

**THE CITY OF TORONTO**

**City Clerk's Office**

**Minutes of the Etobicoke Community Council**

**Meeting No. 9**

**Wednesday, November 13, 2002.**

The Etobicoke Community Council met on Wednesday, November 13, 2002, in the Council Chambers, Etobicoke Civic Centre, 399 The West Mall, Toronto, commencing at 2:00 p.m.

Attendance:

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

	2:00 p.m. to 3:20 p.m.
Councillor Rob Ford	X
Councillor Suzan Hall (Vice Chair)	X
Councillor Douglas Holyday	X
Councillor Irene Jones	X
Councillor Gloria Lindsay Luby	X
Councillor Peter Milczyn (Chair)	X

Councillor Milczyn in the Chair.

**Confirmation of Minutes.**

On motion by Councillor Hall, the Minutes of the meeting of the Etobicoke Community Council held on October 16, 2002, were confirmed.

On motion by Councillor Jones, the Etobicoke Community Council concurred in the introduction of new staff reports/communications appearing on the Added Starter Agenda as Items Nos. 18 to 24.

**9.1 Introduction of Parking Prohibition - Toledo Road  
from Mill Road to Boxwood Road/Boxbury Road  
(Ward 3 – Etobicoke Centre).**

The Etobicoke Community Council had before it a report (October 10, 2002) from the Director, Transportation Services, District 2, respecting an investigation of parking conditions on Toledo Road in the area of Mill Road as part of the implementation of the Parent Safety Program at Millwood Public School; advising that by permitting parking on only one side of the road, two-way traffic will be maintained and traffic congestion reduced; and recommending that:

- (1) parking be prohibited between 8:00 a.m. and 5:00 p.m., Monday to Friday on the south side of Toledo Road from Mill Road to Boxwood Road/Boxbury Road; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

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

**(Clause No. 1, Report No. 13)**

**9.2 Introduction of Parking Prohibition - Arnold Street  
(Ward 6 – Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a report (October 10, 2002) from the Director, Transportation Services, District 2, responding to a request from a business in the area that parking be prohibited on both sides of Arnold Street due to excessive long-term parking of transport trucks; and recommending that:

- (1) parking be prohibited anytime on both sides of Arnold Street between Evans Avenue and the north limit of the 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 Jones, the Etobicoke Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause No. 2, Report No. 13)**

**9.3 Introduction of Parking Prohibition - Nova Road  
(Ward 5 – Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a report (October 15, 2002) from the Director, Transportation Services, District 2, responding to a request from a business in the area that parking be prohibited on both sides of Nova Road due to excessive long-term parking of vehicles; advising that Nova Road is currently subject to the three-hour parking by-law; and recommending that:

- (1) parking be prohibited anytime on both sides of Nova Road between North Queen Street and the west limit of the 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 Lindsay Luby, the Etobicoke Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause No. 3, Report No. 13)**

**9.4 Introduction of U-Turn Prohibition - Riverbank Drive  
(Ward 4 – Etobicoke Centre).**

The Etobicoke Community Council had before it a report (October 8, 2002) from the Director, Transportation Services, District 2, responding to numerous complaints from area residents regarding the high number of U-turn movements being made by motorists on Riverbank Drive; and recommending that:

- (1) U-turns be prohibited anytime on Riverbank Drive, westbound, between Islington Avenue and a point 200.0 metres west thereof; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

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

**(Clause No. 4, Report No. 13)**

**9.5 Removal of Parking Prohibition - Richview Road  
(Ward 4 – Etobicoke Centre).**

The Etobicoke Community Council had before it a report (October 23, 2002) from the Director, Transportation Services, District 2, responding to a request from Councillor Gloria Lindsay Luby, Ward 4 – Etobicoke Centre, for a report on the feasibility of removing a portion of the parking prohibition currently posted at the west end of Richview Road on the north side of the road, to allow more space for short-term, on-street parking; and recommending that:

- (1) the “No Parking Anytime” prohibition on the north side Richview Road from a point 557.0 metres west of Scarlett Road to the west limit of the road be removed; 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. 5, Report No. 13)**

