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**ETOBICOKE YORK COMMUNITY COUNCIL  
AGENDA  
MEETING 9**

**Date of Meeting:** October 12, 2004  
**Time:** 9:30 a.m.  
**Location:** Council Chambers  
Etobicoke Civic Centre  
399 The West Mall  
Toronto, Ontario

**Enquiry:** Glenda Jagai  
Committee Administrator  
416-394-8101  
etcc@toronto.ca

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**Under the *Municipal Act, 2001*, the ETOBICOKE YORK COMMUNITY COUNCIL must adopt a motion to meet In-camera (privately) and the reason must be given.**

**Declarations of Interest under the *Municipal Conflict of Interest Act***

**Confirmation of Minutes – September 14, 2004**

**Deputations/Presentations – A complete list will be distributed at the meeting:**

10:00 a.m. - Items 25 and 26  
11:00 a.m. - Items 18, 19 and 20  
2:00 p.m. - Item 27

**Communications/Reports:**

- 1. Reduction of Speed Limit from 50 km/h to 40 km/h on Bankfield Drive between Albion Road and Calstock Drive (Ward 1 – Etobicoke North)**

**(Deferred from September 14, 2004)**

Report (July 16, 2004) from the Director, Transportation Services, West District, responding to a request from Councillor Suzan Hall (Ward 1 - Etobicoke North), on behalf of an area resident, concerning motorists' speeds on Bankfield Drive and the feasibility of installing an all-way stop control at the intersection of Bankfield Drive and Edgebrook Road.

Recommendations:

It is recommended that:

- (1) the speed limit on Bankfield Drive, between Albion Road and Calstock 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 Emerald Crescent  
(Ward 6 – Etobicoke-Lakeshore)**

Report (September 10, 2004) from the Director, Transportation Services, West District, responding to a request from an area resident to investigate the feasibility of reducing the speed limit on Emerald Crescent.

Recommendations:

It is recommended that:

- (1) the speed limit on Emerald Crescent, between Fifth Street and Ninth Street, 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. Installation of Traffic Control Signals – Albion Road and Steinway Boulevard  
(Ward 1 – Etobicoke North)**

Report (September 23, 2004) from the Director, Transportation Services, West District, regarding the installation of traffic control signals at the intersection of Albion Road and Steinway Boulevard; advising that the estimated cost of installing traffic control signals at Albion Road and Steinway Boulevard, is \$153,000.00 with installation being subject to scheduling and competing priorities.

Recommendations:

It is recommended that:

- (1) traffic control signals be installed at the intersection of Albion Road and Steinway Boulevard as the signal warrant requirements 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.

**4. Installation of Traffic Control Signals – The Westway and Trehorne Drive  
(Ward 4 – Etobicoke Centre)**

Report (September 3, 2004) from the Director, Transportation Services, West District, responding to a request from the office of Councillor Gloria Lindsay Luby (Ward 4 – Etobicoke Centre) to investigate the need for pedestrian crossing assistance across The Westway in the area of Trehorne Drive; advising that the estimated cost of installing traffic control signals at The Westway and Trehorne Drive is \$102,700.00 with the installation being subject to scheduling and competing priorities.

Recommendations:

It is recommended that:

- (1) traffic control signals be installed at the intersection of The Westway and Trehorne 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.

**5. Parking Prohibition – Inverleigh Drive between The Queensway and  
Dalesford Road (Ward 5 – Etobicoke-Lakeshore)**

Report (September 9, 2004) from the Director, Transportation Services, West District responding to a petition from area residents requesting that a parking prohibition be implemented on Inverleigh Drive between The Queensway and Dalesford Road due to excessive and long-term parking of vehicles driven by patrons of local bars and restaurants.

Recommendations:

It is recommended that:

- (1) parking be prohibited anytime on the west side of Inverleigh Drive between The Queensway and Dalesford 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.

