
**WEST COMMUNITY COUNCIL
AGENDA
MEETING No. 3**

Date of Meeting: Wednesday, February 14, 2001 **Enquiry:** Mary Casini
Time: 9:30 a.m. **Acting Administrator**
Location: Council Chambers **(416) 394-8104**
Etobicoke Civic Centre **mcasini@city.toronto.on.ca**
399 The West Mall
Toronto, Ontario

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

CONFIRMATION OF MINUTES.

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

- 10:00 a.m. Respecting Item No. 1 – *Public Hearing***
Re-enactment of Area-Specific Industrial Zoning By-laws
(Ward 1 – Etobicoke North and Ward 5 – Etobicoke-Lakeshore).
- Ms. Judith M. Rade, Etobicoke
- 10:15 a.m. Respecting Item No. 2 - *Public Hearing***
Draft By-law: Renaming a Portion of Kipling Avenue as
Colonel Samuel Smith Park Drive (Ward 6 - Etobicoke-Lakeshore).
- 10:30 a.m. Respecting Item No. 3 – *Public Meeting***
Permanent Names for Community Councils (All Wards).
- Trustee Mark Stefanini, Ward 1, Toronto Catholic District School Board
 - Ms. Janice Etter, Etobicoke
 - Ms. Rhona Swarbrick, Etobicoke

11:00 a.m. Respecting Item No. 4 – *Deputation Item*
Lifting of Holding Provisions; 2077 Lakeshore Blvd. W. Ltd.
2077 Lake Shore Boulevard West; File No. CMB20000009
(Ward 6 – Etobicoke–Lakeshore).

- Mr. Mark Noskiewicz, Goodmans
- Mr. B. S Onyschuk, Q.C., Smith Lyons

2:00 p.m. Respecting Item No. 5 – *Public Hearing*
Final Report - Application to Amend the Etobicoke Zoning Code
80 Queens Plate Drive - Runnymede Development Corporation Limited
File No. ZBA20000005 (Ward 2 - Etobicoke North).

2:30 p.m. Respecting Item No. 6 – *Deputation Item*
New Toronto Secondary Plan.

PUBLIC HEARINGS/ PUBLIC MEETINGS/DEPUTATION ITEMS.

**1. RE-ENACTMENT OF AREA-SPECIFIC INDUSTRIAL ZONING BY-LAWS
(WARD 1 – ETOBICOKE NORTH AND WARD 5 – ETOBICOKE-LAKESHORE).**

<i>PUBLIC HEARING – 10:00 a.m.</i>

Director, Community Development, West District
(January 31, 2001)

Advising that the West Community Council at its meeting held on January 17, 2001, directed that a statutory public meeting be held on the issue of re-enacting Zoning By-laws Nos. 3456 and 1978-140, which were inadvertently deleted from the Etobicoke Zoning Code in 1996 with the introduction of a new, comprehensive industrial zoning by-law for the entire former City of Etobicoke; and recommending that Council re-enact the area-specific Zoning By-laws Nos. 3456 and 1978-140. **(Clause No. 20(e) of Report No. 1 of The West Community Council)**

1(a). Ms. Judith M. Rade, Etobicoke
(January 31, 2001)

Advising that she was a member of the original Committee that presented material to have the zoning by-law implemented to prevent certain noxious industrial uses on the east side of Baywood Road; that the property owners on the street deserve the protection the by-law afforded from smells, fallout from particulate and loud noises; and requesting that By-law No. 1978-140 be reinstated.

2. DRAFT BY-LAW: RENAMING A PORTION OF KIPLING AVENUE AS COLONEL SAMUEL SMITH PARK DRIVE (WARD 6 – ETOBICOKE-LAKESHORE).

PUBLIC HEARING – 10:15 a.m.

City Solicitor

Draft by-law to be submitted at the meeting.

2(a). City Clerk, West Community Council
(February 1, 2001)

Forwarding, for information, Clause No. 1 of Report No. 10 of The Etobicoke Community Council, headed “Proposed Renaming of Kipling Avenue South of Lake Shore Boulevard West (Lakeshore-Queensway)”, which was adopted, as amended, by the Council of the City of Toronto on October 3, 4 and 5, 2000, and at its Special Meetings held on October 6, 2000, October 10 and 11, 2000 and October 12, 2000.

3. PERMANENT NAMES FOR COMMUNITY COUNCILS (ALL WARDS).

PUBLIC MEETING – 10:30 a.m.

