No. 7)**

**7.11 Sale of Surplus Vacant Land: South-East Corner of Old Albion Road and Indian Line South of Steeles Avenue West (Ward 1 - Etobicoke North).**

The Etobicoke Community Council had before it a report (June 22, 2001) from the Commissioner of Corporate Services advising that the former Municipality of Metropolitan Toronto Council on May 22, 1996, in adopting Clause No. 5 of Report No. 11 of The Corporate Administration Committee, declared the property at the south-east corner of Old Albion Road and Indian Line, south of Steeles Avenue West, surplus to its requirements pursuant to By-law No. 56-95 and authorized its disposal to the abutting property owner; that the processes have been complied with, a utility canvass has been completed, and no requirements were identified; further advising that the transaction detailed in the report is considered fair, reasonable and reflective of the market value; and recommending that:

- (1) the Offer to Purchase from Teresa Furgiuele to purchase the City-owned property, located at the south-east corner of Old Albion Road and Indian Line, south of Steeles Avenue West, in the amount of \$43,000.00 be accepted on the terms outlined in the body of the 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 proceeds on closing to fund the outstanding balance of Costing Unit No. RE3029;
- (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) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

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

**(Clause No. 9, Report No. 7)**

**7.12 Designation of Property Under Part IV of the Ontario Heritage Act:  
2245 Lawrence Avenue West (Humber Heights Consolidated School)  
(Ward 2 – Etobicoke North).**

The Etobicoke Community Council had before it a report (June 18, 2001) from the Commissioner, Economic Development, Culture and Tourism, advising that 2245 Lawrence Avenue West (Humber Heights Consolidated School) is included on the Inventory of Heritage Properties in the Etobicoke District; that the Toronto Preservation Board at its meeting held on June 7, 2001, endorsed the recommendations contained in the report; that a Short Statement of Reasons for Designation is outlined in the report and a Heritage Property Report (Long Statement of Reasons for Designation), including visuals, is on file in the office of the City Clerk; and recommending that:

- (1) Council state its intention to designate the property at 2245 Lawrence Avenue West (Humber Heights Consolidated School) 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.

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

- Mr. John Alati, Davies Howe Partners, on behalf of Oakwood Retirement Communities Inc.;
- Mr. David Hanna, Chair, Etobicoke Local Architectural Conservation Advisory Committee (LACAC) Panel;
- Ms. Hiie Galea, Treasurer, Humber Heights of Etobicoke Ratepayers Inc.; and Ms. Sylvia Giovanella, Member, Humber Heights of Etobicoke Ratepayers Inc.; and filed a submission with respect thereto.

- A. Councillor Hall moved that the Etobicoke Community Council defer consideration of the aforementioned report until its meeting scheduled to be held on September 13, 2001, to provide an opportunity for the Toronto District School Board to submit written comments and/or appear in deputation before the Etobicoke Community Council. **(Carried)**



- B. Councillor Ford moved that the Etobicoke Community Council recommend to City Council the adoption of the aforementioned report. **(Having regard for the action taken by the Etobicoke Community Council in Motion A, this motion was not put.)**

(Sent to: Ms. Irene Atkinson, Chair, Toronto District School Board; Commissioner, Economic Development, Culture and Tourism; c. Mr. Pres Harrison, General Manager of Planning, Real Estate and Administration, Toronto District School Board; Mr. John Alati, Davies Howe Partners; Mr. Scott Arbuckle, Planning and Engineering Initiatives Limited; Mr. David Hanna, Chair, Etobicoke LACAC Panel; Ms. Hiie Galea, Treasurer, Humber Heights of Etobicoke Ratepayers Inc.; Ms. Sylvia Giovanella, Member, Etobicoke Federation of Ratepapers' and Residents' Association; Ms. Rita Davis, Managing Director of Culture – July 13, 2001)

