

**THE CITY OF TORONTO**

**City Clerk's Office**

**Minutes of the Etobicoke Community Council**

**Meeting No. 2**

**Tuesday, February 26, 2002.**

The Etobicoke Community Council met on Tuesday, February 26, 2002, in the Council Chambers, Etobicoke Civic Centre, 399 The West Mall, Toronto, commencing at 2:05 p.m.

Attendance:

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

	2:05 p.m. to 3:50 p.m.	6:35 p.m. to 9:15 p.m.
Councillor Rob Ford	X	X
Councillor Suzan Hall	R	R
Councillor Douglas Holyday	X	X
Councillor Irene Jones (Chair)	X	X
Councillor Gloria Lindsay Luby	X	X
Councillor Peter Milczyn (Vice Chair)	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 January 30, 2002, were confirmed.

**2.1 Amendment to No Parking/School Bus Loading Zone By-law  
Forestview Road (Ward 3 – Etobicoke Centre).**

The Etobicoke Community Council had before it a report (February 1, 2002) from the Director, Transportation Services, District 2, respecting an existing signed school bus loading zone on the west side of Forestview Road, south of Bloor Street West, in the area of St. Clement Elementary School, which is not being utilized by school buses; advising that school buses do not currently service this school and there is no indication that school bus service will be required in the near future; further advising that a review of the by-laws associated with the parking and stopping prohibitions on Forestview Road revealed a partial contradiction; and recommending that:

- (1) the by-law which prohibits parking between 8:00 a.m. and 5:00 p.m., Monday to Friday, on both sides of Forestview Road between Bloor Street West and a point 76.0 metres south thereof, be amended to prohibit parking on the west side only;
- (2) the by-law associated with the school bus loading zone on the west side of Forestview Road, from a point 14.5 metres south of Bloor Street West and a point 30.5 metres south thereof, be rescinded; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

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

**(Clause No. 1, Report No. 5)**

**2.2 Amendment to School Bus Loading Zone on The Kingsway at  
Humber Valley Village Public School (Ward 4 – Etobicoke Centre).**

The Etobicoke Community Council had before it a report (January 24, 2002) from the Director, Transportation Services, District 2, respecting the school bus loading zone on The Kingsway at Humber Valley Village Public School which has been changed to more appropriately reflect the needs of the school and road conditions due to reconstruction of The Kingsway; advising that as a result of the reconstruction the current school bus loading zone by-law does not match the existing posted conditions; and recommending that:

- (1) the by-law for the school bus loading zone on the west side of The Kingsway, from a point 45.5 metres south of Hartfield Road to a point 61 metres south thereof be rescinded;

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- (2) a by-law for the school bus loading zone on the west side of The Kingsway, from a point 67.0 metres south of Hartfield Road to a point 66.0 metres south thereof be enacted;
- (3) the current by-law prohibiting parking at all times on the west side of The Kingsway between Hartfield Road and the southerly limit of Humber Valley Park be rescinded;
- (4) a by-law to prohibit parking at all times from Hartfield Road to a point 67.0 metres south of Hartfield Road, and from a point 133.0 metres south of Hartfield Road to the southerly limit of Humber Valley Park be enacted; 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 Lindsay Luby, the Etobicoke Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause No. 2, Report No. 5)**

**2.3 Installation of Traffic Control Signals – Finch Avenue West and Woodbine Downs Boulevard/Halesia Drive (Ward 1 – Etobicoke North).**

The Etobicoke Community Council had before it a report (January 26, 2002) from the Director, Transportation Services, District 2, respecting a condition of site plan approval for the second phase of the Finchwood Shopping Centre development; advising that the installation of traffic control signals is one of several traffic control measures and road modifications required to accommodate the anticipated traffic generated by the development; and recommending that:

- (1) traffic control signals be installed at the intersection of Finch Avenue West and Woodbine Downs Boulevard/Halesia Drive;
- (2) installation of the traffic control signals be funded by the developer (EMC Group 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.

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

**(Clause No. 3, Report No. 5)**

**2.4 Installation of All-Way Stop Control - Kingsview Boulevard and Windsor Road (Ward 2 – Etobicoke North).**

The Etobicoke Community Council had before it a report (January 24, 2002) from the Director, Transportation Services, District 2, responding to a request from Councillor Rob Ford, Ward 2 - Etobicoke North, on behalf of an area resident, for an investigation of the intersection at Kingsview Boulevard and Windsor Road to determine the need for an all-way stop control; and recommending that:

- (1) an all-way stop control be erected at the intersection of Kingsview Boulevard and Windsor 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 Ford, the Etobicoke Community Council recommended to City Council the adoption of the aforementioned report.