**9.6 Traffic Assessment - Rathburn Road at  
Lloyd Manor Road/Haliburton Avenue  
(Ward 3 – Etobicoke Centre).**

The Etobicoke Community Council had before it a report (October 16, 2002) from the Director, Transportation Services, District 2, responding to a request from the Etobicoke Community Council at its meeting held on June 5, 2002, for a report on the need for a pedestrian crossover on Rathburn Road at Lloyd Manor Road/Haliburton Avenue; advising that, based on staffs’ observations, pedestrians are able to cross the road in a safe manner and without difficulty as a result of frequent suitable gaps in traffic; and recommending that a pedestrian crossover not be installed on Rathburn Road at Lloyd Manor Road/Haliburton Avenue, as the warrants are not satisfied.

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

**(Clause No. 6, Report No. 13)**

**9.7 Boulevard Parking Agreement – 573349 Ontario Ltd.  
121 – 127 Shorncliffe Road (Ward 5 – Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a report (October 17, 2002) from the Director, Transportation Services, District 2, respecting an application by 573349 Ontario Ltd. to authorize 11 boulevard parking stalls on the east side of Shorncliffe Road; and recommending that:

- (1) Etobicoke Community Council allow the applicant to locate 11 vehicle parking stalls within the boulevard area of Shorncliffe Road;
- (2) the applicant enters into a boulevard parking agreement;
- (3) the boulevard parking stalls are for use by the applicant's employees and visitors, and cannot be loaned, leased, rented or transferred;
- (4) the applicant, at their expense, register the boulevard parking agreement on-title to the satisfaction of the City Solicitor;
- (5) the applicant at their expense, shall individually sign each boulevard parking stall to the satisfaction of the Director, Transportation Services Division, District 2; and
- (6) 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 Hall, the Etobicoke Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause No. 7, Report No. 13)**

**9.8 Draft By-law – Closure and Sale of a Portion  
of Viking Road (Ward 5 – Etobicoke-Lakeshore).**

The Etobicoke Community Council was advised by the Chair that the Public Hearing under the Municipal Act respecting a draft by-law to stop-up and close part of the public highway Viking Road and to authorize the sale thereof, submitted, for approval, by the City Solicitor was cancelled having regard that proper notice thereof was not provided. The Chair also noted that the new meeting date will be published in accordance with the Municipal Act and members of the public will be given an opportunity to speak to the matter at that time. (Authority: Clause No. 240 of Report No. 16 of The Administration Committee which was adopted, as amended, 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.)

(Sent to: City Solicitor – November 15, 2002)

**(Clause No. 22(a), Report No. 13)**

**9.9 City Staff Attendance at Ontario Municipal Board Hearing  
- Appeal of Committee of Adjustment Decision by the  
Greater Toronto Airports Authority (Airport Operating Area)  
62 Elmcrest Road and 6 Laver Road (Ward 3 - Etobicoke Centre).**

The Etobicoke Community Council had before it a report (October 15, 2002) from the City Solicitor advising that the Greater Toronto Airports Authority withdrew its appeal of the decision of the Committee of Adjustment on May 29, 2002, to grant the application from the owners of 62 Elmcrest Road for consent to sever and for minor variances from the zoning by-law in order to permit the construction of a new single detached home; that City Council at its meeting held on October 1, 2 and 3, 2002, had instructed the City Solicitor to attend the Ontario Municipal Board hearing in support of the Committee of Adjustment decisions [Clause No. 18, Report No. 11 of The Etobicoke Community Council]; and recommending that the report be received for information.

