
**ETOBICOKE COMMUNITY COUNCIL
AGENDA
MEETING No. 5**

Date of Meeting:	Wednesday, June 11, 2003	Enquiry:	Lyn Morgan
Time:	2:00 p.m.		Acting Administrator
Location:	Council Chambers Etobicoke Civic Centre 399 The West Mall Toronto, Ontario		416-394-8101 etcc@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)**

- 6:30 p.m. Respecting Item No. 6 – Deputation**
Designated Bicycle Lanes and No Stopping Prohibitions on
Royal York Road between Lake Shore Boulevard West and Cavell Avenue
(Ward 6 – Etobicoke-Lakeshore)
- 7:00 p.m. Respecting Item No. 17 – Public Meeting under the Planning Act**
Final 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)
- 7:30 p.m. Respecting Item No. 18 – Public Meeting under the Planning Act**
Final Report – Application to Amend the Etobicoke Official Plan and
Zoning Code; Sun Life Assurance Company of Canada
(Burka Varacalli Architects), 5145 Dundas Street West
File No. TA CMB 2002 0016 (Ward 5 – Etobicoke-Lakeshore)

COMMUNICATIONS/REPORTS

1. Reduction of Speed Limit from 50 km/h to 40 km/h on Wainwright Drive (Ward 4 – Etobicoke Centre)

Report (April 30, 2003) from the Director, Transportation Services, District 2, responding to a petition from residents of Wainwright Drive requesting traffic calming on this street; and recommending that:

- (1) the speed limit on Wainwright Drive, between Rathburn Road and Great Oak Drive, be reduced from 50 km/h to 40 km/h as the requirements of the 40 km/h Speed Limit Warrant are achieved; 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 Wincott Drive between The Westway and Nugent Road (Ward 4 – Etobicoke Centre)

Report (May 8, 2003) from the Director, Transportation Services, District 2, responding to a request from a resident of Nugent Road requesting action to mitigate speeding and collisions occurring on Wincott Drive, specifically at the intersection of Wincott Drive and Nugent Road; and recommending that:

- (1) the speed limit on Wincott Drive, between The Westway and Nugent Road, be reduced from 50 km/h to 40 km/h as the requirements of the 40 km/h Speed Limit Warrant are achieved; 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. Speeding and Parking Concerns - Cinrickbar Drive (Ward 2 – Etobicoke North)

Report (May 2, 2003) from the Director, Transportation Services, District 2, responding to concerns raised by Councillor Rob Ford, Ward 2 – Etobicoke North, and area residents of Cinrickbar Drive respecting speeding on the street and parking, specifically in the area of three curves in the road; and recommending that:

- (1) the speed limit on Cinrickbar Drive, between Humberwood Boulevard and Hullrick Drive (west intersection) be reduced from 50 km/h to 40 km/h as the requirements of the 40 km/h Speed Limit Warrant are achieved;

- (2) parking be prohibited at all times on the south and west side of Cinrickbar Drive from a point 65.0 metres south of Hullrick Drive (east intersection) to a point 40.0 metres further southwest thereof;
- (3) parking be prohibited at all times on the south and east side of Cinrickbar Drive from a point 45.0 metres west of Arborwood Drive to a point 40.0 metres further northwest thereof;
- (4) parking be prohibited at all times on the south and east side of Cinrickbar Drive from a point 80.0 metres west of Hullrick Drive (west intersection) to a point 30.0 metres further southwest thereof; and
- (5) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

4. Introduction of Stopping Regulations - Porterfield Road at West Humber Junior Middle School (Ward 2 – Etobicoke North)

Report (May 7, 2003) from the Director, Transportation Services, District 2, responding to request from Toronto Police Service, Parking Enforcement Unit, to examine parking on Porterfield Road in the vicinity of West Humber Junior Middle School and concerns raised by Councillor Rob Ford, Ward 2 – Etobicoke North, and area residents respecting speeding and parking on Porterfield Road in the area of Delsing Drive; and recommending that:

- (1) a “No Stopping, 8:00 a.m. to 5:00 p.m., Monday to Friday” regulation be installed on the south side of Porterfield Road from Delsing Drive to Billcar 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.