**6. Removal of On-street Parking Spaces for Persons with Disabilities  
(Ward 13 – Parkdale-High Park and Ward 17 – Davenport)**

Report (September 24, 2004) from the Director, Transportation Services, West District, responding to requests for the removal of on-street parking spaces for persons with disabilities due to applicants moving, expired permits or no longer requiring these on-street parking privileges.

Recommendations :

It is recommended that:

- (1) the on-street parking space for persons with disabilities on Maria Street, south side, between a point 45.0 metres west of Gilmour Street and a point 5.5 metres further west, be removed;
- (2) the on-street parking space for persons with disabilities on Maria Street, south side, between a point 132.0 metres west of St John’s Place and a point 5.5 metres further west, be removed;
- (3) the on-street parking space for persons with disabilities on Old Weston Road, east side, between a point 30.5 metres south of Davenport Road and a point 5.5 metres further south, be removed; 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.

**7. Traffic Calming (Speed Humps) on Highbury Road between Starview Drive and Wallasey Avenue (Ward 7 – York West)**

Report (September 9, 2004) from the Director, Transportation Services, West District, responding to neighbourhood safety concerns raised at a meeting with Councillor Giorgio Mammoliti (Ward 7 – York West) and residents of Highbury Road; advising that the estimated cost for the installation of five speed humps on Highbury Road between Starview Drive and Wallasey Avenue is \$15,000.00 with the installation being subject to competing priorities/ranking and funding availability.

Recommendations :

It is recommended that:

- (1) appropriate staff be authorized to conduct a poll of eligible residents on Highbury Road, between Starview Drive and Wallasey Avenue, in accordance with the traffic calming policy to determine if residents of the roadway support the installation of speed humps;
- (2) a by-law be prepared and public notice be given pursuant to the *Municipal Act* and *Municipal Class Environmental Assessment Act* for the alterations of sections of the roadway on Highbury Road for traffic calming purposes, described as follows:  
  
“The construction of speed humps on Highbury Road, generally as shown on Drawing No. SH-5831-01 dated September 8, 2004, attached”;
- (3) pursuant to the requirements of Schedule B of the *Municipal Class Environmental Act* which have been recently enacted as Provincial Legislation, notice of study commencement be given to the Ministry of the Environment, Fire Services, Emergency Medical Services and Toronto Police Service and upon approval of a by-law by Council, Notice of Completion be issued;
- (4) the speed limit on Highbury Road be reduced from 40 km/h to 30 km/h between Starview Drive and Wallasey Avenue, coincident with the implementation of speed humps; 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.

**8. Poll Results – Installation of Sidewalks on Goswell Road between Kipling Avenue and Martin Grove Road (Ward 5 – Etobicoke-Lakeshore)**

Report (September 10, 2004) from the Director, Transportation Services, West District, responding to a request by the Etobicoke Community Council on January 21, 2003, to conduct a formal poll to determine if the majority of the affected residents support the installation of sidewalks on Goswell Road, between Kipling Avenue and Martin Grove Road.

Recommendation:

It is recommended that sidewalks not be installed on Goswell Road between Kipling Avenue and Martin Grove Road.

**9. Request for Exemption from Chapter 248 of the Former City of Toronto Municipal Code to Permit Driveway Widening at 91 Armadale Avenue (Ward 13 – Parkdale-High Park)**

**(Deferred from September 14, 2004)**

Report (December 2, 2003) from the Director, Transportation Services, West District, regarding a request for an exemption from the former City of Toronto Municipal Code to permit driveway widening that will partially encroach onto the mutual driveway at 91 Armadale Avenue.

Recommendation:

It is recommended that City Council deny the request to permit driveway widening which will partially encroach onto the mutual driveway at 91 Armadale Avenue.

**9(a).** Communication (February 9, 2004) from David Tomlin and Jawad Kassab.

**10. Removal of One Privately Owned Tree – 52 Ellis Park Road (Ward 13 – Parkdale-High Park)**

**(Deferred from September 14, 2004)**

Report (May 3, 2004) from the Commissioner, Economic Development, Culture and Tourism, regarding an application for a permit to remove one 50 cm diameter white pine tree located on private property at 52 Ellis Park Road.

