
**WEST COMMUNITY COUNCIL
AGENDA
MEETING No. 6**

Date of Meeting: Wednesday, June 13, 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/DEPUTATION ITEMS
(AN UPDATED LIST WILL BE DISTRIBUTED AT THE MEETING):**

10:00 a.m. OR AS SOON AS POSSIBLE THEREAFTER:

Respecting Item No. 11 – *Public Hearing*

Final Report - Application to Amend the Etobicoke Official Plan
Reno-Depot Inc., 1608 The Queensway – File No. CMB20010001
(Ward 5 - Etobicoke-Lakeshore)

and

Respecting Item No. 5 – *Public Hearing*

Draft By-law to Stop Up and Close Portions of Beaverdale Road
and Brussels Street and Authorization of the Sale
(Ward 5 – Etobicoke-Lakeshore)

7:00 p.m. OR AS SOON AS POSSIBLE THEREAFTER:

Respecting Item No. 12 – *Public Hearing*

Final Report - Application to amend the Etobicoke Zoning Code
Arcadia Queensway Development Inc.
964 The Queensway – File No. CMB20000010
(Ward 6 - Etobicoke–Lakeshore)

and

Respecting Item No. 17 – *Deputation Item*

Proposed Kingsway Park Heritage Conservation District

7:15 p.m. OR AS SOON AS POSSIBLE THEREAFTER:

Respecting Item No. 13 – *Public Hearing*

Final Report – Application for Zoning Code Amendment
Zanini Developments Inc., 2-4 Sand Beach Road
File No. Z-2179 (Ward 6 - Etobicoke–Lakeshore)

7:30 p.m. OR AS SOON AS POSSIBLE THEREAFTER:

Respecting Item No. 14 – *Deputation Item*

Application for Site Plan Control
Zanini Developments Inc.; 1 Beaverdale Road
File No. SPC20000033 (Ward 5 - Etobicoke-Lakeshore).

COMMUNICATIONS/REPORTS.

**1. INTRODUCTION OF PARKING PROHIBITIONS: GUIDED COURT
(WARD 1 – ETOBICOKE NORTH).**

Director, Transportation Services, District 2
(May 25, 2001)

Respecting a request from a business to prohibit parking on Guided Court because of excessive and long-term parking of heavy trucks restricting the sight lines of drivers exiting the driveways of the various businesses on that roadway; and recommending that:

- (1) parking be prohibited anytime on the north side of Guided Court between the east and west limits of the road;

- (2) parking be prohibited anytime on the south side of Guided Court between Leading Road and the west limit of the road; 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.

**2. INTRODUCTION OF PARKING PROHIBITION: LEADING ROAD
(WARD 1 – ETOBICOKE NORTH).**

Director, Transportation Services, District 2
(May 25, 2001)

Respecting a request from Clark, Kennedy Co. Limited to prohibit parking on both sides of Leading Road because of the excessive and long-term parking of heavy trucks, which obstruct the sight lines of drivers exiting the driveways of the area businesses and restrict the manoeuverability of other trucks servicing these businesses; and recommending that:

- (1) parking be prohibited anytime on both sides of Leading Road between Royalcrest Road and Guided Court; 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. PAYMENT-IN-LIEU OF PARKING
FRANK ROMANO AND ANTONIETTA ROMANO
2938 BLOOR STREET WEST (WARD 5 – ETOBICOKE-LAKESHORE).**

Director, Transportation Services, District 2
(May 21, 2001)

Recommending that:

- (1) Council exempt the applicant (Frank Romano and Antonietta Romano, 2938 Bloor Street West) from the Etobicoke Zoning Code parking requirement of three stalls;
- (2) the applicant enter into an Agreement with the City of Toronto for the payment-in-lieu of three parking stalls, which in this case amounts to \$6,000.00; 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.

4. DESIGNATION OF 40 KM/H SPEED LIMIT ON ROADWAYS SOUTH OF DUNDAS STREET WEST BETWEEN MONTGOMERY ROAD AND THE CANADIAN PACIFIC RAILWAY RIGHT-OF-WAY (WARD 4 – ETOBICOKE CENTRE).