City Clerk

(January 31, 2001)

Providing Community Councils with supporting information regarding the Council-adopted process to permanently name Community Councils; and recommending that the West Community Council consider any public submissions before it and make a recommendation on a permanent name for the Community Council, consistent with the Council-adopted naming criteria, and forward its recommendation to the Administration Committee for its overall consideration and recommendation to City Council.

3(a). Ms. Lynda Robinson, Etobicoke
(February 5, 2001)

Requesting that the new Community Council be named the “Etobicoke Community Council”.

- 3(b).** Ms. Lois Smyth, Etobicoke
(February 5, 2001)

Requesting that the new Community Council be named the “Etobicoke Community Council”.

- 3(c).** Ms. Joan M. Termina, Etobicoke
(February 5, 2001)

Requesting that the new Community Council be named the “Etobicoke Community Council”.

- 4. LIFTING OF HOLDING PROVISIONS; 2077 LAKESHORE BLVD. W. LTD. 2077 LAKE SHORE BOULEVARD WEST; FILE No. CMB20000009 (WARD 6 – ETOBICOKE–LAKESHORE).**

(DEFERRED FROM MEETING OF JANUARY 17, 2001)

DEPUTATION ITEM – 11:00 a.m.

Director, Community Planning, West District
(January 2, 2001)

Responding to a request by the Etobicoke Community Council at its public meeting held on September 20, 2000, for a report on how the applicant, 2077 Lakeshore Blvd. W. Ltd., intends to meet the conditions prior to the lifting of the holding symbol and site plan approval for the 262-unit condominium project on the easterly portion of 2077 Lake Shore Boulevard West; and recommending that a by-law to lift ‘H’ Holding symbol be forwarded to City Council for adoption.

- 5. FINAL REPORT – APPLICATION TO AMEND THE ETOBICOKE ZONING CODE; RUNNYMEDE DEVELOPMENT CORPORATION LIMITED 80 QUEENS PLATE DRIVE; FILE No. ZBA20000005 (WARD 2 – ETOBICOKE NORTH).**

PUBLIC HEARING – 2:00 p.m.

Director, Community Planning, West District
(January 22, 2001)

Respecting an application by Runnymede Development Corporation Limited for an amendment to the Etobicoke Zoning Code, as amended by By-law No. 1987-166, to permit a new and used vehicle sales establishment at 80 Queens Plate Drive; and

recommending that City Council amend the Etobicoke Zoning Code, as amended by Site Specific By-law No. 1987-166, to permit a new and used vehicle sales establishment, in addition to the uses currently permitted on the site, subject to a public meeting of the West Community Council to obtain the views of interested parties, and the conditions outlined in the report.

6. NEW TORONTO SECONDARY PLAN STUDY.

DEPUTATION ITEM – 2:30 p.m.

Director, Community Planning, West District
(January 29, 2001)

Recommending that:

- (1) Urban Development Services staff continue discussions with the various interests in the New Toronto Secondary Plan study area in an effort to address their concerns before recommending a preferred land use scenario;
- (2) Urban Development Services staff report back to Council with a preferred land use option for the New Toronto Secondary Plan area; and
- (3) Community Council forward this report to the Planning and Transportation Committee for information.

COMMUNICATIONS/REPORTS.

**7. PAYMENT-IN-LIEU OF PARKING: MARIANA CONSTANTINESCU
625C THE QUEENSWAY (WARD 5 – ETOBICOKE-LAKESHORE).**

Director, Transportation Services, District 2
(January 22, 2001)

Recommending that:

- (1) Council exempt the applicant, Mariana Constantinescu, from the Etobicoke Zoning Code parking requirement of two stalls;
- (2) the applicant enter into an Agreement with the City of Toronto for the payment-in-lieu of two parking stalls, which in this case amounts to \$4,000.00; and

- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

**8. AMENDMENT TO PARKING AND STOPPING PROHIBITIONS:
THE KINGSWAY (WARD 4 – ETOBICOKE CENTRE).**

Director, Transportation Services, District 2
(January 22, 2001)

Recommending that:

- (1) the by-law prohibiting parking, 8:00 a.m. to 5:00 p.m., on the east side of The Kingsway, between Hartfield Road and a point 134.0 metres south thereof, be rescinded;
- (2) the by-law prohibiting stopping, 8:00 a.m. to 5:00 p.m., Monday to Friday, on the east side of The Kingsway, between Hartfield Road and a point 279.0 metres south thereof, be rescinded;
- (3) a “No Stopping Anytime” prohibition be implemented on the east side of The Kingsway, between Hartfield Road and a point 172.0 metres south thereof;
- (4) the Toronto Police Service, 22 Division, be requested to enforce this prohibition on a periodic basis; 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.

