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

Date of Meeting:	Wednesday, May 8, 2002	Enquiry: Mary Casini
Time:	2:00 p.m.	Administrator
Location:	Council Chambers Etobicoke Civic Centre 399 The West Mall Toronto, Ontario	416-394-8104 mcasini@city.toronto.on.ca

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

CONFIRMATION OF MINUTES.

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

3:00 p.m. Respecting Item No. 10 – Continuation of Public Meeting
Final Report – Application to Amend the Etobicoke Zoning Code
Petro Canada Inc., 365 Dixon Road; File No. CMB 2001 0012
(Ward 4 – Etobicoke Centre).

COMMUNICATIONS/REPORTS.

**1. INTRODUCTION OF PARKING PROHIBITION - AUDLEY STREET
(Ward 6 - Etobicoke-Lakeshore).**

Director, Transportation Services, District 2
(April 4, 2002)

Respecting a request from a business owner on Audley Street to address the issues of excessive and long-term parking on Audley Street, between Portland Street and Newcastle Street, which is directly hindering the manoeuvrability of trucks in and out of the driveway/parking lot at 10 Audley Street; and recommending that:

- (1) parking be prohibited, 10:00 p.m. to 9:00 a.m., on the west side of Audley Street between Portland Street and Newcastle Street; 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.

**2. INTRODUCTION OF A STOPPING PROHIBITION –
THE WEST MALL BETWEEN BURNHAMTHORPE ROAD
AND CIVIC CENTRE COURT (Ward 3 – Etobicoke Centre).**

Director, Transportation Services, District 2
(April 3, 2002)

Respecting a request from the Parks and Recreation Division, West District - South Region, for a stopping prohibition on The West Mall during the operation of the Farmers Market at the Etobicoke Civic Centre, 399 The West Mall on Saturdays, June through October, to help improve traffic operations and pedestrian safety; advising that TTC buses are exempt from this proposed stopping prohibition; and recommending that:

- (1) stopping be prohibited, 6:00 a.m. to 3:00 p.m., Saturdays, June through October, on both sides of The West Mall between Burnhamthorpe Road and Civic Centre 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.

**3. INTRODUCTION OF A STOPPING PROHIBITION –
BETHRIDGE ROAD BETWEEN MARTIN GROVE ROAD
AND KIPLING AVENUE (Ward 2 – Etobicoke North).**

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

Advising that Transportation Services staff, Councillor Rob Ford, Ward 2, Etobicoke North, staff from Toronto Police Service, Parking Enforcement Unit, and area businesses met to address concerns with regard to on-street parking on Bethridge Road, between Martin Grove Road and Kipling Avenue, hindering large trucks from entering and exiting loading docks; and recommending that:

- (1) the existing “No Parking Anytime” and “No Stopping Anytime” prohibitions posted on both sides of Bethridge Road between Martin Grove Road and Kipling Avenue be removed;

- (2) a “No Stopping Anytime” prohibition on both sides of Bethridge Road between Martin Grove Road and Kipling Avenue be enacted; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

**4. INSTALLATION OF TRAFFIC CONTROL SIGNALS
1608 THE QUEENSWAY BETWEEN THE EAST MALL
AND ATOMIC AVENUE (Ward 5 – Etobicoke-Lakeshore).**

Director, Transportation Services, District 2
(April 6, 2002)

Advising that one of the conditions to site plan approval for the Reno-Depot/Canadian Tire stores retail development at 1608 The Queensway was the installation of traffic control signals and associated intersection improvements at the site’s east driveway to The Queensway, at the developer’s expense; and recommending that:

- (1) traffic control signals be installed on The Queensway, east of The East Mall, at the east driveway to the retail development proposed at 1608 The Queensway;
- (2) for traffic operations and safety reasons, raised centre medians measuring at least 30.0 metres and 34.0 metres in length be installed at the west and east approaches to the signalized intersection proposed at The Queensway/1608 The Queensway, respectively;
- (3) the installation of the traffic control signals and associated intersection improvements are the financial responsibility of the developer of the property at 1608 The Queensway; 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.

