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**ETOBICOKE YORK COMMUNITY COUNCIL  
AGENDA  
MEETING 1**

**Date of Meeting:** Tuesday, January 18, 2005      **Enquiry:** Glenda Jagai  
**Time:** 9:30 a.m.      **Committee Administrator**  
**Location:** Council Chambers      **416-394-8101**  
Etobicoke Civic Centre      **etcc@toronto.ca**  
399 The West Mall  
Toronto, Ontario

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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 – November 16, 2004

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

10:00 a.m. - Items 19, 20 and 39  
10:15 a.m. - Item 22  
10:30 a.m. - Item 23  
11:00 a.m. - Items 29 and 30  
6:30 p.m. - Item 37  
7:00 p.m. - Item 38

Communications/Reports:

- 1. Reduction of the Speed Limit from 50 km/h to 40 km/h on Pittsboro Drive (Ward 1 – Etobicoke North)**

Report (December 1, 2004) from the Director, Transportation Services, West District.

Recommendations:

It is recommended that:

- (1) the speed limit on Pittsboro 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 the Speed Limit from 50 km/h to 40 km/h on Donalbert Road and Dorlen Avenue (Ward 3 – Etobicoke Centre)**

Report (December 6, 2004) from the Director, Transportation Services, West District.

Recommendations:

It is recommended that:

- (1) the speed limit on Donalbert Road, between Martin Grove Road and Dorlen Avenue, be reduced from 50 km/h to 40 km/h as the requirements of the 40 km/h Speed Limit Warrant are achieved;
- (2) the speed limit on Dorlen Avenue, between Donalbert Road and Rathburn 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. Reduction of the Speed Limit from 50 km/h to 40 km/h on Gordon Park Drive (Ward 5 – Etobicoke-Lakeshore)**

Report (December 7, 2004) from the Director, Transportation Services, West District.

Recommendations:

It is recommended that:

- (1) the speed limit on Gordon Park Drive, between The East Mall and Latton 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.

**4. Reduction of Speed Limit from 50 km/h to 40 km/h on Wallasey Avenue between Strathburn Boulevard and Highbury Road (Ward 7 – York West)**

Report (December 2, 2004) from the Director, Transportation Services, West District.

Recommendations:

It is recommended that:

- (1) by-law No. 31878, of the former City of North York, associated with the 40 km/h speed limit on Wallasey Avenue between Weston Road and Strathburn Boulevard be rescinded;
- (2) by-law No. 31878, of the former City of North York, be amended by introducing a 40 km/h speed limit on Wallasey Avenue, between Weston Road and Highbury Road, as the requirements of the 40 km/h Speed Limit Warrant are achieved; 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.

**5. Request for All-Way Stop Controls – The Kingsway at Prince George Drive and The Kingsway at Twyford Road (Ward 4 – Etobicoke Centre)**

Report (December 1, 2004) from the Director, Transportation Services, West District.

Recommendation:

It is recommended that all-way stop controls not be erected at either The Kingsway and Prince George Drive or The Kingsway and Twyford Road, as the All-Way Stop Control Warrants are not achieved.

**6. Request for All-Way Stop Controls – The Kingsway at Edenbridge Drive/ Wimbledon Road (Ward 4 – Etobicoke Centre)**

Report (December 21, 2004) from the Director, Transportation Services, West District.

Recommendation:

It is recommended that an all-way stop control not be erected at The Kingsway and Edenbridge Drive/Wimbledon Road, as the All-Way Stop Control Warrants are not achieved.

**7. Implementation of All-Way Stop Controls – Glendonwynne Road at Quebec Avenue (Ward 13 – Parkdale-High Park)**

Report (December 13, 2004) from the Director, Transportation Services, West District.

Recommendations :

It is recommended that:

- (1) an all-way stop condition be installed at the intersection of Glendonwynne Road and Quebec Avenue as the warrants are satisfied; 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. Implementation of All-Way Stop Controls – Alberta Avenue at Biggar Avenue (Ward 17 – Davenport)**

Report (December 13, 2004) from the Director, Transportation Services, West District.