Recommendations:

It is recommended that:

- (1) the request for the removal of one privately owned tree at 52 Ellis Park Road be denied; or
- (2) the request for the removal of one privately owned tree at 52 Ellis Park Road be approved.

**10(a).** Report (August 26, 2004) from the City Solicitor responding to a request from the Toronto West Community Council on June 8, 2004, to submit a report regarding the question of any liability the City may incur when a request to remove a privately owned tree is denied by the City and the tree causes damage to private property following the denial of the request.

Recommendation:

It is recommended that that this report be received for information.

**11. Request - Royal York Phase IV Reconstruction – Mimico Creek to Dundas Street (Ward 5 – Etobicoke-Lakeshore)**

Communication (September 27, 2004) from Councillor Peter Milczyn (Ward 5 – Etobicoke-Lakeshore) Campbell, President, The Kingsway Park Ratepayers Inc., and requesting the Director, Transportation Services, West District, to evaluate and report back on the request regarding the costs of burying high voltage electric wires or using low clearance high voltage electrical wires in order to protect the tree canopy in the area.

**12. Intention to Designate under Part IV of the *Ontario Heritage Act* 105 Elmhurst Drive (Garbutt-Gardhouse House) (Ward 2 – Etobicoke North)**

Report (September 9, 2004) from the Commissioner, Economic Development, Culture and Tourism, regarding the designation under Part IV of the *Ontario Heritage Act* of 105 Elmhurst Drive (Garbutt-Gardhouse House) located on the west side of Elmhurst Drive near Islington Avenue and Rexdale Boulevard.

Recommendations:

It is recommended that:

- (1) Council state its intention to designate the property at 105 Elmhurst Drive (Garbutt-Gardhouse House) under Part IV of the *Ontario Heritage Act*;
  - (2) if there are no objections to the designation in accordance with Section 29(6) of the *Ontario Heritage Act*, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the *Ontario Heritage Act*;
  - (3) if there are any objections in accordance with Section 29(7) of the *Ontario Heritage Act*, the Clerk be directed to refer the proposed designation to the Conservation Review Board; and
  - (4) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.
- 12(a).** Communication (September 23, 2004) from the Toronto Preservation Board advising that the Toronto Preservation Board on September 23, 2004, recommended to the Etobicoke York Community Council that City Council adopt the recommendations in the Recommendations Section of the report dated September 9, 2004, from the Commissioner, Economic Development, Culture and Tourism, regarding 105 Elmhurst Drive.

**13. Inclusion on the City of Toronto Inventory of Heritage Properties  
399 The West Mall (Etobicoke Civic Centre) (Ward 3 – Etobicoke Centre)**

Report (September 9, 2004) from the Commissioner, Economic Development, Culture and Tourism, regarding the designation under Part IV of the *Ontario Heritage Act* of 399 The West Mall (Etobicoke Civic Centre) located at the south west corner of Burnhamthorpe Road and Highway No. 427.

Recommendations:

It is recommended that:

- (1) City Council include the property at 399 The West Mall (Etobicoke Civic Centre) on the City of Toronto Inventory of Heritage Properties; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

- 13(a).** Communication (September 23, 2004) from the Toronto Preservation Board advising that the Toronto Preservation Board on September 23, 2004, recommended to the Etobicoke York Community Council that City Council adopt the recommendations in the Recommendations Section of the report dated September 9, 2004, from the Commissioner, Economic Development, Culture and Tourism, regarding 399 The West Mall.

