

THE CITY OF TORONTO

City Clerk's Division

Minutes of the Etobicoke Community Council

Meeting No. 8

Thursday, September 13, 2001

The Etobicoke Community Council met on Thursday, September 13, 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 10:30 a.m.	2:05 p.m. to 2:32 p.m.	6:05 p.m. to 8:40 p.m.
Councillor Rob Ford	X	X	X
Councillor Suzan Hall	X	X	X
Councillor Douglas Holyday	X	X	X
Councillor Irene Jones (Chair)	X	X	X
Councillor Gloria Lindsay Luby	X	X	X
Councillor Peter Milczyn (Vice Chair)	X	X	X

Councillor Jones in the Chair.

Confirmation of Minutes.

On motion by Councillor Lindsay Luby, the Minutes of the meeting of the Etobicoke Community Council held on July 11, 2001, were confirmed.

**8.1 Installation of Stop Controls: Cafon Court and Valois Court
Intersecting Honbury Road (Ward 1 – Etobicoke North).**

The Etobicoke Community Council had before it a report (July 20, 2001) from the Director, Transportation Services, District 2, respecting an investigation by staff of the need for stop signs at Cafon Court at Honbury Road and Valois Court at Honbury Road following the installation of curbs installed with paraplegic ramps crossing the minor street; and recommending that:

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- (1) stop controls be erected on the north approach of Cafon Court at Honbury Road and on the south approach of Valois Court at Honbury Road; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

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

(Clause No. 1, Report No. 8)

**8.2 Installation of a Stop Control: Bairstow Crescent at Heatherglen Road
(Ward 2 – Etobicoke North).**

The Etobicoke Community Council had before it a report (July 23, 2001) from the Director, Transportation Services, District 2, respecting an investigation by staff of the need for stop signs at Bairstow Crescent at Heatherglen Road following the installation of curbs installed with paraplegic ramps crossing the minor street; and recommending that:

- (1) a stop control be erected on the east approach to the intersection of Bairstow Crescent and Heatherglen Road; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

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

(Clause No. 2, Report No. 8)

8.3 Installation of Stop Controls: Greenford Road at Elstree Road; Greenford Road at Swindon Road; Swindon Road at Cranleigh Court (Ward 4 – Etobicoke Centre).

The Etobicoke Community Council had before it a report (August 7, 2001) from the Director, Transportation Services, District 2, respecting a verbal request from a resident of Greenford Road to replace the stop sign on Greenford Road at Swindon Road; and recommending that:

- (1) stop controls be erected on the west approach of Greenford Road at Elstree Road, on the east approach of Greenford Road at Swindon Road and on the north approach of Swindon Road at Cranleigh Court; 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. 8)

8.4 Introduction of a 'No Stopping Anytime' Prohibition: North-West Corner of Bethridge Road at Kipling Avenue (Ward 2 – Etobicoke North).

The Etobicoke Community Council had before it a report (August 2, 2001) from the Director, Transportation Services, District 2, respecting a request from the Toronto Police Service, Parking Enforcement Unit, for a 'no stopping anytime' prohibition; and recommending that:

- (1) stopping be prohibited anytime on the north side of Bethridge Road from Kipling Avenue to a point 78 metres 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 Ford, the Etobicoke Community Council recommended to City Council the adoption of the aforementioned report.

(Clause No. 4, Report No. 8)

8.5 Introduction of a 'No Parking Anytime' Prohibition: Both Sides of Lothian Avenue (Ward 5 – Etobicoke-Lakeshore).

The Etobicoke Community Council had before it a report (August 8, 2001) from the Director, Transportation Services, District 2, respecting a request from an area resident for a 'no parking anytime' prohibition, forwarded by Councillor Peter Milczyn; and recommending that:

- (1) parking be prohibited on both sides of Lothian Avenue between Cardigan Road and a point 42.0 metres north 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. 5, Report No. 8)