Recommendations :

It is recommended that:

- (1) an all-way stop condition be installed at the intersection of Alberta Avenue and Biggar Avenue as the warrants are satisfied; 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. Proposed Parking/Stopping Regulations and Removal of the School Bus Loading Zone on Renault Crescent (Ward 2 – Etobicoke North)**

Report (December 14, 2004) from the Director, Transportation Services, West District.

Recommendations :

It is recommended that:

- (1) the school bus loading zone currently located on the south side of Renault Crescent between a point 58.0 metres east of Royal York Road and a point 52.0 metres east thereof, be rescinded;

- (2) the “No Stopping, 8:00 a.m. to 5:00 p.m., Monday to Friday” regulation on the south side of Renault Crescent between Royal York Road and a point 105.0 metres east thereof be rescinded;
- (3) a “No Parking, 8:00 a.m. to 5:00 p.m., Monday to Friday” regulation on the south side of Renault Crescent between Royal York Road and a point 105.0 metres east thereof be enacted;
- (4) the “No Parking, 8:00 a.m. to 5:00 p.m., Monday to Friday” regulation on the north side of Renault Crescent between Royal York Road and a point 103.5 metres east thereof be rescinded;
- (5) a “No Stopping, 8:00 a.m. to 5:00 p.m., Monday to Friday” regulation on the north side of Renault Crescent between Royal York Road and a point 103.5 metres east thereof be enacted; and
- (6) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

**10. Proposed Stopping Prohibition on Forestview Road  
(Ward 3 – Etobicoke Centre)**

Report (December 13, 2004) from the Director, Transportation Services, West District.

Recommendations:

It is recommended that:

- (1) the current “No Parking, 8:00 a.m. – 5:00 p.m., Monday to Friday” prohibition on the west of Forestview Road between Bloor Street West a point 76.0 metres south thereof be removed;
- (2) stopping be prohibited, 8:00 a.m. – 5:00 p.m. , Monday to Friday, on the west side of Forestview Road between Bloor Street West and a point 121.0 metres south thereof; 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.

**11. Proposed Stopping Prohibition on the South Side of Swan Avenue in the Area of Wedgewood Drive (Ward 5 – Etobicoke-Lakeshore)**

Report (December 13, 2004) from the Director, Transportation Services, West District.

Recommendations:

It is recommended that:

- (1) the current “No Parking, 8:00 a.m. to 5:00 p.m., Monday to Friday” prohibition on the south side of Swan Avenue between a point 47.0 metres west of Ashbourne Drive and a point 169.0 metres west thereof, be rescinded;
- (2) stopping be prohibited 8:00 a.m. to 5:00 p.m., Monday to Friday, on the south side of Swan Avenue between a point 18.0 metres west of Wedgewood Drive and a point 62.0 metres east thereof;
- (3) parking be prohibited, 8:00 a.m. to 5:00 p.m., Monday to Friday, on the south side of Swan Avenue between a point 47.0 metres west of Ashbourne Drive and a point 28.0 metres west thereof;
- (4) parking be prohibited, 8:00 a.m. to 5:00 p.m., Monday to Friday, on the south side of Swan Avenue between Martin Grove Road and a point 92.0 metres east 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.

**12. Addition of a Short Term Parking Area on Tandridge Crescent at Braeburn Junior Public School (Ward 2 – Etobicoke North)**

Report (December 15, 2004) from the Director, Transportation Services, West District.