**5. TRAFFIC CONCERNS – HORNER AVENUE AND BETA STREET
(Ward 6 – Etobicoke-Lakeshore).**

Director, Transportation Services, District 2
(March 15, 2002)

Advising that as a result of a traffic fatality on November 30, 2001, on Horner Avenue in the vicinity of Beta Street, the community petitioned the Ward Councillor and the City to have a pedestrian crossover installed at the subject location; and recommending that:

- (1) a pedestrian crossover not be installed on Horner Avenue at Beta Street, as the warrants are not satisfied;
- (2) traffic control signals not be installed at Horner Avenue and Beta Street, as the warrants are not satisfied; and
- (3) the report be forwarded to the Toronto Police Service, 22 Division, for information, and any enforcement action that they deem appropriate.

IN CAMERA - In accordance with the Municipal Act, a motion is required for the Etobicoke Community Council to meet privately to consider the following item and the reason must be stated:

6. VACANT LOT AT THE NORTH-WEST CORNER OF LAKE SHORE BOULEVARD WEST AND TWENTY NINTH STREET (Ward 6 – Etobicoke-Lakeshore).

City Solicitor
(April 23, 2002)

Confidential report on the potential purchase of the vacant corner lot at the north-west corner of Lake Shore Boulevard West and Twenty Ninth Street; and further that, in accordance with the Municipal Act, discussions pertaining to this matter be held in camera, having regard that it is for the purpose of receiving advice that is subject to solicitor-client privilege.

(Please note that the aforementioned confidential report has been distributed under separate confidential cover to Members of the Etobicoke Community Council and selected officials only and a copy is on file in the City Clerk's Office, Etobicoke Civic Centre.)

7. NAMING OF THE BASEBALL DIAMOND IN RICHVIEW PARK – “THE CARMEN BUSH BASEBALL DIAMOND” (Ward 4 – Etobicoke Centre).

Commissioner, Economic Development, Culture and Tourism
(April 23, 2002)

Respecting a request from the Martingrove Baseball Association to name the baseball diamond in Richview Park after Carmen Bush, a long time Etobicoke resident and inductee in the Canadian Baseball Hall of Fame who passed on in December 2001, in recognition of his life-long contribution to youth and amateur baseball; advising that the

Richview diamond has recently been refurbished as a result of a partnership between Martingrove Baseball and the department; and recommending that:

- (1) the baseball diamond in Richview Park be named “The Carmen Bush Baseball Diamond”; and
- (2) the appropriate City officials be authorized and directed to take necessary action to give effect thereto.

**8. CONSTRUCTION AND MAINTENANCE OF A FIRE ROUTE -
240 REXDALE BOULEVARD (Ward 2 – Etobicoke North).**

City Clerk

(April 19, 2002)

Respecting the construction and maintenance of a fire route; and recommending that:

- (1) Chapter 134-20 of the Etobicoke Municipal Code be amended by adding “240 Rexdale Boulevard” to Schedule ‘B’, “Lands upon which Fire Routes are to be Constructed and Maintained”; and
- (2) the appropriate by-law be enacted by City Council.

**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

(April 23, 2002)

Advising that the Etobicoke Sign Variance Advisory Committee at its meeting held on April 23, 2002, recommended to the Etobicoke Community Council that:

- (1) the report dated April 5, 2002, from the Director of Building and Chief Deputy Building Official, West District, embodying an application by Mr. John Kruffyff, Sign Status Inc., on behalf of Avis Rent-A-Car, for a variance from Chapter 215, Signs, former City of Etobicoke Municipal Code, at 109 Rexdale Boulevard, be adopted;
- (2) the report dated April 8, 2002, from the Director of Building and Chief Deputy Building Official, West District, embodying an application by Mr. Glenn Walters, Excellent Signs, on behalf of Cineplex Odeon, for a variance from Chapter 215, Signs, former City of Etobicoke Municipal Code, at 1025 The Queensway, be adopted; and

- (3) the report dated April 10, 2002, from the Director of Building and Chief Deputy Building Official, West District, embodying an application by Ms. Svetlana Levant, Pride Signs Ltd., on behalf of Prime Restaurant Group, for a variance from Chapter 215, Signs, former City of Etobicoke Municipal Code, at 199 North Queen Street, be adopted.

