
**ETOBICOKE COMMUNITY COUNCIL
AGENDA
MEETING No. 1**

Date of Meeting:	Tuesday, January 21, 2003	Enquiry:	Mary Casini
Time:	2:00 p.m.		Administrator
Location:	Council Chambers Etobicoke Civic Centre 399 The West Mall Toronto, Ontario		416-394-8101 mcasini@toronto.ca

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

CONFIRMATION OF MINUTES.

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

- 2:30 p.m.** **or as soon as possible thereafter**
Respecting Item No. 10 – Deputation Item
Draft By-law – Closure and Sale of a Portion of Viking Road
(Ward 5 – Etobicoke-Lakeshore).
- 2:35 p.m.** **or as soon as possible thereafter**
Respecting Item No. 17 – Public Meeting under the Planning Act
Final Report – Application to Amend the Etobicoke Zoning Code
Petro-Canada, 585 Dixon Road; File No. TA CMB 2002 0015
(Ward 2 – Etobicoke North).
- 2:45 p.m.** **or as soon as possible thereafter**
Respecting Item No. 18 – Public Meeting under the Planning Act
Final Report – Application to Amend the Etobicoke Official Plan
40 Rabbit Lane Co-Ownership Inc., 40 Rabbit Lane
File No. TA OPA 2002 0001 (Ward 3 – Etobicoke Centre).

7:00 p.m. or as soon as possible thereafter
Respecting Item No. 19 – Public Meeting under the Planning Act
 Final Report – Application to Amend the Etobicoke Zoning Code
 Princess Garden Management, 1137-1141 Royal York Court
 File No. TA ZBL 2001 0002 (Ward 4 – Etobicoke Centre).

COMMUNICATIONS/REPORTS.

1. Reduction of Speed Limit from 50 km/h to 40 km/h on The Kingsway Between Islington Avenue and Kipling Avenue (Ward 4 – Etobicoke Centre).

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

Responding to a request from Councillor Gloria Lindsay Luby, Ward 4 – Etobicoke Centre, to investigate the feasibility of reducing the speed limit on The Kingsway between Islington Avenue and Kipling Avenue; and recommending that:

- (1) the speed limit on The Kingsway, between Islington Avenue and Kipling Avenue, 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.

2. Reduction of Speed Limit from 50 km/h to 40 km/h on Westhumber Boulevard (Ward 2 – Etobicoke North).

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

Advising that as a result of a meeting with Councillor Rob Ford, Ward 2 - Etobicoke North, and a resident of Westhumber Boulevard, studies were conducted concerning the speed of traffic on Westhumber Boulevard; and recommending that:

- (1) the speed limit on Westhumber Boulevard, 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.

**3. Reduction of Speed Limit from 50 km/h to 40 km/h on Redwater Drive
(Ward 2 – Etobicoke North).**

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

Advising that as a result of a meeting with Councillor Rob Ford, Ward 2 - Etobicoke North, and residents of Redwater Drive, speed studies were conducted on Redwater Drive; and recommending that:

- (1) the speed limit on Redwater Drive, between Kipling Avenue and Elmhurst Drive, 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.

**4. Introduction of Parking Prohibition – Bayshill Drive
(Ward 5 – Etobicoke-Lakeshore).**

Director, Transportation Services, District 2
(December 5, 2002)

Responding to a request from Councillor Peter Milczyn, Ward 5 – Etobicoke-Lakeshore, and area residents to investigate the feasibility of implementing a “No Parking, 8:00 a.m. to 5:00 p.m., Monday to Friday” prohibition on both sides of Bayshill Drive between Norseman Street and the east limit of the road, due to the long-term parking of vehicles by students who attend Bishop Allen Academy High School at 721 Royal York Road; and recommending that:

- (1) parking be prohibited on both sides of Bayshill Drive, from Norseman Street to the east limit of the road, between the hours of 8:00 a.m. and 5:00 p.m., Monday to Friday; 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 Parking Prohibition – South Side of Bethnal Avenue East of Ballacaine Drive (Ward 5 – Etobicoke-Lakeshore).

