
**ETOBICOKE COMMUNITY COUNCIL
AGENDA
MEETING No. 3**

Date of Meeting: Wednesday, April 3, 2002 **Enquiry:** Mary Casini
Time: 2:00 p.m. **Administrator**
Location: Council Chambers **416-394-8104**
Etobicoke Civic Centre **mcasini@city.toronto.on.ca**
399 The West Mall
Toronto, Ontario

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

CONFIRMATION OF MINUTES.

**SUMMARY OF PRESENTATIONS/PUBLIC MEETINGS (AN UPDATED LIST
WILL BE DISTRIBUTED AT THE MEETING):**

- 2:15 p.m. Respecting Item No. 14 – Presentation**
Black History Month 2002.
- 5:00 p.m. Respecting Item No. 11 – Public Meeting under the Planning Act**
Final Report – Application to Amend the Etobicoke Zoning Code
Allerton Investments Ltd. (Shell Canada Ltd.), 230 Lloyd Manor Road
File No. TA ZBL 2001 0010 (Ward 3 – Etobicoke Centre).

COMMUNICATIONS/REPORTS.

- 1. INSTALLATION OF TRAFFIC CONTROL SIGNALS –
EGLINTON AVENUE WEST AND SATELLITE DRIVE
(Ward 3 – Etobicoke Centre).**

Director, Transportation Services, District 2
(February 26, 2002)

Responding to a request from Chartway Holdings Limited/Guild Electric Limited that traffic control signals be installed at the intersection of Eglinton Avenue West and Satellite Drive; and recommending that:

- (1) traffic control signals be installed at the intersection of Eglinton Avenue West and Satellite Drive;
- (2) the installation of the traffic control signals be funded by the developer, Chartway Holdings Limited/Guild Electric Limited; 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.

2. REMOVAL OF TRAFFIC CONTROL SIGNALS - ALBION ROAD AND INDIAN LINE (Ward 1 – Etobicoke North).

Director, Transportation Services, District 2
(February 28, 2002)

Advising that since the closure of Indian Line to all traffic except utility services vehicles after the extension of Highway No. 427 to Highway No. 7, the only traffic routinely serviced by signals at the intersection of Albion Road and Indian Line at the driveway to Anthony's Garden Centre, is from the garden centre; that the Fire Captain at Firehall No. 11 on Humberline Drive reported that many motorists are disobeying the red signal indications at that intersection on a regular basis; and recommending that:

- (1) the traffic control signals be removed from the intersection of Albion Road and Indian Line (at the garden centre driveway); and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

3. INSTALLATION OF A U-TURN PROHIBITION ON ARCADE DRIVE AND ON CHAPMAN DRIVE IN FRONT OF WESTMOUNT PUBLIC SCHOOL (Ward 2 – Etobicoke North).

Director, Transportation Services, District 2
(February 27, 2002)

Advising that following a "Neighbourhood Walkabout" with City staff and staff from Westmount Public School, concern was expressed regarding motorists performing U-turns/three-point turns in front of the school; and recommending that:

- (1) a northbound/southbound U-turn prohibition be installed on Arcade Drive between Chapman Road (north intersection) and Chapman Road (south intersection), as well as an eastbound/westbound U-turn prohibition be installed

on Chapman Road between Arcade Drive and a point 140 metres west of Arcade Drive, in front of Westmount Public School; 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.

**4. PAYMENT-IN-LIEU OF PARKING –
2814 LAKE SHORE BOULEVARD WEST
(Ward 6 – Etobicoke-Lakeshore).**

Director, Transportation Services, District 2
(February 20, 2002)

Respecting a request for exemption from the Etobicoke Zoning Code requirement of four parking stalls at 2814 Lake Shore Boulevard West, conditional upon a payment-in-lieu of parking agreement; and recommending that:

- (1) Council exempt the applicant from the Etobicoke Zoning Code parking requirement of four stalls;
- (2) the applicant enter into an Agreement with the City of Toronto for the payment-in-lieu of four parking stalls, which in this case amounts to \$8,000.00; 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.