5. Parking and Traffic By-law Amendments - Toledo Road in the area of Bloordale Middle School (Ward 3 – Etobicoke Centre)

Report (May 9, 2003) from the Director, Transportation Services, District 2, respecting an on-site meeting with the Principal of Bloordale Middle School at 10 Toledo Road to observe and discuss various traffic and parking issues in the area of the school; and recommending that:

- (1) the current by-law prohibiting parking between 8:00 a.m. and 5:00 p.m., Monday through Friday, on both sides of Toledo Road between a point 41.0 metres west of Renforth Drive and a point 145.0 metres west thereof, be rescinded;

- (2) parking be prohibited, between 8:00 a.m. and 5:00 p.m., Monday through Friday, on the north side of Toledo Road between a point 43.0 metres west of Renforth Drive and a point 160.0 metres west thereof;
- (3) the current by-law associated with the designated bus loading zone on the north side of Toledo Road; between a point 66.0 metres west of Renforth Drive and a point 61.0 metres west thereof, be rescinded;
- (4) a bus loading zone be designated on the north side of Toledo Road, between a point 85.0 metres west of Renforth Drive and a point 24.0 metres west thereof;
- (5) stopping be prohibited, between 8:00 a.m. and 5:00 p.m., Monday through Friday, on the south side of Toledo Road between a point 43.0 metres west of Renforth Drive and a point 160.0 metres west thereof;
- (6) U-turns be prohibited anytime for east and westbound traffic on Toledo Road between Renforth Drive and a point 203.0 metres west thereof; and
- (7) 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. Designated Bicycle Lanes and No Stopping Prohibitions on Royal York Road between Lake Shore Boulevard West and Cavell Avenue (Ward 6 – Etobicoke-Lakeshore)

Deputation Item – 6:30 p.m. or as soon as possible thereafter.

Report (May 29, 2003) from the Director, Transportation Services, District 2, respecting the rehabilitation of Royal York Road between Lake Shore Boulevard West and Cavell Avenue; advising that the rehabilitation work includes road structure repairs, new asphalt paving, replacement of curb, gutter and sidewalks where necessary, and boulevard improvements including tree planting; that although the road rehabilitation work does not propose any road pavement widening, the plans propose the removal of the existing on-street parking on the west side of the street, to accommodate bicycle lanes on both sides of the street; and recommending that:

- (1) the rehabilitation of Royal York Road – Phase 1 – from Lake Shore Boulevard West to Cavell Avenue include the provision of a designated minimum 1.8 metre wide bicycle lane on the east side of the Royal York Road between Eastbourne Crescent and Cavell Avenue;

- (2) the rehabilitation of Royal York Road – Phase 1 – from Lake Shore Boulevard West to Cavell Avenue include the provision of a designated minimum 1.8 metre wide bicycle lane on the west side of Royal York Road between Cavell Avenue and Albani Street;
- (3) the by-law associated with the “1 Hour” parking restriction on the west side of Royal York Road between Albani Street and Mimico Avenue be rescinded;
- (4) the by-law associated with the “1 Hour” parking restriction on the west side of Royal York Road between Albani Street and Struthers Street be rescinded;
- (5) the by-law associated with the “1 Hour” parking restriction on the west side of Royal York Road between a point 24.0 metres north of Struthers Street and Mimico Avenue be rescinded;
- (6) the by-law associated with the “1 Hour” parking restriction on the east side of Royal York Road between Drummond Street and Stanley Avenue be rescinded;
- (7) parking be restricted to a maximum of "1 Hour, anytime", on the west side of Royal York Road between Vanevery Street and Macdonald Street;
- (8) the by-law associated with the “No Parking Anytime” prohibition on the east side of Royal York Road between Lake Shore Boulevard West and Vanevery Street be rescinded;
- (9) the by-law associated with the “No Parking Anytime” prohibition on the east side of Royal York Road between Mimico Avenue and Drummond Street be rescinded;
- (10) the by-law associated with the “No Parking Anytime” prohibition on the east side of Royal York Road between Stanley Avenue and Cavell Avenue be rescinded;
- (11) the by-law associated with the “No Parking Anytime” prohibition on the west side of Royal York Road between Mimico Avenue and Cavell Avenue be rescinded;
- (12) parking be prohibited anytime on the east side of Royal York Road between Lake Shore Boulevard West and Eastbourne Crescent;
- (13) stopping be prohibited anytime on the east side of Royal York Road between Eastbourne Crescent and a point 76.0 metres south of Mimico Avenue;
- (14) stopping be prohibited anytime on the east side of Royal York Road between Mimico Avenue and Cavell Avenue;
- (15) stopping be prohibited anytime on the west side of Royal York Road between Cavell Avenue and Vanevery Street;

