

---

**ETOBICOKE COMMUNITY COUNCIL  
AGENDA  
MEETING No. 8**

**Date of Meeting:** Wednesday, October 16, 2002    **Enquiry:** Mary Casini  
**Time:** 2:00 p.m.    **Administrator**  
**Location:** Council Chambers    **416-394-8104**  
Etobicoke Civic Centre    **mcasini@toronto.ca**  
399 The West Mall  
Toronto, Ontario

---

**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):**

**6:30 p.m.**    **or as soon as possible thereafter**  
**Respecting Item No. 14 – Public Meeting**  
Final Report – Application to Amend the Etobicoke Official Plan  
and the Zoning Code; Fogh Sails Holdings Limited  
2242 and 2246 Lake Shore Boulevard West  
File No. TA CMB 2001 0017 (Ward 6 – Etobicoke-Lakeshore).

**7:00 p.m.**    **or as soon as possible thereafter**  
**Respecting Item No. 13 – Community Consultation**  
Draft Etobicoke Centre Secondary Plan and Zoning By-law.

## COMMUNICATIONS/REPORTS.

### 1. **INSTALLATION OF TRAFFIC CONTROL SIGNALS - MARTIN GROVE ROAD AND MILKWOOD AVENUE (Ward 1 – Etobicoke North).**

Director, Transportation Services, District 2  
(September 24, 2002)

Responding to a request from Councillor Suzan Hall, Ward 1 – Etobicoke North, to review the need for pedestrian crossing assistance across Martin Grove Road in the area of Milkwood Avenue; advising that the installation of traffic control signals will benefit all roadway users in this area, provide safe and convenient access for pedestrians and will not comprise the integrity of the arterial road network; and recommending that:

- (1) traffic control signals be installed at the intersection of Martin Grove Road and Milkwood Avenue; and
- (2) 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.

### 2. **DESIGNATION OF A ONE-WAY TRAFFIC LANE – SHORNCLIFFE ROAD AT DUNDAS STREET WEST (Ward 5 – Etobicoke-Lakeshore).**

Director, Transportation Services, District 2  
(September 9, 2002)

Respecting a complaint from the public regarding the unsafe movement of northbound traffic through the intersection of Dundas Street West and Shorncliffe Road/Shaver Avenue South; advising that the designation of a one way traffic lane will enhance traffic management and safety within the subject intersection; and recommending that:

- (1) the westerly northbound lane on Shorncliffe Road, between Dundas Street West and a point 30.5 metres south thereof, be designated a one way traffic lane, anytime, for northbound left-turning traffic; 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. DESIGNATION OF ONE WAY TRAFFIC LANE – CORDOVA AVENUE  
AT CENTRAL PARK ROADWAY (Ward 5 – Etobicoke-Lakeshore).**

Director, Transportation Services, District 2  
(September 18, 2002)

Responding to a concern of an area resident, forwarded by Councillor Peter Milczyn, Ward 5 – Etobicoke-Lakeshore, regarding the non-compliance of the southbound left-turn lane designation at the north approach of the intersection of Cordova Avenue and Central Park Roadway and a request for signage indicating this lane designation; and recommending that:

- (1) the easterly southbound lane on Cordova Avenue, between Central Park Roadway and a point 30.5 metres north thereof, be designated a one way traffic lane, anytime, for southbound left-turning traffic; 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. INTRODUCTION OF 40 KM/H SPEED LIMIT  
THOMPSON ORCHARD NEIGHBOURHOOD  
(Ward 5 – Etobicoke-Lakeshore).**

Director, Transportation Services, District 2  
(September 19, 2002)

Responding to a request from Councillor Peter Milczyn, Ward 5 – Etobicoke-Lakeshore, on behalf of an area resident, for a report on reducing the legal speed limit from 50 km/h to 40 km/h on streets in the Thompson Orchard Neighbourhood; and recommending that:

- (1) Brentwood Road South, Cliveden Avenue, Cosmo Road, Meadow Crest Road, Meadowvale Drive, Orchard Crescent, Thompson Avenue, and Van Dusen Boulevard be designated with a 40 km/h maximum speed limit; 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.