**5. BOULEVARD PARKING AGREEMENT – 1207717 ONTARIO INC.
33 DRUMMOND STREET (Ward 6 – Etobicoke-Lakeshore).**

Director, Transportation Services, District 2
(February 22, 2002)

Respecting an application by 1207717 Ontario Inc. for boulevard parking at 33 Drummond Street to satisfy a condition of approval further to Committee of Adjustment Decision No. A159/01E; and recommending that:

- (1) Etobicoke Community Council allow the applicant to locate 11 vehicle parking stalls within the boulevard area on the south side of Drummond 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.

6. DESIGNATION OF FIRE ROUTES (Ward 6 – Etobicoke-Lakeshore).

City Clerk

(March 19, 2002)

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 114, 116 Evans Avenue; 1-57, 20-50 San Remo Terrace; 1-35, 2-34 James Stock Street; and 2-70 Superior Creek Lane; and
- (2) the appropriate by-law be enacted by City Council.

7. CONSTRUCTION AND MAINTENANCE OF FIRE ROUTES (Various Wards).

City Clerk

(March 19, 2002)

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) 220, 230 Lake Promenade;
 - (b) 31 Park Boulevard;
 - (c) 195 Steinway Boulevard; and
 - (d) 1-63 View Crest Circle; and
- (2) the appropriate by-law be enacted by City Council.

**8. DECISION OF THE CONSERVATION REVIEW BOARD -
DESIGNATION OF 222 ISLINGTON AVENUE (BOXER BUILDING)
UNDER PART IV OF THE ONTARIO HERITAGE ACT
(Ward 6 – Etobicoke-Lakeshore).**

City Clerk

(March 13, 2002)

Advising that the Conservation Review Board at its hearing held on November 14, 2001, in considering the proposed designation of 222 Islington Avenue (Boxer Building) for architectural and historical reasons under Part IV of the Ontario Heritage Act, recommended that the exterior portions of the building recommended for designation be designated by by-law under Part IV of the Act and that the City and the developer work toward the preservation of these buildings and the integration of the two facades identified in the reasons for designation in a sympathetic manner into any new development planned for the site; attaching the hearing report; and recommending that:

- (1) authority be granted for the introduction of the necessary Bill in Council to designate 222 Islington Avenue (Boxer Building) to be of historical and architectural value or interest, under Part IV of the Ontario Heritage Act; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**9. REQUESTS FOR VARIANCES FROM CHAPTER 215, SIGNS, OF THE
FORMER CITY OF ETOBICOKE MUNICIPAL CODE (Various Wards).**

City Clerk, Etobicoke Sign Variance Advisory Committee

(March 19, 2002)

Advising that the Etobicoke Sign Variance Advisory Committee at its meeting held on March 19, 2002, recommended to the Etobicoke Community Council the adoption of the following reports dated March 6, 2002, from the Director of Building and Chief Deputy Building Official, West District, embodying:

- (1) the application by Mr. Dominic Rotundo, Tek Signs Inc., on behalf of Esso Canada, for a sign variance at 540 Evans Avenue; and
- (2) the application by Mr. Sidney B. Paul, Pda Architects, on behalf of Shoppers Drug Mart and MCI Medical Clinics, for a sign variance at 5230 Dundas Street West.

**10. APPLICATION FOR SITE PLAN APPROVAL
SCOTT'S RESTAURANTS INC., 5322 DUNDAS STREET WEST
FILE No. TA SPC 2001 0050 (Ward 5 – Etobicoke-Lakeshore).**

Director, Community Planning, West District
(March 13, 2002)

Respecting an application for site plan approval, directed to the Etobicoke Community Council by Councillor Peter Milczyn in accordance with By-law No. 483-2000, from Scott's Restaurants Inc. to permit the construction of two restaurant buildings each with a drive-through component, at 5322 Dundas Street West, located at the north-east corner of Dundas Street West and Wilmar Road; and recommending that the application be refused for the reasons that the application does not:

- (1) implement the urban design objectives and policies of the existing City Centre Secondary Plan;
- (2) meet the intent of the proposed urban design guidelines for the Etobicoke City Centre as contained in the City Centre West Secondary Plan Directions Report; and
- (3) conform to the provisions of the Etobicoke Zoning Code.