Recommendations:

It is recommended that:

- (1) the “No Parking Anytime” regulation on both sides of Tandridge Crescent from the north limit of Arcot Boulevard to the south limit of Arcot Boulevard be rescinded;
- (2) a “No Parking Anytime” regulation on the west, north, east and south side of Tandridge Crescent from the north limit of Arcot Boulevard to the south limit of Arcot Boulevard be enacted;

- (3) a “No Parking Anytime” regulation on the east, south, west and north side of Tandridge Crescent from the north limit of Arcot Boulevard to a point 180.0 metres east of Byng Avenue be enacted;
- (4) a “No Parking Anytime” regulation on the north side of Tandridge Crescent from Byng Avenue to a point 43.0 metres east of Byng Avenue be enacted;
- (5) a “No Parking Anytime” regulation on the east side of Tandridge Crescent from Byng Avenue to the south limit of Arcot Boulevard be enacted;
- (6) a “No Parking, 5:00 p.m. to 8:00 a.m.” regulation on the north side of Tandridge Crescent from a point 43.0 metres east Byng Avenue to a point 137.0 metres further east thereof be enacted;
- (7) a “10 Minute Parking, 8:00 a.m. to 5:00 p.m.” regulation on the north side of Tandridge Crescent from a point 43.0 metres east of Byng Avenue to a point 137.0 metres further east thereof be enacted; and
- (8) 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.

### **13. Parking Prohibition on Widdicombe Hill Boulevard (Ward 4 – Etobicoke Centre)**

Report (December 9, 2004) from the Director, Transportation Services, West District.

#### Recommendations:

It is recommended that:

- (1) a parking prohibition be implemented on the south side of Widdicombe Hill Boulevard from a point 44.0 metres east of Denfield Street to a point 70.0 metres west thereof; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

**14. Proposed Left-turn Prohibitions - Eglinton Avenue West at the East Access Driveway to 5555 Eglinton Avenue West (Ward 3 – Etobicoke Centre)**

Report (December 13, 2004) from the Director, Transportation Services, West District.

Recommendations :

It is recommended that:

- (1) westbound left turns be prohibited at all times at the intersection of Eglinton Avenue West and the east access driveway to 5555 Eglinton Avenue West, 295.0 metres east of Rakely Court;
- (2) northbound left turns be prohibited at all times at the intersection of Eglinton Avenue West and the east access driveway to 5555 Eglinton Avenue West, 295.0 metres east of Rakely Court; 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.

**15. Request for One-way Operation Southbound on Gillespie Avenue between Davenport Road and Connolly Street (Ward 17 – Davenport)**

Report (December 13, 2004) from the Director, Transportation Services, West District.

Recommendations :

It is recommended that:

- (1) the City Clerk be authorized to conduct a resident poll on Gillespie Avenue, between Davenport Road and Connolly Street to determine majority support for designating it in a one-way southbound direction;
- (2) subject to favourable results of the poll, a one-way southbound regulation be introduced on Gillespie Avenue, between Davenport Road and Connolly Street; and
- (3) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any bills that are required.



**16. Proposed Temporary Road Closure for Construction Purposes – Royal York Road between Dalesford and The Queensway (Ward 5 – Etobicoke-Lakeshore)**

Report (December 15, 2004) from the Director, Transportation Services, West District.

Recommendations :

It is recommended that:

- (1) Royal York Road be fully closed to all but emergency vehicle and garbage truck access from Dalesford Road to The Queensway, for a six week period commencing March 7, 2005, for construction under Contract 04D2-03RD; 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.

**17. Investigation of Traffic Collisions on Edgehill Road (Ward 4 – Etobicoke Centre)**

Report (December 15, 2004) from the Director, Transportation Services, West District, advising that Transportation Services staff will be examining the collision history and conducting investigations on Edgehill Road, the results of which will be reported to the Etobicoke York Community Council in the spring of 2005.

Recommendation:

It is recommended that this report be received for information.

**18. Speed Hump Poll Results – Westchester Road between Brookhaven Drive and Parkchester Road (Ward 12 – York South-Weston)**

Report (December 3, 2004) from the Director, Transportation Services, West District, regarding the results of the resident poll undertaken on Westchester Road, between Brookhaven Drive and Parkchester Road, to determine community support for the implementation of traffic calming.

Recommendation:

It is recommended that traffic calming not be installed on Westchester Road, between Brookhaven Drive and Parkchester Road, as the warrants are not met.

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

**(Deferred from November 16, 2004)**

**(Speakers– 10:00 a.m.)**

Report (September 9, 2004) from the Commissioner, Economic Development, Culture and Tourism.