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

(Sent to: Mr. Stanley Stein, Osler, Hoskin & Harcourt; c. City Solicitor – November 20, 2002)

**(Clause No. 22(c), Report No. 13)**

**9.10 Fence Dispute – 52 Rivercove Drive  
(Ward 3 – Etobicoke Centre).**

The Etobicoke Community Council had before it a report (October 29, 2002) from the City Solicitor responding to a request from the Etobicoke Community Council at its meeting on October 16, 2002, for a report on the definitions of “flankage yard” and “front yard” as set out in the Municipal Code, Chapter 447, Fences, to determine the maximum permissible fence height at the property municipally known as 52 Rivercove Street; advising, for reasons outlined in the report, that the fence is in the flankage yard, in accordance with its definition under the by-law, and not a fence in the front yard; that Municipal Licensing and Standards staff have advised that the fence has since been cut down and moved back entirely into the property of 52 Rivercove Drive

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and is now completely in compliance with the by-law; and recommending that the report be received for information.

The Etobicoke Community Council also had before it a communication (November 10, 2002) addressed to Lisa Strucken, Solicitor, Legal Division, from Charlie Bonello and Tom VanLe, Hampshire and Rivercove Neighbourhood, expressing concerns regarding the inspection report from Municipal Licensing and Standards; and advising that the fence at 52 Rivercove Street is in major violation of the by-laws for fencing of a flankage yard.

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

- Tom VanLe, on behalf of Hampshire and Rivercove Neighbourhood residents; and filed a submission; and
- George Simms.

On motion by Councillor Holyday, the Etobicoke Community Council:

- (1) deferred consideration of this matter to its next meeting scheduled to be held on January 21, 2003; and
- (2) requested that the District Manager, Municipal Licensing and Standards, West District, make the necessary arrangements for all interested parties to attend on site with a view to resolving the by-law issues and submit a report thereon to the Etobicoke Community Council for consideration with this matter on January 21, 2003, such report to include an appropriate drawing or sketch of the subject site.

(Sent to: Charlie Bonello; George Simms; Tom VanLe, Hampshire and Rivercove Neighbourhood; District Manager, Municipal Licensing and Standards, West District; c. City Solicitor – November 14, 2002)

**(Clause No. 22(b), Report No. 13)**

**9.11 Appointments to the Assembly Hall Advisory Committee  
(Ward 6 – Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a confidential report (October 28, 2002) from the Commissioner, Economic Development, Culture and Tourism, respecting the appointment of citizen members to the Assembly Hall Advisory Committee; and further that, in accordance with the Municipal Act, discussions pertaining to this matter be held

in camera, having regard that the subject matter is related to personal matters about identifiable individuals.

On motion by Councillor Jones, the Etobicoke Community Council recommended to City Council the adoption of the aforementioned confidential report; and further that, in accordance with the Municipal Act, discussions pertaining to this matter be held in camera, having regard that the subject matter is related to personal matters about identifiable individuals.

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

**9.12 Alterations to a Designated Property Under Sections 33 and 34 of the Ontario Heritage Act - 2245 Lawrence Avenue West (Humber Heights Consolidated School) (Ward 2 – Etobicoke North).**

The Etobicoke Community Council had before it a report (October 24, 2002) from the Commissioner of Economic Development, Culture and Tourism, proposing alterations to the property at 2245 Lawrence Avenue West (Humber Heights Consolidated School) under Sections 33 and 34 of the Ontario Heritage Act; providing background information regarding the Ontario Municipal Board decision issued July 18, 2002, respecting the preservation of heritage elements of Humber Heights School; and recommending that:

- (1) the alterations as shown in Attachments Nos.11 and.12 of the report, pertaining to the north and west façades of the Humber Heights Consolidated School be approved by City Council subject to the following conditions:
  - (a) that prior to the issuance of any building permits, the owner provide a record of the as-found conditions of the heritage structure to the satisfaction of the Manager, Heritage Preservation Services;
  - (b) that prior to the issuance of any building permits, the owner provide a detailed Conservation Plan that includes a Temporary Bracing Strategy, and that describes in detail the proposed interventions and methods of conservation to be taken with regard to the two heritage facades; and
  - (c) that prior to the issuance of any building permits, the owner post a letter of credit or other security of a type and in an amount satisfactory to the Commissioner, Economic Development, Culture and Tourism, to provide for the stabilization and restoration of the north and west façades as part of the development project in accordance with the Conservation Plan referred to in (b) above; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.