10. FINAL REPORT – APPLICATION TO AMEND THE ETOBICOKE ZONING CODE; PETRO CANADA INC., 365 DIXON ROAD FILE No. CMB 2001 0012 (Ward 4 – Etobicoke Centre).

(DEFERRED FROM MEETING OF FEBRUARY 26, 2002)

<i>CONTINUATION OF PUBLIC MEETING – 3:00 p.m.</i>

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

Respecting an application by Petro Canada Inc. to amend the Etobicoke Zoning Code to permit the construction of a new gasoline service station with a convenience retail store on lands known municipally as 365 Dixon Road, located on the south-east corner of Dixon Road and Kipling Avenue; 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; and
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

11. APPLICATION FOR SITE PLAN CONTROL APPROVAL PETRO-CANADA, 365 DIXON ROAD FILE NUMBER TA CMB 2001 0012 (Ward 4 - Etobicoke Centre).

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

Responding to a request from the Etobicoke Community Council at its meeting held on January 30, 2002, that the application by Petro Canada for site plan control approval be brought forward at the same time as the application to amend the Etobicoke Zoning Code; advising that Councillor Gloria Lindsay Luby also referred this application to City Council, in accordance with By-law No. 483-2000; and recommending that City Council approve the site plan for the proposed 103 square metre (1,110 square feet) gasoline

service station building containing a convenience retail store as indicated on the drawings appended to the report, entitled "Site Plan, Drawing No. C000265D, prepared by Petro-Canada, revised to March 11, 2002", "Landscape Plan, Drawing No. L-1, prepared by Petro-Canada, revised to March 11, 2002", and "Exterior Elevations, Drawing No. C01-0165, prepared by Petro-Canada, dated March 19, 2001", subject to the following conditions:

- (1) signing of a Site Plan Control Agreement, including an indemnity clause to the City regarding any liability with respect to contamination and payment of necessary fees associated with the preparation, execution and registration of the same, and including the following provisions:
 - (a) the proposed development, including all landscaping, shall be undertaken and maintained substantially in accordance with the drawings referred to above;
 - (b) the applicant is required to post financial guarantees to ensure compliance with the approved landscape plan;
 - (c) the applicant must provide on-site services, including the provision of storm water management facilities or cash-in-lieu payment, and may be required to sign agreements and/or post financial guarantees, if required, by Works and Emergency Services;
 - (d) confirmation that the requirements of the Transportation Services Division, Works and Emergency Services Department, have been satisfied, including the lifting of a 0.3 metre (1 foot) reserve over portions of the proposed modified access driveways to Kipling Avenue and Dixon Road;
 - (e) the applicant is required to submit a consultant's statement verifying environmental (soil and groundwater) suitability for the proposed development, to the satisfaction of Works and Emergency Services;
 - (f) the applicant shall confirm that the requirements of the Forestry Division regarding the planting of trees on City property have been satisfied; and
 - (g) the applicant shall confirm that the requirements of Toronto Hydro regarding electrical requirements have been satisfied;
- (2) that the Chief Building Official, in case of amendments necessary to satisfy the requirements of the Ontario Building Code, be authorized to consent to minor variations to the approved plans and drawings, and conditions of approval, provided that the general intent of the plans and drawings are maintained; and
- (3) the developer is required to pay the prevailing development charges in effect at the time of the issuance of a building permit.

**12. APPLICATION TO LIFT THE (H) HOLDING SYMBOL
HUMBER BAY SHORES (MOTEL STRIP) FROM BY-LAW
No. 1994-197 AND SITE PLAN APPROVAL;
WATERFORD DEVELOPMENTS LIMITED
2083-2095 LAKE SHORE BOULEVARD WEST
FILE No. CMB 2000 0008 (Ward 6 – Etobicoke-Lakeshore).**

Director, Community Planning, West District
(April 22, 2002)