- (16) stopping be prohibited anytime on the west side of Royal York Road between Macdonald Street and Albani Street; and
- (17) 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. Declaration of Surplus Land and Closing of First Public Lane
South of Bloor Street West between Islington Avenue and Clissold Road
(Ward 5 – Etobicoke-Lakeshore)**

(DEFERRED FROM May 7, 2003 MEETING)

Joint report (March 17, 2003) from the Commissioner, Works and Emergency Services, and the Commissioner, Corporate Services, respecting the declaration of surplus lands and the closing of the first Public Lane south of Bloor Street West, between Islington Avenue and Clissold Road, as the Lane is not required for municipal purposes; and recommending that:

- (1) the Lane be declared surplus to the City's requirements and all steps necessary to comply with Chapter 213 of the City of Toronto Municipal Code be taken;
- (2) the Commissioner of Corporate Services be authorized to invite an offer(s) to purchase from the abutting property owner(s);
- (3) subject to compliance with the requirements of the Municipal Act, 2001, and following Council's approval of a sale of the Lane, the Lane be permanently closed as a public lane;
- (4) following Council's approval of a sale of the Lane, notice be given to the public of a proposed by-law to permanently close the Lane, in accordance with the requirements of Chapter 162 of the City of Toronto Municipal Code and the Etobicoke Community Council hear any member of the public who wishes to speak to this matter;
- (5) following closure of the Lane, easements be granted to any affected utility companies for the existing utilities plant located in the Lane or, with the consent of the said utility companies, the utilities plant be relocated, adjusted or abandoned, at the sole cost of the purchaser(s) of the Lane, with such costs to be determined by the appropriate utility companies; 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 necessary to give effect thereto.

**8. Request for Fence Variance – 3526 Lake Shore Boulevard West
(Ward 6 – Etobicoke-Lakeshore)**

(DEFERRED FROM May 7, 2003 MEETING)

Report (May 1, 2003) from the District Manager, Municipal Licensing and Standards, West District, respecting a request by Marino D'Alessandro, owner of 3526 Lake Shore Boulevard West and operator of the Marino's Lakeshore Auto Mall thereon, for an exemption to the Toronto Municipal Code, Chapter 447, Fences, to permit an existing 3 metre high corrugated sheet metal fence to remain on the property; and recommending that:

- (1) the fence be reduced to a height of 2.5 metres; and
- (2) the corrugated sheet metal panels be replaced by wooden boards or such materials other than those prohibited in Chapter 447 of the Toronto Municipal Code, Fences.

8(a). Report (May 26, 2003) from the District Manager, Municipal Licensing and Standards, West District, responding to a request from the Etobicoke Community Council at its meeting on May 7, 2003, for a survey to be conducted in the immediate neighbourhood, to ascertain if the residents have any objection to the application submitted by Marino D'Alessandro, owner of 3526 Lake Shore Boulevard West and operator of the Marino's Lakeshore Auto Mall thereon, for an exemption to the Toronto Municipal Code, Chapter 447, Fences, to permit an existing 3 metre high corrugated sheet metal fence to remain on the property; and recommending that:

- (1) the fence be reduced to a height of 2.5 metres; and
- (2) the corrugated sheet metal panels be replaced by wooden boards or such materials other than those prohibited in Chapter 447 of the Toronto Municipal Code, Fences.