**14. Inclusion on the City of Toronto Inventory of Heritage Properties  
2881-2887 Dundas Street West (William Rowntree Building)  
(Ward 13 – Parkdale-High Park)**

Report (September 9, 2004) from the Commissioner, Economic Development, Culture and Tourism, regarding the designation under Part IV of the *Ontario Heritage Act* of 2881-2887 Dundas Street West (William Rowntree Building) located on the south east corner of Dundas Street West and Mavety Street (west of Keele Street).

Recommendations:

It is recommended that:

- (1) City Council include the property at 2881-2887 Dundas Street West (William Rowntree Building) on the City of Toronto Inventory of Heritage Properties; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.



- 14(a).** Communication (September 23, 2004) from the Toronto Preservation Board advising that the Toronto Preservation Board on September 23, 2004, postponed consideration of the report (September 9, 2004) from the Commissioner, Economic Development, Culture and Tourism, regarding 2881-2887 Dundas Street West, to its meeting on October 21, 2004.

**15. Inclusion on the City of Toronto Inventory of Heritage Properties  
2897-2901 Dundas Street West (William Hepinstall Building)  
(Ward 13 – Parkdale-High Park)**

Report (September 9, 2004) from the Commissioner, Economic Development, Culture and Tourism, regarding the designation under Part IV of the *Ontario Heritage Act* of 2897-2901 Dundas Street West (William Hepinstall Building) located on the south west corner of Dundas Street West and Mavety Street (west of Keele Street).

Recommendations:

It is recommended that:

- (1) City Council include the property at 2897-2901 Dundas Street West (William Hepinstall Building) on the City of Toronto Inventory of Heritage Properties; and
  - (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.
- 15(a).** Communication (September 23, 2004) from the Toronto Preservation Board advising that the Toronto Preservation Board on September 23, 2004, postponed consideration of the report (September 9, 2004) from the Commissioner, Economic Development, Culture and Tourism, regarding 2897-2901 Dundas Street West, to its meeting on October 21, 2004.

**16. Application for Demolition under Section 34 of the *Ontario Heritage Act*  
89 Kingsway Crescent (Isaac Scott House) (Ward 5 - Etobicoke-Lakeshore)**

Report (September 7, 2004) from the Commissioner, Economic Development, Culture and Tourism, regarding an application for demolition under Section 34 of the *Ontario Heritage Act* for the building on the property at 89 Kingsway Crescent (Isaac Scott House) located on the east side of Kingsway Crescent, south of Dundas Street West and west of the Humber River.

Recommendations:

It is recommended that:

- (1) City Council refuse the heritage permit application to demolish the building located on the property at 89 Kingsway Crescent (Isaac Scott House) 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.

**16(a).** Communication (September 23, 2004) from the Toronto Preservation Board advising that the Toronto Preservation Board on September 23, 2004, recommended to the Etobicoke York Community Council that City Council adopt the recommendations in the Recommendations Section of the report dated September 7, 2004, from the Commissioner, Economic Development, Culture and Tourism, regarding 89 Kingsway Crescent.

**17. Renaming of 43<sup>rd</sup> Street Park to Maurice J. Breen Park  
(Ward 6 – Etobicoke-Lakeshore)**

Report (September 22, 2004) from the Commissioner, Economic Development, Culture and Tourism, responding to a request from the Etobicoke York Community Council on September 14, 2004, to report on the renaming of the 43<sup>rd</sup> Street park to the Maurice J. Breen Park as requested by the local residents, the Long Branch Historical Society and the Toronto Region Conservation Authority.

Recommendations:

It is recommended that:

- (1) the park known as 43<sup>rd</sup> Street Park be renamed to Maurice J. Breen Park; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**18. Draft By-law to Name Private Lane at 2264 Lake Shore Boulevard West  
as “Yachters Lane” (Ward 6 – Etobicoke-Lakeshore)**

**(Public Meeting under the *Municipal Act* – 11:00 a.m.)**

Draft by-law from the City Solicitor to name the private lane at 2264 Lake Shore Boulevard West as “Yachters Lane”.