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

- David Hanna;
  - Hiie Galea, Member, Humber Heights Ratepayers' Association; and
  - Sylvia Giovanella.
- A. Councillor Ford moved that the Etobicoke Community Council recommend to City Council the adoption of the aforementioned report, subject to amending Recommendation No. 1 to provide that no permits, building or demolition, or related to the re-development of the subject property, be issued before the court case between the community and the owner is resolved.
- B. Councillor Hall moved that the City Solicitor be requested to submit a report directly to Council on November 26, 2002, on Council's authority to direct that a building permit not be issued, as outlined in the foregoing motion by Councillor Ford.
- C. Councillor Ford moved that the foregoing motion by Councillor Hall be amended by deleting the words "directly to Council on November 26, 2002", and inserting in lieu thereof the words "to the Etobicoke Community Council".

At this point in the proceedings, the Chair advised that he would not entertain the foregoing motion A. by Councillor Ford and requested comment from Brian Haley, Solicitor. Mr. Haley stated that the Chief Building Official is statutorily required to issue a building permit.

- D. Councillor Lindsay Luby moved that:
- (1) the Etobicoke Community Council recommend to City Council the adoption of the aforementioned report; and
  - (2) the City Solicitor, in consultation with the Director of Building and Deputy Chief Building Official, be requested to submit a report directly to Council for consideration with this matter at its meeting scheduled to be held on November 26, 27 and 28, 2002, on:
    - (a) the status of any application for a building or demolition permit for the subject property; and

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- (b) the ability of the City, under the Ontario Heritage Act, to delay the issuance of any building or demolition permit for up to 180 days.

Councillor Ford challenged the ruling of the Chair and requested a recorded vote.

A recorded vote was taken on the motion to uphold the ruling of the Chair, which lost on the following tie vote:

For: Councillors Milczyn, Jones and Hall;

Against: Councillors Ford, Holyday and Lindsay Luby.

Upon the question of the adoption of the foregoing motion C. by Councillor Ford to amend the forgoing motion B by Councillor Hall, it was Lost.

Upon the question of the adoption of the foregoing motion B. by Councillor Hall, it was Lost.

Upon the question of the adoption of the foregoing motion D. by Councillor Lindsay Luby, it was Carried.

Upon the question of the adoption of the foregoing motion A. by Councillor Ford, it was Lost.

**The Etobicoke Community Council, therefore:**

- (1) **recommended to City Council the adoption of the aforementioned report; and**
- (2) **requested the City Solicitor, in consultation with the Director of Building and Deputy Chief Building Official, to submit a report directly to Council for consideration with this matter at its meeting scheduled to be held on November 26, 27 and 28, 2002, on:**
  - (a) **the status of any application for a building or demolition permit for the subject property; and**
  - (b) **the ability of the City, under the Ontario Heritage Act, to delay the issuance of any building or demolition permit for up to 180 days.**

(Sent to: City Solicitor; Director of Building and Deputy Chief Building Official; c. Other Interested Persons; Commissioner, Economic Development, Culture and Tourism – November 14, 2002)

**(Clause No. 14, Report No. 13)**

**9.13 Construction and Maintenance of Fire Route  
- 350 Mill Road (Ward 3 – Etobicoke Centre).**

The Etobicoke Community Council had before it a report (October 16, 2002) from the District Chief, Fire Prevention, West Command, respecting the enactment of the appropriate by-law to allow the construction and maintenance of a fire route; and recommending that:

- (1) Chapter 134-20 of the Etobicoke Municipal Code be amended by adding 350 Mill Road 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.