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

**2.5 Parking Regulations – Brook Tree Crescent Between Sun Row Drive and Laurelwood Crescent (Ward 4 – Etobicoke Centre).**

The Etobicoke Community Council had before it a report (January 24, 2002) from the Director, Transportation Services, District 2, responding to a request from Councillor Gloria Lindsay Luby, Ward 4 - Etobicoke Centre, on behalf of residents of Brook Tree Crescent, for a parking prohibition during the day on Brook Tree Crescent; and recommending that:

- (1) parking be prohibited between 8:00 a.m. and 5:00 p.m., Monday to Friday, on both sides of Brook Tree Crescent between Sun Row Drive and Laurelwood Crescent; 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. 10, Report No. 5)**

**2.6 Draft By-law to Stop Up and Close Part of Viking Road and Authorization of Sale (Ward 5 – Etobicoke-Lakeshore).**

The Etobicoke Community Council held a statutory Public Hearing and appropriate notice of this meeting was given in accordance with the Municipal Act.

The Etobicoke Community Council had before it a draft by-law submitted by the City Solicitor to stop-up and close part of the public highway Viking Road and to authorize the sale thereof. (Authority: Clause No. 240 of Report No. 16 of the Administration Committee, as adopted by the former City of Etobicoke Council on September 22, 1997; Clause No. 11 of Report No. 14 of The Etobicoke Community Council, as adopted by City Council on December 14, 15 and 16, 1999; and Notice of Motion J(7) by Councillor Peter Milczyn and seconded by Councillor Doug Holyday, as adopted by City Council on June 26, 27 and 28, 2001.)

On motion by Councillor Milczyn, the Etobicoke Community Council recommended to City Council that a by-law in the form of the aforementioned draft by-law be enacted.

**(Clause No. 12, Report No. 5)**

**2.7 Appointment of Citizen to Fill a Vacancy on the Etobicoke Community Preservation Panel.**

The Etobicoke Community Council had before it a communication (January 25, 2002) from the City Clerk advising that the Nominating Committee, at its meeting held on January 24, 2002, recommended to Etobicoke Community Council, for nomination to City Council:

- (1) the appointment of a citizen to the Etobicoke Community Preservation Panel to replace Mr. Walter Melnyk, who resigned, for a term of office expiring November 30, 2003, and until his successor is appointed, as listed in the confidential transmittal dated January 25, 2002, from the City Clerk, which was circulated under separate confidential cover to Members of Etobicoke Community Council, having regard that it contains personal information about identifiable individuals;

- (2) that the relevant provisions of the Policy for Citizen Appointments through the Nominating Committee be waived to permit the appointment of a citizen to the Community Preservation Panel without interview by the Nominating Committee, and to permit the appointment of a member whose application was not received in the prescribed form by the application deadline; and
- (3) that the appropriate officials be authorized and directed to take any necessary action to give effect thereto.

On motion by Councillor Milczyn, the Etobicoke Community Council recommended to City Council the adoption of the recommendation of the Nominating Committee contained in the confidential communication dated January 25, 2002, from the City Clerk.

**(Clause No. 15, Report No. 5)**

**2.8 Request for Variance from Chapter 215, Signs, of the Former City of Etobicoke Municipal Code (Various Etobicoke Wards).**

The Etobicoke Community Council had before it a communication (February 13, 2002) from the City Clerk, Etobicoke Sign Variance Advisory Committee, advising that the Etobicoke Sign Variance Advisory Committee at its meeting held on February 12, 2002, considered an application by Mr. Mark Campbell, Project Manager, Petro-Canada, for a variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, at 500 and 524 Rexdale Boulevard; and recommending that the application be approved as outlined in the report.

On motion by Councillor Lindsay Luby, the Etobicoke Community Council recommended to City Council the adoption of the recommendations of the Etobicoke Sign Variance Advisory Committee, contained in the aforementioned communication.

**(Clause No. 17, Report No. 5)**

**2.9 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)*

*(Also see Minute No. 1.32)*

The Etobicoke Community Council held a continuation of a statutory Public Meeting respecting the following report:

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(December 20, 2001) from the Director, Community Planning, West District, 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.