**18(a).** Clause 17 of Report 5 of the Etobicoke Community Council, headed “Naming of Park ‘Flora Voisey Park’ and Naming of Street ‘Yachters Lane’ at 2264 Lake Shore Boulevard West (Ward 6 – Etobicoke-Lakeshore)”, which was adopted, without amendment, by City Council on June 24, 25 and 26, 2003.

**19. Draft By-law to Name Private Lane at 2 and 4 Sand Beach Road as “Nautical Lane” (Ward 6 – Etobicoke-Lakeshore)**

**(Public Meeting under the *Municipal Act* – 11:00 a.m.)**

Draft by-law from the City Solicitor to name the private lane at 2 and 4 Sand Beach Road as “Nautical Lane”.

- 19(a).** Clause 38 of Report 1 of the Toronto West Community Council, headed “Naming of Proposed Private Lane at 2 and 4 Sand Beach Road (Ward 6 – Etobicoke-Lakeshore)”, which was adopted, without amendment, by City Council on January 27, 28 and 29, 2004.

**20. Draft By-law to Name Private Lane at 2 Lightbourn Avenue as “Grogan Mews” (Ward 17 - Davenport)**

**(Public Meeting under the *Municipal Act* – 11:00 a.m.)**

Draft by-law from the City Solicitor to name the private lane at 2 Lightbourn Avenue as “Grogan Mews”.

- 20(a).** Clause 7 of Report 7 of the Humber York Community Council, headed “Naming of Proposed Private Lane at 2 Lightbourn Avenue (Ward 17 – Davenport)”, which was adopted, without amendment, by City Council on September 22, 23 and 24, 2003.

**21. Request for Variance from Chapter 215, Signs, of the Former City of Etobicoke Municipal Code – 1037 The Queensway (Ward 5 – Etobicoke-Lakeshore)**

**(Deferred from September 14, 2004)**

Report (August 24, 2004) from the Director of Building and Deputy Chief Building Official regarding a request from Dominic Rotundo, Pattison Sign Group, on behalf of Scotia Bank, for approval of variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, to permit a third fascia sign on the street fronting The Queensway and a second fascia sign fronting Dorchester Avenue, for the building located at 1037 The Queensway.

Recommendations:

It is recommended that the request for variance be refused for the reasons outlined in this report.

**22. Request for Variance from By-law 280-1998 – 82 Queen Elizabeth Boulevard  
(Ward 5 – Etobicoke-Lakeshore)**

Report (September 22, 2004) from the Acting Director of Building regarding a request from Joseph Schillaci, 2034038 Ontario Ltd., for approval of variance from By-law 280-1998, which prohibits third party signs, as an interim measure, on lands adjacent to certain former provincial highways, to enlarge an existing 18.60 square metre third party sign to a 37.20 square metre third party sign at 82 Queen Elizabeth Boulevard.

Recommendation:

It is recommended that the request for variances be refused for the reasons outlined in this report.

**23. Fire Route Application – 190 Woolner Avenue  
Metro Toronto Housing Corporation (Ward 11 – York South-Weston)**

Report (September 17, 2004) from the District Chief, Fire Services, West Command, regarding a request from the Metro Toronto Housing Corporation to amend the existing fire route by-law for this site to include changes made to the main driveway system serving the apartment building at 190 Woolner Avenue.

Recommendation:

It is recommended that the City Solicitor be authorized to draft an amendment to schedule “C” of Fire Route By-law No. 476-85 to designate the private driveway system as a fire route and forward the amending by-law to Council.

**24. Assumption of Services – Subdivision Owned by Belridge Investments Ltd.  
Touchstone Drive, Via Torre Drive, Platinum Drive, Via Aurelia Drive  
Centrepark Drive, Millennium Drive, Via Cassia Drive, La Dolce Vita Drive  
(Ward 12 – York South-Weston)**

Report (September 24, 2004) from the Director, Development Engineering, advising that the municipal services installed under the terms of the Subdivision Agreement for Plan 66M-2340, dated July 21, 1999, between Belridge Investments Ltd. and the City of Toronto are in the required condition to be assumed by the City.