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

Responding to requests from area residents that parking be prohibited on the south side of Bethnal Avenue, east of Ballacaine Drive, due to motorists parking for long periods of time when visiting Park Lawn Park; and recommending that:

- (1) parking be prohibited anytime on the south side of Bethnal Avenue, east of Ballacaine Drive; 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 Prohibition – Tremayne Avenue (Ward 5 – Etobicoke-Lakeshore).

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

Responding to a request from Councillor Peter Milczyn, Ward 5 – Etobicoke-Lakeshore, on behalf of an area resident, that a parking prohibition be implemented on Tremayne Avenue, between Royal York Road and Jackson Avenue, due to excessive and long-term parking of vehicles which hinders garbage collection activities on the roadway; and recommending that:

- (1) parking be prohibited, 8:00 a.m. to 10:00 a.m., Monday through Friday, on the north side of Tremayne Avenue between Royal York Road and Jackson Avenue;
- (2) parking be prohibited anytime on the south side of Tremayne Avenue between Royal York Road and Jackson Avenue; 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.

**7. Introduction of Parking Prohibition – Oakfield Drive
(Ward 5 – Etobicoke-Lakeshore).**

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

Responding to a request from an area resident to investigate the feasibility of implementing a “No Parking Anytime, 8:00 a.m. to 4:00 p.m., Monday to Friday” prohibition on Oakfield Drive due to the long-term parking of vehicles by students who attend Bishop Allen Academy High School at 721 Royal York Road; and recommending that:

- (1) parking be prohibited on the north side of Oakfield Drive, between the hours of 8:00 a.m. and 4:00 p.m., Monday to Friday; 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. Sidewalk Feasibility Study - Goswell Road Between Kipling Avenue
and Martin Grove Road (Ward 5 – Etobicoke Lakeshore).**

Director, Transportation Services, District 2
(January 6, 2003)

Responding to a request from the Etobicoke Community Council at its meeting held on October 16, 2002, for a report on the feasibility of installing a sidewalk on Goswell Road; and recommending that:

- (1) staff conduct a formal poll and/or the area Councillor convene a community meeting to determine if the majority of the affected residents support the installation of sidewalks on Goswell Road, between Kipling Avenue and Martin Grove 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.

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

Deferred from last meeting.

City Solicitor
(October 29, 2002)

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

9(a). Communication addressed to Lisa Strucken,
Solicitor, Legal Division, from
Charlie Bonello and Tom VanLe,
Hampshire and Rivercove Neighbourhood
(November 10, 2002)

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.

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

Deputation Item – 2:30 p.m. or as soon as possible thereafter.

City Solicitor

Submitting, for approval, a draft by-law 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 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.)

11. Construction and Maintenance of Fire Route – 1020 Islington Avenue (Ward 5 – Etobicoke-Lakeshore).

District Chief, Fire Prevention, West Command
(December 27, 2002)

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 1020 Islington Avenue 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.

12. Fire Route Designation – 350 Mill Road (Ward 3 - Etobicoke Centre).

District Chief, Fire Prevention, West Command
(December 27, 2002)

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 350 Mill Road; and
- (2) the appropriate by-law be enacted by City Council.

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

City Clerk, Etobicoke Sign Variance Advisory Committee
(January 7, 2003)

Advising that the Etobicoke Sign Variance Advisory Committee at its meeting held on January 7, 2003, recommended to the Etobicoke Community Council that:

- (1) the report dated December 19, 2002, from the Director of Building and Deputy Chief Building Official, West District, embodying an application by Dominic Rotundo, Imperial Signs, on behalf of Toyota Canada Inc., for a variance to permit an illuminated first party main entrance Toyota logo fascia sign at 80 Queens Plate Drive, be adopted;

- (2) the report dated December 20, 2002, from the Director of Building and Deputy Chief Building Official, West District, embodying an application by Steve Wright, Swift Signs, on behalf of World Automotive Warehouse, for a variance to permit an illuminated first party, double sided, ground sign at 299 Carlingview Drive, be adopted;
- (3) the report dated December 27, 2002, from the Director of Building and Deputy Chief Building Official, West District, embodying an application by Pierre Seunik, Emimax Holdings Inc., for a variance to permit a third party standard outdoor advertising roof sign on a commercial building at 2731 Lake Shore Boulevard West, be adopted; and
- (4) the report dated December 27, 2002, from the Director of Building and Deputy Chief Building Official, West District, embodying an application by Morry Edelstein, RAI Architect Inc., on behalf of J. Zonneveld, Canadian Tire Real Estate Ltd., for a variance to permit two, third party “Taco Bell” directional signs at 1608 The Queensway, be adopted.