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

**(Clause No. 15, Report No. 13)**

**9.14 Amendment to Section 37 Agreement  
Grenadier Landing, 5 Marine Parade Drive  
(formerly 2077 Lake Shore Boulevard West)  
Davies Smith Developments; File No. CMB 2000 0009  
(Ward 6 – Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a report (October 28, 2002) from the Director, Community Planning, West District, respecting an application for Site Plan approval and lifting of the "H" Symbol from By-law No. 1994-197 to permit 262 unit condominium which was approved by Council on March 6, 7 and 8, 2002; advising that one of the conditions of approval was the signing of a Section 37 Agreement with respect to 105 seniors units which was signed February 28, 2001, that, due to more demand than originally anticipated, the applicant now has confirmed a unit count of 120 seniors units; that the additional units are provided in lieu of regular units and that, consequently, there is no change to the overall unit count of the project; and recommending that City Council:

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- (1) endorse the proposed technical revisions to the Section 37 Agreement set out in the report; and
- (2) authorize the City Solicitor to make the necessary changes and modifications to the existing Section 37 Agreement.

Councillor Milczyn appointed Councillor Hall as Acting Chair and vacated the Chair.

On motion by Councillor Milczyn, the Etobicoke Community Council:

- (1) recommended to City Council the adoption of the aforementioned report; and
- (2) requested that the Director of Building and Deputy Chief Building Official arrange a site tour for interested Members of Council in order to view how the seniors' units have been developed.

Councillor Milczyn resumed the Chair.

(Sent to: Ian Smith, Davies Smith Developments Inc.; Director of Building and Deputy Chief Building Official, West District; c. Director, Community Planning, West District – November 19, 2002)

**(Clause No. 20, Report No. 13)**

**9.15 Final Report – Application to Amend the Etobicoke Zoning Code; 994480 Ontario Limited, 123 Rexdale Boulevard File No. TA CMB 2002 0009 (Ward 2 – Etobicoke North).**

The Etobicoke Community Council held a statutory Public Meeting on November 13, 2002, and appropriate notice of this meeting was given in accordance with the Planning Act.

The Etobicoke Community Council had before it a report (October 23, 2002) from the Director, Community Planning, West District, respecting an application by 994480 Ontario Limited to amend the Etobicoke Zoning Code for the property municipally known as 123 Rexdale Boulevard, located adjacent to the east and south of the bank at the south-east corner of Rexdale Boulevard and Kipling Avenue, to add the following retail uses as permitted uses in the existing Industrial Class One (I.C1) zoning on the site: hair salon; drug store/pharmacy; travel agency; liquor/beer store; hardware store; dry cleaning establishment; video store; office supply store; and recommending that City Council:

- (1) amend the Zoning Code for Etobicoke substantially in accordance with the draft zoning by-law amendment appended to the report as Attachment No.5;

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- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendment as may be required;
- (3) before introducing the necessary Bill to City Council for enactment, require the applicant to enter into a Site Plan Agreement under Section 41 of the Planning Act; and
- (4) authorize staff to amend the draft zoning by-law to include building envelopes or maximum setback provisions, should such provisions be identified through the site plan process.

The Etobicoke Community Council also had before it a report (November 12, 2002) from the Director, Community Planning, West District, providing supplementary information respecting approval of an application by 994480 Ontario Limited to amend the Etobicoke Zoning Code for a proposal to add commercial uses to the list of uses permitted at 123 Rexdale Boulevard; and recommending that in lieu of the recommendations in the staff report of October 23, 2002, City Council:

- (1) amend the Zoning Code for Etobicoke substantially in accordance with the draft Zoning By-law Amendment appended as Attachment No. 5 to the staff report of October 23, 2002, and incorporate building setbacks or building envelopes into the Zoning By-law Amendment to accommodate the building locations shown in the drawing appended as Attachment No. 1 to this report;
- (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) instruct staff not to place the necessary bill before Council until staff from the Works and Emergency Services Department confirm that the building locations are acceptable.

The Etobicoke Community Council also had before it Schedule A to the Draft Zoning By-law submitted by the Director, Community Planning, West District.

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

On motion by Councillor Ford, the Etobicoke Community Council recommended to City Council the adoption of the aforementioned report dated November 12, 2002.