The Etobicoke Community Council also had before it a communication (February 19, 2002) from Mr. Jack Irwin, Manager, Real Estate Development Petro-Canada, requesting, for the reasons outlined in the communication, that the matter again be deferred until the outstanding issues have been dealt with in a more thorough manner.

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

On motion by Councillor Jones, the Etobicoke Community Council:

- (1) again deferred its Public Meeting under the Planning Act, regarding the aforementioned report, to a continuation thereof to be held on Wednesday, May 8, 2002, at 3:00 p.m., in the Council Chambers, Etobicoke Civic Centre, 399 The West Mall, Toronto; and
- (2) advised interested parties present that no further notice of the Public Meeting will be provided.

Councillor Jones resumed the Chair.

(Sent to: Director, Community Planning, West District; c. Mr. Alfred Gun, Etobicoke; Mr. Jack Irwin, Manager, Real Estate Development, Petro-Canada; Mr. Gary S. Kay, Q.C., Barrister and Solicitor; Mr. Elliott Sud, Vice President, 1500 Royal York Limited; Mr. Comal Ramgulam, Project Manager, David-Mart Investments Limited – February 27, 2002)

**(Clause No. 25(f), Report No. 5)**

**2.10 Final Report – Application to Amend the Etobicoke Official Plan and Zoning Code; Auckland Development Inc., 3 Auckland Road File No. TA CMB 2001 0006 (Ward 5 - Etobicoke-Lakeshore).**

The Etobicoke Community Council held a statutory Public Meeting and appropriate notice of this meeting was given in accordance with the Planning Act.

The Etobicoke Community Council had before it a report (January 31, 2002) from the Director, Community Planning, West District, respecting an application by Auckland Development Inc. to amend the Etobicoke Official Plan and Zoning Code to permit the construction of a 13-storey, 56-unit condominium apartment building at 3 Auckland Road, located on the east side of Auckland Road, 44 metres south of Dundas Street; and recommending that City Council:

- (1) amend the Official Plan for the former City of Etobicoke substantially in accordance with the draft Official Plan Amendment appended to the report as Attachment No. 7;
- (2) amend the Zoning Code for 3 Auckland Road substantially in accordance with the draft Zoning By-law Amendment appended to the report as Attachment No. 8;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required; and
- (4) before introducing the necessary Bills to City Council for enactment, require the owner to enter into a Section 37 Agreement with the City regarding the provision of public benefits as set out in Attachment no. 6 of this report in exchange for the increase in permitted building density on the property and that the Commissioner of Urban Development Services be authorized to report to Community Council or directly to City Council, if necessary, with the details of the Section 37 Agreement.

On motion by Councillor Milczyn, the Etobicoke Community Council:

- (1) recommended to City Council the adoption of the aforementioned report subject to:
  - (i) adding the following requirement to part (1)(a), headed “Section 37 requirements”, contained in Attachment 6:

“The applicant and abutting property owner be required to enter into a binding arbitration process if agreement cannot be reached for the conditions regarding the shared use of the private road.”; and



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- (ii) amending the Draft Zoning By-law Amendment contained in Attachment 8 by deleting Section 3.10 and inserting in lieu thereof the following:

“3.10 Notwithstanding the provisions of Section 320-18.B and Section 320.76.G of the Zoning Code, the following parking provisions shall apply:

3.10.1 A minimum of 1.18 parking spaces per unit be provided for units containing two bedrooms or less, and a minimum of 1.4 parking spaces per unit be provided for units with three bedrooms or greater, of which no less than 0.10 spaces per unit be reserved for the exclusive use of visitors; and

3.10(a) Notwithstanding the provisions of Section 320-18.A, not more than six parking spaces on the site may have a minimum length of 5.05 metres.” ; and

- (2) directed that this matter be forwarded to City Council for consideration at its special meeting on March 4, 2002.

**(Clause No. 1, Report No. 3)**

**2.11 Final Report – Application to Amend the Etobicoke Official Plan and Zoning Code; Zanini Developments Inc., 232-240 Berry Road File No. TA ZBA 2001 0003 (Ward 5 – Etobicoke-Lakeshore).**

The Etobicoke Community Council held a statutory Public Meeting and appropriate notice of this meeting was given in accordance with the Planning Act.