**5. INTRODUCTION OF 40 KM/H SPEED LIMIT – GOSWELL ROAD BETWEEN KIPLING AVENUE AND MARTIN GROVE ROAD (Ward 5 – Etobicoke-Lakeshore).**

Director, Transportation Services, District 2  
(September 24, 2002)

Responding to a request from a resident of Goswell Road for a reduction of the speed limit on Goswell Road, between Kipling Avenue and Martin Grove Road, from 50 km/h to 40 km/h; and recommending that:

- (1) the speed limit on Goswell Road, between Kipling Avenue and Martin Grove Road, be reduced from 50 km/h to 40 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.

**6. INTRODUCTION OF PARKING REGULATIONS THISTLE DOWN BOULEVARD AT ST. JOHN VIANNEY CATHOLIC SCHOOL (Ward 1 – Etobicoke North).**

Director, Transportation Services, District 2  
(September 10, 2002)

Respecting the need for a pick-up and drop-off zone in front of St. John Vianney Catholic School; advising that the recommendations are based on staff examination and the favourable support of the Vice-Principal of St. John Vianney Catholic School; and recommending that:

- (1) the portion of the “No Stopping, 8:00 a.m. to 5:00 p.m., Monday to Friday” regulation on the south side of Thistle Down Boulevard between a point 40.0 metres east of Bankfield Drive and a point 39.5 metres west of Alhart Drive/Bridgenorth Crescent be rescinded and replaced with a “No Parking, 8:00 a.m. to 5:00 p.m., Monday to Friday” regulation; 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.

**7. INTRODUCTION OF PARKING PROHIBITION  
SOUTH SIDE OF LEAGATE ROAD  
(Ward 5 – Etobicoke-Lakeshore).**

Director, Transportation Services, District 2  
(September 17, 2002)

Responding to a request from an area resident for a parking prohibition due to excessive long-term parking; and recommending that:

- (1) parking be prohibited anytime on the south side of Leagate Road between Shaver Avenue North and Charleston 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.

**8. INSTALLATION OF ALL-WAY STOP CONTROL  
HUMBERLINE DRIVE AT HUMBERWOOD BOULEVARD  
(Ward 1 – Etobicoke North).**

Director, Transportation Services, District 2  
(September 16, 2002)

Responding to a request from Councillor Suzan Hall, Ward 1 – Etobicoke North, for a report on the need for additional traffic controls at the intersection of Humberline Drive and Humberwood Boulevard; and recommending that:

- (1) an all-way stop control be erected at the intersection of Humberline Drive and Humberwood Boulevard;
- (2) the southbound curb lane on Humberline Drive at Humberwood Boulevard be designated as an exclusive right turn lane; 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.

**9. RELOCATION OF SCHOOL BUS LOADING ZONE  
FROM MORGAN AVENUE TO PENHURST AVENUE  
(Ward 5 – Etobicoke-Lakeshore).**

Director, Transportation Services, District 2  
(September 19, 2002)

Responding to a concern of the Principal, St. Louis Elementary School, regarding the safety of students waiting to be picked up by school buses on the east side of Morgan Avenue; and recommending that:

- (1) the current by-law related to the existing school bus loading zone located on the east side of Morgan Avenue, from a point 40.0 metres south of The Queensway to a point 74.0 metres south thereof, be rescinded;
- (2) a school bus loading zone be implemented on the west side of Penhurst Avenue, from a point 27.5 metres south of The Queensway to a point 73.0 metres south thereof;
- (3) the current by-law prohibiting parking, 8:00 a.m. – 5:00 p.m., Monday to Friday, on the west side of Penhurst Avenue between a point 27.5 metres south of The Queensway and a point 73.0 south thereof, be rescinded;
- (4) parking be prohibited, 8:00 a.m. – 5:00 p.m., Monday to Friday, on the east side of Morgan Avenue, from a point 40.0 metres south of The Queensway to a point 74.0 metres south thereof; 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.

**10. TRAFFIC ASSESSMENT – ROYAL YORK ROAD  
AND DALESFORD ROAD/SINCLAIR STREET  
(Ward 5 – Etobicoke-Lakeshore).**

Director, Transportation Services, District 2  
(September 16, 2002)

Responding to a request from area residents that a pedestrian crossover be installed on Royal York Road in the area of Dalesford Road and Sinclair Street; advising that traffic studies indicate that the vehicle and pedestrian volumes in conjunction with the collision history fail to satisfy the minimum requirements; and recommending that:

- (1) a pedestrian crossover not be erected on Royal York Road at Dalesford Road/Sinclair Street, as the warrants are not satisfied;

- (2) traffic control signals not be erected at the intersection of Royal York Road and Dalesford Road/Sinclair Street, as the warrants are not satisfied; and
- (3) the report be forwarded to the Toronto Police Service, 22 Division, for any action that they deem appropriate.