**(Clause No. 18(b), Report No. 7)**

**7.13 Objection to Designation of Property Under Part IV of the Ontario Heritage Act:  
222 Islington Avenue (Boxer Building) (Ward 6 - Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a report (June 18, 2001) from the Acting City Clerk advising that City Council at its regular meeting on April 23, 24, 25, 26, 27, and its special meetings held on April 30, May 1 and 2, 2001, in adopting Clause No. 14 of Report No. 3 of The West Community Council authorized City officials to serve a Notice of Intention to Designate 222 Islington Avenue as a property of architectural value or interest on the owner and the Ontario Heritage Foundation; that, also in accordance with Section 29 of the Ontario Heritage Act, notice of such intention was published in a newspaper on May 18, 2001; further advising that a Notice of Objection has been received by the City Clerk from Mr. Gerald S. Swinkin, Blake, Cassels & Graydon LLP, on behalf of Noma Company and that in accordance with the Ontario Heritage Act, Council shall refer the matter to the Conservation Review Board for a hearing and report; and recommending that:

- (1) in accordance with Subsection 29 (7) of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, the matter be referred to the Conservation Review Board for a hearing and report; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Mr. David Hanna, Chair, Etobicoke Local Architectural Conservation Advisory Committee (LACAC) Panel, appeared before the Etobicoke Community Council in connection with the foregoing matter.

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

On motion by Councillor Jones, the Etobicoke Community Council:

- (1) recommended to City Council the adoption of the aforementioned report; and
- (2) requested the Commissioner, Economic Development, Culture and Tourism, to ensure that Heritage Preservation Services forwards notification regarding the proposed designation of a property under Part IV of the Ontario Heritage Act to the current owner of the property.

Councillor Jones resumed the Chair.

(Sent to: Commissioner, Economic Development, Culture and Tourism; Acting City Clerk; c. Mr. John Flynn, Noma Company; Ms. Wendy Gamble, President, New Toronto Historical Society; Mr. David Hanna, Chair, Etobicoke LACAC Panel; Mr. Joan Kennedy, Blake Cassels Graydon; Mr. Gerald Swinkin, Blake, Cassels & Graydon; City Solicitor; Ms. Rita Davies, Managing Director, Culture Division; Ms. Glenda Williams, Corporate Services, Clerk's Division – July 12, 2001)

**(Clause No. 10, Report No. 7)**

**7.14 Requests for Variances from Chapter 215, Signs, of the Former City of Etobicoke Municipal Code.**

The Etobicoke Community Council had before it a report (June 29, 2001) from the Acting City Clerk advising that the Etobicoke Sign Variance Advisory Committee at its meeting held on June 12, 2001, considered applications for variances from Chapter 215, Signs, former City of Etobicoke Municipal Code; and recommending that:

- (1) the application by Mr. Javeid Akhtar, General Manager, Kquality Signs Inc., embodied in the report (May 24, 2001) from Mr. Tamer Makhail, Senior Plan Examiner, Building Division, be approved as outlined in the report; and
- (2) the application for Alder & The Sparrow Restaurant & Bar, Quality Inn, embodied in the report (June 12, 2001) from Ms. Rose Borg, Senior Plan Examiner, Building Division, be approved for the reasons outlined in the report.

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

**(Clause No. 11, Report No. 7)**

**7.15 Designation of Fire Routes.**

The Etobicoke Community Council had before it a report (June 29, 2001) from the Acting City Clerk, respecting the enactment of the appropriate by-law to approve the final designation of fire routes to enable By-law Enforcement Officers to tag illegally parked vehicles within the designated fire route; and recommending that:

- (1) the final designation of a Fire Route under Chapter 134 of the Etobicoke Municipal Code be approved at the following locations:
  - (a) 2111 Lake Shore Boulevard West; and
  - (b) 90 Woodbine Downs Boulevard; and
- (2) the appropriate by-law be enacted by City Council.

