

THE CITY OF TORONTO

City Clerk's Office

Minutes of The Etobicoke York Community Council

Meeting 1

Tuesday, January 18, 2005

The Etobicoke York Community Council met on Tuesday, January 18, 2005, in the Council Chambers, Etobicoke Civic Centre, 399 The West Mall, Toronto, at 9:30 a.m.

Attendance:

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

| | 9:30 a.m. to 12:40 | 1:30 p.m. to 5:12 p.m. | 7:05 p.m. to 11:10 p.m. |
|----------------------------------|--------------------|------------------------|-------------------------|
| Councillor Frank Di Giorgio | - | - | - |
| Councillor Rob Ford (Vice-Chair) | X | X | X |
| Councillor Mark Grimes | X | X | X |
| Councillor Suzan Hall (Chair) | X | X | X |
| Councillor Doug Holyday | X | X | X |
| Councillor Gloria Lindsay Luby | X | X | X |
| Councillor Giorgio Mammoliti | X | X | |
| Councillor Peter Milczyn | X | X | X |
| Councillor Frances Nunziata | X | X | X |
| Councillor Cesar Palacio | X | X | X |
| Councillor Bill Saundercook | X | X | X |

Councillor Hall in the Chair.

Confirmation of Minutes

On motion by Councillor Grimes, the Minutes of the meeting of the Etobicoke York Community Council held on November 16, 2004, were confirmed.

On motion by Councillor Grimes, the Etobicoke York Community Council concurred in the introduction of new communications/staff reports included on the Added Starter Agenda as Items 23(a), 35(b), 37(c) and 37(d).

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

The Etobicoke York Community Council considered a 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.

On motion by Councillor Lindsay Luby, the Etobicoke York Community Council recommended to City Council adoption of the staff recommendations in the Recommendations Section of the report (December 1, 2004) from the Director, Transportation Services, West District.

(Report 1, Clause 1)

**1.2 Reduction of the Speed Limit from 50 km/h to 40 km/h on Donalbert Road
and Dorlen Avenue (Ward 3 – Etobicoke Centre)**

The Etobicoke York Community Council considered a 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;

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- (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.

On motion by Councillor Holyday, the Etobicoke York Community Council recommended to City Council adoption of the staff recommendations in the Recommendations Section of the report (December 6, 2004) from the Director, Transportation Services, West District.

(Report 1, Clause 2)

**1.3 Reduction of the Speed Limit from 50 km/h to 40 km/h on Gordon Park Drive
(Ward 5 – Etobicoke-Lakeshore)**

The Etobicoke York Community Council considered a 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.

On motion by Councillor Ford, the Etobicoke York Community Council recommended to City Council adoption of the staff recommendations in the Recommendations Section of the report (December 7, 2004) from the Director, Transportation Services, West District.

(Report 1, Clause 3)

1.4 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)

The Etobicoke York Community Council considered a 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.

On motion by Councillor Mammoliti, the Etobicoke York Community Council recommended to City Council adoption of the staff recommendations in the Recommendations Section of the report (December 2, 2004) from the Director, Transportation Services, West District.

(Report 1, Clause 4)

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

The Etobicoke York Community Council considered a 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.

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

- Loni Chandler;
- Frank Passarelli;
- Walter Rosocha; and
- Grant Kenney

On motion by Councillor Lindsay Luby, the Etobicoke York Community Council recommended to City Council that:

- (1) an all-way stop control be installed at the intersection of The Kingsway and Twyford Road;
- (2) the pedestrian crossover situated at the intersection of The Kingsway and Prince George Drive, remain in place; 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.

Recorded vote on the Recommendations to Council by Councillor Lindsay Luby, that an all-way stop control be installed at The Kingsway and Twyford and that the pedestrian crossover at The Kingsway and Prince George Drive, remain in place.

For: Councillors Grimes, Hall, Lindsay Luby, Mammoliti, Milczyn, Nunziata, Palacio and Saundercook (8)

Against: Councillors Ford and Holyday (2)

Absent: DiGiorgio

Carried.

(Report 1, Clause 5)

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

The Etobicoke York Community Council considered a report (December 21, 2004) from the Director, Transportation Services, West District.

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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.

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

- Lynn Campbell;
- Leila Girdhar; Principal, Humber Valley Village Junior Middle School;
- Sue Harrison; and
- Lynn Benson.

On motion by Councillor Lindsay Luby, the Etobicoke York Community Council recommended to City Council that:

- (1) an all-way stop control be installed at the intersection of The Kingsway and Edenbridge Drive/Wimbledon 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.

Recorded vote on the Recommendation to Council by Councillor Lindsay Luby, that an all-way stop control to be installed at The Kingsway at Edenbridge Drive/Wimbledon Road.