**8.6 Revisions to Boulevard Parking Agreement: 21–25 Medulla Avenue
(Ward 5 – Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a report (August 21, 2001) from the Director, Transportation Services, District 2, advising that as a result of Committee of Adjustment Decision No. B-11/01ET to grant consent to 1434039 Ontario Limited to sever 21-25 Medulla Avenue into two lots, the existing boulevard parking agreement needs to be revised to reflect the new lot boundaries; and recommending that:

- (1) Etobicoke Community Council authorize reassigning 8 of the 21 existing boulevard parking stalls to 21 Medulla Avenue;
- (2) Etobicoke Community Council authorize assigning 13 of the 21 existing boulevard parking stalls to 25 Medulla Avenue;
- (3) the property owners enter into new boulevard parking agreements acceptable to the City Solicitor;
- (4) the property owners, at their expense, register the boulevard parking agreements on-title to the satisfaction of the City Solicitor; 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 Milczyn, the Etobicoke Community Council recommended to City Council the adoption of the aforementioned report.

(Clause No. 6, Report No. 8)

**8.7 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 again 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

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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 Etobicoke Community Council also had before it the following communications:

- (i) (August 28, 2001) from the Acting City Clerk, advising that the Etobicoke Community Council on July 11, 2001, deferred consideration of the foregoing 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; and providing a list of deputations who appeared at the meeting; and
- (ii) (September 9, 2001), from Mr. Adam Sobolak, Toronto, submitting comments supporting, in principle, designation of the Humber Heights School.

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

- Mr. Mario Silva, Land Use Planner, Toronto District School Board;
- Mr. David Hanna, Etobicoke; and filed a submission with respect thereto;
- Mr. John Alati, Davies Howe Partners, on behalf of Oakwood Retirement Communities Inc.;
- Mr. Joe Kennedy, President Humber Heights of Etobicoke Ratepayers' Inc.

On motion by Councillor Ford, the Etobicoke Community Council:

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

(Clause No. 7, Report No. 8)

8.8 Year-Round Residence on Boats Moored on Parks and Recreation Property (Various Wards).

The Etobicoke Community Council had before it a report (August 24, 2001) from the Commissioner, Economic Development, Culture and Tourism, providing information on Council's directive on July 24, 25 and 26, 2001, to provide a report on action to be taken with the year-round residents on boats moored on Parks and Recreation property; advising that this report will be before the relevant Community Councils and the Planning and Transportation Committee for consideration at their October 2001 meetings with input being submitted to the Economic Development and Parks Committee meeting in November 2001; and recommending that the report be received for information.

- A. Councillor Lindsay Luby moved that the Etobicoke Community Council receive the aforementioned report. **(Carried)**

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

- B. Councillor Jones moved that when this matter is again before the Etobicoke Community Council, it be scheduled as a deputation item. **(Carried)**

Councillor Jones resumed the Chair.

(Sent to: Commissioner, Economic Development Culture and Tourism
- September 14, 2001)

(Clause No. 16(b), Report No. 8)

8.9 Ontario Municipal Board Decision – Appeal from the Committee of Adjustment Regarding Variances from By-law No. 1979-67 as Amended; 189 Delta Street (Ward 6 – Etobicoke-Lakeshore).

The Etobicoke Community Council had before it a report (August 3, 2001) from the City Solicitor respecting an appeal from a decision of the Committee of Adjustment refusing several variances required to legalize three existing dwelling units within a semi-detached single family home in Etobicoke; advising that the revised proposal reduced the number of units from three to two; that City staff were satisfied that the revised proposal and requisite variances constitute acceptable development for the site; that the Ontario Municipal Board issued a written decision allowing the appeal and authorizing the variance as set out in the revised plans; and recommending that the report be received for information.

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

(Clause No. 16(c), Report No. 8)

8.10 Ontario Municipal Board Decision - Appeal from the Committee of Adjustment Regarding Adjustments to Former City of Etobicoke Zoning By-law No. 1996-160 316-318 Burnhamthorpe Road (Ward 5 – Etobicoke-Lakeshore).