14. City of Toronto Wet Weather Flow Management Master Plan.

City Clerk

(December 9, 2002)

Advising that City Council at its meeting held on November 26, 27 and 28, 2002, in adopting, as amended, Clause No. 23 of Report No. 15 of The Policy and Finance Committee headed “Preferred Strategy and 25-Year Implementation Plan for the City of Toronto Wet Weather Flow Management Master Plan”, approved, in principle, the Wet Weather Flow Policy and directed that the policy be circulated to Community Councils for their comment and that the Commissioner, Works and Emergency Services, report back with a revised policy incorporating any changes which may be necessary.

**15. Application for Exemption from Part Lot Control - 1463291 Ontario Inc.
81 Prince Edward Drive (232-240 Berry Road); File No. TA PLC 2002 0003
(Ward 5 – Etobicoke-Lakeshore).**

Director, Community Planning, West District

(December 9, 2002)

Respecting an application by 1463291 Ontario Inc. for an exemption from Part Lot Control for a portion of a development containing 16 freehold townhouse units, thereby allowing the creation of separate lots on lands known municipally as 81 Prince Edward Drive, located at the north-east corner of Prince Edward Drive and Berry Road; and recommending that:

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

**16. Application for Exemption from Part Lot Control – I.Q. Developments Corp.
95-101 Grand Avenue; File No. TA PLC 2002 0005
(Ward 5 – Etobicoke-Lakeshore).**

Director, Community Planning, West District
(January 6, 2003)

Respecting an application by I.Q. Developments Corp. for an exemption from Part Lot Control for a development containing 35 townhouse units, thereby allowing the creation of separate lots on lands known municipally as 95-101 Grand Avenue, located in the north-east quadrant of the F. G. Gardiner Expressway and Grand Avenue, on the south side of Dalesford Road and north of the F. G. Gardiner Expressway; and recommending that:

- (1) a Part-Lot Exemption By-law, with respect to the subject lands, be prepared to the satisfaction of the City Solicitor, and that such by-law shall expire one year after it has been enacted;
- (2) the owner of the subject lands be requested to first register a Section 118 Restriction under the Land Titles Act, agreeing not to convey or mortgage any part of the lands without the prior written consent of the Chief Planner, to the satisfaction of the City Solicitor; and
- (3) the Part-Lot Exemption By-law be submitted for Council adoption once the Site Plan Control agreement, pursuant to Section 41 of the Planning Act, has been registered.

17. Final Report – Application to Amend the Etobicoke Zoning Code; Petro-Canada 585 Dixon Road; File No. TA CMB 2002 0015 (Ward 2 – Etobicoke North).

Public Meeting under the Planning Act – 2:35 p.m. or as soon as possible thereafter.

Director, Community Planning, West District
(December 11, 2002)

Respecting an application by Petro-Canada to amend the Etobicoke Zoning Code to permit the development of a new service station containing a convenience retail store and a mechanical car wash 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 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.

18. Final Report – Application to Amend the Etobicoke Official Plan 40 Rabbit Lane Co-Ownership Inc., 40 Rabbit Lane File No. TA OPA 2002 0001 (Ward 3 – Etobicoke Centre).

Public Meeting under the Planning Act – 2:45 p.m. or as soon as possible thereafter.

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

Respecting an application by 40 Rabbit Lane Co-Ownership Inc. to amend the Etobicoke Official Plan to permit the conversion of a 19 unit, 2-storey building from an equity co-operative to a condominium on lands known municipally as 40 Rabbit Lane, located on the west side of Rabbit Lane, north of Robin Glade Drive; and recommending that the application be approved, subject to a Public Meeting of Council to obtain the views of interested parties, and the conditions outlined in the report.