For: Councillors Grimes, Hall, Lindsay Luby, Mammoliti, Milczyn, Nunziata, Palacio and Saundercook (8)

Against: Councillors Ford and Holyday (2)

Absent: Councillor DiGiorgio

Carried.

(Report 1, Clause 6)

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

The Etobicoke York Community Council considered a 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.

On motion by Councillor Saundercook, the Etobicoke York Community Council recommended to City Council adoption of the staff recommendations in the Recommendations Section of the report (December 13, 2004) from the Director, Transportation Services, West District.

(Report 1, Clause 7)

**1.8 Implementation of All-Way Stop Controls – Alberta Avenue at Biggar Avenue
(Ward 17 – Davenport)**

The Etobicoke York Community Council considered a 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.

On motion by Councillor Palacio, the Etobicoke York Community Council recommended to City Council adoption of the staff recommendations in the Recommendations Section of the report (December 13, 2004) from the Director, Transportation Services, West District.

(Report 1, Clause 8)

1.9 Proposed Parking/Stopping Regulations and Removal of the School Bus Loading Zone on Renault Crescent (Ward 2 – Etobicoke North)

The Etobicoke York Community Council considered a 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.

On motion by Councillor Ford, the Etobicoke York Community Council recommended to City Council adoption of the staff recommendations in the Recommendations Section of the report (December 14, 2004) from the Director, Transportation Services, West District.

(Report 1, Clause 9)

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

The Etobicoke York Community Council considered a 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.

On motion by Councillor Holyday, the Etobicoke York Community Council recommended to City Council adoption of the staff recommendations in the Recommendations Section of the report (December 13, 2004) from the Director, Transportation Services, West District.

(Report 1, Clause 10)

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

The Etobicoke York Community Council considered a report (December 13, 2004) from the Director, Transportation Services, West District.

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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.

On motion by Councillor Grimes, the Etobicoke York Community Council recommended to City Council adoption of the staff recommendations in the Recommendations Section of the report (December 13, 2004) from the Director, Transportation Services, West District.

(Report 1, Clause 11)

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

The Etobicoke York Community Council considered a 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;

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- (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.

On motion by Councillor Ford, the Etobicoke York Community Council recommended to City Council adoption of the staff recommendations in the Recommendations Section of the report (December 15, 2004) from the Director, Transportation Services, West District.

(Report 1, Clause 12)

1.13 Parking Prohibition on Widdicombe Hill Boulevard (Ward 4 – Etobicoke Centre)

The Etobicoke York Community Council considered a report (December 9, 2004) from the Director, Transportation Services, West District.

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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.

On motion by Councillor Lindsay Luby, the Etobicoke York Community Council recommended to City Council adoption of the staff recommendations in the Recommendations Section of the report (December 9, 2004) from the Director, Transportation Services, West District.

(Report 1, Clause 13)

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

The Etobicoke York Community Council considered a 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.

On motion by Councillor Holyday, the Etobicoke York Community Council recommended to City Council adoption of the staff recommendations in the Recommendations Section of the report (December 13, 2004) from the Director, Transportation Services, West District.

(Report 1, Clause 14)

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

The Etobicoke York Community Council considered a 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.

On motion by Councillor Palacio, the Etobicoke York Community Council recommended to City Council adoption of the staff recommendations in the Recommendations Section of the report (December 13, 2004) from the Director, Transportation Services, West District.

(Report 1, Clause 15)

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

The Etobicoke York Community Council considered a report (December 15, 2004) from the Director, Transportation Services, West District.

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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.

On motion by Councillor Grimes, the Etobicoke York Community Council recommended to City Council adoption of the staff recommendations in the Recommendations Section of the report (December 15, 2004) from the Director, Transportation Services, West District.

(Report 1, Clause 16)

1.17 Investigation of Traffic Collisions on Edgehill Road (Ward 4 – Etobicoke Centre)

The Etobicoke York Community Council considered a 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.

On motion by Councillor Lindsay Luby, the Etobicoke York Community Council received the report (December 15, 2004) from the Director, Transportation Services, West District.

(Report 1, Other Items Clause 35(a))

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

The Etobicoke York Community Council considered a 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.

On motion by Councillor Saundercook, the Etobicoke York Community Council recommended to City Council adoption of the staff recommendations in the Recommendations Section of the report (December 3, 2004) from the Director, Transportation Services, West District.

(Report 1, Clause 17)

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

The Etobicoke York Community Council considered a 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.

The Etobicoke York Community Council also had before it 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.

Diana Fancher, The West Toronto Junction Historical Society, appeared before the Toronto Preservation Board.