The Etobicoke Community Council had before it a report (July 27, 2001) from the City Solicitor respecting City Council's directive of March 6, 7 and 8, 2001, contained in Clause No. 19 of Report No. 2 of The West Community Council, wherein the City Solicitor was instructed to appear at the Ontario Municipal Board in support of an application to delete the site-specific prohibition against restaurant uses at 316-318 Burnhamthorpe Road which was appealed at the Committee of Adjustment, along with a parallel zoning appeal; advising that the Ontario Municipal Board issued a written decision on April 20, 2001, approving the proposed by-law which effectively allows restaurant uses on the site, but limits the combined gross floor area of all restaurant uses to 291 square feet; that the parking standards and the available parking on the site further restrict the size of any individual restaurant; and recommending that the report be received for information

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

(Clause No. 16(d), Report No. 8)

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

The Etobicoke Community Council had before it a report (August 27, 2001) from the Acting City Clerk advising that the Etobicoke Sign Variance Advisory Committee at its meeting held on August 21, 2001, considered applications for variances from Chapter 215, Signs, former City of Etobicoke Municipal Code; and recommending that:

- (1) the application by Mr. Dominic Rotundo, Neon Products Inc., on behalf of Stay Inn Hotel, for a variance at 560 Evans Avenue, embodied in the report (August 7, 2001) from Ms. Techa van Leeuwen, Senior Plan Examiner, Plan Review, Building Division, be deferred for the reasons outlined in the report; and that the applicant be advised, upon approval of the variance, of the requirement to obtain the necessary permits from the Commissioner of Urban Development Services;
- (2) the application by Mr. Arv Sestokas, Manager, Real Estate Development, Imperial Oil, for a variance at 240 The Queensway, embodied in the report (August 7, 2001) from Ms. Techa van Leeuwen, Senior Plan Examiner, Plan Review, Building Division, be approved for the reasons outlined in the report; and that the applicant be advised, upon approval of the variance, of the requirement to obtain the necessary permits from the Commissioner of Urban Development Services;

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- (3) the application by Ms. Susan Gallagher, Zip Signs Limited, on behalf of Montana's Restaurant, for a variance at 1007 The Queensway, embodied in the report (August 10, 2001) from Mr. Tamer Mikhail, Acting Manager, Plan Review, Building Division, be approved for the reasons outlined in the report; and that the applicant be advised, upon approval of the variance, of the requirement to obtain the necessary permits from the Commissioner of Urban Development Services, the Commissioner of Works and Emergency Services and the Director, Transportation Services, District 2;
- (4) the application by Mr. Dominic Rotundo, TekSigns Inc., on behalf of Goodyear ACD Auto Service, for a variance at 1057 Martin Grove Road, embodied in the report (August 7, 2001) from Mr. Tamer Mikhail, Acting Manager, Plan Review, Building Division, be approved for the reasons outlined in the report; and that the applicant be advised, upon approval of the variance, of the requirement to obtain the necessary permits from the Commissioner of Urban Development Services; and
- (5) the application by Mr. Kam Sedani, Dharam Malik & Associates Inc., Architects and Planners, on behalf of the Galati Brothers Supermarket, for a variance at 2141 Kipling Avenue, embodied in the report (August 7, 2001) from Mr. Tamer Mikhail, Acting Manager, Plan Review, Building Division, be approved for the reasons outlined in the report; and that the applicant be advised, upon approval of the variance, of the requirement to obtain the necessary permits from the Commissioner of Urban Development Services, the Commissioner of Works and Emergency Services and the Director, Transportation Services, District 2.

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

(Clause 9, Report No. 8)

8.12 Designation of Fire Route.

The Etobicoke Community Council had before it (August 28, 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 2548 Kipling Avenue; and
- (2) the appropriate by-law be enacted by City Council.