The Etobicoke Community Council had before it a report (February 8, 2002) from the Director, Community Planning, West District, providing supplementary information that introduces revised plans and corrects information presented in the Final Report (January 7, 2002) from the Director, Community Planning, West District, respecting the maximum allowed height of the R2 area adjacent to the subject site; and recommending that City Council:

- (1) amend the Official Plan for the former City of Etobicoke substantially in accordance with the draft revised Official Plan Amendment appended to the report as Attachment No. 4;

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- (2) amend the Zoning Code for the former City of Etobicoke substantially in accordance with the draft revised Zoning By-law Amendment appended to the report as Attachment No. 5;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required; and
- (4) prior to the enactment of an amending by-law, require that:
  - (a) a grading plan be submitted to and approved by the Works and Emergency Services Department;
  - (b) an environmental assessment (soil, ground water) and remediation plan (if required) be prepared and approved, in accordance with the guidelines of the Ministry of the Environment; and
  - (c) confirmation is received from Works and Emergency Services that the revised site plan is acceptable.

The Etobicoke Community Council also had before it a report (January 7, 2002) from the Director, Community Planning, West District, respecting a revised application by Zanini Developments Inc. to amend the Etobicoke Official Plan and Zoning Code to permit the construction of 17 townhouse units on a site municipally known as 232 - 240 Berry Road, currently occupied by a local commercial plaza located on the north-east corner of Berry Road and Prince Edward Drive; and recommending that City Council:

- (1) amend the Official Plan for the former City of Etobicoke substantially in accordance with the draft Official Plan Amendment appended to the report as Attachment No. 4;
- (2) amend the Zoning Code for the former City of Etobicoke substantially in accordance with the draft Zoning By-law Amendment appended to the report as Attachment No. 5;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required; and
- (4) prior to the enactment of an amending by-law require that:
  - (a) a grading plan be submitted to and approved by the Works and Emergency Services Department; and

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- (b) an environmental assessment (soil, ground water) and remediation plan (if required) be prepared and approved, in accordance with the guidelines of the Ministry of the Environment.

The Etobicoke Community Council also had before it communications from the following residents expressing various concerns regarding the proposed development including setback, height, number of storeys, density, inadequate visitor parking and the general impact of the proposed development on the neighbourhood:

- (January 19, 2002 and February 15, 2002) Duncan and Joanne Richardson, Etobicoke;
- (January 19, 2002 and February 16, 2002) Yaroslav and Eva Martyniuk, Etobicoke;
- (January 20, 2002) Gail Wetton and David R. Johnston, Etobicoke;
- (January 20, 2002) Branco and Mila Gulan, Etobicoke;
- (January 20, 2002) George Frater, Etobicoke;
- (January 21, 2002) Laurie and Joe Gawel, Etobicoke;
- (January 21, 2002) Craig G. Parker, Etobicoke;
- (January 21 and 25, 2002) Marnie Affleck, Etobicoke;
- (January 22, 2002) Richard M. Kiernicki and Natalie Vennos, Etobicoke;
- (January 23, 2002) John Stoneman, Etobicoke;
- (January 23, 2002) Carol A. Hall, Etobicoke;
- (January 23, 2002) Dan Czosnek, Etobicoke;
- (January 23, 2002) Robert Mison, Etobicoke;
- (January 23, 2002) Helen Reed and Anthony Roberts, Etobicoke; and
- (February 8, 2002) A. L. Thompson, Etobicoke.

The Etobicoke Community Council also had before it communications from the following persons submitting comments in support of the proposed development:

- (February 18, 2002) Mary L. Campbell, President, The Kingsway Park Ratepayers Inc.; and
- (February 21, 2002) Herb Matchet, Etobicoke.

Mr. Adam Brown, Brown Dryer Karol, appeared before the Etobicoke Community Council on behalf of the applicant in connection with the foregoing matter.

The following residents appeared before the Etobicoke Community Council in connection with this matter expressing various concerns regarding the proposed development including setback, height, number of storeys, density, shadow effects, loss of privacy, and the general impact of the proposed development on the neighbourhood and it being out of character with the existing residences:

- Mr. Duncan Richardson, and made an overhead presentation and filed a submission;
- Mr. George Frater;

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- Ms. Marnie Affleck;
- Mr. Bob Mison;
- Mr. Tony Roberts; and
- Ms. Mila Gulan.