On motion by Councillor Saundercook, the Etobicoke York Community Council recommended to City Council adoption of the staff recommendations in the Recommendations Section of the report (September 9, 2004) from the Commissioner, Economic Development, Culture and Tourism.

On motion by Councillor Holyday, the Etobicoke York Community Council requested that the City Clerk have available at the Community Council meetings, a copy of the notification letters sent to the owners of properties being included on the inventory of heritage properties.

(Report 1, Clause 18)

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

The Etobicoke York Community Council considered a 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.

The Etobicoke York Community Council also had before it 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.

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Diana Fancher, The West Toronto Junction Historical Society, appeared before the Toronto Preservation Board.

On motion by Councillor Saundercook, the Etobicoke York Community Council recommended to City Council adoption of the staff recommendations in the Recommendations Section of the report (September 9, 2004) from the Commissioner, Economic Development, Culture and Tourism.

On motion by Councillor Holyday, the Etobicoke York Community Council requested the Commissioner, Economic Development, Culture and Tourism to report to the appropriate Committee on the feasibility of sending registered letters to the property owners advising when the issue is scheduled at the Toronto Preservation Board, and of attaching a copy of that letter to the staff report as part of the process.

(Report 1, Clause 19)

1.21 Toronto Transit Commission - Mount Dennis Bus Garage

The Etobicoke York Community Council considered a 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.

On motion by Councillor Nunziata, the Etobicoke York Community Council received the communication (November 22, 2004) from the General Secretary, Toronto Transit Commission.

(Report 1, Other Items Clause 35(b))

1.22 Comprehensive By-law Compliance Programme

The Etobicoke York Community Council considered 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

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- (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.

A presentation was made by Rudi Czekalla, Senior Policy Research Officer, Municipal Licensing and Standards.

The Etobicoke York Community Council recommended that the Planning and Transportation Committee:

- (1) be advised that:
- (a) the Etobicoke York Community Council endorses Recommendations (1) and (2) in its Consolidated Clause 3, Report 7, which was considered by City Council on October 26, 27 and 28, 2004, i.e., that:
 - “(1) City Council adopt the staff recommendations in the Recommendations Section of the report (September 3, 2004) from the Commissioner, Urban Development Services; and
 - (2) in the event a complaint originates from a Councillor’s office or proceeds through a Councillor’s office, the respective Councillor shall be consulted prior to Phase 2 or Phase 4 of the programme.”
(Councillor Mammoliti)
 - (b) with respect to Recommendation (2) above, that consideration be given to further consultation with the respective Councillor on actions taken prior and subsequent to Phase 1 and Phase 3 of the programme;
(Councillor Palacio)
- (2) be requested to recommend to City Council that the Provincial Government amend the relevant legislation that would give the City of Toronto’s Municipal Licensing and Standards Officers the same enforcement rights that other municipal officers may have, such as Health Inspectors and inspectors in Fire Services;
(Councillor Mammoliti)

- (3) request the Commissioner, Urban Development Services, to report on:
 - (a) amending the City's protocol by implementing a new step in the process that would advise the Ward Councillor, through a monthly report, of every case of complaint, investigation and subsequent action taken by the City at every level; **(Councillor Mammoliti)**
 - (b) giving the Ward Councillor more autonomy regarding enforcement decisions; and **(Councillor Mammoliti)**
 - (c) introducing a fee that would be charged to chronic by-law offenders, in cases where additional inspections are required to be carried out by Municipal Licensing and Standards Officers, in order to ensure compliance. **(Councillor Nunziata)**

(Report 1, Other Items Clause 35(c))

1.23 Principles and Proposed By-law Provisions for City-wide A-frame and Mobile Signs By-law

The Etobicoke York Community Council considered a 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.

The Etobicoke York Community Council also had before it a communication (January 12, 2005) from Ron Abraham, President, Toronto Real Estate Board.

A presentation was made by Rudi Czekalla, Senior Policy Research Officer, Municipal Licensing and Standards.

The Etobicoke York Community Council recommended to the Planning and Transportation Committee that the Commissioner, Urban Development Services, be requested to:

- (1) conduct a blitz in the Etobicoke York Community Council district to remove all illegal A-frame and mobile signs; **(Councillor Nunziata)**

- (2) submit all applications to the Ward Councillor for comments under the new by-law; **(Councillor Nunziata)**
- (3) report on increasing the fines for permit fees to offset the administrative costs associated with enforcement; **(Councillor Nunziata)**
- (4) investigate and enforce the by-law within a reasonable period of time, when complaints are received from Ward Councillors; **(Councillor Mammoliti)**
- (5) to meet with, or inform all local BIAs and TABIAs on the proposed by-law to obtain their input and report to the March 7, 2005 meeting of the Planning and Transportation Committee; **(Councillor Palacio)**
- (6) recommend an amendment to Appendix 'A' so that signs for civic, charitable and non-profit activities could be erected seven days in advance; **(Councillor Milczyn)**
- (7) recommend an amendment to Appendix 'B' to require that A-frame signs must not be located closer than 6.0 metres to another A-frame or mobile sign; and **(Councillor Milczyn)**
- (8) report to the Planning and Transportation Committee on the feasibility of:
 - (a) locations for displaying mobile signs in different configurations of strip malls; and
 - (b) issuing a permanent identification licence to be placed on the signs to which a sticker would be attached. **(Councillor Hall)**

(Report 1, Other Items Clause 35(d))

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

The Etobicoke York Community Council considered a 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.