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

(Clause No. 10, Report No. 8)

**8.13 Final Report – Application to Amend the Etobicoke Zoning Code
1464171 Ontario Inc., 300 Evans Avenue; File No. TA ZBA 2001 0005
(Ward 6 – Etobicoke-Lakeshore).**

The Etobicoke Community Council reports having held a statutory public hearing on September 13, 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 Etobicoke Community Council had before it a report (August 27, 2001) from the Director, Community Planning, West District, respecting an application by 1464171 Ontario Inc. to amend the Etobicoke Zoning Code to permit a self-service storage development, with one caretaker unit, on lands known municipally as 300 Evans Avenue, located at the north-west corner of Evans Avenue and Horner Avenue; and recommending that:

- (1) the Etobicoke Zoning Code be amended to permit a self-service storage facility and other I.C1 uses at 300 Evans Avenue by re-designating the site to Class 1 Industrial (I.C1) and establishing site specific setbacks for all permitted uses and parking standards for self-storage facilities substantially in accordance with the draft Zoning By-law Amendment appended to the report as Attachment No. 5; and
- (2) the City Solicitor be authorized to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

On motion by Councillor Lindsay Luby, the Etobicoke 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:

- (1) the application by 1464171 Ontario Inc. to amend the Etobicoke Zoning Code to permit a self-service storage facility and other I.C1 uses at 300 Evans Avenue by re-designating the site to Class 1 Industrial (I.C1) and establishing site specific setbacks for all permitted uses and parking standards for self-storage facilities substantially in accordance with the draft Zoning By-law Amendment appended to the report as Attachment No. 5, be approved; and
- (2) the City Solicitor be authorized to make such stylistic and technical changes to the draft zoning by-law amendment as may be required.
(Carried on the following recorded vote:

Yeas: Councillors Ford, Hall, Holyday, Jones, Lindsay Luby – 5; and

Nays: Councillor Milczyn – 1.

(Clause No. 12, Report No. 8)

**8.14 Final Report – Application to Amend the Etobicoke Official Plan
Etobicoke Garden Co-Operative Limited, 11 Neilson Drive
File No. TA OPA 2001 0001 (Ward 3 – Etobicoke Centre).**

The Etobicoke Community Council held a statutory public hearing on September 13, 2001, in accordance with Section 17 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 (August 15, 2001) from the Director, Community Planning, West District, respecting an application by Etobicoke Garden Co-operative Limited to amend the Etobicoke Official Plan to permit the conversion of a 55-unit, 6-storey building from an equity co-operative to a condominium on lands known municipally as 11 Neilson Drive, located at the north-east corner of Dundas Street West and Neilson Drive; advising that prior to finalizing an application for conversion, an Official Plan Amendment must be approved by Council; that a Draft Plan of Condominium has been received; and recommending that the application be approved, subject to a Public Meeting of Council to obtain the views of interested parties, and the conditions outlined in the report.

On motion by Councillor Hall, the Etobicoke 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 application by Etobicoke Garden Co-operative Limited to amend the Etobicoke Official Plan to permit the conversion of a 55-unit, 6-storey building from an equity co-operative to a condominium on lands known municipally as 11 Neilson Drive be approved, subject to the conditions outlined in the report.

(Clause No. 13, Report 8)

**8.15 Final Report – Application to Amend the Etobicoke Official Plan and
Zoning Code; 1500 Royal York Road Limited, 1500 Royal York Road
File No. CMB 2000 0004 (Ward 4 – Etobicoke Centre).**

The Etobicoke Community Council had before it a report (August 3, 2001) from the Director, Community Planning, West District, respecting an application by 1500 Royal York Road Limited to amend the Etobicoke Official Plan and the Etobicoke