Recommendations:

It is recommended that:

- (1) an assumption by-law be passed to assume the public highways and municipal services in Subdivision Plan 66M-2340; and

- (2) the City Solicitor be authorized and directed to make any payment of costs necessary to register the assumption by-law in the Land Registry Office.

**25. Refusal Report – Rezoning Application – Applicant: Franco Romano  
329 Falstaff Avenue (Ward 12 – York South-Weston)**

**(Deferred from September 14, 2004)**

**(Deputation – 10:00 a.m.)**

Report (August 23, 2004) from the Director, Community Planning, West District, regarding an application by Franco Romano to amend the Zoning By-law to permit a personal service shop as a home occupation use at 329 Falstaff Avenue.

Recommendations:

It is recommended that:

- (1) City Council refuse the Zoning By-law Amendment application for the property located at 329 Falstaff Avenue, Rezoning Application 03 035359 NHY 12 OZ; and
- (2) should this application be appealed to the Ontario Municipal Board, the City Solicitor and City Staff be authorized to appear before the Ontario Municipal Board to defend the refusal of this application.

**26. Final Report – Official Plan Amendment and Rezoning Application  
Applicant: Tom Giancos, 1463290 Ontario Inc.; 1100 Islington Avenue and  
1 and 3 Chauncey Avenue (Ward 5 – Etobicoke-Lakeshore)**

**(Deferred from September 14, 2004)**

**(Continuation of Public Meeting under the *Planning Act* – 10:00 a.m.)**

Report (August 26, 2004) from the Director, Community Planning, West District, regarding an application by Tom Giancos, 1463290 Ontario Inc., to amend the Official Plan and Zoning Code to permit a medium density residential development consisting of townhouse dwelling units, semi-detached dwelling unit and a public part at 1100 Islington Avenue and 1 and 3 Chauncey Avenue.

Recommendations:

It is recommended that City Council:

- (1) amend the Official Plan for the former City of Etobicoke substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 8;
- (2) amend the Zoning Code for the City of Etobicoke substantially in accordance with the draft Zoning Code Amendment attached as Attachment No. 10;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning Code Amendment as may be required;
- (4) direct the City Solicitor to request the Ontario Municipal Board to modify the Official Plan for the City of Toronto substantially in accordance with Attachment No. 9;
- (5) before introducing the necessary Bills to City Council for enactment, require the owner to enter into an Agreement under Section 37 of the *Planning Act*, providing public benefits in exchange for the increase in permitted density on the property, as set out in this report;
- (6) before introducing the necessary Bills to Council 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 Amendments coming into force; and
- (7) before introducing the necessary Bills to Council for enactment, require the applicant to enter into a Site Plan Agreement under Section 41 of the *Planning Act*.

**27. Avenues Study Implementation Report – Lake Shore Boulevard West  
Long Branch (Ward 6 – Etobicoke-Lakeshore)**

**(Public Meeting under the *Planning Act* – 2:00 p.m.)**

Report (September 28, 2004) from the Director, Community Planning, West District, regarding new policies, regulations and implementation strategies to achieve, over time, the revitalization of Lake Shore Boulevard West in Long Branch as an “Avenue”; advising that Avenues are identified in the Toronto Official Plan as important corridors along major streets where reurbanization can yield positive results, through the creation of new housing and jobs while improving the pedestrian environment, the look of the street, and shopping opportunities supported by public transit.