**11. FINAL REPORT – APPLICATION TO AMEND THE ETOBICOKE
ZONING CODE; ALLERTON INVESTMENTS LTD. (SHELL CANADA LTD.)
230 LLOYD MANOR ROAD; FILE No. TA ZBL 2001 0010
(Ward 3 – Etobicoke Centre).**

<i>PUBLIC MEETING – 5:00 p.m. or as soon as possible thereafter</i>
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Director, Community Planning, West District
(March 6, 2002)

Respecting an application resubmitted by Allerton Investments Ltd. (Shell Canada Ltd.) to amend the Etobicoke Zoning Code to permit the construction of a new 242 square metre (2,605 square feet) gasoline service station building containing a convenience retail store on lands known municipally as 230 Lloyd Manor Road, located on the south-west corner of Lloyd Manor Road and Eglinton Avenue West; advising that the Etobicoke Community Council refused approval of the application at its meeting held on September 28 and 29, 1999; that the matter was not appealed to the Ontario Municipal Board; further advising that the resubmitted application has slight modifications to the site plan originally submitted in June 1999; and recommending that City Council:

- (1) amend the Etobicoke Zoning Code substantially in accordance with the draft Zoning By-law Amendment appended to the report as Attachment No. 5;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required; and
- (3) prior to introducing the necessary Bills for enactment, require the owner to post a financial guarantee or a letter of credit with respect to the improvements to the south approach of the intersection of Lloyd Manor Road and Eglinton Avenue.

12. PRELIMINARY REPORT – PRINCESS ANNE MANOR PRESERVATIVE ZONING BY-LAW; FILE No. TA WPS 2001 0001 (Ward 4 – Etobicoke Centre).

Director, Community Planning, West District
(March 15, 2002)

Responding to a request from City Council at its meeting held on November 6, 7 and 8, 2001 [Clause No. 10 of Report No. 9 of The Etobicoke Community Council], that a preservative zoning by-law be prepared for Princess Anne Manor; attaching the draft preservative zoning by-law; and recommending that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor; and
- (2) notice for the community consultation meeting be given to landowners and residents within the described Princess Anne Manor Area.

13. PRELIMINARY REPORT – APPLICATION TO AMEND THE ETOBICOKE ZONING CODE; FIRSTWIN DEVELOPMENTS LIMITED (UNDER AGREEMENT OF PURCHASE AND SALE) 165 NORTH QUEEN STREET; FILE No. TA ZBL 2002 0002 (Ward 5 – Etobicoke-Lakeshore).

Director, Community Planning, West District
(March 18, 2002)

Providing preliminary information on an application by Firstwin Developments Limited to amend the Etobicoke Zoning Code in order to rezone a surplus Hydro Utility Corridor from a Utilities (U) zoning district to Limited Commercial (CL), to correspond to the zoning affecting the abutting property municipally known as 165 North Queen Street; advising that the applicant wishes to merge the subject corridor lands with the abutting parcel of land, which is proposed to be redeveloped with retail/commercial uses, including a Wal-Mart store; further advising that the rezoning would permit the relocation of a portion of a proposed 24,500 square metre building (Wal-Mart) into the corridor lands, as well as 65 additional parking spaces; and recommending that:

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

14. BLACK HISTORY MONTH 2002.

<i>PRESENTATION – 2:15 p.m.</i>

Mr. Morley S. Wolfe, Chair
Toronto Residents in Partnership and
Mr. Richard Gosling, Manager
Community Partnerships, Economic
Development, Culture and Tourism
(December 10, 2001)

Requesting an opportunity to present the official educational Black History poster to the Etobicoke Community Council in commemoration of Black History Month 2002.

15. APPOINTMENT OF A RESIDENT TO THE NOISE MANAGEMENT COMMITTEE, GREATER TORONTO AIRPORTS AUTHORITY.

Mr. Steve Shaw, Vice President
Corporate Affairs and Communications
Greater Toronto Airports Authority
(February 6, 2002)

Advising that the Noise Management Committee, Greater Toronto Airports Authority, is seeking a resident representative from the City of Toronto to fill a vacancy created as a result of the unfortunate passing of Mr. Rob Summers; providing background information on the Committee and listing the remaining meetings for 2002: April 10; June 12; September 11; and November 13.