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Zoning Code to permit the development of 42 townhouse dwelling units on lands known municipally as 1500 Royal York Road, located at the corner of Royal York Road and Trehorne Drive; advising that on July 5, 2001, the applicant appealed to the Ontario Municipal Board on the basis of the City's failure to respond to the requested amendments within 90 days; and recommending that City Council, following consideration of comments received from the public, instruct City Legal staff to attend at the Ontario Municipal Board and request the Board:

- (1) to amend the Etobicoke Official Plan to replace the Commercial Retail Designation on a portion of the lands to Medium Density Residential;
- (2) to rezone the residential portion of the site, subject to a Holding designation under Section 36 of the Planning Act, and that the Hold be lifted upon application by the land owner three months after any grocery store has vacated the property; and the City's requirements for environmental studies and peer review have been satisfied; and
- (3) that, if the appellant seeks to join its site plan application as a matter to be considered by the Board, the Board not approve the site plan applications for the commercial development and the residential development at this time, due to the likelihood that the proposal will not be built for ten years.

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

- (i) (September 12, 2001) from Mr. George Iwanchyshyn, Etobicoke, submitting comments in support of a full-size grocery store at 1500 Royal York Road and advising that he has no objection to a low-level apartment/condominium building as long as space is reserved at ground level for a Dominion store or its equivalent; and
- (ii) (September 13, 2001) from Mr. Joe Elmaleh, Glanelm Property Management, advising that he is the Property Manager for United Northeastern Retail Portfolio Inc., an investment company which purchased on December 18, 2001, the Royal York Plaza at 1500 Royal York Road; that they were only advised on September 13, 2001, of the meeting; and requesting that this matter be deferred to allow an opportunity for the plans to be reviewed and the impact on the property assessed.

At this point in the proceedings, Councillor Ford challenged the decision of the Chair to hold the deputations to a three minute maximum for persons not representing an organization, due to the number of people requesting to speak. Following a vote, the decision of the Chair was upheld.

The following persons appeared on behalf of the applicant before the Etobicoke Community Council in connection with the foregoing matter:

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- Mr. Bruce Ketcheson, Reble, Ritchie Green & Ketcheson;
- Mr. Elliott Sud, Vice President, 1500 Royal York Road Limited;
- Mr. Randy Grimes, Director, IBI Group; and filed a submission with respect thereto; and
- Mr. Tim Arnott, Senior Transportation Planner, BA Group Transportation Consultants.

The following persons appeared before the Etobicoke Community Council in opposition to the proposal:

- Ms. Virginia MacLean, Cassells Brock Blackwell, on behalf of Humber Heights of Etobicoke Ratepayers' Inc.;
- Ms. Sylvia Giovanella, Etobicoke Federation of Ratepayers' and Residents' Association;
- Mr. Gary Van Schagen, Etobicoke;
- Mr. Tony Vlassopoulos, Secretary, Humber Heights of Etobicoke Ratepayers' Inc.;
- Ms. Jennie Farquharson, Etobicoke;
- Dr. Alan Carrie, Etobicoke;
- Ms. Frances Zuccarini, Etobicoke; and filed a petition containing approximately 1,120 signatures;
- Ms. G. Healy, Etobicoke;
- Ms. Karen Kennedy, Etobicoke; and filed a submission with respect thereto;
- Mr. Joe Kennedy, President, Humber Heights of Etobicoke Ratepayers' Inc.;
- Mr. Joe Carabetta, Etobicoke;
- Ms. Frances Lumer, Etobicoke;
- Mr. Terry Seip, Webb's Royal York Bowl;
- Mr. George Turek, Etobicoke;
- Mr. John Grassl, Etobicoke;
- Mr. John Zuccarini, Etobicoke; and
- Mr. John Stasiuk, Etobicoke.

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

- (1) the aforementioned report be received; and
- (2) the City Solicitor be instructed to:
 - (a) attend at the Ontario Municipal Board Hearing commencing on October 22, 2001, in opposition to the proposal; and
 - (b) retain any necessary consultants.