**19. Final Report – Application to Amend the Etobicoke Zoning Code
Princess Garden Management, 1137-1141 Royal York Court
File No. TA ZBL 2001 0002 (Ward 4 – Etobicoke Centre).**

Public Meeting under the Planning Act – 7:00 p.m. or as soon as possible thereafter.

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

Respecting an application by Princess Garden Management to amend the Etobicoke Zoning Code to permit the development of an infill 17-storey terraced apartment building on lands known municipally as 1137-1141 Royal York Court, located north of Dundas Street West, on the east side of Royal York Road, accessed by Royal York Court; and recommending that City Council:

- (1) 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;
- (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 Bills to City Council for enactment, require the owner to enter into a Section 37 agreement to ensure that: rental increases in the existing rental building will not be for the improvements to the lands or construction of the new building; tenants facing the new building will be given an allowance to purchase window coverings for privacy purposes; warning clauses regarding noise will be inserted in purchase and sale agreements and rental agreements and the tenants in the existing rental building will have access to the ground floor amenity space of the proposed building; and
- (4) before introducing the necessary Bills to City Council for enactment, require the owner to enter into an agreement with the City respecting transportation improvements on Royal York Road and Royal York Court, and a sidewalk on Royal York Court, and any other services deemed necessary by Works and Emergency Services.

20. Preliminary Report – Applications to Amend the Etobicoke Official Plan and Zoning Code; Hollyburn Properties Limited, 1286-1294 Islington Avenue 15-19 Cordova Avenue; File No. TA CMB 2002 0022 (Ward 5 – Etobicoke-Lakeshore).

Director, Community Planning, West District
(December 17, 2002)

Providing preliminary information on an application by Hollyburn Properties Limited to amend the Etobicoke Official Plan and Zoning Code to construct three additional apartment buildings on lands known municipally as 1286-1294 Islington Avenue and 15-19 Cordova Avenue, located in the middle of the north-east area of the Etobicoke Centre area, abutting Islington Avenue to the east, Central Park Roadway to the south, Cordova Avenue to the west and south of the buildings fronting on the south side of Dundas Street West; 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.

21. Preliminary Report – Application to Amend the Etobicoke Official Plan and Zoning Code; Jane Dundas Holdings Inc. (In Equity), 691 Scarlett Road File No. TA CMB 2002 0018 (Ward 2 – Etobicoke North).

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

Providing preliminary information on an application by Jane Dundas Holdings Inc. (In Equity) to amend the Etobicoke Official Plan and Zoning Code to demolish the existing church and construct 3 semi-detached dwellings on lands known municipally as 691 Scarlett Road, located on the south-east corner of Scarlett Road and Kingdom 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 of the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

**22. Preliminary Report – Application to Amend the Etobicoke Official Plan and Zoning Code; CIC Millwork Ltd., 35 Fieldway Road
File No. TA CMB 2002 0020 (Ward 5 – Etobicoke-Lakeshore).**

Director, Community Planning, West District
(December 19, 2002)

Providing preliminary information on an application by CIC Millwork Ltd. to amend the Etobicoke Official Plan and Zoning Code to construct a 146 unit, 4-storey, stacked townhouse development, to include a public park, on lands known municipally as 35 Fieldway Road, located on the south side of Fieldway Road between Islington Avenue and Kipling Avenue; and recommending that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor once a revised proposal has been submitted;
- (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.

**23. Preliminary Report – Application to Amend the Etobicoke Zoning Code
First Pro Shopping Centres, 98 Index Road
File No. TA ZBA 2002 0003 (Ward 5 – Etobicoke-Lakeshore).**

Director, Community Planning, West District
(December 19, 2002)

Providing preliminary information on an application by First Pro Shopping Centres to amend the Etobicoke Zoning Code to introduce a retail development on lands known municipally as 98 Index Road, located in the north-west quadrant of North Queen Street and Highway No. 427 with frontage onto Index Road, which runs parallel to Highway No. 427; 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 of the Public Meeting under the Planning Act be given according to the regulations under the Planning Act