**(Clause No. 21, Report No. 13)**

**9.16 Preliminary Report – Application to Amend the Etobicoke Zoning Code; William H. Sommerville Holdings Inc. (I. Q. Development Corporation), 255 Dalesford Road File No. TA CMB 2002 0017 (Ward 5 – Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a report (October 23, 2002) from the Director, Community Planning, West District, providing preliminary information on an application by William H. Sommerville Holdings Inc. (I. Q. Development Corporation) to amend the Etobicoke Zoning Code to permit the construction of 22 townhouse dwelling units on lands known municipally as 255 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 meeting together with the Ward Councillor;
- (2) notice of the community consultation meeting be given to landowners and residents within 120 metres (400 feet) of the site; and
- (3) notice of the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

Councillor Milczyn appointed Councillor Hall as Acting Chair and vacated the Chair.

On motion by Councillor Milczyn, the Etobicoke Community Council requested the Director, Community Planning, West District:

- (1) together with the Ward Councillor, to schedule a community consultation meeting and determine the notification area for landowners and residents beyond 120 metres of the site, such additional notification to be at the developer's expense; and
- (2) provide notice of the Public Meeting under the Planning Act according to the regulations under the Planning Act.

Councillor Milczyn resumed the Chair.

(Sent to: Ken Slater, I. Q. Development Corporation; Director, Community Planning, West District – November 15, 2002)

**(Clause No. 22(d), Report No. 13)**

**9.17 Preliminary Report – Application to Amend the Etobicoke Official Plan and Zoning Code; Sun Life Assurance Company of Canada, 5145 Dundas Street West  
File No. TA CMB 2002 0016 (Ward 5 – Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a report (October 28, 2002) from the Director, Community Planning, West District, providing preliminary information on an application by Sun Life Assurance Company of Canada to amend the Etobicoke Official Plan and Zoning Code to permit the construction of four apartment buildings situated atop three, six-storey podiums on lands known municipally as 5145 Dundas Street West, with two of the podium buildings located in the northern portion of the lands, the first to wrap around the south-east corner of Dundas Street West and Dunbloor Road, the second podium to front the south side of Dundas Street West and the third to be located in the south eastern quadrant of the lands wrapping around the Dunbloor Road and Bloor Street West intersection; 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.

Councillor Milczyn appointed Councillor Hall as Acting Chair and vacated the Chair.

On motion by Councillor Milczyn, the Etobicoke Community Council requested the Director, Community Planning, West District:

- (1) together with the Ward Councillor, to schedule a community consultation meeting and determine the notification area for landowners and residents beyond 120 metres of the site, such additional notification to be at the developer's expense; and
- (2) provide notice of the Public Meeting under the Planning Act according to the regulations under the Planning Act.

Councillor Milczyn resumed the Chair.

(Sent to: Paulo Stellato, Concert Properties Ltd.; Director, Community Planning, West District – November 15, 2002)

**(Clause No. 22(e), Report No. 13)**

**9.18 Minor Road Alteration - Intersection of  
Queens Avenue and Lake Shore Boulevard West  
(Ward 6 – Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a report (October 18, 2002) from the Director, Director, Transportation Services, District 2, responding to numerous complaints and concerns from area residents regarding the speed of vehicular traffic and the current alignment of the north approach of the intersection of Lake Shore Boulevard West and Queens Avenue; and recommending that:

- (1) a by-law be prepared and advertising commence for the alteration of the roadway on Queens Avenue at Lake Shore Boulevard West generally shown on the attached drawing (Attachment No.1) and described as follows:

"realignment of the curb on the north-west corner of the intersection of Queens Avenue and Lake Shore Boulevard West to eliminate the most westerly access; and, to create a simple "T" intersection."; 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. 13)**

**9.19 Payment-In-Lieu of Parking – 2901-2903 Bloor Street West  
(Ward 5 – Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a report (October 30, 2002) from the Director, Transportation Services, District 2, respecting a request for exemption from the Etobicoke Zoning Code requirement of three parking stalls at 2901-2903 Bloor Street 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 three stalls;
- (2) the applicant enter into an Agreement with the City of Toronto for the payment-in-lieu of three parking stalls, which in this case amounts to \$6000.00; and



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- (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.