(Clause No. 14, Report No. 8)

**8.16 Final Report – Application to Amend the Etobicoke Zoning Code
Reno-Depot Inc., 1608 The Queensway; File No. TA CMB 2001 00001
(Ward 5 – Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a report (August 27, 2001) from the Director, Community Planning, West District, providing the status of an appeal by Reno-Depot Inc. to the Ontario Municipal Board respecting the part of their application to amend the Etobicoke Zoning Code on lands known municipally as 1608 The Queensway; advising that as City Council on July 26, 2001, adopted Official Plan Amendment No. 86-2001, this part of the application is no longer part of the appeal; that although the matter is seized by the Board, the application has been reviewed by staff for Council's consideration in order to provide City staff with direction respecting the Hearing; and recommending that:

- (1) City Council advise the Ontario Municipal Board (OMB) that Council has no objection to the enactment of the amending Zoning By-law substantially as contained in the report provided that the OMB does not issue its order until such time as the conditions outlined in this report are addressed to the satisfaction of the City; and
- (2) the City Solicitor and other appropriate staff attend the Ontario Municipal Board hearing in support of the position set out in this report.

Mr. Barry Horosko, Bratty and Partners, appeared on behalf of the applicant before the Etobicoke Community Council in connection with the foregoing matter.

On motion by Councillor Milczyn, the Etobicoke Community Council recommended to City Council the adoption of the aforementioned report, subject to adding the following new Recommendations Nos. (3), (4) and (5):

- “(3) the draft zoning by-law referred to in Recommendation No. (1) be amended by incorporating provisions respecting a land use buffer along the easterly property line having a width of approximately 2.5 metres running southerly from the north property line, to a width of approximately 5 metres starting at a point approximately 24 metres from Building B, as shown on Schedule ‘B’ of the draft by-law, and the width of the land use buffer to be finalized by the Director, Community Planning, West District;
- (4) City staff resolve any outstanding technical changes to the draft zoning by-law with the applicant to give effect to Council's endorsement of the proposed zoning amendment; and
- (5) City staff and the applicant be directed to work towards the fulfillment of the conditions of approval of the zoning by-law as set

out in the report for the October 19, 2001 Pre-hearing Conference of the Ontario Municipal Board.”

(Clause No. 15, Report No. 8)

**8.17 Preliminary Report – Application to Amend the Etobicoke Zoning Code
Kipling Towers Limited, 2435 Kipling Avenue; File No. TA CMB 2001 0010
(Ward 1 – Etobicoke North).**

The Etobicoke Community Council had before it a report (August 27, 2001) from the Director, Community Planning, West District, providing preliminary information on an application by Kipling Towers Limited to amend the Etobicoke Zoning Code to permit the construction of 18 condominium townhouses in 4 blocks, on the site of an existing 13-storey rental apartment building on lands known municipally as 2435 Kipling Avenue, located at the south-east corner of Albion Road and Kipling Avenue; 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 Hall, 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;
- (2) to provide notice of the Public Meeting under the Planning Act according to the regulations under the Planning Act; and
- (3) to provide comments in his Final Report to the Etobicoke Community Council on the availability of ample parking at the site.

(Sent to: Mr. Eros Fiacconi, EFG Associates; Director, Community Planning, West District; c. Mr. Ed Murphy, Senior Planner, Community Planning, West District – September 14, 2001)

(Clause No. 16(e), Report No. 8)

8.18 Preliminary Report – Application to Amend the Etobicoke Official Plan and the Zoning Code and Site Plan Control; 1405868 Ontario Inc. 124 Portland Street; File No. TA CMB 2001 0013 (Ward 6 – Etobicoke-Lakeshore).