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

- A. Councillor Jones moved that the Etobicoke Community Council recommend to City Council that:
- (1) the aforementioned supplementary report dated February 8, 2002, from the Director, Community Planning, West District, be adopted; **(Carried as amended)**
  - (2) the aforementioned report dated January 7, 2002, from the Director, Community Planning, West District, be received; and **(Carried)**
  - (3) this matter be forwarded to City Council for consideration at its special meeting on March 4, 2002. **(Carried)**

Councillor Jones resumed the Chair.

- B. Councillor Milczyn moved that Part (1) of the foregoing Motion A. by Councillor Jones be amended by adding the following:

“subject to amending the Draft Revised Zoning By-law Amendment contained in Attachment 5 by deleting section (4)(g) and inserting in lieu thereof the following:

- (g) the maximum building height shall be 9.5 metres.” **(Carried)**

**(Clause No. 2, Report No. 3)**

**2.12 Final Report – Applications to Amend the Etobicoke Official Plan and Zoning Code; Lakeshore Village Development Corporation Renaissance (Lakeshore) Community Corporation 3000 to 3078 Lake Shore Boulevard West File No. TA CMB 2001 0019 (Ward 6 – Etobicoke-Lakeshore).**

The Etobicoke Community Council held a statutory Public Meeting and appropriate notice of this meeting was given in accordance with the Planning Act.

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The Etobicoke Community Council had before it a report (February 7, 2002) from the Director, Community Planning, West District, respecting applications by Lakeshore Village Development Corporation, Renaissance (Lakeshore) Community Corporation, to amend the Etobicoke Official Plan and Zoning Code to modify a development proposal previously approved by the Ontario Municipal Board in September 1991, on lands known municipally as 3000 to 3078 Lake Shore Boulevard West, located on Lake Shore Boulevard West between Ninth Street and Thirteenth Street (formerly the "Goodyear" site) in order to complete a portion of the second phase of a residential community known as Lakeshore Village; advising that the second phase of the development will contain 168 dwelling units on four development parcels fronting onto Lake Shore Boulevard West; and recommending that City Council:

- (1) amend the Official Plan for the former City of Etobicoke substantially in accordance with the draft Official Plan Amendment appended to the report as Attachment No. 8;
- (2) amend the Etobicoke Zoning Code substantially in accordance with the draft Zoning By-law Amendment appended to the report as Attachment No. 9;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment, as may be required;
- (4) before introducing the necessary Bills for enactment, require the owner to:
  - (a) fulfill the Holding (H) symbol condition with respect to schools, as discussed in the report;
  - (b) provide a cash contribution in the amount of \$80,000.00 to the City for the local Business Improvement Area for streetscape improvements;
  - (c) provide a cash contribution in the amount of \$15,000.00 to Urban Development Services for the Community Needs Study in fulfillment of the Holding (H) symbol condition, as discussed in the report;
  - (d) enter into an amending development agreement with respect to the provision of the revised parkland dedication proposal and the cash-in-lieu of parkland provisions for the community centre to the satisfaction of the Economic Development, Culture and Tourism Department, as discussed in the report;
  - (e) submit a modified site plan to the satisfaction of Urban Development Services dealing with the matters discussed in the report, in particular the separation distance between building blocks;

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- (f) enter into an agreement regarding the temporary treatment of Parcels H and I, as discussed in the report; and
  - (g) address the comments received from Works and Emergency Services, specifically Transportation Services and Technical Services; and
- (5) authorize the appropriate City officials to take the necessary action to give effect thereto.

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

- (i) (February 8, 2002) from Ms. Ann Seymour, Etobicoke, expressing concerns regarding the limited amount of space in the proposed development for play areas for children and dogs; advising that Parcels H and I are currently used by the community as a garden, by local children as a play area and by people walking their dogs; and
- (ii) (February 25, 2002) from Ms. Susan Keir, Principal, Keir Corporation, submitting comments on behalf of the South Etobicoke Industrial Employers' Association respecting the proposed development; requesting that appropriate standards be included at the zoning by-law stage, rather than only at the site plan stage and that further consultation take place on the proposed draft by-law prior to Council approval.

Mr. Jeffrey Davies, Davies Howe Partners, Mr. John de Valence, Partner, Pda Architects, and Mr. Niall Haggart, Vice President, Daniels Corporation, appeared before the Etobicoke Community Council on behalf of the applicant in connection with the aforementioned report.

