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

**Date of Meeting:** Wednesday, May 16, 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

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

**CONFIRMATION OF MINUTES.**

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

- 10:00 a.m.**      **Respecting Item No. 23 – *Deputation Item***  
Albion Boys and Girls Club – Albion Neighbourhood Services
- Ms. Linda Hunter, Albion Neighbourhood Services
- 10:15 a.m.**      **Respecting Item No. 1 – *Deputation Item***  
Installation of Traffic Control Signals: Burnhamthorpe Road  
and Old Burnhamthorpe Road (Ward 3 – Etobicoke Centre)
- Ms. Quita Stuart, Etobicoke
- 7:00 p.m.**      **Respecting Item No. 12 – *Public Hearing***  
Final Report - Application to Amend the Etobicoke Zoning Code  
and Site Plan Control; Stone Manor Developments (Evans) Limited  
619 Evans Avenue; File No. CMB 20000015  
(Ward 6 – Etobicoke-Lakeshore)

**7:15 p.m.**      **Respecting Item No. 13 – *Public Hearing***  
 .      Final Report - Application to Amend the Etobicoke Official Plan  
 and Zoning Code; Imperial Oil Limited, 1558 Kipling Avenue  
File No. TA CMB 20010004 (Ward 4 – Etobicoke Centre)

**7:30 p.m.**      **Respecting Item No. 8 – *Deputation Item***  
Traffic Calming Policy (All Wards)

## COMMUNICATIONS/REPORTS.

### 1.      **INSTALLATION OF TRAFFIC CONTROL SIGNALS: BURNHAMTHORPE ROAD AND OLD BURNHAMTHORPE ROAD (WARD 3 – ETOBICOKE CENTRE).**

<i>DEPUTATION ITEM – 10:15 a.m.</i>
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Director, Transportation Services, District 2  
 (April 10, 2001)

Respecting a request from Councillor Doug Holyday, Ward 3 – Etobicoke Centre, regarding the removal of the pedestrian crossover (PXO) on Burnhamthorpe Road approximately 190 metres east of Mill Road and the relocation of the adjacent TTC bus stop/loop to Mill Road, to address pedestrian safety concerns and to minimize the number of pedestrians traversing the apartment/condominium property; advising that the installation of traffic control signals will benefit all roadway users in the area, as well as provide convenient and safe access for pedestrians; and recommending that:

- (1) traffic control signals be installed at the intersection of Burnhamthorpe Road and Old Burnhamthorpe Road;
- (2) coincident with the installation of traffic control signals, the existing pedestrian crossover (PXO), located approximately 190 metres east of Mill Road be removed;
- (3) coincident with the installation of traffic control signals and the removal of the PXO, the westbound bus stop located at the PXO, and within the TTC bus loop, be relocated to the intersection of Burnhamthorpe Road and Old Burnhamthorpe Road; and
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of any bills that may be required.

**1(a).** Communication addressed to Councillor Doug Holyday  
from Ms. Quita M. Stuart, Etobicoke

Submitting comments in strong opposition to the proposed installation of traffic control signals and the placement of a bus stop.

**2. INTRODUCTION OF ON-STREET PARKING PERMITS:  
SIMPSON AVENUE (WARD 6 – ETOBICOKE-LAKESHORE).**

Director, Transportation Services, District 2  
(April 24, 2001)

Respecting a request in October 2000 from residents of Simpson Avenue, between Royal York Road and Ourland Avenue, for on-street parking permits; advising that the on-street parking permit program provides an alternative source of parking for residents who cannot provide adequate vehicle parking on their property; and recommending that:

- (1) on-street parking permits be introduced on the south side of Simpson Avenue, from a point 36.5 metres west of Royal York Road, to St. George Street, effective between the hours of 12:00 a.m. and 6:00 a.m., seven days a week; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

**3. INTRODUCTION OF PARKING PROHIBITION: DUMBARTON ROAD  
(WARD 5 – ETOBICOKE-LAKESHORE).**

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

Respecting a request from an area resident for a parking prohibition to address the occurrence of long-term parking of vehicles driven by students attending Bishop Allen Academy High School; and recommending that:

- (1) parking be prohibited, “8:00 a.m. to 5:00 p.m., Monday to Friday” on both sides of Dumbarton Road, between Coney Road and Badger Drive; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

**4. AMENDMENT TO PARKING PROHIBITION: 60 RICHVIEW ROAD  
(WARD 4 – ETOBICOKE CENTRE).**

Director, Transportation Services, District 2  
(April 9, 2001)

Respecting a request from the Ukrainian Canada Care Centre to rescind the no-parking prohibition immediately in front of their facility at 60 Richview Road, to permit additional parking for special events; and recommending that:

- (1) the existing by-law prohibiting parking on the north side of Richview Road between a point 910.0 metres west of Scarlett Road and the west limit of the road, be rescinded;
- (2) parking be prohibited anytime on the north side of Richview Road, between a point 390.0 metres west of Scarlett Road and a point 93.0 metres west thereof;
- (3) parking be prohibited anytime on the north side of Richview Road, between a point 557.0 metres west of Scarlett Road and the west limit of the road; 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.