**9. Noise Exemption - Islington Golf and Country Club, 45 Riverbank Drive
(Ward 4 – Etobicoke Centre)**

Report (May 26, 2003) from the District Manager, Municipal Licensing and Standards, West District, responding to a request by Trevor D'silva, on behalf of the Islington Golf and Country Club, for an exemption from the provisions of the the Toronto Municipal Code, Chapter 591, Section 10, Noise By-law; and recommending that the Islington Golf and Country Club be granted an exemption from the noise by-law for Friday, July 18, 2003, from 11:00 p.m. to 2:00 a.m., and Saturday, August 23, 2003, from 11:00 p.m. to 2:00 a.m.

**10. Designation of Property under Part IV of the Ontario Heritage Act
12 King George's Road (George Skelding House) (Ward 5 – Etobicoke-Lakeshore)**

Report (May 6, 2003) from the Commissioner, Economic Development, Culture and Tourism, respecting the designation under Part IV of the Ontario Heritage Act of the property at 12 King George's Road (George Skelding House), located in the Kingsway Park area; and recommending that:

- (1) City Council state its intention to designate the property at 12 King George's Road (George Skelding House) under Part IV of the Ontario Heritage Act; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

10(a). Communication (May 15, 2003) from the City Clerk advising that the Toronto Preservation Board at its meeting held on May 15, 2003, adopted the report dated May 6, 2003, from the Commissioner, Economic Development, Culture and Tourism, respecting the designation of property under Part IV of the Ontario Heritage Act – 12 King George's Road (George Skelding House) (Ward 5 – Etobicoke-Lakeshore).

**11. Application for Demolition under Section 34 of the Ontario Heritage Act
691 Scarlett Road (St. Matthias Anglican Church) (Ward 2 – Etobicoke North)**

Report (May 6, 2003) from the Commissioner, Economic Development, Culture and Tourism, respecting an application submitted by the property owner to demolish St. Matthias Anglican Church, located at 691 Scarlett Road, under Section 34 of the Ontario Heritage Act; and recommending that:

- (1) City Council refuse the application to demolish the building located on the property at 691 Scarlett Road (St. Matthias Anglican Church) under Section 34 of the Ontario Heritage Act; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

11(a). Communication (May 15, 2003) from the City Clerk advising that the Toronto Preservation Board at its meeting held on May 15, 2003, adopted the report dated May 6, 2003, from the Commissioner, Economic Development, Culture and Tourism, respecting the application for demolition under Section 34 of the Ontario Heritage Act – 691 Scarlett Road (St. Matthias Anglican Church) (Ward 2 – Etobicoke North).

12. Parkland Encroachment – 60 Ester Lorrie Drive (Ward 2 – Etobicoke North)

Report (May 21, 2003) from the Commissioner, Economic Development, Culture and Tourism, respecting a land exchange to resolve an encroachment matter at 60 Ester Lorrie Drive; and recommending to the Toronto and Region Conservation Authority, in accordance with the recommendation of the Encroachment Review Committee, that:

- (1) a land exchange be undertaken between Mink Dynasty, owner of 60 Ester Lorrie Drive, and the Toronto and Region Conservation Authority, as illustrated in Attachment A, in accordance with the Parkland Encroachment Policy and Procedure for Resolving Parkland Encroachments, and conditional upon the following:
 - (a) the applicant to absorb all costs for the survey, registration, etc.;
 - (b) the existing area of hard surface (currently asphalt) not to be increased;
 - (c) the installation of barriers along the perimeter of the parking lot to deter inappropriate park use within six months of the land exchange, the design of which will be subject to approval by the Commissioner, Economic Development, Culture and Tourism; and
 - (d) the applicant to submit an application for variance of zoning to the Committee of Adjustment with the Toronto and Region Conservation Authority, as current landowner, providing the necessary documentation, so that this can proceed concurrently; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

13. Reconstruction of Royal York Road from Mimico Creek to Dundas Street West (Ward 5 – Etobicoke-Lakeshore)

Communication (May 29, 2003) from the City Clerk advising that the Council of the City of Toronto at its meeting held on May 21, 22 and 23, 2003, adopted, without amendment, Clause No. 20 contained in Report No. 4 of The Etobicoke Community Council, headed “Other Items Considered by the Community Council”, subject to striking out and referring Item (d) entitled “Reconstruction of Royal York Road from Mimico Creek to Dundas Street West”, back to the Etobicoke Community Council for further consideration.