The following residents appeared before the Etobicoke Community Council expressing concerns regarding the proposed development including appearance, it lacking vision to create a vibrant and prosperous community, the live/work concept, additional consultation and appropriate standards included at the zoning by-law stage, problems with Parcels H and I, and the ability to attract higher income residents:

- Mr. Peter Ramos; and filed a submission;
- Mr. Alex Faulkner;
- Ms. Susan Keir, South Etobicoke Industrial Employers Association;
- Mr. Richard Ciupa; and filed 11 photographs;
- Rev. Veta Saunders;
- Mr. John Scheffer, Lakeshore Village BIA; and filed a submission;
- Mr. Bob Bingham;
- Ms. Liz Herum; and
- Mr. Jim Cormier.

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

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A. Councillor Jones moved that the Etobicoke Community Council recommend to City Council the adoption of the aforementioned report subject to:

(1) amending Recommendation No. (4) by:

(a) adding the following words to the end of Recommendation No. (4)(b):

“said funds to be held in a separate account administered by the Economic Development Division and applied to the Lakeshore Village BIA’s share of cost-shared capital streetscape improvement projects”;

(b) striking out Recommendation No. (4)(f) and inserting in lieu thereof the following:

“(f) enter into an agreement regarding the temporary treatment of Parcels H and I, as follows:

(i) fill in, with good top soil, the easterly strip of Parcels H and I and make this area publicly available on an interim basis for a community garden;

(ii) provide an interim gravel parking lot on westerly side of H and I for 20 cars for which site plan approval will not be required by the City; and any necessary curb cuts to be installed by the City at no cost to Daniels; and

(iii) the payment of a \$20,000.00 contribution to the City towards the improvement of the existing park south of Garnett Janes Street in Lakeshore Village;”;  
**(Carried as amended)**

(2) adding the following new Recommendations and renumbering the remaining Recommendation accordingly:

“(5) determine that, pursuant to Section 34(17) of the Planning Act, no further public notice be

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given with respect to the amendments to the draft by-law; and

- (6) request the Director, Community Planning, West District, to include as a requirement of site plan control approval, pursuant to Section 41 of the Planning Act, the provision of:

(i) noise attenuation measures with respect to the future development of Parcels H and I, with such measures being to the satisfaction of the said Director; and

(ii) a site construction management plan.  
**(Carried)**

- (3) amending the Draft Zoning By-law Amendment contained in Attachment 9 by:

(a) deleting in Section 3, the number "200" for Non-Senior Units and inserting in lieu thereof the number "40", and deleting the number "0" for Seniors Units and inserting in lieu thereof the number "160";

(b) deleting in Section 4, the number "840" for Non-Senior Units and inserting in lieu thereof the number "680", and deleting the number "390" for Seniors Units and inserting in lieu thereof the number "550";

(c) deleting Section 8 and inserting in lieu thereof the following:

"For the purposes of this by-law, the live/work unit shall be defined as "a unit that contains a subsidiary business, which business is conducted only by an individual that lives/resides in the dwelling and which does not occupy any more than 30 percent of the entire dwelling unit. The subsidiary business use shall be restricted to the ground/ main floor only. The uses allowed as a subsidiary business include restricted business offices (not including any medical, dental, medical laboratories, massage



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therapy, holistic office, restaurant, food preparation, food retail, video sales/rentals, automotive repair, rental or parts, printing or photo finishing, dry cleaning establishments), but shall exclude retail stores.” **(Carried)**

- (4) direct this matter to City Council for consideration at its special meeting on March 4, 2002. **(Carried)**

Councillor Jones resumed the Chair.

B. Councillor Milczyn moved that:

- (1) part (1) of the foregoing Motion A. by Councillor Jones be amended by adding the following:

“(c) adding the following new Recommendation No. (4)(h):

- (h) provide a cash contribution in the amount of \$15,000.00 to the City to be utilized for public art in the immediate vicinity.”; and **(Carried)**

- (2) the Director, Community Planning, West District, be requested to submit the site plan to the Etobicoke Community Council for review. **(Carried)**

C. Councillor Holyday moved that part (3)(c) of the foregoing Motion A. by Councillor Jones be amended to provide that the provision of live/work units be deleted. **(Lost)**

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

**2.13 Application for Exemption from Part Lot Control  
Oxford Hills Developments (Park) Ltd., 15 West Deane Park Drive  
File No. TA PCL 2001 0004 (Ward 3 – Etobicoke Centre).**

The Etobicoke Community Council had before it a report (February 11, 2002) from the Director, Community Planning, West District, respecting an application by Oxford Hills Developments (Park) Ltd. for an exemption from Part Lot Control for a portion of a development containing 21 freehold townhouse units, thereby allowing the creation of separate lots at 15 West Deane Park Drive, located at the south-east corner of Rabbit Lane and West Deane Park Drive; and recommending that:

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- (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) prior to the enactment of the by-law, the Works and Emergency Services Department confirm that the servicing is satisfactory.