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.

**19(a).** Communication (November 18, 2004) from the Toronto Preservation Board recommending to the Etobicoke York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report dated September 9, 2004, from the Commissioner, Economic Development, Culture and Tourism.

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

**(Deferred from November 16, 2004)**

**(Speakers– 10:00 a.m.)**

Report (September 9, 2004) from the Commissioner, Economic Development, Culture and Tourism.

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.

**20(a).** Communication (November 18, 2004) from the Toronto Preservation Board recommending to the Etobicoke York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report dated September 9, 2004, from the Commissioner, Economic Development, Culture and Tourism.

**21. Toronto Transit Commission - Mount Dennis Bus Garage**

Communication (November 22, 2004) from the General Secretary, Toronto Transit Commission, advising that the Toronto Transit Commission, on November 17, 2004, approved the conceptual layout for the Mount Dennis Bus Garage as detailed in the staff report dated October 4, 2004; and forwarding said report to the Etobicoke York Community Council for information.

**22. Comprehensive By-law Compliance Programme**

**(Presentation – 10:15 a.m.)**

Clause 3 of Report 7 of The Planning and Transportation Committee, entitled “Comprehensive By-law Compliance Programme”, which City Council on October 26, 27 and 28, 2004:

- (1) deferred consideration of this Clause to its meeting on February 1, 2005;
- (2) requested the Commissioner of Urban Development Services to make a presentation to each of the Community Councils on the Comprehensive By-law Compliance Programme; and
- (3) directed that all comments made at the Community Council meetings be forwarded to Council for consideration on February 1, 2005, through the Planning and Transportation Committee.

**23. Principles and Proposed By-law Provisions for City-wide A-frame and Mobile Signs By-law**

**(Speakers – 10:30 a.m.)**

Communication (December 7, 2004) from the Planning and Transportation Committee forwarding a report (November 15, 2004) from the Commissioner, Urban Development Services, regarding a City-wide A-frame and mobile signs by-law, which the Planning and Transportation Committee on December 7, 2004, amongst other things, referred to the Community Councils for consideration and report thereon to the Planning and Transportation Committee on March 7, 2004.

**24. Request for Approval of Variances from Chapter 215, Signs, of the Former City of Etobicoke Municipal Code - 36 Stoffel Drive (Ward 2 – Etobicoke North)**

Report (December 10, 2004) from the Director of Building and Deputy Chief Building Official regarding a request by Sergio Dalbo, 565991 Ontario Ltd., for approval of variances from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, to permit one first party ground sign at 36 Stoffel Drive.

Recommendations:

It is recommended that:

- (1) the request for variances be approved for the reasons outlined in this report;
- (2) the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permits; and
- (3) to obtain necessary approvals from the Ministry of Transportation prior to issuance of a sign permit

**25. Request for Approval of Variance from Chapter 215, Signs, of the Former City of Etobicoke Municipal Code – 585 Dixon Road (Ward 2 – Etobicoke North)**

Report (January 5, 2005) from the Director of Building and Deputy Chief Building Official regarding a request by Trevor Brum, Petro Canada Inc., for approval of variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, to permit a first party illuminated fascia sign at 585 Dixon Road.

Recommendations:

It is recommended that:

- (1) the request for variance be approved for the reasons outlined in this report; and
- (2) the applicant be advised, upon approval of variance, of the requirement to obtain the necessary sign permit(s).

**26. Request for Approval of Variances from Chapter 215, Signs, of the Former City of Etobicoke Municipal Code - 125 The Queensway (Pier 1 Store)  
(Ward 5 – Etobicoke-Lakeshore)**

Report (December 13, 2004) from the Director of Building and Deputy Chief Building Official regarding a request by Cameron MacKay, Access Signs Ltd., on behalf of Vince Tiberi, for approval of variances from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, to permit one rear wall sign for a Pier 1 store at 125 The Queensway.

Recommendations:

It is recommended that:

- (1) the request for variances be approved for the reasons outlined in this report; and
- (2) the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permit.