On motion by Councillor Ford, the Etobicoke York Community Council recommended to City Council adoption of the staff recommendations in the Recommendations Section of the report (December 10, 2004) from the Director of Building and Deputy Chief Building Official.

(Report 1, Clause 20)

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

The Etobicoke York Community Council considered a 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).

On motion by Councillor Ford, the Etobicoke York Community Council recommended to City Council adoption of the staff recommendations in the Recommendations Section of the report (January 5, 2005) from the Director of Building and Deputy Chief Building Official.

(Report 1, Clause 21)

**1.26 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)**

The Etobicoke York Community Council considered a 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.

On motion by Councillor Lindsay Luby, the Etobicoke York Community Council recommended to City Council adoption of the staff recommendations in the Recommendations Section of the report (December 13, 2004) from the Director of Building and Deputy Chief Building Official.

(Report 1, Clause 22)

**1.27 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)**

The Etobicoke York Community Council considered a 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.

On motion by Councillor Milczyn, the Etobicoke York Community Council recommended to City Council adoption of the staff recommendations in the Recommendations Section of the report (December 13, 2004) from the Director of Building and Deputy Chief Building Official.

(Report 1, Clause 23)

1.28 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)

The Etobicoke York Community Council considered a 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.

On motion by Councillor Milczyn, the Etobicoke York Community Council recommended to City Council adoption of the staff recommendations in the Recommendations Section of the report (December 13, 2004) from the Director of Building and Deputy Chief Building Official.

(Report 1, Clause 24)

1.29 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)

The Etobicoke York Community Council considered a 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.

On motion by Councillor Grimes, the Etobicoke York Community Council deferred consideration of the report (December 21, 2004) from the Director of Building and Deputy Chief Building Official to its meeting on February 8, 2005.

(Report 1, Other Items Clause 35(e))

1.30 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 11 – York South-Weston)

The Etobicoke York Community Council considered a 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.

Steve Wolowich, Viacom Outdoor, appeared before the Etobicoke York Community Council in connection with this matter.

On motion by Councillor Nunziata, the Etobicoke York Community Council submitted this matter to Council without recommendation.

(Report 1, Clause 25)

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

The Etobicoke York Community Council considered a 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.

On motion by Councillor Milczyn, the Etobicoke York Community Council recommended to City Council adoption of the staff recommendations in the Recommendations Section of the report (December 13, 2004) from the District Manager, Municipal Licensing and Standards.

(Report 1, Clause 26)

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

The Etobicoke York Community Council considered a 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.

On motion by Councillor Milczyn, the Etobicoke York Community Council:

- (1) deferred consideration of the report (December 17, 2004) from the District Manager, Municipal Licensing and Standards, West District; and
- (2) requested the District Manager, Municipal Licensing and Standards, West District, to:
 - (a) report back to the Community Council on the history and current status of the property vis-à-vis building and property standards; and

- (b) forward a copy of this report to the Islington Village BIA, requesting their comments and their consideration of supporting this property for the commercial façade improvement program or mural program.

(Report 1, Other Items Clause 35(f))

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

The Etobicoke York Community Council considered a 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.

On motion by Councillor Saundercook, the Etobicoke York Community Council deferred consideration of the report (December 17, 2004) from the Commissioner, Corporate Services, to its meeting on February 8, 2005.

(Report 1, Other Items Clause 35(g))

**1.34 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)**

The Etobicoke York Community Council considered a 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.

On motion by Councillor Milczyn, the Etobicoke York Community Council:

- (1) received the report (December 23, 2004) from the Acting Director, Community Planning, West District; and
- (2) requested the Commissioner, Urban Development Services, to direct staff to initiate and report back to the Community Council on a Preservative Zoning By-law Study for the Kingsway Park Area, as indicated on Attachment 2, specifically to review the issues of:
 - (a) maximum lot size;
 - (b) maximum lot frontage;
 - (c) side yard setbacks for certain large lots;
 - (d) a cap on gross floor area; and
 - (e) attached garages.