The Etobicoke Community Council had before it a report (August 21, 2001) from the Director, Community Planning, West District, providing preliminary information on an application by 1405868 Ontario Inc. to amend the Etobicoke Official Plan and the Zoning Code and Site Plan Control, to permit the construction of a two-storey townhouse development containing seven units on lands known municipally as 124 Portland Street, located on the north side of Portland Street, east of Royal York Road and west of Wesley Street; 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 Lindsay Luby, 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: Ms. Mary Flynn-Gugliette, Goodman & Carr LLP; Director, Community Planning, West District; c. Ms. Kelly Picken, Planner Community Planning, West District – September 14, 2001)

(Clause No. 16(f), Report No. 8)

8.19 Preliminary Report – Application to Amend the Etobicoke Official Plan and the Zoning Code and Site Plan Control; Bell Warehousing Ltd. 123 Twenty-Fourth Street; File No. TA CMB 2001 0011 (Ward 6 – Etobicoke-Lakeshore).

The Etobicoke Community Council had before it a report (August 27, 2001) from the Director, Community Planning, West District, providing preliminary information on an application by Bell Warehousing Ltd. to amend the Etobicoke Official Plan and the Zoning Code and Site Plan Control, to permit the construction of a two-storey brick residential dwelling for use as a six-plex rental facility on lands known municipally as 123 Twenty-Fourth Street, located at the south-east corner of Twenty-Fourth Street and Whitlam Avenue; 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 Lindsay Luby, 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: Mr. Michael Neale, Etobicoke; c. Director, Community Planning, West District; Ms. Kelly Picken, Planner Community Planning, West District – September 14, 2001)

(Clause No. 16(g), Report No. 8)

8.20 Preliminary Report – Application to Amend the Etobicoke Official Plan and the Zoning Code and Site Plan Control; Carmine Cesta, 492 Horner Avenue File No. TA CMB 2001 0014 (Ward 6 – Etobicoke-Lakeshore).

The Etobicoke Community Council had before it a report (August 27, 2001) from the Director, Community Planning, West District, providing preliminary information on an application by Carmine Cesta to amend the Etobicoke Official Plan and the Zoning Code and Site Plan Control, to permit the construction of a three-storey townhouse development containing seven units on lands known municipally as 492 Horner Avenue, located at the north-east corner of Horner Avenue and Lunness Road; and recommending that:

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

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 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: Ms. Mary Flynn-Gugliette, Goodman & Carr LLP; Director, Community Planning, West District; c. Ms. Kelly Picken, Planner Community Planning, West District – September 14, 2001)

(Clause No. 16(h), Report No. 8)

**8.21 Preliminary Report – Application to Amend the Etobicoke Official Plan and the Zoning Code and Site Plan Control; Stone Manor Developments
2264 Lake Shore Boulevard West; File No. TA CMB 2001 0015
(Ward 6 – Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a report (August 28, 2001) from the Director, Community Planning, West District, providing preliminary information on an application by Stone Manor Developments to amend the Etobicoke Official Plan and the Zoning Code and Site Plan Control, to permit the construction of a development containing 63 units (62 townhouses and one detached dwelling) on lands known municipally as 2264 Lake Shore Boulevard West, located on the north side of Lake Shore Boulevard West, between Legion Road and Fleeceline Road; and recommending that:

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

On motion by Councillor Milczyn, the Etobicoke Community Council:

- (1) requested 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; and
 - (b) to provide notice of the Public Meeting under the Planning Act according to the regulations under the Planning Act; and
- (2) noted that the applicant is Mr. Ken Slater on behalf of Gemini Urban Design (Lakeshore) Corp.

(Sent to: Mr. Ken Slater, Toronto; Director, Community Planning, West District; c. Mr. Michael McCart, Senior Planner, Community Planning, West District – September 14, 2001)

(Clause No. 16(I), Report No. 8)

8.22 City Centre West Secondary Plan.

The Etobicoke Community Council had before it a communication (September 12, 2001) from the City Clerk, Planning and Transportation Committee, forwarding a report (August 17, 2001) from the Commissioner of Urban Development Services regarding further steps in the review of the Kipling-Islington City Centre Secondary Plan for review by the Etobicoke Community Council, with a request that any comments thereon be sent directly to City Council for consideration at its next meeting on October 2, 2001; and advising that the Planning and Transportation Committee at its meeting held on September 11, 2001, recommended to City Council that the aforementioned report be adopted, subject to the adoption of the recommendations contained in the communication dated September 11, 2001, from Councillor Peter Milczyn.