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

**(Clause No. 25(g), Report No. 5)**

**2.14 Preliminary Report – Applications to Amend the Etobicoke Official Plan and Zoning Code; Queenscorp (Dalesford) Inc.; 245 Dalesford Road File No. TA CMB 2002 0001 (Ward 5 – Etobicoke–Lakeshore).**

The Etobicoke Community Council had before it a report (February 7, 2002) from the Director, Community Planning, West District, providing preliminary information on applications by Queenscorp (Dalesford) Inc. to amend the Etobicoke Official Plan and Zoning Code to permit a condominium project consisting of 130 mid-rise dwelling units (1 bachelor unit, 96 one-bedroom units, and 33 two-bedroom units) on lands municipally known as 245 Dalesford Road, located in the north-east quadrant of the F. G. Gardiner Expressway and Grand 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.

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(Sent to: Mr. Mark Bozzo, Queenscorp (Dalesford) Inc.; c. Director,  
Community Planning, West District – February 27, 2002)

**(Clause No. 25(h), Report No. 5)**

**2.15 Preliminary Report – Applications to Amend the Etobicoke Official Plan  
and Zoning Code; Queenscorp (Dwight) Inc., 9 Dwight Avenue  
File No. TA CMB 2002 0002 (Ward 6 – Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a report (February 5, 2002) from the Director, Community Planning, West District, providing preliminary information on applications by Queenscorp (Dwight) Inc. to amend the Etobicoke Official Plan and Zoning Code to permit the development of a 27-unit, 4-storey multiple housing development on lands municipally known as 9 Dwight Avenue, located at the south-east corner of Dwight Avenue and Albani 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: Mr. Mark Bozzo, Queenscorp (Dwight) Inc.; c Director,  
Community Planning, West District – February 27, 2002)

**(Clause No. 25(i), Report No. 5)**

**2.16 Preliminary Report – Applications to Amend the Etobicoke Official Plan and Zoning Code; Sunpact Holdings Inc., 2267 Islington Avenue File No. TA CMB 2002 0003 (Ward 2 – Etobicoke North).**

The Etobicoke Community Council had before it a report (February 22, 2002) from the Director, Community Planning, West District, providing preliminary information on applications by Sunpact Holdings Inc. to amend the Etobicoke Official Plan and Zoning Code to permit the development of 78 freehold/condominium, 3-storey townhouse units of approximately 148 metres each in area, and a parkette on lands municipally known as 2267 Islington Avenue, located at the south-east corner of Islington Avenue and Bergamot 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 Ford, the Etobicoke Community Council requested the Director, Community Planning, West District:

- (1) together with the Ward Councillor, to schedule a community consultation meeting on a date that is satisfactory to the Councillor, 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. Ken Slater; c. Councillor Rob Ford, Ward 2 – Etobicoke North; Director, Community Planning, West District – February 27, 2002)

**(Clause No. 25(j), Report No. 5)**

**2.17 Preliminary Report – Application to Amend the Etobicoke Zoning Code 1463290 Ontario Inc., 1100 Islington Avenue; File No. TA ZBL 2002 0001 (Ward 5 – Etobicoke–Lakeshore).**

The Etobicoke Community Council had before it a report (February 8, 2002) from the Director, Community Planning, West District, providing preliminary information on an application by 1463290 Ontario Inc. to amend the Etobicoke Zoning Code to re-zone the portion of the property which is currently zoned Second Density Residential (R2) to

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Planned Local Commercial (CPL) to correspond to the zoning affecting the balance of the property, on lands municipally known as 1100 Islington Avenue, located on the north-west corner of Islington Avenue and Six Points Road, one property south of Chauncey Avenue; advising that a conceptual development proposal (site plan) has been submitted by the applicant to illustrate the development potential of the subject lands; 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) provide notice of the Public Meeting under the Planning Act according to the Regulations under the Planning Act.