**9. BOULEVARD PARKING AGREEMENT: OLDERSHAW STEEL SERVICES LTD.
30 DRUMMOND STREET (WARD 6 – ETOBICOKE-LAKESHORE).**

Director, Transportation Services, District 2
(January 22, 2001)

Recommending that:

- (1) West Community Council allow the applicant, Oldershaw Steel Services Ltd., to locate ten vehicle parking stalls within the boulevard area of Drummond Street and Harold Street;
- (2) the applicant enter into a boulevard parking agreement;

- (3) the applicant, at their expense, register the boulevard parking agreement on-title to the satisfaction of the City Solicitor; and
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

**10. BOULEVARD PARKING AGREEMENT: WALSH'S AUTO SERVICE LTD.
15 ATOMIC AVENUE (WARD 5 – ETOBICOKE-LAKESHORE).**

Director, Transportation Services, District 2
(January 22, 2001)

Recommending that:

- (1) West Community Council allow the applicant, Walsh's Auto Service Ltd., to locate three vehicle parking stalls within the boulevard area of Atomic Avenue;
- (2) the applicant enter into a boulevard parking agreement;
- (3) the applicant, at their expense, register the boulevard parking agreement on-title to the satisfaction of the City Solicitor; and
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

**11. EXTENSION OF EXISTING SCHOOL BUS LOADING ZONE ON
GIHON SPRING DRIVE (WARD 1 – ETOBICOKE-NORTH).**

Director, Transportation Services, District 2
(January 15, 2001)

Recommending that:

- (1) the current by-law associated with the school bus loading zone on the south side of Gihon Spring Drive, between a point 66.0 metres east of Mount Olive Drive and a point 10.0 metres east thereof, be rescinded;
- (2) the current by-law prohibiting parking, 8:00 a.m. to 5:00 p.m., Monday to Friday, on the south side of Gihon Spring Drive, between Mount Olive Drive and a point 176.0 metres east thereof, be rescinded;

- (3) a school bus loading zone be implemented on the south side of Gihon Spring Drive, between a point 26.0 metres east of Mount Olive Drive and a point 60.0 metres east thereof;
- (4) a “No Parking, 8:00 a.m. to 5:00 p.m., Monday to Friday” prohibition be introduced on the south side of Gihon Spring Drive between Mount Olive Drive and a point 26.0 metres east thereof;
- (5) a “No Parking, 8:00 a.m. to 5:00 p.m., Monday to Friday” prohibition be introduced on the south side of Gihon Spring Drive between a point 86.0 metres east of Mount Olive Drive and a point 90.0 metres east thereof; 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.

**12. SCHOOL BUS LOADNG ZONE ON STANLEY AVENUE
(WARD 6 – ETOBICOKE-LAKESHORE).**

Director, Transportation Services, District 2
(January 16, 2001)

Recommending that:

- (1) a school bus loading zone be implemented on the south side of Stanley Avenue, between a point 50.0 metres east of Royal York Road and a point 40.0 metres east thereof;
- (2) the current by-law prohibiting parking, 8:00 a.m. to 5:00 p.m., Monday to Friday, on the south side of Stanley Avenue, between Royal York Road and Elizabeth Street be rescinded;
- (3) parking be prohibited, 8:00 a.m. to 5:00 p.m., Monday to Friday, on the south side of Stanley Avenue between Royal York Road and a point 50.0 metres east thereof, and between a point 90 metres east of Royal York Road and Elizabeth Street; and
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

13. BY-LAW TO PROHIBIT THE PARKING OF VEHICLES ON ANY BOULEVARD IN THE FORMER CITY OF ETOBICOKE. (ETOBICOKE NORTH/ETOBICOKE CENTRE/ETOBICOKE-LAKESHORE)

Director, Transportation Services, District 2
(January 10, 2001)

Recommending that:

- (1) Chapter 240, Article 1, Section 1 of the Municipal Code in the former City of Etobicoke be amended by adding the term “Boulevard” and the following definition:

“The area within the public right-of-way extending between the limit of the municipal road allowance and the traveled portion of the street. The travelled portion of the public street includes any adjoining areas specifically authorized or licensed by the municipality for on-street parking purposes.”;

- (2) Chapter 240, Article 1, Section 7, subsection A of the Municipal Code in the former City of Etobicoke be amended by adding a further subsection which states as follows:

“No person shall, without specific authorization from the municipality, park any vehicle on any boulevard. This prohibition does not apply to any motor vehicle parked in the driveway of a single family residential dwelling where such a driveway leads to an attached garage, carport, rear yard parking stall, or front or side yard parking pad that has been authorized by the municipality.”; 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.