**5. EXTENSION OF SCHOOL BUS LOADING ZONE: CLOVERHILL ROAD  
(WARD 5 – ETOBICOKE-LAKESHORE).**

Director, Transportation Services, District 2  
(April 9, 2001)

Respecting a request from the Principal of Etienne Brule Junior School for the extension of the existing school bus loading zone on Cloverhill Road; advising that implementation of the proposed extension will result in a safer environment for the students and provide better traffic management on the street; and recommending that:

- (1) the current by-law associated with the school bus loading zone on the east side of Cloverhill Road, between a point 37.0 metres south of Kinsdale Boulevard and a point 27.0 metres south thereof, be rescinded;
- (2) the current by-law prohibiting parking, 8:00 a.m. to 5:00 p.m., Monday to Friday, on both sides of Cloverhill Road, between Kinsdale Boulevard and a point 103.5 metres south thereof, be rescinded;

- (3) the current by-law prohibiting parking anytime, on both sides of Cloverhill Road between Heatherdale Road and a point 72.5 metres south thereof, be rescinded;
- (4) a school bus loading zone be implemented on the east side of Cloverhill Road, between a point 37.0 metres south of Kinsdale Boulevard and a point 47.0 metres south thereof;
- (5) parking be prohibited anytime, on the east side of Cloverhill Road, between Kinsdale Boulevard and a point 37.0 metres south thereof;
- (6) parking be prohibited anytime, on the east of Cloverhill Road, between a point 84.0 metres south of Kinsdale Boulevard and a point 19.5 metres south thereof;
- (7) parking be prohibited on the west side of Cloverhill Road, between Heatherdale Road and a point 59.5 metres south thereof; 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.

**6. PAYMENT-IN-LIEU OF PARKING: 1022780 ONTARIO LIMITED  
3555 LAKE SHORE BOULEVARD WEST  
(WARD 6 – ETOBICOKE-LAKESHORE).**

Director, Transportation Services, District 2  
(April 24, 2001)

Recommending that:

- (1) Council exempt the applicant (1022780 Ontario Ltd., 3555 Lake Shore Boulevard West) from the Etobicoke Zoning Code parking requirement of five stalls;
- (2) the applicant enter into an Agreement with the City of Toronto for the payment-in-lieu of five parking stalls, which in this case amounts to \$10,000.00; 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.

**7. DRAFT BY-LAW TO STOP UP AND CLOSE THE STUB-END OF THE PUBLIC HIGHWAY PERRY CRESCENT AND TO AUTHORIZE THE SALE THEREOF (WARD 4 – ETOBICOKE CENTRE).**

City Solicitor

Submitting, for approval, a draft by-law to stop-up and close the stub-end of the public highway Perry Crescent and to authorize the sale thereof. (Authority: Clause No. 15 of Report No. 1 of The West Community Council, headed “Sale of the Stub-End of Perry Crescent and Surplus Lands; Declaration of the One Foot Reserve at the South End of Perry Avenue (Ward 4 – Etobicoke Centre)”, which was adopted, without amendment, by City of Toronto Council on January 30, 31 and February 1, 2001.)

**8. TRAFFIC CALMING POLICY (ALL WARDS).**

<i><b>DEPUTATION ITEM – 7:30 p.m.</b></i>
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City Clerk, Works Committee  
(March 28, 2001)

Advising that the Works Committee on March 28, 2001, adopted the report dated March 8, 2001, from the Commissioner of Works and Emergency Services respecting a harmonized traffic calming policy for the City of Toronto, wherein it recommended that:

- (1) the report be forwarded to all Community Councils for consideration, and that their comments on the proposed traffic calming policy be submitted to the Works Committee for consideration at its June 6, 2001 meeting;
- (2) the report be distributed to any interested residents and parties, including neighbourhood and business improvement associations in Toronto, as well as citizen advisory committees and advocate groups for transportation modes, such as the City’s cycling and pedestrian committees, for comment; neighbourhood associations and business improvement associations are encouraged to provide comments to their respective Community Councils, while broad interest groups are encouraged to submit comments directly to the Works Committee;
- (3) the Commissioner of Works and Emergency Services develop a system of prioritization of requests whereby equity is applied across Community Council areas and also the setting of a maximum number of studies or reviews per year based on budget allocation for this activity, the report on this system to be included for approval at the meeting of the Committee on June 6, 2001;