(Report 1, Other Items Clause 35(h))

1.35 Request for Direction Report – Rezoning Application

Applicant: Michael Goldberg, Armstrong, Goldberg, Hunter

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

The Etobicoke York Community Council considered a report (December 23, 2004) from the Acting Director, Community Planning, West District, regarding an application for seven single-detached dwellings at 56 Grovetree 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 Grovetree Road and to retain any necessary consultants.

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The Etobicoke York Community Council also had before it the following communications:

- (i) (January 4, 2005) from John Alati, Davies Howe Partners.
- (ii) (Undated) Roy Cullen, MP, Etobicoke North.
- (iii) (January 17, 2005) from Madeleine McDowell, Chair, Humber Heritage Committee.

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

- Peter Kozicki; and
- Don Bennet.

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

On motion by Councillor Hall, the Etobicoke York Community Council recommended to City Council adoption of the staff recommendations in the Recommendations Section of the report (December 23, 2004) from the Acting Director, Community Planning, West District.

Councillor Hall returned to the Chair.

(Report 1, Clause 27)

**1.36 Site Plan Bump Up Report – Applicant: K & K Car Wash Ltd.
Michael Faric, Architect - 110 Rexdale Boulevard (Ward 2 – Etobicoke North)**

The Etobicoke York Community Council considered a 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

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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;

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- (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.

On motion by Councillor Ford, the Etobicoke York Community Council recommended to City Council adoption of the staff recommendations in the Recommendations Section of the report (December 23, 2004) from the Acting Director, Community Planning, West District.

(Report 1, Clause 28)

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

This Public Meeting was cancelled and the report (December 24, 2004) from the Acting Director, Community Planning, West District, was withdrawn from the agenda. The Public Meeting has been re-scheduled to February 8, 2005.

(Report 1, Other Items Clause 35(i))

1.38 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)

The Etobicoke York Community Council considered a 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;

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- (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.

The Etobicoke York Community Council also considered an Information report (January 13, 2005) from the Commissioner, Urban Development Services, advising the Etobicoke York Community Council of the results of a peer review regarding the transportation impact study submitted in support of a proposed residential development at 700 Evans Avenue.

Recommendation:

It is recommended that this report be received for information.

The Etobicoke York Community Council also had before it the following communications:

- (i) (October 27, 2004) from Cheryl Haydamack, on behalf of Alderwood Community Involvement, forwarding various communications from area residents and a petition;
- (ii) (November 3, 2004) from Joseph William Lea;
- (iii) (December 12, 2004) from George and Jean Hayes;
- (iv) (January 11 and 7, 2005) from Marnie Affleck;
- (v) (January 13, 2005) from Christine Regan;
- (vi) (January 17, 2005) from Peter Campbell;
- (vii) (January 18, 2005) from Paul Mantella, FIMA Development; and
- (viii) (January 18, 2005) from Lynda Regan-Boriska and Mike Boriska.

The Etobicoke York Community Council held a statutory public meeting on January 18, 2005, and notice was given under the *Planning Act*.

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

- Steve Diamond, McCarthy Tetrault Barristers & Solicitors; on behalf of the applicant
- Cheryl Haydamack, and filed a submission;
- Marine Affleck, and filed a submission;
- Gregory Wowchuk;
- Janet Pesklevy;
- Marlene Bates, and filed a submission;
- Sharon McConnell, and filed a submission;
- George Thackray, and filed a submission;
- Rick Emond, and filed a submission;
- Robert Martin;
- Dennis Regan;
- Kenneth Hale, Etobicoke Lakeshore Housing Taskforce and LAMP Community Health Centre, and filed a submission
- Michael Ramsey;
- Leigh Hardy;
- William Komarowsky;
- Lisa Bartolomucci; and
- Larry Fabbri

The Etobicoke York Community Council recommended to City Council the adoption of the following Motion:

WHEREAS it is the consensus of the community that the applications to amend the Etobicoke and Toronto Official Plans and the Zoning Code for a development at 700 Evans Avenue, consisting of 990 dwelling units in four condominium apartment buildings is inappropriate for the site;

WHEREAS the existing community facilities, transportation network and school infrastructure cannot accommodate the increased density;

WHEREAS the area in question already has a potential for further residential development, the Official Plan should be adhered to, and that adding further to this situation, would only serve to destabilize the adjacent stable community; and

NOW THEREFORE BE IT RESOLVED THAT after careful review of this application, its potential impact on the community, and the precedent it would set if allowed to proceed, the Etobicoke Community Council recommends that:

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- (1) the staff recommendations in the Recommendations Section of the report (October 27, 2004) from the Director, Community Planning, West District, not be adopted;
- (2) the applications to amend the Etobicoke and Toronto Official Plans and the Zoning Code for 700 Evans Avenue, be refused;
- (3) the City Solicitor be authorized to retain outside planning services to attend with Legal staff at any possible Ontario Municipal Board hearings, to oppose this application;
- (4) the Commissioner, Urban Development Services, be requested to consult with local residents (Alderwood Community) and the Councillors for Wards 5 and 6, and report back to the May 31, 2005 meeting of the Etobicoke York Community Council on amendments to the OPA and Rezoning Applications that would include:
 - (a) a building height compatible with nearby buildings;
 - (b) a unit count acceptable to the community;
 - (c) a plan to prevent and/or eliminate traffic infiltration into existing residential areas; and
 - (d) a plan for the provision of recreational services for local residents; and
- (5) the Commissioner, Urban Development Services, be requested to report back to the May 31, 2005 meeting of the Etobicoke York Community Council on the Terms of Reference for a comprehensive planning review of the Sherway Centre Secondary Plan and surrounding areas, that would address issues such as:
 - (a) minimizing traffic congestion, minimizing/eliminating traffic infiltration into existing residential areas;
 - (b) identifying appropriate densities for the entire Sherway Centre Secondary Plan and surrounding areas;
 - (c) a phasing plan for the logical build-out of entire Sherway Centre site and surrounding areas; and
 - (d) a needs assessment for recreational and social needs in the area, and an area revitalization program; and

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- (6) the cost of the Facilitator retained for the Community Consultation meeting arranged by Councillor Grimes on January 13, 2005, in relation to this application, be funded by the Urban Development Services Department.

Recorded vote on Recommendations (1) to (5) to Council by Councillor Grimes:

For: Councillors Ford, Grimes, Holyday, Lindsay Luby, Mammoliti, Nunziata, Palacio and Saundercook (8)

Against: Councillors Hall and Milczyn (2)

Absent: Councillor DiGiorgio

Carried.

Recorded vote on Recommendation (6) to Council by Councillor Saundercook:

For: Councillors Ford, Grimes, Hall, Lindsay Luby, Mammoliti, Milczyn, Nunziata, Palacio and Saundercook (9)

Against: Councillor Holyday (1)

Absent: Councillor DiGiorgio

Carried.

Recorded vote on a motion by Councillor Lindsay Luby, that the applicant be requested to bring forward a substantially revised application, prior to the February 1, 2005 meeting of Council.

For: Councillors Lindsay Luby, Milczyn, Palacio and Saundercook (4)

Against: Councillors Ford, Grimes, Hall, Holyday and Nunziata, (5)

Absent: Councillors DiGiorgio and Mammoliti (2)

Motion lost.

Motion by Councillor Milczyn that was not put to a vote:

- (1) That the recommendations in the Recommendations Section of the staff report be adopted;
- (2) That the Section 37 Agreement be amended by the inclusion of an additional \$40,000 being allocated for traffic calming measures in the Alderwood community;
- (3) That the Site Plan be bumped-up to the Etobicoke York Community Council; and
- (4) That a detailed plan for the Valley Trail improvements be brought back to the Community Council.

(Report 1, Clause 29)

1.39 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)

The Etobicoke York Community Council considered a 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.

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The Etobicoke York Community Council also had before it the following communications:

- (i) (January 11, 2005) from Joseph J. Hoffer, Cohen Highley, Lawyers.
- (ii) (January 10, 2005) from Joseph J. Hoffer, Cohen Highley, Lawyers.

The Etobicoke York Community Council held a statutory public meeting on January 18, 2005, and notice was given under the *Planning Act*.

Adrian Litavski, Kentridge Johnston Ltd., appeared before the Etobicoke York Community Council in connection with this matter.

On motion by Councillor Grimes, the Etobicoke York Community Council recommended to City Council adoption of the staff recommendations in the Recommendations Section of the report (December 24, 2004) from the Acting Director, Community Planning, West District.

(Report 1, Clause 30)

1.40 Preliminary Report – Rezoning Application

**Applicant: Cityscape Design Innovations Inc. - 266 Dalesford Road
(Ward 5 – Etobicoke-Lakeshore)**

The Etobicoke York Community Council considered a 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*.

On motion by Councillor Milczyn, the Etobicoke York Community Council approved the staff recommendations in the Recommendations Section of the report (December 24, 2004) from the Acting Director, Community Planning, West District, subject to being amended to read as Recommendation (2) as follows:

- “(2) notice for the community consultation meeting be given to landowners and residents in an area to be determined in consultation with the Ward Councillor; and”

(Report 1, Other Items Clause 35(j))

1.41 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)

The Etobicoke York Community Council considered a 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*.

On motion by Councillor Grimes, the Etobicoke York Community Council approved the staff recommendations in the Recommendations Section of the report (December 23, 2004) from the Acting Director, Community Planning, West District.