14. Construction and Maintenance of Fire Routes (Ward 2 – Etobicoke North)

Report (May 13, 2003) from 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 65 Kelfield Street 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.

15. Fire Route Designation (Various Wards)

Report (May 13, 2003) from 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:
 - 350 Evans Avenue;
 - 312 Humber College Boulevard;
 - 1020 Islington Avenue;
 - 88 Palace Pier Court;
 - 237 Queens Plate Drive;
 - 330 Queens Plate Drive; and
 - 1608 The Queensway; and
- (2) the appropriate by-law be enacted by City Council.

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

Communication (May 21, 2003) from the City Clerk advising that the Etobicoke Sign Variance Advisory Committee at its meeting held on May 20, 2003, recommended to the Etobicoke Community Council that:

- (1) the report dated April 30, 2003, from the Director of Building and Deputy Chief Building Official, West District, embodying an application by Stephen Stockley, Steel Art Signs Corporation, on behalf of Fima Development, for approval of variances from Chapter 215, Signs, of the former City of Etobicoke Municipal Code to permit one illuminated ground sign at 1750 The Queensway, be adopted;

- (2) the report dated May 2, 2003, from the Director of Building and Deputy Chief Building Official, West District, embodying an application by Javied Akhtar, Kwaliti Signs Inc., on behalf of RBC Financial Group, for approval of variances from Chapter 215, Signs, of the former City of Etobicoke Municipal Code to permit one first-party fascia sign on the wall of the flanking street elevation and one roof sign on the face of the parapet wall of the existing building at 2947 Bloor Street West, be adopted;
- (3) the report dated May 2, 2003, from the Director of Building and Deputy Chief Building Official, West District, embodying an application by Kim Paterson, DNS Signs Limited, on behalf of Sport Mart Corporation, for the approval of variances from Chapter 215, Signs, of the former City of Etobicoke Municipal Code to permit two first-party fascia signs on the east and south elevations of the existing building at 181 North Queen Street, recommending that the request for the east elevation be approved, provided its size is reduced to four square metres, and the request for variance for the south wall sign be refused, be adopted;
- (4) the report dated May 7, 2003, from the Director of Building and Deputy Chief Building Official, West District, embodying an application by Morry Edelstein, RAI Architect Inc., on behalf of Canadian Tire Real Estate Ltd., for the approval of variances from Chapter 215, Signs, of the former City of Etobicoke Municipal Code to permit six third-party signs suspended from the weather canopy over the gas pumps and six third-party signs mounted on the columns that support the weather canopy at 1608 The Queensway, recommending that the request for variances be refused, be adopted; and
- (5) the report dated May 7, 2003, from the Director of Building and Deputy Chief Building Official, West District, embodying an application by Dominic Rotundo, Pattison Sign Group, on behalf of Courtesy Chev Olds, for approval of a variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code to permit seven first-party illuminated fascia signs, six on the north-east elevations facing The Queensway and one on the north-west elevation facing Highway No. 427 at 1635 The Queensway, be adopted.

**17. Final 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)**

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

Report (May 26, 2003) from the Director, Community Planning, West District, respecting an application by CIC Millwork Ltd. to amend the Etobicoke Official Plan and Zoning Code to permit the development of a 100-unit townhouse project and public park on lands known municipally as 35 Fieldway Road, located on the south side of Fieldway Road

between Islington and Kipling Avenues, approximately 500 metres away from the Islington Subway Station; and recommending that:

- (1) the Official Plan for the former City of Etobicoke and the new Toronto Plan be amended substantially in accordance with the draft Official Plan Amendments attached as Attachment No. 4 and 5;
- (2) the Zoning Code for the former City of Etobicoke be amended substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6;
- (3) the City Solicitor be authorized to make such stylistic and technical changes to the draft Official Plan Amendments and draft Zoning By-law Amendment as may be required;
- (4) before introducing the necessary Bills to City Council for enactment, the owner be required to enter into a Section 37 agreement to secure a 980.5 square metre dedicated public park, improvements to the public park, the soil and groundwater of the park must meet Ministry of the Environment standards, the owner agrees to carry out the recommendations for clean up or removal of contaminated soil prior to the issuance of a building permit, the owner agrees to carry out all noise attenuation measures and post warning notices in all Purchase and Sale Agreements;
- (5) before introducing the necessary Bills to City Council for enactment, the owner be required to demonstrate that there is capacity in the existing sanitary sewer system for the intensified use or commit to the upgrading of the sanitary sewer in a manner satisfactory to Works and Emergency Services;
- (6) before introducing the necessary Bills to City Council for enactment the review of the Air Quality Survey must be completed and be satisfactory to Works and Emergency Services;
- (7) before introducing the necessary Bills to City Council for enactment the revised fiscal impact study must be submitted and reviewed by the Economic Development Division; and
- (8) before introducing the necessary Bills to City Council for enactment the owner must agree to withdraw his appeal of the new Toronto Plan upon the Official Plan Amendment and Zoning By-law Amendment coming into full effect and force.

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

Public Meeting under the Planning Act – 7:30 p.m. or as soon as possible thereafter.

Report (May 26, 2003) from the Director, Community Planning, West District, respecting an application by Sun Life Assurance Company of Canada (Burka Varacalli Architects) to amend the Etobicoke Official Plan and Zoning Code to permit a mixed use development consisting of 950 dwelling units contained in 4 apartment buildings ranging from 12 to 25 storeys, and 2 mid-range buildings having a height of 5 storeys, and approximately 950 metres of commercial gross floor space on lands known municipally as 5145 Dundas Street West, bounded by Bloor Street West to the south, Dundas Street West to the north, Dunbloor Road to the west and a townhouse and apartment development that is currently under construction (Bloorwood Manor) to the east.; and recommending that:

- (1) amend the Etobicoke Official Plan substantially in accordance with the draft Official Plan Amendment appended as Attachment No. 7;
- (2) amend the Etobicoke Zoning Code substantially in accordance with the draft Zoning By-law Amendment appended as Attachment No. 8;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and Zoning Code Amendments as may be required;
- (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 community benefits as set out in Attachment 6 of this report. In the event that revisions to Attachment 6 are required, the Commissioner of Urban Development Services be authorized to report to Community Council or directly to City Council;
- (5) before introducing the necessary Bills for enactment, require the applicant to submit a letter of undertaking to the City agreeing to withdraw their appeal with respect to the Toronto Official Plan upon the Official Plan and Zoning By-law amendments coming into force;
- (6) before introducing the necessary Bills for enactment, require the applicant to satisfy the transportation, environmental, servicing, school board and Section 37 matters to the satisfaction of the City;

- (7) authorize the City Solicitor to support the recommendations of this report at the Ontario Municipal Board, in relation to the appeals of the newly enacted Etobicoke Centre Secondary Plan and implementing Zoning By-law and in relation to the appeal of the new City of Toronto Official Plan as it pertains to the Etobicoke Centre Secondary Plan area.

**19. Preliminary Report – Application to Amend the Etobicoke Official Plan and Zoning Code; Canadian Tire Corporation; 975 The Queensway
File No. TA CMB 2003 0006 (Ward 5 – Etobicoke-Lakeshore)**

Report (May 21, 2003) from the Director, Community Planning, West District, providing preliminary information on an application by Canadian Tire Corporation to amend the Etobicoke Official Plan and Zoning Code to permit the construction of two residential buildings, each ranging in height from 8 to 17 storeys with a total of 750 dwelling units and approximately 1 200 square metres of commercial gross floor area on the ground floor, on lands known municipally as 975 The Queensway, located in the southeast quadrant of The Queensway and Islington Avenue; and recommending that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.