Respecting an application by Waterford Developments Limited for the lifting of the (H) Holding Symbol from Etobicoke By-law No. 1994-197 and for Site Plan Approval, to permit the development of a 272-unit residential condominium on lands known municipally as 2083-2095 Lake Shore Boulevard West, located within the Humber Bay Shores Secondary Plan (formerly the Motel Strip); advising that the application represents a refinement of the site plan approved, in principle, by Etobicoke Community Council, as amended, on September 20, 2000 [Clause No. 40 of Report No. 11 of The Etobicoke Community Council, adopted by City Council at its regular meeting held on October 3, 4 and 5, 2000, and its Special Meetings held on October 6, 2000, October 10 and 11, 2000 and October 12, 2000, without amendment]; and recommending that:

- (1) the outstanding issues respecting Site Plan Control Approval to permit the development of a 272-unit residential condominium, be finalized and subject to the delegated approval of the Director, Community Planning, West District;
- (2) the proposed lifting of the (H) Holding provisions of By-law No. 1994-197 be approved;
- (3) the Clerk be authorized to give notice of an intention to pass an amending by-law to remove the holding symbol from By-law No. 1994-197; and
- (4) the by-law to remove the (H) holding symbol from By-law No. 1994-197 be forwarded to Council subject to the entering into of a development agreement.

**13. APPLICATION FOR EXEMPTION FROM PART-LOT CONTROL
ARCADIA QUEENSWAY DEVELOPMENT INC.
964 THE QUEENSWAY; FILE No. TA PLC 2002 0001
(Ward 5 - Etobicoke-Lakeshore).**

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

Respecting an application by Arcadia Queensway Development Inc. for an exemption from Part-Lot Control in order to create separate parcels for the 14 townhouse dwelling units being proposed on lands known municipally as 964 The Queensway, located at the north-east quadrant of The Queensway and Islington Avenue; and recommending that:

- (1) a Part-Lot exemption by-law, with respect to the subject lands, be prepared to the satisfaction of the City Solicitor, and that such By-law shall expire one year after it has been enacted; and
- (2) the owner of the subject lands be requested to first register a Section 118 Restriction under the Land Titles Act, agreeing not to convey or mortgage any part of the lands without the prior written consent of the Chief Planner, to the satisfaction of the City Solicitor.

**14. APPLICATION FOR EXEMPTION FROM PART-LOT CONTROL
MOLDENHAUER DEVELOPMENTS (ISLINGTON VILLAGE) INC.
5 TYRE AVENUE; FILE No. TA PLC 2002 0002
(Ward 5 - Etobicoke-Lakeshore).**

Director, Community Planning, West District
(April 23, 2002)

Respecting an application by Moldenhauer Developments (Islington Village) Inc. for an exemption from Part-Lot Control for a portion of a development containing 29 freehold townhouse units, and 2 detached homes, thereby allowing the creation of separate lands, on lands known municipally as 5 Tyre Avenue, located on the south side of Tyre Avenue between Kipling Avenue and Royalavon Crescent; and recommending that:

- (1) a Part-Lot exemption by-law, with respect to the subject lands, be prepared to the satisfaction of the City Solicitor, and that such by-law shall expire one year after it has been enacted; and
- (2) the owner of the subject lands be requested to first register a Section 118 Restriction under the Land Titles Act, agreeing not to convey or mortgage any part of the lands without the prior written consent of the Chief Planner, to the satisfaction of the City Solicitor.

**15. PRELIMINARY REPORT – APPLICATIONS TO AMEND
THE ETOBICOKE OFFICIAL PLAN AND ZONING CODE
THE INCORPORATED SYNOD DIOCESE OF TORONTO
1428 ROYAL YORK ROAD; FILE No. TA CMB 2002 0004
(Ward 4 – Etobicoke Centre).**

Director, Community Planning, West District
(April 16, 2002)

Providing preliminary information on an application by The Incorporated Synod Diocese of Toronto to amend the Etobicoke Official Plan and Zoning Code to construct 17 freehold/condominium, three-storey, townhouses and 2 single family detached houses to the rear of St. Matthias Anglican Church, with access to La Rose Avenue and emergency access to Royal York Road, on lands known municipally as 1428 Royal York Road; advising that the townhouses will front on a private road/driveway to La Rose Avenue and the detached homes will front onto La Rose Avenue; that the existing church manse is to be removed to facilitate access to the proposed townhouses; 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.