14. REQUIRED BY-LAW AMENDMENTS TO VARIOUS PARKING AND TRAFFIC BY-LAWS ASSOCIATED WITH THE NAME “WATERFRONT DRIVE” (WARD 6 – ETOBICOKE-LAKESHORE).

Director, Transportation Services, District 2
(January 18, 2001)

Respecting required by-law amendments to various parking and traffic by-laws to reflect the renaming of roads contained in Clause No. 25 of Report No. 11 of The Etobicoke Community Council, headed “Naming of Roads—Humber Bay Shores and Budapest Park (Lakeshore-Queensway and High Park)”;

and recommending that:

- (1) the current by-law associated with all the “No Parking Anytime” prohibitions on Waterfront Drive be rescinded;
- (2) the current by-law associated with the stop control at Waterfront Drive and Waterfront Drive be rescinded;
- (3) the current by-law associated with the one-way street operation on Waterfront Drive be rescinded;
- (4) a by-law be approved prohibiting parking anytime on both sides of Waterfront Drive between Palace Pier Court and Marine Parade Drive;
- (5) a by-law be approved prohibiting parking anytime on the north side of Marine Parade Drive between the east limit of the road and a point 70.0 metres west thereof;
- (6) a by-law be approved prohibiting parking anytime on the south side of Marine Parade Drive between the east limit of the road and a point 306.0 metres thereof;
- (7) a by-law be approved prohibiting parking anytime on both sides of Marine Parade Drive between Lake Shore Boulevard West and a point 261.0 metres south and east thereof;
- (8) a by-law be approved to reflect the current stop control operation on Waterfront Drive, at Marine Parade Drive;
- (9) a by-law be approved to reflect the current one-way (westbound) operation on Waterfront Drive; and
- (10) 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. DESIGNATION UNDER PART IV OF THE ONTARIO HERITAGE ACT
THE CANNING HOUSE, 581 SCARLETT ROAD (WARD 2 – ETOBICOKE NORTH).**

Commissioner, Economic Development, Culture and Tourism
(January 25, 2001)

Advising that the Canning House, 581 Scarlett Road (formerly Etobicoke) is a listed property on the Inventory of Heritage Properties (Etobicoke/West District) and is recognized for its architectural and historical significance in the City of Toronto; that an application for an amendment to the Etobicoke Official Plan and Zoning Code to permit a 3-storey, 24-unit (condominium) apartment building on the site has been received as well

as an application for a demolition permit to remove the existing structure to permit the development; that the Toronto Preservation Board concurs with the information contained in the report and recommends that City Council state its intention to designate the property under Part IV of the Ontario Heritage Act; and recommending that:

- (1) Council for the City of Toronto state its intention to designate the property known as 581 Scarlett Road (The Canning House), under Part IV of the Ontario Heritage Act (R.S.O. 1990) for architectural and historical reasons;
- (2) the Long and Short Statements of Reasons for Designation constitute the Reasons for Designation and be included in the designating by-law; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

16. STOFFEL GARDEN ALLOTMENT (WARD 2 – ETOBICOKE NORTH).

Commissioner, Economic Development, Culture and Tourism
(January 23, 2001)

Providing an update regarding the implications of the expiration of the Licence Agreement with the Hydro One Networks Inc., as it applies to the Stoffel Drive Garden Allotment; and recommending that:

- (1) further to the correspondence from Hydro One, dated November 14, 2000, Attachment No. 1 to this report, staff prepare the Stoffel Drive location for the garden allotment program for the 2001 growing season;
- (2) staff continue negotiations with Hydro One to locate a satisfactory alternative site for 2002;
- (3) staff to seek an alternative funding source to cover the re-location costs; and
- (4) a subsequent report be submitted in 2001, once a new location and tentative agreement has been reached.