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

**(Clause No. 13, Report No. 7)**

**7.16 Harmonization of the Sign By-law Concerning Posters on Public Property, Including Signs on Utility Poles.**

The Etobicoke Community Council had before it a communication (June 8, 2001) from the Acting City Clerk advising that the Planning and Transportation Committee at its meeting held on June 4, 2001, directed that the report (May 10, 2001) from the Commissioner of Urban Development Services respecting harmonization of the sign by-law concerning posters on public property, including signs on utility poles, be forwarded to Community Councils for consideration at their July 10 and 11, 2001 meetings and requested to forward any recommendations thereon to the Planning and Transportation Committee for consideration at a public meeting on September 11, 2001; and reporting, for the information of Community Councils, having:

- (1) requested the Commissioner of Urban Development Services to report to the Planning and Transportation Committee for consideration at the public meeting on September 11, 2001, on the feasibility of licensing commercial sign installers to install signs other than community signage relating to garage sales, etc.; and
- (2) received the report (May 29, 2001) from the City Solicitor respecting the City's ability to regulate posters on public property, including signs on utility poles.

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On motion by Councillor Hall, the Etobicoke Community Council:

- (1) endorsed the draft harmonized sign by-law concerning posters on public property including signs on utility poles embodied in the report (May 10, 2001) from the Commissioner, Urban Development Services; and
- (2) directed that the Planning and Transportation Committee be advised accordingly.

(Sent to: Planning and Transportation Committee; c. Commissioner, Urban Development Services; City Solicitor; Mr. Gino Vescio, Senior Policy and Research Officer, Municipal Licensing and Standards – July 13, 2001)

**(Clause No. 18(a), Report No. 7)**

**7.17 Community Improvement Plans for the Mimico Village and Mimico-by-the-Lake Community Improvement Project Areas (Ward 6 - Etobicoke-Lakeshore).**

The Etobicoke Community Council held a statutory public hearing on July 11, 2001, in accordance with Section 28(2) 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 (June 19, 2001) from the Director, Community Planning, West District, respecting the establishment of two new Community Improvement Plans in South Etobicoke in order to include provisions for aesthetic improvements as well as commercial façade improvements, similar to other Community Improvement Plans in South Etobicoke; and recommending that:

- (1) City Council adopt the Mimico Village and Mimico-by-the-Lake Community Improvement Plans substantially as set out in the report;
- (2) the City Solicitor be directed to introduce the necessary bills in Council to give effect to the foregoing;
- (3) City Council authorize the City Solicitor to make such stylistic and technical changes to the draft by-laws appended to the report as may be required; and
- (4) the appropriate City officials be authorized and directed to undertake the steps necessary to implement Recommendation No. (1) including, but not limited to, obtaining the necessary Ministry approvals.

On motion by Councillor Milczyn, the Etobicoke Community Council recommended to City Council the adoption of the aforementioned report subject to the Director, Community Planning, West District, submitting directly to Council, for consideration with this matter, a revised map for the Mimico-by-the-Lake Community Improvement Project.

(Sent to: Director, Community Planning, West District; c. Mr. V. Bill Kiru, Senior Planner, Community Planning, West District – July 12, 2001)

**(Clause No. 14, Report No. 7)**

**7.18 Fulfilment of Conditions - Application to Amend the Former City of Etobicoke Zoning Code; Adanac Realty Limited, North Side of Bell Manor Drive North of Berry Road and West of Stone Gate Plaza; File No. Z-2284 (Ward 5 - Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a report (June 18, 2001) from the Director, Community Planning, West District, responding to a request from Mr. Karel Dewaele, DD Consulting, Agents for Adanac Realty Limited, to address Community Council regarding the fulfilment of Conditions 1(iii) and 1(iv) imposed by Council upon allowing the site specific rezoning for eight townhouse units on the north side of Bell Manor Drive, north of Berry Road and west of Stone Gate Plaza, prior to the enactment of the zoning by-law, viz.:

“1(iii) The developer provide funding to a limit of \$4000.00 for Parks and Recreation Services and the community, if they so desire, to try to re-establish a stand of sassafras trees within the immediate neighbourhood, to the satisfaction of Parks and Recreation Services; and

1(iv) If legally possible, granting of an easement to provide for a public walkway across the property to provide access to the abutting plaza.”  
*[Clause No. 12 of Report No. 7 of The Etobicoke Community Council adopted, without amendment, by City Council on June 9, 10 and 11, 1999];*

further advising that payment for the trees can be requested at Site Plan Approval stage and would be required prior to the issuance of a building permit; that the footpath will not have public access at the north-west end of the site and is of limited value to the City; that access to Stone Gate Plaza can be reached by way of a public lane, public streets and sidewalks; and recommending that should Council wish to amend the conditions of an easement and a contribution toward the sassafras trees, the following recommendations could be adopted:

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- (1) Condition 1(iii) and 1(iv) of the report dated May 12, 1999, from the Director, Community Planning, West District, be removed from conditions to be fulfilled prior to the enactment of the by-law;
- (2) staff be directed to secure \$4,000.00 for suitable replacement of the sassafras trees at the Site Plan Approval stage; and
- (3) staff bring forward the zoning by-law to City Council at its meeting of July 24, 25 and 26, 2001.