- (4) the Commissioner of Works and Emergency Services further report to the Committee for its meeting on June 6, 2001, on appropriate traffic calming measures that ensure pedestrian safety on streets, found mostly in suburban areas, that do not have sidewalks or where there may be natural drainage in the form of swales or ditches; and
- (5) staff presentations be made to the Community Councils when this matter is considered.

***(PLEASE NOTE THAT THE APPENDICES REFERRED TO IN THE AFOREMENTIONED REPORT HAVE BEEN DISTRIBUTED TO MEMBERS OF THE WEST COMMUNITY COUNCIL AND SELECTED OFFICIALS ONLY AND A COPY THEREOF IS ON FILE IN THE CITY CLERK'S DIVISION, ETOBICOKE CIVIC CENTRE.)***

**9. VARIANCES TO THE ETOBICOKE SIGN BY-LAW.**

City Clerk, Etobicoke Sign Variance Advisory Committee  
(April 11, 2001)

Submitting, for information, the decisions of the Etobicoke Sign Variance Advisory Committee from its meeting held on April 10, 2001, respecting the following applications for variance to the Etobicoke Sign By-law:

- (1) Dean's 1-Hour Photo – 2665 Islington Avenue (Ward 1 – Etobicoke North);
- (2) 1413777 Ontario Inc. (Dollar Rent A Car) – 5324 Dundas Street West (Ward 5 - Etobicoke-Lakeshore); and
- (3) Fox and Fiddle Restaurant (Ward 6 – Etobicoke-Lakeshore).

**10. ONTARIO MUNICIPAL BOARD HEARING: OUTLOOK INVESTMENTS AND DEVELOPMENT LIMITED, 5055 DUNDAS STREET WEST (FORMER MICHAEL POWER HIGH SCHOOL SITE) (WARD 5 – ETOBICOKE-LAKESHORE).**

City Solicitor  
(April 6, 2001)

Respecting the actions of the Ontario Municipal Board regarding an appeal by Outlook Investments and Development Limited (Outlook) to permit a development containing 1,275 dwelling units on the former Michael Power High School site at 5055 Dundas Street West, advising that the OMB approved the Official Plan and Zoning amendments supported by the City; that following the submission of revised site plans for

the first phase (Phase I) that were satisfactory to the Director, Community Planning, West District, the OMB by Decision/Order issued September 20, 2000, approved the Phase I site plan; that the Section 37 Agreement required to secure the development conditions set out in the January 11, 2000 and January 20, 2000 reports of the Commissioner of Urban Development Services, and the Phase I Site Plan Agreement were each registered on March 27, 2001; further advising that construction of Phase I may now commence in accordance with those agreements; that Outlook has withdrawn its site plan appeal for Phase II, and that prior to the development of Phase II, the owner will be required to submit a site plan application that is consistent with the approved settlement; and recommending that the report be received for information.

**11. STATUS OF OUTSTANDING MATTERS: 1276 ISLINGTON AVENUE (WARD 5 – ETOBICOKE-LAKESHORE).**

District Manger  
Municipal Licensing and Standards, West District  
 (March 21, 2001)

Advising, in response to a request for information by the West Community Council on February 14, 2001, that there are no complaints or outstanding work orders against 1276 Islington Avenue; that a notice pursuant to the City's Property Standards By-law was issued directing that certain repairs be made throughout the building, the nature of which are considered routine maintenance for a 37-year old apartment building; that a notice was also issued on March 14, 2001, directing that debris found on the grounds of the property be cleaned up; and recommending that the report be received for information.

**12. FINAL REPORT - APPLICATION TO AMEND THE ETOBICOKE ZONING CODE AND SITE PLAN CONTROL; STONE MANOR DEVELOPMENTS (EVANS) LIMITED, 619 EVANS AVENUE; FILE No. CMB 20000015 (WARD 6 – ETOBICOKE-LAKESHORE).**

<i><b>PUBLIC HEARING – 7:00 p.m.</b></i>
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Director, Community Planning, West District  
 (April 23, 2001)

Respecting an application by Stone Manor Developments (Evans) Limited for an amendment to the Etobicoke Zoning Code and Site Plan Control, to permit the development of 37 residential dwelling units comprised of 36 townhouses and one single-family dwelling unit on lands known municipally as 619 Evans Avenue, located at the south-west corner of Browns Line and Evans Avenue; and recommending that the application be approved subject to a Public Meeting of the West Community Council to obtain the views of interested parties, and the conditions outlined in the report.