**ETOBICOKE COMMUNITY COUNCIL
SUPPLEMENTARY AGENDA
MEETING No. 5**

Date of Meeting:	Wednesday, June 11, 2003	Enquiry:	Lyn Morgan
Time:	2:00 p.m.		Acting Administrator
Location:	Council Chambers		416-394-8101
	Etobicoke Civic Centre		etcc@toronto.ca
	399 The West Mall		
	Toronto, Ontario		

COMMUNICATIONS/REPORTS

**20. Payment-In-Lieu of Parking – 368 Royal York Road
(Ward 6 – Etobicoke-Lakeshore)**

Report (May 27, 2003) from the Director, Transportation Services, District 2, respecting a request for exemption from the Etobicoke Zoning Code requirement of one parking stall at 368 Royal York Road, conditional upon a payment-in-lieu of parking agreement; and recommending that:

- (1) Council exempt the applicant at 368 Royal York Road from the Etobicoke Zoning Code parking requirement of one stall;
- (2) the applicant enter into an Agreement with the City of Toronto for the payment-in-lieu of one parking stall, which in this case amounts to \$2,000.00; 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.

**21. Naming of Park “Flora Voisey Park” and Naming of Street “Yachters Lane” at
2264 Lake Shore Boulevard West (Ward 6 – Etobicoke-Lakeshore)**

Report (May 27, 2003) from the City Surveyor, Works and Emergency Services, respecting a request made by Marion Dick, on behalf of 15 new home buyers, to name a new public park at this site, rather than a street, after Flora Voisey, which in the view of

the home owners would be more suitable in recognizing her contributions to the community; advising that the name “Yachters Lane” has been chosen as the alternative street name as it relates to the nautical theme of the area; and recommending that:

- (1) the private lane system illustrated on Attachment No. 1, be named “Yachters Lane”;
- (2) the proposed public park at the development at 2264 Lakeshore Boulevard West be named after Flora Voisey;
- (3) Clause 12, Report 11 of Etobicoke Community Council, adopted by City Council on October 1, 2, 3, 2002, be rescinded;
- (4) Thornridge Homes, be required to pay the costs estimated to be in the amount of \$210, for the fabrication and installation of a street name sign; and
- (5) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

22. Status Report – Application to Amend the Etobicoke Official Plan and Zoning Code; Dom Group (Liberty Plaza), 1050 The Queensway File No. TA CMB 2002 0014 (Ward 5 – Etobicoke-Lakeshore)

Deputation Item – 8:00 p.m. or as soon as possible thereafter.

Report (June 3, 2003) from the Director, Community Planning, West District, respecting a pending Ontario Municipal Board (OMB) hearing regarding an application by the Dom Group (Liberty Plaza) to amend the Etobicoke Official Plan and Zoning Code to permit the redevelopment of an existing commercial site with a mixed-use development on lands known municipally as 1050 The Queensway, located in the northwest quadrant of The Queensway and Islington Avenue; and recommending that:

- (1) if City Council wishes to settle application TA CMB 2002 0014 before the Ontario Municipal Board (OMB), substantially in accordance with the revised proposal received on May 12, 2003, as described in the body of this report, it should instruct the City Solicitor and Urban Development Services staff to attend the OMB hearing in support of the application, provided that:
 - a) the applicant, City Solicitor and Urban Development Services agree upon the form and content of the by-laws required to implement the said application, and the matters outlined in this report be resolved prior to the by-laws being enacted by the OMB; and
 - b) the applicant agrees to adjourn the hearing of its Site Plan approval appeal to allow City staff the opportunity to complete an appropriate review; OR

- (2) if City Council wishes to oppose the revised application for two 10-storey buildings, including the necessary Official Plan and Zoning By-law amendments and Site Plan approval, and wishes to maintain Council's decision of May 21, 22 and 23, 2003, wherein the maximum building height for the subject site was established at 6 storeys, it should request the City Solicitor to attend the hearing in opposition to the revised proposal, and if necessary, to retain such consultants as may be required.