17. SALE OF SURPLUS CITY-OWNED VACANT LAND: WEST END OF SPRINGWOOD DRIVE (WARD 2 – ETOBICOKE NORTH).

Commissioner of Corporate Services
(January 31, 2001)

Recommending that:

- (1) the Offer to Purchase from G.T.G. Industries Ltd. (in Trust) to purchase the parcel of vacant land at the west end of Springwood Drive, being Part of Lots 6, 7 and 8, Plan 3565, also designated as Part 6 on Plan 64R-9397, City of Toronto, in the amount of \$140,000.00, be accepted on the terms outlined in the body of this report, and that either one of the Commissioner of Corporate Services or the Director of Real Estate Services be authorized to accept the Offer on behalf of the City;
- (2) authority be granted to direct a portion of the sale proceeds on closing to fund the outstanding balance of Costing Unit No. CA0796;
- (3) the City Solicitor be authorized to complete the transaction on behalf of the City, including payment of any necessary expenses and amending the closing date to such earlier or later date as he considers reasonable; and
- (4) appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

18. DESIGNATION OF FIRE ROUTES.

City Clerk
(January 25, 2001)

Recommending that:

- (1) the final designation of a Fire Route under Chapter 134 of the Etobicoke Municipal Code be approved at 1983 Kipling Avenue; and
- (2) the appropriate by-law be enacted by City Council.

**19. PRELIMINARY REPORT – APPLICATION TO AMEND THE
ETOBICOKE ZONING CODE; SKY TOP DEVELOPMENTS LTD.
1276 ISLINGTON AVENUE; FILE No. TA ZBA 20000001
(WARD 5 – ETOBICOKE-LAKESHORE).**

Director, Community Planning, West District
(January 24, 2001)

Providing preliminary information on an application by Sky Top Developments Ltd., to amend the Etobicoke Zoning Code to permit the construction of an 11-storey, 101-unit condominium apartment building at 1276 Islington Avenue, located on the south portion of an existing site containing an apartment building, where the parking for the current building is provided; and recommending that:

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

**20. STATUS REPORT – APPLICATIONS FOR AMENDMENT TO THE
ETOBICOKE OFFICIAL PLAN AND ZONING CODE
IRWIN TOY LIMITED (FIRST PROFESSIONAL MANAGEMENT INC.)
165 NORTH QUEEN STREET; FILE No. CMB20000007
(WARD 5 – ETOBICOKE-LAKESHORE).**

Director, Community Planning, West District
(January 24, 2001)

Providing the status on applications by First Professional Management Inc. to amend the Etobicoke Official Plan and Zoning Code, which have been appealed to the Ontario Municipal Board; and recommending that:

- (1) City staff attend the Ontario Municipal Board (OMB) pre-hearing to advise the OMB that it is premature to set a Board hearing date until such time as the applicant has submitted additional information and City staff have completed their review of the application; and
- (2) the OMB be requested to set a second pre-hearing date, if required.

21. VARIANCES TO THE ETOBICOKE SIGN BY-LAW: MEETING OF THE ETOBICOKE SIGN VARIANCE ADVISORY COMMITTEE OF JANUARY 16, 2001.

City Clerk, Etobicoke Sign Variance Advisory Committee
(January 16, 2001)

Submitting, for information, the decisions of the Etobicoke Sign Variance Advisory Committee from its meeting held on January 16, 2001, respecting the following applications for variance to the Etobicoke Sign By-law:

- (i) Raceway Chrysler – 150 Rexdale Boulevard (Ward 1 – Etobicoke North);
- (ii) Leggat Chev Olds – 360 Rexdale Boulevard (Ward 2 – Etobicoke North);
- (iii) 401 Mini-Indy – 37A Stoffel Road (Ward 2 – Etobicoke North); and
- (iv) SNC-Lavalin – 304 The East Mall (Ward 5 – Etobicoke-Lakeshore).

22. APPEAL OF THE DECISION OF THE ETOBICOKE SIGN VARIANCE ADVISORY COMMITTEE OF NOVEMBER 14, 2000 – 959 ALBION ROAD. (WARD 1 – ETOBICOKE NORTH)

Mr. Lucas Obi
Call Cash Centre
(January 23, 2001)

Appealing the decision of the Etobicoke Sign Variance Advisory Committee on November 14, 2000, to refuse the sign variance at 959 Albion Road.

22(a). City Clerk, Etobicoke Sign Variance Advisory Committee
(February 5, 2001)

Advising that the Etobicoke Sign Variance Advisory Committee at its meeting held on November 14, 2000, refused the application by Mr. Gerald Fisher, Cash Centre, for a sign variance to permit a wall sign at the second floor level at 959 Albion Road, for the reasons outlined in the report dated October 2, 2000, from Mr. John Brabant, Manager, Plan Review, Building Division, Urban Development Services.