**27. Request for Approval of Variances from Chapter 215, Signs, of the Former City of Etobicoke Municipal Code - 125 The Queensway (Pizza Pizza Store)  
(Ward 5 – Etobicoke-Lakeshore)**

Report (December 13, 2004) from the Director of Building and Deputy Chief Building Official regarding a request by Howard Tuchman, Pizza Pizza Limited, for approval of variances from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, to permit one rear wall sign for a Pizza Pizza store at 125 The Queensway.

Recommendations:

It is recommended that:

- (1) the request for variances be approved for the reasons outlined in this report; and
- (2) the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permit.

**28. Request for Approval of Variances from Chapter 215, Signs, of the Former City of Etobicoke Municipal Code - 125 The Queensway (Blockbuster Video Store)  
(Ward 5 – Etobicoke-Lakeshore)**

Report (December 13, 2004) from the Director of Building and Deputy Chief Building Official regarding a request by Isabella Cerelli, Pride Signs Ltd., on behalf of Crofton Moore Developments, for approval of variances from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, to permit one rear wall sign for a Blockbuster Video store at 125 The Queensway.

Recommendations:

It is recommended that:

- (1) the request for variances be approved for the reasons outlined in this report; and
- (2) the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permit.

**29. Request for Approval of Variances from By-law No. 280-1998 and Chapter 215, Signs, of the Former City of Etobicoke Municipal Code - 839 Oxford Street (Ward 6 – Etobicoke-Lakeshore)**

**(Speakers – 11:00 a.m.)**

Report (December 21, 2004) from the Director of Building and Deputy Chief Building Official regarding a request by Tom Giancos, Zanini Developments Inc., for approval of variances from By-law No. 280-1998, which prohibits third party signs, as an interim measure, on lands adjacent to certain former provincial highways, and from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, to permit a third party roof sign, located 60 metres from the F. W. Gardiner Expressway, at 839 Oxford Street.

Recommendation:

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

**30. Application for Variance from Sign By-law No. 3369-79 of the Former City of York Southwest Quadrant of Canadian Pacific Railway Overpass at Black Creek Drive (Ward 12 – York South-Weston)**

**(Speakers – 11:00 a.m.)**

Report (December 31, 2004) from the Acting Director, Community Planning, West District, and the Director of Building and Deputy Chief Building Official, West District, regarding an application by Steve Wolowich, Viacom Outdoor, on behalf of Canadian Pacific Railway (CPR), for approval of a variance from Sign By-law No. 3369-79, as

amended, of the former City of York, to permit a third party, off-premise sign on the southwest quadrant of the CPR overpass at Black Creek Drive.

Recommendation:

It is recommended that the application be refused.

**31. Application for Outdoor Marketing Display at 2918 Bloor Street West  
(Ward 5 – Etobicoke-Lakeshore)**

Report (December 13, 2004) from the District Manager, Municipal Licensing and Standards, regarding an application from Zhu Zhan Liu, operating as “The Green Garden”, to lease part of the municipal boulevard for the purpose of displaying merchandise at 2918 Bloor Street West.

Recommendations:

It is recommended that this application to lease 6.0 square metres (0.8 metres by 3.5 metres and 0.8 metres by 4.0 metres) of the municipal boulevard, located at the front of 2918 Bloor Street West, be approved, subject to the applicant fulfilling the following conditions upon approval:

- (1) enter into an Encroachment Agreement with the City of Toronto;
- (2) pay an annual fee to the City of Toronto for use of the road allowance in the amount of \$21.91 per square metre. Fee is subject to change;
- (3) provide a certificate of insurance evidencing a third party bodily injury and property damage insurance in an amount of Two Million Dollars (\$2,000,000.00), or such other coverage and greater amount as the City may require, and naming the City of Toronto as an additional insured party under the policy; and
- (4) applicant must conduct business in compliance with the requirements of the former Metropolitan By-law 41-93, as amended.