**Recommendations:**

It is recommended that City Council:

- (1) amend the Official Plan for the former City of Etobicoke substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 4;
- (2) direct the City Solicitor to request the Ontario Municipal Board (OMB) to modify the Official Plan for the City of Toronto substantially in accordance with Attachment No. 5;
- (3) amend the Etobicoke Zoning Code substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6;
- (4) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendments and draft Zoning By-law Amendment as may be required;
- (5) request Works and Emergency Services to consult with Urban Development Services and Economic Development, Culture and Tourism at the time a work plan is being developed for scheduled improvements to the right-of-way within the study area to determine appropriate beautification improvements within the public right-of-way and the possible elimination of angled parking and construction of parallel parking;
- (6) request that Urban Development Services in consultation with Works and Emergency Services report back to Etobicoke York Community Council on the parking requirement issues raised in this report, in particular, as they relate to uses that enhance street life;
- (7) support, in principle, enhancements to pedestrian and cyclist amenities in the area, and direct Urban Development Services to work with the appropriate City Departments to review additional opportunities on matters such as improved lighting and signage through any initiatives related to streetscape improvements, bikeway connections, and access improvements in the area;
- (8) request Urban Development Services and Economic Development, Culture and Tourism to engage in discussions with industrial property owners regarding opportunities and initiatives related to streetscape improvements on the privately-owned lands immediately adjacent to the Lake Shore Boulevard West public right-of-way, including the provision of designs and cost estimates and possible shared costs of such undertakings;
- (9) request Urban Development Services and Economic Development, Culture and Tourism to work with local land owners, through the development application review process, to secure publicly accessible open space, parkland, and other landscaped open space, within the study area, where appropriate;
- (10) encourage street-related commercial and live/work uses, with direct at-grade access to Lake Shore Boulevard West, and direct Urban Development Services to

consider opportunities, through the development application review process, for new or renovated buildings to be designed in a manner that supports this objective and other planning objectives described in this report;

- (11) request Urban Development Services in consultation with Economic Development, Culture and Tourism establish a District Public Art Plan for the study area; and
- (12) forward this report to the Planning and Transportation Committee and the Policy and Finance Committee for information.

*(The Lake Shore Boulevard West Avenue Study, referred to in the report, was forwarded to Members of the Etobicoke York Community Council and selected officials only.)*

**28. Preliminary Report – Official Plan and Zoning Code Amendment Application  
Applicant: William Holman, Hyde Park Homes Limited (In Equity)  
1176 Royal York Road (Ward 4 – Etobicoke Centre)**

Report (September 24, 2004) from the Director, Community Planning, West District, providing preliminary information on an application by William Holman, Hyde Park Homes Limited (in equity) to amend the Official Plan and Zoning Code to demolish the existing single detached dwelling and redevelop the site with five freehold townhouse units at 1176 Royal York Road.

Recommendations:

It is recommended 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*.





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**ETOBICOKE YORK COMMUNITY COUNCIL  
SUPPLEMENTARY AGENDA  
MEETING 9**

**Date of Meeting:** October 12, 2004  
**Time:** 9:30 a.m.  
**Location:** Council Chambers  
Etobicoke Civic Centre  
399 The West Mall  
Toronto, Ontario

**Enquiry:** Glenda Jagai  
Committee Administrator  
416-394-8101  
etcc@toronto.ca

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**Communications/Reports:**

**29. Draft By-law to Name Private Lane at 2131 Lake Shore Boulevard West as “Brookers Lane” (Ward 6 – Etobicoke-Lakeshore)**

**(Public Meeting under the *Municipal Act* – 11:00 a.m.)**

Communication (September 29, 2004) from the City Clerk forwarding a Notice of Motion J(11) from Councillor Mark Grimes (Ward 6 – Etobicoke-Lakeshore) approved by City Council at its meeting held on September 28, 29, 30 and October 1, 2004, regarding the dedication of lands for public highway purposes and the naming of a proposed public street at 2131 Lake Shore Boulevard West to “Brookers Lane”.