- 13. FINAL REPORT - APPLICATION TO AMEND THE ETOBICOKE OFFICIAL PLAN AND ZONING CODE; IMPERIAL OIL LIMITED 1558 KIPLING AVENUE; FILE No. TA CMB 20010004 (WARD 4 – ETOBICOKE CENTRE).**

<i>PUBLIC HEARING – 7:15 p.m.</i>
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Director, Community Planning, West District  
(April 18, 2001)

Respecting an application by Imperial Oil Limited for an amendment to the Etobicoke Official Plan from Residential Low Density to Residential Medium Density, and to the Etobicoke Zoning Code from Limited Commercial (CL) to Group Area Fourth Density Residential (R4G) to permit a 14-unit townhouse development on lands known municipally as 1558 Kipling Avenue, with ten of the units fronting onto Kipling Avenue and four units fronting onto Clement Road; and recommending that the application be approved subject to a Public Meeting of the West Community Council to obtain the views of interested parties, and the conditions outlined in the report.

- 14. APPLICATION FOR EXEMPTION FROM PART-LOT CONTROL STONE MANOR DEVELOPMENTS (MANITOBA) LIMITED 134 AND 136 MANITOBA STREET; 527 AND 535 OXFORD STREET FILE No. PLC20000004 (WARD 6 – ETOBICOKE-LAKESHORE).**

Director, Community Planning, West District  
(April 26, 2001)

Respecting an application by Stone Manor Developments (Manitoba) Limited, to lift Part-Lot Control for a portion of a townhouse development, containing nine townhouse dwelling units fronting onto Manitoba Street, on lands known municipally as 134 and 136 Manitoba Street and 527 and 535 Oxford Street; and recommending that a Part-Lot exemption by-law, with respect to the subject lands, be prepared to the satisfaction of the City Solicitor, and that such by-law shall expire one year after it has been enacted.

**15. STATUS OF APPLICATION TO LIFT THE HOLDING PROVISIONS FROM ETOBICOKE BY-LAW No. 1994-149 MONARCH CONSTRUCTION LIMITED AND WATERVIEW CORPORATION, 2115-2139 LAKE SHORE BOULEVARD WEST FILE No. CMB 20000011 (WARD 6 – ETOBICOKE-LAKESHORE).**

Director, Community Planning, West District  
(April 27, 2001)

Respecting Clause No. 41 contained in Report No. 11 of The Etobicoke Community Council, headed “Final Report – Application to Lift the Holding (H) Provisions from Etobicoke By-law No. 1994-149 and for Site Plan Approval; Monarch Construction Limited and Waterview Corporation, 2115-2139 Lake Shore Boulevard West; File No. CMB20000011 (Lakeshore-Queensway)”, which was adopted by the Council of the City of Toronto at its regular meeting held on October 3, 4 and 5, 2000, and its Special Meetings held on October 6, 2000, October 10 and 11, 2000, and October 12, 2000; responding to a request that staff of Community Development, West District, and the Legal Division meet with the Ward Councillor to explain how the conditions for removal of the holding designation will be met prior to the lifting of the Holding (H) provisions; and a further request for a report to City Council including a discussion of how school contributions are to be met for this development; and recommending that the report, including the draft by-law appended to the report with respect to the lifting of the Holding symbol for Phase 1A for a maximum of 350 units, be received for information.

**16. PRELIMINARY REPORT – APPLICATION TO AMEND THE ETOBICOKE ZONING CODE; PRINCESS GARDENS MANAGEMENT 1137 – 1141 ROYAL YORK COURT; FILE No. TA ZBA 20010002 (WARD 4 – ETOBICOKE CENTRE).**

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

Providing preliminary information on an application by Princess Gardens Management to amend the Etobicoke Zoning Code to permit the construction of a terraced, 10 to 12-storey, 224-unit rental apartment building fronting onto Royal York Road with access from Royal Court Drive, located on the west side of Royal York Road, north of Dundas Street West and is accessed by a municipal street named Royal York Crescent; 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.