**32. Application for Outdoor Marketing Display at 4917 Dundas Street West  
(Ward 5 – Etobicoke-Lakeshore)**

Report (December 17, 2004) from the District Manager, Municipal Licensing and Standards, regarding an application from Kea Kim, operating as “Shopper’s Convenience”, to lease part of the municipal boulevard for the purpose of displaying merchandise at 4917 Dundas Street West.

Recommendations:

It is recommended that this application to lease 7.47 square metres (1.00 metres by 7.47 metres) of the municipal boulevard, located at the front of 4917 Dundas Street West be approved, subject to the applicant fulfilling the following conditions upon approval:

- (1) enter into an Encroachment Agreement with the City of Toronto;
- (2) pay an annual fee to the City of Toronto for use of the road allowance in the amount of \$21.91 per square metre. Fee is subject to change;
- (3) provide a certificate of insurance evidencing a third party bodily injury and property damage insurance in an amount of Two Million Dollars (\$2,000,000.00), or such other coverage and greater amount as the City may require, and naming the City of Toronto as an additional insured party under the policy; and
- (4) applicant must conduct business in compliance with the requirements of the former City of Toronto Municipal Code, Chapter 313, as amended.

**33. Limiting Distance Agreement – High Park - Adjacent to 383 Ellis Park Road (Ward 13 – Parkdale-High Park)**

Report (December 17, 2004) from the Commissioner, Corporate Services.

Recommendations:

It is recommended that:

- (1) the City enter into a Limiting Distance Agreement with the property owner of 383 Ellis Park Road for a portion of High Park for the amount of \$60,000.00 and subject to the property owner paying an administration fee of \$600.00, plus any applicable GST, and on such terms and conditions, as are satisfactory to the Commissioner of Economic Development, Culture and Tourism, in a form and content acceptable to the City Solicitor; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**34. Proposed Amendments to the Etobicoke Site Plan Control By-law to Place Combined Lots Under Site Plan Control (Wards 1, 2, 3, 4, 5 and 6)**

Report (December 23, 2004) from the Acting Director, Community Planning, West District, responding to a request from the Etobicoke York Community Council on November 16, 2004, to report on the feasibility of amending the Etobicoke Site Plan Control By-law to place detached and semi-detached dwellings in Etobicoke under site plan control if they are proposed on combined lots.



Recommendation:

It is recommended that Community Council receive this report for information.

**35. Request for Direction Report – Rezoning Application**

**Applicant: Michael Goldberg, Armstrong, Goldberg, Hunter**

**Architect: Michael Spaziani - 56 Grovewood Road (Ward 1 – Etobicoke North)**

Report (December 23, 2004) from the Acting Director, Community Planning, West District, regarding an application for seven single-detached dwellings at 56 Grovewood Road, which has been appealed to the Ontario Municipal Board.

Recommendation:

It is recommended that City Council authorize the City Solicitor and City Staff to attend a future Ontario Municipal Board hearing to oppose the application for seven single-detached dwellings at 56 Grovewood Road and to retain any necessary consultants.

**35(a).** Communication (January 4, 2005) from John Alati, Davies Howe Partners.

**36. Site Plan Bump Up Report – Applicant: K & K Car Wash Ltd.**

**Michael Faric, Architect - 110 Rexdale Boulevard (Ward 2 – Etobicoke North)**

Report (December 23, 2004) from the Acting Director, Community Planning, West District.

Recommendations:

It is recommended that City Council:

- (1) approve the proposed redevelopment of the existing service station to include a convenience restaurant, vehicle rental establishment and an expanded retail sales area as indicated on the drawings entitled Site Plan, Drawing No. A-1, prepared by Michael Faric, Architect, revise dated October 3, 2004; and Elevations, Drawing No. A-2, prepared by Michael Faric, Architect, revise dated December 23, 2003; Landscape drawing A-L.1 revise dated October 3, 2004, by Michael Faric, Architect; Site Servicing and Grading Plan revise dated July 29, 2004, by Sernas Associates and Landscape drawing L.1 dated October 4, 2004, and stamp date received December 21, 2004, subject to the following conditions:
  - (a) the signing of Site Plan Control Agreement, including an indemnity clause to the City regarding any liability with respect to contamination, and payment of necessary fees associated with the preparation, execution and registration of the same, and including the following provisions:

- (i) the proposed development, including all landscaping, shall be undertaken and maintained substantially in accordance with the drawings referred to above;
  - (ii) that the Chief Building Official or designate for the City, in case of amendments necessary to satisfy the requirements of the Ontario Building Code, be authorized to consent to minor variations to the approved plans and drawings, and conditions of approval, provided that the general intent of the plans and drawings are maintained;
  - (iii) if the building permit for the erection, construction or installation of the approved construction has not been issued within two (2) years of the date of approval of the plans and drawings, the approval shall be null and void and the plans and drawings must be resubmitted to the City for approval; and
  - (iv) a noise attenuation barrier/acoustical fence shall be provided in accordance with drawings referred to above with a minimum density of 20 kilogram per square meter of fence (excluding posts) and to the satisfaction of Urban Development Services;
- (b) the applicant/owner is required to post a financial guarantee estimate for the proposed landscaping to the satisfaction of the City Planning Division to ensure compliance with the approved plans;
  - (c) the applicant/owner is required to enter into a servicing agreement or lot grading agreement and post financial guarantees with the City to ensure the satisfactory completion of on-site services, including the provision of storm water management facilities, site servicing, and grading, to the satisfaction of Works and Emergency Service; and
  - (d) confirmation that the requirements of Urban Forestry Services of Economic Development, Culture and Tourism, regarding the planting, protection, and/or preservation of trees within the municipal boulevard have been satisfied;
- (2) direct the City Solicitor to prepare any necessary site plan agreement(s); and
  - (3) authorize the District Director, Community Planning to execute the agreement.

**37. Final Report – Official Plan Amendment and Rezoning Application  
Applicant: Steve Hilditch - 60 Bergamot Avenue (Ward 2 – Etobicoke North)**

**(Public Meeting under the *Planning Act* – 6:30 p.m.)**

Report (December 24, 2004) from the Acting Director, Community Planning, West District, regarding an application to permit a 4-storey, 68-unit, 6 895 square metre apartment building and 62 space daycare facility at 60 Bergamot 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. 4;
  - (2) direct the City Solicitor to request the Ontario Municipal Board to modify the Official Plan of the City of Toronto substantially in accordance with Attachment No. 5;
  - (3) amend the Etobicoke Zoning Code for the apartment building substantially in accordance with the draft Zoning By-law Plan 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 Code Amendment as may be required; and
  - (5) before introducing the necessary Bills pertaining to the apartment building to City Council for enactment, require the applicant to:
    - (a) make suitable arrangements for use of the adjacent parkland by the day care facility satisfactory to the Parks and Recreation Services Division of the Economic Development, Culture and Tourism Department; and
    - (b) agree to a suitable clause being included in the Site Plan Agreement whereby the YWCA acknowledges their encroachment into the sanitary easement and accepts responsibility for the reinstatement and all related incidental costs involving the restoration of private facilities within the easement limits should the City in future need to maintain the existing sanitary sewer; agree to funding the cost of water and sewer servicing, driveway access, and other related incidental works within the Bergamot Avenue road allowance to be carried out by the City on behalf of the YWCA, in conjunction with the roadway reconstruction.
- 37(a).** Communication (January 5, 2005) from Drago Konjevic, President, Bergamot Tenants Association.

**37(b).** Communication (January 5, 2005) from Sandra Pavan, North Etobicoke Tenants Association.

**38. Final Report – Official Plan Amendment and Rezoning Application**  
**Applicant: Sherway Gate Development Corporation**  
**Sol Wassermuhl, Page & Steele Architects - 700 Evans Avenue**  
**(Ward 5 – Etobicoke-Lakeshore)**

**(Public Meeting under the *Planning Act* – 7:00 p.m.)**

Report (October 27, 2004) from the Director, Community Planning, West District, regarding applications to permit a development of 900 dwelling units in four condominium apartment buildings ranging in height from 19 to 32 storeys, each with three-storey bases, and 250 square metres of retail gross floor area, at 700 Evans 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 Etobicoke Zoning Code substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 10;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan 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 No. 7 to this report; and
- (5) 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 to this report.