Councillor Milczyn appointed Councillor Hall as Acting Chair and vacated the Chair.

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

Councillor Milczyn resumed the Chair.

**(Clause No. 11, Report No. 13)**

**9.20 Payment-in-Lieu of Parking – 4972 Dundas Street West  
(Ward 5 – Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a report (November 8, 2002) from the Director, Transportation Services, District 2, respecting a request for exemption from the Etobicoke Zoning Code requirement of 12 parking stalls at 4972 Dundas Street West, conditional upon a payment-in-lieu of parking agreement; and recommending that:

- (1) Council exempt the applicant at 4972 Dundas Street West from the Etobicoke Zoning Code parking requirement of 12 stalls;
- (2) the applicant enter into an Agreement with the City of Toronto for the payment-in-lieu of 12 parking stalls, which in this case amounts to \$24,000.00; 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.

Councillor Milczyn appointed Councillor Hall as Acting Chair and vacated the Chair.

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

Councillor Milczyn resumed the Chair.

**(Clause No. 12, Report No. 13)**

**9.21 Requests for Variances from Chapter 215, Signs, of the Former City of Etobicoke Municipal Code (Various Wards).**

The Etobicoke Community Council had before it a communication (November 4, 2002) from the City Clerk, Etobicoke Sign Variance Advisory Committee, advising that the Etobicoke Sign Variance Advisory Committee at its meeting held on October 29, 2002, recommended to the Etobicoke Community Council that:

- (1) the report dated October 21, 2002, from the Director of Building and Deputy Chief Building Official, West District, embodying an application by Dominic Rotundo, Pattison Sign Group, on behalf of Burger King, for a variance to permit a first party illuminated ground sign at 1560 The Queensway, be adopted; and
- (2) the report dated October 21, 2002, from the Director of Building and Deputy Chief Building Official, West District, embodying an application by Dominic Rotundo, Tek Signs Inc., on behalf of Gatsteel Industries Inc., for a variance to permit a non-illuminated first party fascia sign on the west elevation at 381 Attwell Drive, be adopted.

On motion by Councillor Hall, the Etobicoke Community Council recommended to City Council the adoption of the Recommendation contained in the aforementioned communication.

**(Clause No. 17, Report No. 13)**

**9.22 Fire Route Designation (Ward 5 – Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a report (October 18, 2002) from the District Chief, Fire Prevention, West Command, respecting the enactment of the appropriate by-law to approve the final designation of a fire route 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 the following locations:
  - (a) 1001 The Queensway;
  - (b) 1007 The Queensway;
  - (c) 1011 The Queensway; and
  - (d) 1025 The Queensway; and

- (2) the appropriate by-law be enacted by City Council.

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

**(Clause No. 16, Report No. 13)**

**9.23 Introduction of On-Street Parking Permits  
- Leduc Drive and Torbolton Drive  
(Ward 2 – Etobicoke North).**

The Etobicoke Community Council had before it a report (November 12, 2002) from the Director, Transportation Services, District 2, advising that a petition from the residents of the apartment buildings on Leduc Drive and Torbolton Drive requesting on-street parking permits was received in May 2002; and recommending that:

- (1) on-street parking permits be introduced on the north side of Leduc Drive, between Islington Avenue and a point 80.0 metres west of Torbolton Drive, effective between the hours of 12:00 a.m. and 6:00 a.m., seven days a week;
- (2) on-street parking permits be introduced on the north and west sides of Torbolton Drive, between Islington Avenue and Leduc Drive, effective between the hours of 12:00 a.m. and 6:00 a.m., seven days a week;
- (3) parking be prohibited at all times on the south side of Leduc Drive, between Islington Avenue and a point 80.0 metres west of Torbolton Drive; 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.