**11. APPLICATION FOR OUTDOOR CAFE; 1424399 ONTARIO LTD.  
3473 LAKE SHORE BOULEVARD WEST (Ward 6 – Etobicoke-Lakeshore).**

District Manager, Municipal Licensing  
and Standards, West District  
(September 27, 2002)

Respecting an application by 1424399 Ontario Ltd. for a Boulevard Café Licence in order to operate an outdoor patio café at 3473 Lake Shore Boulevard West, within the Thirty First Street road allowance; advising that the application meets the physical criteria as set out in former Metropolitan By-law No. 41-93; and recommending that the application be approved, subject to the applicant fulfilling the following conditions:

- (1) entering into an Encroachment Agreement with the City of Toronto;
- (2) payment of an annual fee to the City of Toronto for use of the road allowance in the amount of \$100.00 per square metre, plus 10 percent;
- (3) provision of a certificate of insurance evidencing a third party bodily injury and/or party damage in the amount of \$2,000,000.00, or such other coverage and greater amount as the City of Toronto may require, naming the City of Toronto as an additional insured party under the policy; and
- (4) obtaining a construction/streets occupation permit prior to the commencement of any construction.

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

City Clerk, Etobicoke Sign Variance Advisory Committee  
(October 1, 2002)

Advising that the Etobicoke Sign Variance Advisory Committee at its meeting held on October 1, 2002, recommended to the Etobicoke Community Council that:

- (1) the report dated September 20, 2002, from the Director of Building and Deputy Chief Building Official, West District, embodying an application by

Darius F. Mosun, on behalf of Soheil Mosun Limited Custom Fabricators, for a variance from Chapter 215, Signs, former City of Etobicoke Municipal Code, at 34 Greensboro Drive, be adopted;

- (2) the report dated September 20, 2002, from the Director of Building and Deputy Chief Building Official, West District, embodying an application by Richard Milton, on behalf of Milestone Inc., for a variance from Chapter 215, Signs, former City of Etobicoke Municipal Code, at 1 Marmac Drive, be adopted; and
- (3) the report dated September 23, 2002, from the Director of Building and Deputy Chief Building Official, West District, embodying an application by Dominic Rotundo, Westway Signs and Products, on behalf of Parmalat Inc., for a variance from Chapter 215, Signs, former City of Etobicoke Municipal Code, at 295 The West Mall, be adopted.

**13. DRAFT ETOBICOKE CENTRE SECONDARY PLAN  
AND ZONING BY-LAW (FORMERLY KIPLING-ISLINGTON  
CITY CENTRE SECONDARY PLAN).**

<p><i>COMMUNITY CONSULTATION – 7:00 p.m. or as soon as possible thereafter.</i></p>
---

City Clerk, Planning and Transportation Committee  
(September 13, 2002)

Advising that the Planning and Transportation Committee at its meeting held on September 9, 2002, adopted, as amended, the report dated August 15, 2002, from the Commissioner of Urban Development Services, and in so doing, amongst other things:

- (1) authorized a Public Meeting under the Planning Act to be held by the Planning and Transportation Committee at its meeting on November 4, 2002;
- (2) directed that notice of the Public Meeting be published in a daily newspaper with City-wide circulation as well as a local Etobicoke community newspaper; and
- (3) forwarded the report from the Commissioner of Urban Development Services to the Etobicoke Community Council for review and comments to City Council.