(Report 1, Other Items Clause 35(k))

1.42 Preliminary Report – Rezoning Application

**Applicant: Neil Pattison, The Goldman Group; Kohn Architects
347 Royal York Road (Ward 6 – Etobicoke-Lakeshore)**

The Etobicoke York Community Council considered a 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*.

On motion by Councillor Grimes, the Etobicoke York Community Council approved the staff recommendations in the Recommendations Section of the report (January 5, 2005) from the Acting Director, Community Planning, West District.

(Report 1, Other Items Clause 35(l))

1.43 Canadian Pacific Railway – Expanding the West Toronto Yard Remediation System into Quebec Avenue Right-of-Way and North Limits of Adjacent Public Lanes to East and West of Quebec Avenue, immediately South of Canadian Pacific Railway’s West Toronto Yard (Ward 13 – Parkdale-High Park)

The Etobicoke York Community Council considered a report (January 7, 2005) from the Director, Transportation Services, West District.

Recommendations:

It is recommended that:

- (1) Etobicoke York Community Council approve Canadian Pacific Railway’s request to construct and maintain five recovery wells and trenches in the northerly sections of public road allowance on Quebec Avenue, and the two adjacent public

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lanes east and west of Quebec Avenue, for the purpose of connecting to the existing remediation system on the adjoining CPR lands to the north;

- (2) the applicant enter into an agreement with the City of Toronto, to the satisfaction of the Commissioner of Works and Emergency Services and the City Solicitor, requiring that:
 - (a) Canadian Pacific Railway indemnify the municipality from and against all actions, claims or demands and from all loss, costs, damages, charges and expenses that may result from the installation and operation of the remediation equipment;
 - (b) Canadian Pacific Railway install and maintain works and equipment according to its remediation plan, and the City agrees to use its best efforts not to interfere with or damage the works and equipment;
 - (c) Canadian Pacific Railway shall, at all times, provide and maintain insurance and/or such additional financial security in types and amounts satisfactory to the Chief Financial Officer and Treasurer;
 - (d) Canadian Pacific Railway will maintain and operate the works and equipment until the levels of liquid phase hydrocarbons located in the public road allowance comply with the requirements/regulations of the Ontario Ministry of the Environment, and to the satisfaction of the Commissioner of Works and Emergency Services;
 - (e) when the project is completed, Canadian Pacific Railway will decommission all recovery wells and piping encroaching in the public road allowance, to the satisfaction of the Commissioner of Works and Emergency Services and according to the Ontario Ministry of the Environment's guidelines and regulations applicable at the time of decommissioning;
 - (f) Canadian Pacific Railway will inform the municipality, in writing, of any proposed amendments to its remediation plan, and will revise the agreement if additional infrastructure is required in the municipal right-of-way; and
 - (g) Canadian Pacific Railway complies with any additional conditions that the City Solicitor or the Commissioner of Works and Emergency Services consider appropriate;
- (3) before installing works and equipment, the applicant will obtain the required municipal permits;

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- (4) the applicant will provide a certified cheque or irrevocable letter of credit in the amount of \$25,000.00 to cover the municipality's cost of permanently restoring the pavement, sidewalk, curb and boulevard in the area where the works and equipment are installed, and will agree to pay, if required, all associated costs exceeding this amount;
- (5) as a condition to obtaining the required permits to work or excavate in public rights-of-way, the applicant will provide a certified cheque or irrevocable letter of credit in an amount acceptable to the Commissioner of Works and Emergency Services as financial security sufficient to cover any damage that may occur in municipal road allowance during installation of the works and equipment;
- (6) the applicant satisfies these conditions at no cost to the municipality and to the satisfaction of the City Solicitor and the Commissioner of Works and Emergency Services; and
- (7) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

On motion by Councillor Saundercook, the Etobicoke York Community Council recommended to City Council adoption of the staff recommendations in the Recommendations Section of the report (January 7, 2005) from the Director, Transportation Services, West District.

(Report 1, Clause 31)

**1.44 Application for Variance from Sign By-law No. 3369-79 of the Former City of York
1941 Weston Road (Ward 11 – York South-Weston)**

The Etobicoke York Community Council considered a 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 Sayed Yousof, 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, double sided poster panel sign at 1941 Weston Road.

Recommendation:

It is recommended that the application be refused.

Steve Wolowich, Viacom Outdoor, appeared before the Etobicoke York Community Council in connection with this matter.

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On motion by Councillor Nunziata, the Etobicoke York Community Council recommended to City Council approval of the application for variance from Sign By-law No. 3369-79 of the former City of York, as amended, to permit a double sided, off premise billboard poster panel sign at 1941 Weston Road, subject to:

- (1) a building permit being obtained and the sign 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.