Mr. Karel Dewaele, DD Consulting, Agent for Adanac Realty Limited, appeared before the Etobicoke Community Council in connection with the foregoing matter.

On motion by Councillor Milczyn, the Etobicoke Community Council:

- (1) recommended to City Council that:
  - (a) the following Conditions 1(iii) and 1(iv), as amended, embodied in Clause No. 12 of Report No. 7 of The Etobicoke Community Council, adopted by Council on June 9, 10 and 11, 1999, be removed from conditions to be fulfilled prior to the enactment of the zoning by-law:
    - “1(iii) The developer provide funding to a limit of \$4,000.00 for Parks and Recreation Services and the community, if they so desire, to try to re-establish a stand of sassafras trees within the immediate neighbourhood, to the satisfaction of Parks and Recreation Services.
    - 1(iv) If legally possible, granting of an easement to provide for a public walkway across the property to provide access to the abutting plaza.”;
  - (b) the owner make, and the appropriate staff be directed to accept, a \$4,000.00 donation for the replacement of the sassafras trees at the Site Plan Approval stage, to be spent in the immediate area of the site; and
  - (c) the appropriate staff be requested to issue a tax receipt to the owner for said donation; and
- (2) requested the Director, Community Planning, West District, to bring forward the zoning by-law to Council for consideration at its meeting scheduled to be held on July 24, 25 and 26, 2001.

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(Sent to: Director, Community Planning, West District; c. Mr. Karel Dewaele, DD Consulting; Mr. Brian Haley, Solicitor, Legal Division; Ms. Wendy Johncox, Senior Planner, Community Planning, West District – July 12, 2001)

**(Clause No. 15, Report No. 7)**

**7.19 Preliminary Report - Application to Amend the Etobicoke Zoning Code and Site Plan Control; I. Q. Development Corporation, 95 - 101 Grand Avenue File No. TA CMB20010009 (Ward 5 - Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a report (June 20, 2001) from the Director, Community Planning, West District, providing preliminary information on applications by I. Q. Development Corporation to amend the Etobicoke Zoning Code and Site Plan Control to permit the construction of 53 townhouses on lands known municipally as 95 – 101 Grand Avenue, located east of Grand Avenue between Dalesford Road and the F. G. Gardiner Expressway; 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 Etobicoke Community Council requested the Director, Community Planning, West District:

- (1) 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; and
- (2) to provide notice of the Public Meeting under the Planning Act according to the Regulations under the Planning Act.

(Sent to: Director, Community Planning, West District; c. Mr. Ken Slater, I. Q. Development Corporation; Mr. Michael McCart, Senior Planner, Community Planning, West District – July 13, 2001)

**(Clause No. 18(e), Report No. 7)**

**7.20 Preliminary Report – Application to Amend the Etobicoke Official Plan and Zoning Code and Site Plan Control; Mystic Pointe 3 Holdings Inc., 200 Manitoba Street File No. TA CMB20010008 (Ward 6 – Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a report (June 26, 2001) from the Director, Community Planning, West District, providing preliminary information on applications by Mystic Pointe 3 Holdings Inc. to amend the Etobicoke Official Plan and Zoning Code and Site Plan Control to permit the construction of Phase II of the Mystic Pointe Development consisting of 793 dwelling units in 3 high-rise apartment buildings with 1,190 parking spaces proposed to accommodate the development on lands known municipally as 200 Manitoba Street, located in the vicinity of Grand Avenue and Manitoba Street; and recommending that:

- (1) staff be directed to schedule a community information meeting together with the Ward Councillor;
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres (400 feet) of the subject site; and
- (3) notice of the Public Meeting of Council under the Planning Act be given according to the Regulations under the Planning Act.