**14. FINAL REPORT – APPLICATION TO AMEND  
THE ETOBICOKE OFFICIAL PLAN AND THE ZONING CODE  
FOGH SAILS HOLDINGS LIMITED  
2242 AND 2246 LAKE SHORE BOULEVARD WEST  
FILE No. TA CMB 2001 0017 (Ward 6 – Etobicoke-Lakeshore).**

***PUBLIC MEETING UNDER THE PLANNING ACT – 6:30 p.m. or as soon  
as possible thereafter.***

Director of Community Planning, West District  
(September 25, 2002)

Respecting an application by Fogh Sails Holdings Limited to amend the Etobicoke Official Plan from “Office” to “High Density Residential” and the Etobicoke Zoning Code from Industrial Class 1 (I.C1) to Sixth Density Residential (R6) to permit the development of 2 residential condominium apartment buildings containing a total of 362 units and 988 square metres of retail space and 7 live/work units on the consolidated site on lands known municipally as 2242 and 2246 Lake Shore Boulevard West, located on the north side of Lake Shore Boulevard West, between Legion Road and Mimico Creek; and recommending that:

- (1) the Official Plan for the former Etobicoke be amended substantially in accordance with the draft Official Plan Amendment appended to the report as Attachment No. 5;
- (2) the Zoning By-law for the property be amended substantially in accordance with the draft Zoning By-law Amendment appended to the report as Attachment No. 6;
- (3) the City Solicitor be authorized to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required and to introduce a Bill in Council substantially in the form of a draft Zoning By-law Amendment appended to the report as Attachment No. 6; and
- (4) prior to the enactment of an amending by-law:
  - (a) a Development Agreement be signed which includes: servicing requirements, air quality study, hydraulic analysis, micro-climate study, an environmental assessment (soil, ground water) and remediation plan (if required), to be prepared and approved, in accordance with the guidelines of the Minister of the Environment;
  - (b) confirmation is received that the applicant has submitted a final comprehensive report addressing all of the Toronto and Region Conservation Authority concerns toward implementing spill mediation in this area;

- (c) the applicant sign an agreement with respect to school accommodation with the Toronto District School Board and the Toronto Catholic District School Board, if required;
- (d) the owner enter into a Section 37 Agreement with the City regarding the provision of public benefits in exchange for the increase in permitted building density on the property as set out in the report;
- (e) confirmation is received that the applicant has advised prospective purchasers and lessees that the appropriate warning clauses with respect to the proposed Legion Road underpass and TTC streetcar loop have been included in the offers of purchase and sale;
- (f) confirmation is received that the applicable traffic impact study, design of intersection improvements, access, etc., is acceptable to the Transportation Division of the Works and Emergency Services Department, and that any improvements are secured in an appropriate agreement; and
- (g) a site plan submission be provided, providing additional site details addressing outstanding matters discussed in the report to the satisfaction of Urban Development Services and Works and Emergency Services.

**15. PRELIMINARY REPORT – APPLICATION TO AMEND  
THE ETOBICOKE ZONING CODE; SHELL CANADA PRODUCTS  
627 DIXON ROAD; FILE No. TA CMB 2002 0012  
(Ward 2 – Etobicoke North).**

Director of Community Planning, West District  
(September 18, 2002)

Providing preliminary information on an application by Shell Canada Products to amend the Etobicoke Zoning Code to permit the construction of a gasoline service station building containing a convenience retail store with pay point counter, public and staff washrooms, storage, and utility and mechanical areas, on lands known municipally as 627 Dixon Road, located on the south-east corner of Dixon Road and Kelfield 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.

**16. PRELIMINARY REPORT – APPLICATION TO AMEND THE ETOBICOKE ZONING CODE; PETRO-CANADA 585 DIXON ROAD; FILE No. TA CMB 2002 0015 (Ward 2 – Etobicoke North).**

Director of Community Planning, West District  
(September 27, 2002)

Providing preliminary information on an application by Petro-Canada to amend the Etobicoke Zoning Code to permit the construction of a gasoline service station building containing a convenience retail store with pay point counter, public and staff washrooms, storage, and office and utility areas, on lands known municipally as 585 Dixon Road, located on the south side of Dixon Road mid-block between Martin Grove Road and Kelfield 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.

**17. PRELIMINARY REPORT – APPLICATION TO AMEND THE ETOBICOKE OFFICIAL PLAN AND THE ZONING CODE DOM GROUP (LIBERTY PLAZA), 1050 THE QUEENSWAY FILE No. TA CMB 2002 0014 (Ward 5 – Etobicoke-Lakeshore).**

Director of Community Planning, West District  
(September 30, 2002)

Providing preliminary information on an application by the Dom Group (Liberty Plaza) to amend the Etobicoke Official Plan and the Zoning Code to permit the construction of two, 12-storey condominium buildings with commercial space on the ground floor on lands known municipally as 1050 The Queensway, located in the north-west quadrant of The Queensway and Islington 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.