**17. PRELIMINARY REPORT – APPLICATION TO AMEND  
THE ETOBICOKE OFFICIAL PLAN AND ZONING CODE  
1463291 ONTARIO LIMITED, 232-240 BERRY ROAD  
FILE No. TA ZBA 20010003 (WARD 5 – ETOBICOKE-LAKESHORE).**

Director, Community Planning, West District  
(April 23, 2001)

Providing preliminary information on an application by 1463291 Ontario Limited to amend the Etobicoke Official Plan designation and to rezone the site from CN (Neighbourhood Commercial Zone) to Group Area R4G Fourth Density Residential Zone to permit the development of 18 townhouse units in place of the existing retail strip mall, on lands known municipally as 232-240 Berry Road, located at the north-east corner of Berry Road and Prince Edward Drive; 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.

**18. PRELIMINARY REPORT – APPLICATION TO AMEND  
THE ETOBICOKE OFFICIAL PLAN AND ZONING CODE  
1442923 ONTARIO INC., LANDS SOUTH OF DUNDAS STREET WEST  
AND WEST OF KIPLING AVENUE; FILE No. Z-2254 (REVISED)  
(WARD 5 – ETOBICOKE-LAKESHORE).**

Director, Community Planning, West District  
(April 25, 2001)

Providing preliminary information on an application by 1442923 Ontario Inc. to redesignate a total of 2.20 hectares (5.44 acres) from Commercial-Office to High Density Residential on lands south of Dundas Street West and west of Kipling Avenue; advising that combined with the 0.45 hectares (1.11 acres) already designated High Density Residential, the proposal would provide for a total of 1,469 units located in five separate buildings; and recommending that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor at such time that staff are in receipt of a revised plan addressing the concerns outlined in this report;
- (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.

**19. PRELIMINARY REPORT – APPLICATION TO AMEND  
THE ETOBICOKE OFFICIAL PLAN AND ZONING CODE  
WITTINGTON PROPERTIES LIMITED  
7, 9 AND 11 BURNHAMTHORPE CRESCENT  
FILE No. TA CMB 20010005 (WARD 5 – ETOBICOKE-LAKESHORE).**

Director, Community Planning, West District  
(April 27, 2001)

Providing preliminary information on an application by Wittington Properties Limited to amend the Etobicoke Official Plan and Zoning Code to permit the construction of a five to eight-storey, 119-unit apartment building on the properties at 7, 9 and 11 Burnhamthorpe Crescent; 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. PRELIMINARY REPORT – APPLICATION TO AMEND  
THE ETOBICOKE ZONING CODE; 1464171 ONTARIO INC.  
300 EVANS AVENUE; FILE No. TA ZBA 20010005  
(WARD 6 – ETOBICOKE-LAKESHORE).**

Director, Community Planning, West District  
(April 25, 2001)

Providing preliminary information on an application by 1464171 Ontario Inc. to amend the Etobicoke Official Plan and Zoning Code to permit the construction of 13 separate units for use as a self-storage development with one caretaker unit located at the north-west corner of Evans Avenue and Horner Avenue; and recommending that:

- (1) staff be directed that in lieu of the community consultation meeting, a communication brief, advising of the rezoning application, be sent out to land/business owners within 120 metres of the subject site; and
- (2) notice for the Public Meeting under the Planning Act be given according to the Regulations under the Planning Act.

**21. PRELIMINARY REPORT – APPLICATION TO AMEND  
THE ETOBICOKE OFFICIAL PLAN AND ZONING CODE  
AUKLAND DEVELOPMENTS INC., 3 AUKLAND ROAD  
FILE No. TA CMB 20010006 (WARD 6 – ETOBICOKE-LAKESHORE).**

Director, Community Planning, West District  
(April 25, 2001)

Providing preliminary information on an application by Auckland Developments Inc. to amend the Etobicoke Official Plan and Zoning Code to permit the construction of a 12-storey condominium apartment building containing 52 units, located on the east side of Auckland Road south of Dundas Street; and recommending that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor at such time that staff are in receipt of a revised plan addressing the concerns outlined in this report;
- (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.

**22. REQUEST FOR ENDORSEMENT OF SIDEWALK SUMMER FEST.**

Mr. Mario Mannello  
for the Kingsway Business Improvement Area  
(Undated)

Providing details of the Kingsway Business Area Sidewalk Summer Fest to be held on a section of Brentwood Road on Saturday, June 16, 2001; and requesting endorsement of this community festival.

**23. ALBION BOYS AND GIRLS CLUB - ALBION NEIGHBOURHOOD SERVICES.**

Ms. Linda Hunter  
Albion Neighbourhood Services  
(April 30, 2001)

Advising that she looks forward to bringing the Members of the West Community Council up-to-date on the activities of the Albion Boys and Girls Club at the meeting on May 16, 2001.