On motion by Councillor Lindsay Luby, the Etobicoke Community Council requested the Director, Community Planning, West District:

- (1) together with the Ward Councillor, to schedule a community information meeting, as outlined in the aforementioned report, and provide notice thereof to landowners and residents within 120 metres of the site; and
- (2) to provide notice of the Public Meeting under the Planning Act according to the Regulations under the Planning Act.

(Sent to: Director, Community Planning, West District;  
c. Mr. Michael Firestone, Mystic Pointe 3 Holdings Inc.; Mr. Bill Kiru,  
Senior Planner, Community Planning, West District – July 13, 2001)

**(Clause No.18(f), Report No. 7)**



**7.21 Ontario Municipal Board Hearing – 3890 Bloor Street West  
(Ward 5 – Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a report (June 29, 2001) from the City Solicitor respecting the actions of the Ontario Municipal Board regarding an appeal by Berkley Developments (Ashbourne) Inc. (the “Owner”) to permit the redevelopment of 3890 Bloor Street West, in the former Etobicoke; advising that the Owner had originally proposed a 4-storey stacked townhouse development totalling 14 condominium units, with 7 two-storey units in each of the top and bottom rows; that the Director, Community Planning, West District, requested the Owner to reduce the number of units from 14 to 12; that the Etobicoke Community Council recommended a further reduction of units from 12 to 11; that the Owner then appealed its original 14 unit application to the Ontario Municipal Board; that the Ontario Municipal Board subsequently approved the Owner’s revised plans for 12 street related townhouse units; that the final form of the site plan and site plan conditions are still to be worked out between the Owner and Urban Development Services; that should these matters not be resolved, the Ontario Municipal Board will adjudicate any outstanding site plan issues; and recommending that the report be received for information.

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

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

(Sent to: City Solicitor; c. Mr. Stephen M. Bradley, Solicitor;  
Mr. Brian Haley, Solicitor – July 13, 2001)

**(Clause No. 18(g), Report No. 7)**

**7.22 Final Report - Application to Amend the Etobicoke Official Plan; Reno-Depot Inc.  
1608 The Queensway; File No. TA CMB20010001 (Ward 5 – Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a report (July 4, 2001) from the Acting City Clerk advising that the Council of the City of Toronto at its meeting held on June 26, 27 and 28, 2001, referred Clause No. 6 contained in Report No. 5 of The West Community Council, headed “Final Report - Application to Amend the Etobicoke Official Plan; Reno-Depot Inc., 1608 The Queensway; File No. TA CMB20010001 (Ward 5 - Etobicoke-Lakeshore)”, back to the West Community Council for further consideration.

Mr. Barry A. Horosko, Bratty and Partners, appeared before the Etobicoke Community Council in connection with the foregoing matter.

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On motion by Councillor Milczyn, the Etobicoke Community Council:

- (1) again recommended to City Council the adoption of the report (May 23, 2001) from the Director, Community Planning, West District, embodied in Clause No. 6 of Report No. 5 of The West Community Council; and
- (2) requested the Director, Community Planning, West District:
  - (a) in consultation with the City Solicitor, to enter into discussions with the applicant to resolve any issues regarding the wording of the Official Plan Amendment and submit a report thereon directly to City Council for consideration with this matter at its meeting scheduled to be held on July 24, 25 and 26, 2001; and
  - (b) to bring forward to the Etobicoke Community Council for consideration at its meeting scheduled to be held on September 13, 2001, the Final Report on the application to amend the Etobicoke Zoning Code.