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

**(Clause No. 8, Report No. 13)**

**9.24 Introduction of On-Street Parking Permits  
– Mendota Road (Ward 5 – Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a report (November 12, 2002) from the Director, Transportation Services, District 2, responding to a request from the Etobicoke Community Council at its meeting held June 5, 2002, for a report on the feasibility of extending the on-street parking permit area on the south side of Mendota Road further to the east; and recommending that:

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- (1) the existing east limit of on-street parking permits on the south side of Mendota Road, east of Wesley Street, be extended 49.5 metres from a point 180.0 metres east of Wesley Street, effective between the hours of 12:00 a.m. and 6:00 a.m., seven days a week; 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. 9, Report No. 13)**

**25. City Staff Attendance at Ontario Municipal Board  
Appeal of Committee of Adjustment Decision  
by Dali Homes Inc. - 4196 Dundas Street West  
(Ward 4 – Etobicoke Centre).**

The Etobicoke Community Council had before it the following motion by Councillor Lindsay Luby, Ward 4 – Etobicoke Centre:

**WHEREAS** Dali Homes Inc. submitted an application to the Committee of Adjustment for variances to the Etobicoke Zoning Code to permit the development of a four-storey residential apartment building at 4196 Dundas Street West; and

**WHEREAS** the staff comment from Works and Emergency Services (Traffic Planning Section) dated August 22, 2002, and revised to September 18, 2002, and the staff comment from Urban Development Services (Community Planning), dated August 23, 2002, recommended conditions to be satisfied should the application be approved, and

**WHEREAS** the Committee of Adjustment on September 24, 2002, refused the variance application, and

**WHEREAS** the applicant has appealed the decision of the Committee of Adjustment to the Ontario Municipal Board,

**THEREFORE BE IT RESOLVED** that the City Solicitor be authorized to attend the Ontario Municipal Board in order to ensure that the conditions recommended by staff be adopted by the Board, should the Board approve the variances.

On motion by Councillor Lindsay Luby, the Etobicoke Community Council:

- (1) recommended to City Council the adoption of the foregoing motion containing the following Operative Paragraph:

“that the City Solicitor be authorized to attend the Ontario Municipal Board in order to ensure that the conditions recommended by staff be adopted by the Board, should the Board approve the variances.”; and

- (2) requested the Director, Transportation Services, District 2, to submit a report directly to Council for consideration with this matter at its meeting scheduled to be held on November 26, 27 and 28, 2002, on the foregoing motion.

(Sent to: Director, Transportation Services, District 2 – November 15, 2002)

**(Clause No. 18, Report No. 13)**

**9.26 City Staff Attendance at Ontario Municipal Board  
Appeal of Committee of Adjustment Decision  
by Eden Oak Homes - 3400 Lake Shore Boulevard West  
(Ward 6 – Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it the following motion by Councillor Jones, Ward 6 – Etobicoke Centre:

**WHEREAS** Eden Oak Homes submitted an application to the Committee of Adjustment for variances to the Etobicoke Zoning Code to permit two additional live/work units in lieu of retail space within the approved development at 3400 Lake Shore Boulevard West, and

**WHEREAS** staff comments from Works and Emergency Services recommended that conditions be satisfied should the application be approved, and

**WHEREAS** the Committee of Adjustment on September 19, 2002, approved the variance application subject to conditions, and

**WHEREAS** the applicant has appealed the conditions imposed by the Committee of Adjustment to the Ontario Municipal Board,

**THEREFORE BE IT RESOLVED** that the City Solicitor and appropriate staff be authorized to attend the Ontario Municipal Board in order to ensure that the conditions recommended by staff be adopted by the Board.

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On motion by Councillor Jones, the Etobicoke Community Council:

- (1) recommended to City Council the adoption of the foregoing motion containing the following Operative Paragraph:

“that the City Solicitor and appropriate staff be authorized to attend the Ontario Municipal Board in order to ensure that the conditions recommended by staff be adopted by the Board.”; and

- (2) requested the Director, Transportation Services, District 2, to submit a report directly to Council for consideration with this matter at its meeting scheduled to be held on November 26, 27 and 28, 2002, on the foregoing motion.

(Sent to: Director, Transportation Services, District 2 – November 15, 2002)

**(Clause No. 19, Report No. 13)**

The Etobicoke Community Council adjourned its meeting at 3:20 p.m.

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Chair.