- A. Councillor Milczyn moved that the Etobicoke Community Council concur in the consolidated Recommendations of the Planning and Transportation Committee. **(Carried, as amended, by Motion B.)**
- B. Councillor Lindsay Luby moved that the foregoing Motion A. by Councillor Milczyn be amended by adding thereto the following:

“subject to amending Recommendation No. (9) by deleting the words “give equal consideration to” and inserting in lieu thereof the words, “consider the pros and cons of”, so that Recommendation No. (9) shall now read as follows:

- “(9) the Commissioner of Urban Development Services, in consultation with the appropriate staff, be directed to consider the pros and cons of both the Westwood Theatre site and the Islington Subway site as potential locations for a municipal government building;” **(Carried)**

(Sent to: City Council; c. Commissioner of Urban Development Services; Director, Community Planning, West District; Administrator, Planning and Transportation Committee – September 17, 2001)

(Clause No. 16 (a), Report No. 8)

8.23 Waiver of Provision of the Expropriations Act; 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 (August 29, 2001) from the Commissioner of Corporate Services advising that City Council by adoption of Clause No. 9 of Report No. 7 of The Etobicoke Community Council on July 24, 25 and 26, 2001, authorized the sale of surplus vacant land located at the south-east corner of Old Albion Road and Indian Line, south of Steeles Avenue West (Lands) to the abutting property owner, Teresa Furgiuele; that, due to an oversight, certain requirements of the Expropriations Act were not contained in the sale report; that the closing date for the sale of the Lands, scheduled for August 29, 2001, has been amended to November 2, 2001, in order to allow for consideration of this report; further advising that adoption of this report is necessary in order to complete the sale transaction adopted by City Council; and recommending that:

- (1) City Council, as the approving authority acting under the provisions of Section 42 of the Expropriations Act, amend the authority for the sale of the Lands as set out in Clause No. 9 of Report No. 7 of The Etobicoke Community Council, adopted by City Council at its meeting held on July 24, 25 and 26, 2001, to provide that the owners from whom the Lands were expropriated be not given the first chance to repurchase the Lands; and
- (2) the appropriate City officials take all steps necessary to give effect to the foregoing.

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

(Clause No. 8, Report No. 8)

8.24 Construction and Maintenance of Fire Routes.

The Etobicoke Community Council had before it a report (September 6, 2001) from the City Clerk respecting the construction and maintenance of fire routes at the locations identified in the report; and recommending that:

- (1) Chapter 134-20 of the Etobicoke Municipal Code be amended by adding the following locations to Schedule 'B', "Lands upon which Fire Routes are to be Constructed and Maintained":
 - (a) 1851 Albion Road;
 - (b) 2845 Bloor Street West;
 - (c) 231 Carlingview Drive;
 - (d) 5503 Eglinton Avenue;

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- (e) 114, 116 Evans Avenue;
 - (f) 100 Humber Bay Park Road West;
 - (g) 70 Humberline Drive;
 - (h) 1020 Islington Avenue;
 - (i) 1-35, 2-34 James Stock Street;
 - (j) 65 Kelfield Street;
 - (k) 2533 Kipling Avenue;
 - (l) 9 Old Mill Road;
 - (m) 1 Resurrection Road;
 - (n) 1-57, 20-50 San Remo Terrace;
 - (o) 50 Steinway Boulevard;
 - (p) 2-70 Superior Creek Lane;
 - (q) 1001, 1007, 1011 The Queensway;
 - (r) 1505 The Queensway; 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. 11, Report No. 8)

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

Chair.