On motion by Councillor Saundercook, the Etobicoke York Community Council requested the Commissioner, Urban Development Services, to report directly to Council on:

- (1) the number of variances granted to the maximum third party off-premise sign cap; and
- (2) the interpretation of the sign area provisions of the by-law in relation to third party signs for the purpose of determining variances.

(Report 1, Clause 32)

**1.45 Ontario Municipal Board Settlement Recommendation Report
Appeals to the Etobicoke Centre Area Zoning By-law
Riverbank Properties – 4800 Dundas Street West (Ward 4 – Etobicoke Centre)**

The Etobicoke York Community Council considered a report (January 17, 2005) from the Acting Director, Community Planning, West District.

Recommendations:

It is recommended that the City Solicitor be authorized to appear before the Ontario Municipal Board (OMB) to support, in principle, the applicant's request to have the property known municipally as 4800 Dundas Street West included in the Etobicoke Centre Area Zoning By-law, subject to the following:

- (a) the said zoning be subject to a Holding designation in accordance with the provisions of Section 36 of The Planning Act, R.S.O. 1990, c.P. 13, as amended, which Holding Symbol (H) will be removed from the lands upon the satisfactory completion of the following:

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- (i) appropriate site grading and/or proposed grading change information;
 - (ii) approval from the Toronto Region Conservation Authority regarding floodplain and fill regulation matters;
 - (iii) an appropriate design that meets the Etobicoke Centre Urban Design Guidelines, including massing and shadow studies;
 - (iv) submission of an environmental assessment for soil and groundwater by a qualified consultant in accordance with the guidelines of the Ministry of Environment;
 - (v) an appropriate parking review, as it relates to the suitability of the site to accommodate below grade parking; and
 - (vi) if required, executed agreements securing the matters noted above; and
- (b) the submission of the required By-laws in a form satisfactory to the City Solicitor and the Director of Community Planning, West District.

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

- Bob Berry, Islington Ratepayer's Association;
- Mary Flynn-Guglietti, McMillan Binch; and
- Barry Morrison, Barry Morrison & Associates Ltd.

On motion by Councillor Lindsay Luby, the Etobicoke York Community Council moved into camera for discussions that were subject to solicitor-client privilege.

The Etobicoke York Community Council returned to public session.

On motion by Councillor Lindsay Luby, the Etobicoke York Community Council recommended to City Council adoption of the staff recommendations in the Recommendations Section of the report (January 17, 2005) from the Acting Director, Community Planning, West District, subject to adding the following new Recommendation (c):

- “(c) that for the purpose of determining the height of the building, the grade be determined as the ground floor level at the main entrance to the existing building and be established as a geodetic measurement, and no portion of the building extend beyond a 45 degree angular plane measured at the lot of all the abutting residential uses; and that

the appellant be required to provide those geodetic elevations prior to the OMB hearing.”

(Report 1, Clause 33)

1.46 Ontario Municipal Board Appeal Directions Report - Phase 2 and 3 Site Plan Referral and Section 43 Review of Ontario Municipal Board Decision, Toronto District School Board, Oakwood Retirement Communities Inc. 2245 Lawrence Avenue West (Ward 2 – Etobicoke North)

The Etobicoke York Community Council considered a confidential report (January 14, 2005) from the City Solicitor.

On motion by Councillor Ford, the Etobicoke York Community Council recommended to City Council adoption of the staff recommendations in the Recommendations Section of the confidential report (January 14, 2005) from the City Solicitor; and because the matter was subject to solicitor-client privilege, under *Municipal Act, 2001*, discussions were held in-camera.

(Report 1, Clause 34)

1.47 Water Damage to High Park (Ward 13 – Parkdale-High Park)

The Etobicoke York Community Council considered a communication (January 17, 2005) addressed to Councillor Saundercook from David MacAlpine, High Park Neighbourhood Working Group, regarding damage occurring in High Park from the 1947-1997 Bloor Street West construction site.

On motion by Councillor Saundercook, the Etobicoke York Community Council referred the communication to the Commissioner, Economic Development, Culture and Tourism, for a report to its February 8, 2005 meeting.

(Report 1, Other Items Clause 35(m))

1.48 Request for Information on Service Delivery

On motion by Councillor Mammoliti, the Etobicoke York Community Council requested the Chief Administrative Officer to report to the Community Council, as soon as possible, on the differences in the delivery of services provided by all departments to the Wards that fall within the West District, compared to Wards in the other Districts, including the estimated catch-up costs for the Wards that are not receiving the traditional Etobicoke services.

(Report 1, Other Items Clause 35(n))

The meeting adjourned at 11:15 p.m.

Chair