Recommendations:

It is recommended that:

- (1) the lands identified as PARTS 2, 3 and 4 on Plan 66R-20319 to be acquired by the City be dedicated as public highway;
- (2) subject to *Municipal Act, 2001* compliance, the proposed public street referred to as Street A in the Development Agreement and identified as PART 4 on Plan 66R-20319, be named “Brookers Lane”;
- (3) the requirement in Municipal Code, Chapter 162, Notice, Public, that public notice be given the earlier of the publication of the main agenda for the City committee meeting and the fourth working day before the City committee meeting be waived, to allow for the publication to be on or before the fourth working day

before the City committee meeting, to permit the proposed name to be considered at the Etobicoke York Community Council meeting scheduled for October 12, 2004; and,

- (4) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.”

**30. Naming of Private Lane at 35 Fieldway Road – Extension of Van Dusen Boulevard (Ward 5 – Etobicoke-Lakeshore)**

Report (September 29, 2004) from the City Surveyor, Work and Emergency Services, responding to a request from Zanini Developments Inc. to rename the private lane, as part of the residential development at 35 Fieldway Road, being the extension of the existing street "Van Dusen Boulevard", to "Van Dusen Boulevard".

Recommendations:

It is recommended that:

- (1) the proposed private lane at 35 Fieldway Road, being the westerly extension of Van Dusen Boulevard, be named “Van Dusen Boulevard”;
- (2) Zanini Developments Inc., be required to pay the costs estimated to be in the amount of \$480, for the fabrication and installation of the street name signs; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**31. Sign By-law Variance Application – 2525 St. Clair Avenue West  
Owner: Wal-Mart Canada; Applicant: Pattison Sign Group  
(Ward 11 – York South-Weston)**

Report (September 30, 2004) from the Director, Community Planning, West District, and the Director of Building and Deputy Building Official, West District, regarding a request from Pattison Sign Group, on behalf of Wal-Mart Canada, for approval of variance from Sign By-law 3369-79, as amended, of the former City of York, to permit a 11.23 metre high ground sign on the St. Clair Avenue West frontage and to permit eight wall signs of varying size on the first storey of the building facing the west parking lot.

Recommendations:

It is recommended that:

- (1) the application for relief from the provisions of the former City of York Sign By-law 3369-79, as amended, to permit a 11.23 metre high ground sign on the St. Clair Avenue West frontage, and to permit eight wall signs of varying areas on the first storey of the west elevation facing the west parking lot, at 2525 St. Clair Avenue West, be approved as variances to the Sign By-law, subject to a building permit being obtained, and the signs being installed substantially in accordance with the application plans on file with the Building Division, West District; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**32. Liquor License Application – 1788 Weston Road (Ward 11 – York South-Weston)**

Motion (October 8, 2004) from Councillor Frances Nunziata (Ward 11 – York South-Weston) regarding a liquor license application for 1788 Weston Road; and containing the following Operative Paragraphs:

“NOW THEREFORE BE IT RESOLVED THAT Council authorize the City Solicitor to advise the Alcohol and Gaming Commission of Ontario that it opposes any new application or the expansion of any existing liquor licence, or caterer’s endorsement for these premises, and/or adjacent or related addresses, and further instructs that a copy of this resolution be provided to the Alcohol and Gaming Commission of Ontario;

AND BE IT FURTHER RESOLVED THAT the Alcohol and Gaming Commission of Ontario be requested to provide the City with an opportunity to participate in any proceedings involving these premises to oppose any new applications or expansion of the current liquor licence, and that the City Solicitor and necessary staff be authorized to participate in any proceedings before the Alcohol and Gaming Commission of Ontario which relate to 1788 Weston Road.”

**33. Alternate Parking on Kane Avenue between Kersdale Avenue and Trowell Avenue (Ward 12 – York South-Weston)**

Communication (October 4, 2004) from Councillor Frank Di Giorgio (Ward 12 – York South-Weston) requesting the Director, Transportation Services, West District, to report to the Etobicoke-York Community Council meeting on November 16, 2004, on the feasibility of introducing the necessary signage to extend the current alternate parking which exists on Kane Avenue, between Rogers Road and Kersdale Avenue, to Trowell Avenue.