(Sent to: 1463290 Ontario Inc., c/o Mr. Tom Giancos; c. Director, Community Planning, West District – February 27, 2002)

**(Clause No. 25(k), Report No. 5)**

## **2.18 Changes to Operating Hours of Civic Centres (All Wards).**

The Etobicoke Community Council had before it a report (February 14, 2002) from the Commissioner of Corporate Services advising that the Budget Advisory Committee at its meeting held on February 1, 2002, directed Facilities and Real Estate to implement after hour reductions in building mechanical and lighting systems and redistribute staff workloads to achieve utilities and staff savings of up to \$70,000.00, and requested that the Community Councils be consulted for their recommendations to the Administration Committee on March 26, 2002, with respect to the reduction of operating hours of the Civic Centres within their boundaries with the objective of saving up to \$30,000.00 annually in utilities and security costs; and recommending that:

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- (1) the current operating hours on Monday to Friday for East York, Etobicoke, North York, Scarborough and York Civic Centres be amended to 7:30 a.m. – 9:00 p.m. daily;
- (2) the current operating hours on Saturday and Sunday for the East York, Etobicoke, Scarborough and York Civic Centres be amended to 9:00 a.m. – 3:00 p.m. on both days; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

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

On motion by Councillor Jones, the Etobicoke Community Council recommended to the Administration Committee that Recommendations Nos. (1) and (2) contained in the aforementioned report be amended to provide that the operating hours for East York, Etobicoke, North York, Scarborough and York Civic Centres be as follows:

- (1) Monday to Thursday from 7:30 a.m. to 9:30 p.m. daily;
- (2) Fridays from 7:30 a.m. to 6:00 p.m.;
- (3) Saturdays from 9:00 a.m. to 3:00 p.m.; and
- (4) Sundays from 10:00 a.m. to 3:00 p.m.

Councillor Jones resumed the Chair.

(Sent to: Administration Committee; c. Commissioner of Corporate Services – February 28, 2002)

**(Clause No. 25(a), Report No. 5)**

**2.19 Naming of Proposed Private Street at 1 Beaverville Road  
(Ward 5 – Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a report (February 19, 2002) from the City Surveyor advising that the Etobicoke Community Council at its meeting held on January 30, 2002, referred a report dated January 14, 2002, from the City Surveyor respecting a request from Tom Giancos of Zanini Developments Inc. to name the proposed private street at 1 Beaverville Road, "Leaves Terrace", back to the City Surveyor for further consultation with Zanini Developments Inc. regarding the proposed name of the private street; that the additional names "Savannah Sparrow Place" and "Caspian Tern Place" have been selected; that the name suggested by Councillor Lindsay

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Luby of "The Terrace" is not desirable due to its similarity in sound with the existing street "Terrace Avenue"; further advising that Councillor Peter Milczyn wishes to proceed with the previously recommended name, "Leaves Terrace"; that the developer has no preference in this regard; and recommending that:

- (1) the Etobicoke Community Council authorize the use of one of the names in this report for the proposed private street at 1 Beaverdale Road, illustrated on Attachment No. 1 ["Leaves Terrace", "Savannah Sparrow Place" and "Caspian Tern Place"];
- (2) Zanini Developments Inc., be required to pay the costs estimated to be in the amount of \$420.00, for the fabrication and installation of the street name signs; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

On motion by Councillor Milczyn, the Etobicoke Community Council recommended to City Council adoption of the aforementioned report, subject to striking out Recommendation No. (1) and inserting in lieu thereof the following:

- “(1) the proposed private street at 1 Beaverdale Road, illustrated on Attachment No. 1, be named “Leaves Terrace”;

**(Clause No. 13, Report No. 5)**

**2.20 Introduction of Bicycle Lanes on the Browns Line Bridge  
Over the CN Rail and Southerly to Lake Shore Boulevard West  
(Etobicoke Wards 1 to 6).**

The Etobicoke Community Council had before it a report (February 14, 2002) from the Director, Transportation Services, District 2, recommending that:

- (1) the rehabilitation of the Browns Line bridge over the CN rail line and the improvement of the south approach ramps from Lake Shore Boulevard West, include the provision of designated 2.0 metre wide bicycle lanes on the west side of Browns Line from a point 227.0 metres north of Lake Shore Boulevard West to Lake Shore Boulevard West and, on the east side of Browns Line from Lake Shore Boulevard West to a point 277.0 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.

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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. 5)**

The Etobicoke Community Council adjourned its meeting at 9:15 p.m.

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Chair.