**38(a).** Communication (October 27, 2004) from Cheryl Haydamack, on behalf of Alderwood Community Involvement, forwarding various communications from area residents and a petition.

*(The various communications from area residents were forwarded to Members of the Etobicoke York Community Council and selected officials only; the petition is on file in the City Clerk's Office, Etobicoke Civic Centre.)*

**38(b).** Communication (November 3, 2004) from Joseph William Lea.

**38(c).** Communication (December 12, 2004) from George and Jean Hayes.

**39. Final Report – Application to Amend the Official Plan and Zoning Code  
Applicant: 1587869 Ontario Inc. (Shore Breeze Motel)  
2175 Lake Shore Boulevard West (Ward 6 – Etobicoke –Lakeshore)**

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

Report (December 24, 2004) from the Acting Director, Community Planning, West District, regarding applications to permit the rear portion of property associated with the Shore Breeze Motel at 2175 Lake Shore Boulevard West, to be re-designated from Commercial to Mixed Use.

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. 3;
- (2) amend the Zoning Code for the City of Etobicoke substantially in accordance with the draft Zoning Code Amendment attached as Attachment No. 4;
- (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; and
- (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. 5.

**40. Preliminary Report – Rezoning Application  
Applicant: Cityscape Design Innovations Inc. - 266 Dalesford Road  
(Ward 5 – Etobicoke-Lakeshore)**

Report (December 24, 2004) from the Acting Director, Community Planning, West District, regarding an application to construct three townhouse dwelling units at 266 Dalesford 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 (400 feet) of the site; and
- (3) notice for the Public Meeting under the *Planning Act* be given according to the regulations under the *Planning Act*.

**41. Preliminary Report – Official Plan Amendment and Rezoning Application**

**Applicant: Hyde Park Homes Limited**

**Architect: William Holman, 1565922 Ontario Ltd.– 577 Oxford Street**

**(Ward 6 – Etobicoke-Lakeshore)**

Report (December 23, 2004) from the Acting Director, Community Planning, West District, regarding applications to demolish an existing legal non-conforming sound stage and develop 20 three and a half-storey freehold townhouses at 577 Oxford Street.

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*.

**42. Preliminary Report – Rezoning Application**

**Applicant: Neil Pattison, The Goldman Group; Kohn Architects**

**347 Royal York Road (Ward 6 – Etobicoke-Lakeshore)**

Report (January 4, 2005) from the Acting Director, Community Planning, West District, regarding an application for the development of 40 three-storey freehold townhouse units at 347 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 1**

**Date of Meeting:** Tuesday, January 18, 2005      **Enquiry:** Glenda Jagai  
**Time:** 9:30 a.m.      **Committee Administrator**  
**Location:** Council Chambers      **416-394-8101**  
Etobicoke Civic Centre      **etcc@toronto.ca**  
399 The West Mall  
Toronto, Ontario

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**Communications/Reports:**

**38. Final Report – Official Plan Amendment and Rezoning Application**  
**Applicant: Sherway Gate Development Corporation**  
**Sol Wassermuhl, Page & Steele Architects - 700 Evans Avenue**  
**(Ward 5 – Etobicoke-Lakeshore)**

**(Public Meeting under the *Planning Act* – 7:00 p.m.)**

**38(d).** Communication (January 7, 2005) from Marnie Affleck.

**39. Final Report – Application to Amend the Official Plan and Zoning Code**  
**Applicant: 1587869 Ontario Inc. (Shore Breeze Motel)**  
**2175 Lake Shore Boulevard West (Ward 6 – Etobicoke –Lakeshore)**

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

**39(a).** Communication (January 11, 2005) from Joseph J. Hoffer, Cohen Highley, Lawyers.

**39(b).** Communication (January 10, 2005) from Joseph J. Hoffer, Cohen Highley, Lawyers.