(Sent to: City Solicitor; Director, Community Planning, West District; c. Mr. John Faiczak, Toronto; Mr. Rick Haslam, Toronto; Mr. Barry Horosko, Bratty and Partners; Mr. Mark Janzen, Toronto; Ms. Geri Kozorys-Smith, Marshall Macklin Monaghan; Mr. John Stefanidis, Toronto; Mr. Bill Kiru, Senior Planner, Community Planning, West District – July 12, 2001)

**(Clause No. 16, Report No. 7)**

**7.23 Application to Lift the Holding Symbol (H), Zanini Developments Inc.  
1 Beaverdale Road; File No. TA ZBA20010001 (Ward 5 – Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a report (July 4, 2001) from the Director, Community Planning, West District, respecting an application by Zanini Developments Inc. to lift the Holding Symbol (H) for the easterly portion (Phase 2) of the lands known municipally as 1 Beaverdale Road; advising that Community Council and City Council in May and June 2001, respectively, approved an application to lift the Holding Symbol (H) for the westerly portion of the subject site, thereby allowing the development of 11 townhouse dwelling units along Beaverdale Road to proceed; that the conditions for removal of the holding designation, as outlined in the report, have been resolved to the satisfaction of staff with respect to Phase 2; and recommending that:

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- (1) the application for the proposed lifting of the Holding Symbol (H) be approved for the easterly portion (Phase 2) of the subject site; and
- (2) 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 (July 4, 2001) from Mr. Adam J. Brown, Brown Dryer Karol, requesting, on behalf of Zanini Developments Inc. (Zanini), that the remaining Holding Symbol (H) be lifted from the eastern portion of the lands known municipally as 1 Beaverville Road; providing a summary of the preconditions to the lifting of the holding symbol, followed by confirmation of Zanini's satisfaction of such conditions; and requesting that the Clerk be directed to give notice of an intention to pass an amending by-law, and that the by-law be forwarded to the next meeting of City Council for approval.

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

- Ms. Rhona Swarbrick, Etobicoke/Mimico Creek Task Force; and
- Mr. Adam Brown, Brown Dryer Karol, Barristers and Solicitors.

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

**(Clause No. 17, Report No. 7)**

**7.24 Requests for Variances from Chapter 215, Signs of the Former City of Etobicoke Municipal Code.**

The Etobicoke Community Council had before it a report (July 9, 2001) from the Acting City Clerk submitting, for approval, the recommendations of the Etobicoke Sign Variance Advisory Committee from its meeting held on July 10, 2001, respecting the following applications for variances from Chapter 215, Signs, of the former City of Etobicoke Municipal Code:

- (1) Car Connection Ltd., 415 Kipling Avenue (Ward 6 – Etobicoke-Lakeshore);
- (2) MCI Medical Clinics, 5230 Dundas Street West (Six Points Plaza) (Ward 5 – Etobicoke-Lakeshore);
- (3) Cineplex Odeon, 1025 The Queensway (Ward 5 – Etobicoke-Lakeshore); and
- (4) Harrison & Harrison Chartered Accountants, 10 Beamish Drive (Ward 5 – Etobicoke-Lakeshore).

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- A. Councillor Milczyn moved that the Etobicoke Community Council recommend to City Council the adoption of the Recommendations of the Etobicoke Sign Variance Advisory Committee embodied in the aforementioned report pertaining to Applications Nos. (2), (3) and (4). **(Carried)**

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

- B. Councillor Jones moved that Recommendations of the Etobicoke Sign Variance Advisory Committee embodied in the aforementioned report pertaining to Application No. (1) be amended by deleting the following Committee Recommendations:

“The Etobicoke Sign Variance Advisory Committee recommends to the Etobicoke Community Council that the aforementioned application be approved, subject to the following conditions:

- (i) the existing outdoor advertising roof sign be allowed to remain until the expiration date of the applicant’s lease with his client, Car Connection Ltd. (September 21, 2004);
- (ii) the sign not be illuminated; and
- (iii) the applicant obtain the necessary permits and pay the administration fees.”,

and inserting in lieu thereof the following:

“The Etobicoke Sign Variance Advisory Committee recommends to the Etobicoke Community Council the adoption of the report (June 28, 2001) from Ms. Techa van Leeuwen, Acting Manager, Plan Review, Building Division, embodying the following Recommendations:

- (a) the application be refused for the reasons outlined in the report; and

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- (b) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.” **(Carried)**

Councillor Jones resumed the Chair.

**(Clause No. 12, Report No. 7)**

The Etobicoke Community Council adjourned its meeting at 12:05 p.m.

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Chair.