Director, Transportation Services, District 2
(May 29, 2001)

Responding to a request from Councillor Gloria Lindsay Luby for a reduction in the legal speed limit from 50 km/h to 40 km/h on the streets outlined in the recommendation; advising that the subject roadways meet the warrants for the installation of 40km/h speed limits; and recommending that:

- (1) Allanbrooke Drive, Cedarcrest Drive, Donnybrook Lane, Elmview Court, Loyalist Road, Oak Hampton Boulevard, Old Oak Drive and Old Oak Road be designated with a 40 km/h maximum speed limit; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required

5. DRAFT BY-LAW TO STOP UP AND CLOSE PORTIONS OF BEAVERDALE ROAD AND BRUSSELS STREET AND AUTHORIZATION OF THE SALE (WARD 5 – ETOBICOKE-LAKESHORE).

<i>PUBLIC HEARING – 10:00 a.m. or as soon as possible thereafter</i>

City Solicitor

Submitting, for approval, a draft by-law to stop-up and close portions of Beaverdale Road and Brussels Street and to authorize the sale thereof. (Authority: Clause No. 16 of Report No. 3 of The West Community Council, headed “Declaration of Surplus Lands and Proposed Closure and Sale of Portions of Beaverdale Road and Brussels Street to Zanini Developments Inc. (Ward 5 - Etobicoke-Lakeshore)”, which was adopted without amendment, by the City of Toronto Council at its regular meeting held on April 23, 24, 25, 26 and 27, 2001 and its special meeting held on April 30, 2001 and May 1 and 2, 2001.)

6. ACCOMMODATION OF PLAQUES/MEMORIAL MARKERS IN ISLINGTON PIONEER CEMETERY AND POTENTIAL DESIGNATION UNDER THE ONTARIO HERITAGE ACT (WARD 5 – ETOBICOKE-LAKESHORE).

Commissioner, Economic Development, Culture and Tourism
(May 17, 2001)

Respecting the two requests received to inter ashes in the Islington Pioneer Cemetery and to erect plaques or memorial stones; responding to a request by City Council from its meeting on April 24, 25 and 26, 2001, for information regarding the accommodation additional plaques or memorial markers in Islington Pioneer Cemetery and to a request from the West Community Council on April 4, 2001, for a report on the potential designation of the cemetery under the Ontario Heritage Act [Clause No. 11 of Report No. 3 of The West Community Council]; advising that the scattering of ashes and the erection of a small plaque or memorial stone would not adversely affect the heritage integrity of the cemetery; that the Islington Pioneer Cemetery is not identified as a heritage property or included on the City of Toronto Inventory of Heritage Properties; that the matter of designation under the Ontario Heritage Act should be referred to the Toronto Preservation Board for its consideration and advisement; and recommending that the report be received for information.

IN CAMERA - In accordance with the Municipal Act, a motion is required for the West Community Council to meet privately to consider the following item, and the reason must be stated:

7. APPOINTMENTS TO THE COMMITTEE OF ADJUSTMENT.

City Clerk, Nominating Committee
(May 28, 2001)

Confidential communication forwarding the recommendation of the Nominating Committee from its meeting held on May 9, 14 and 22, 2001, respecting the appointment of citizens to the Committee of Adjustment West Panel for a term of office expiring November 30, 2003, and until their successors are appointed, having regard that the subject matter involves personal matters about identifiable individuals.

(PLEASE NOTE THAT THE AFOREMENTIONED CONFIDENTIAL COMMUNICATION HAS BEEN FORWARDED TO MEMBERS OF COUNCIL AND SELECTED OFFICIALS ONLY.)

7(a). City Clerk, Nominating Committee
(May 28, 2001)

Advising that the Nominating Committee on May 9, 14, and 22, 2001, amongst other things, recommended to West Community Council, for nomination to City Council, the appointment of citizens to the Committee of Adjustment West Panel for a term of office expiring November 30, 2003, and until their successors are appointed, as listed in the foregoing confidential communication dated May 28, 2001, from the City Clerk.

8. RESIDENTIAL ON-STREET PERMIT PARKING BY-LAW (ALL WARDS).

City Clerk, Works Committee
(May 9, 2001)

Advising that the Works Committee on May 9, 2001, directed that the report (April 19, 2001) from the Commissioner of Works and Emergency Services, headed “Residential On-Street Permit Parking By-law”, be forwarded to all Community Councils for comment on the proposed by law to the Works Committee for its meeting on July 4, 2001.

9. REQUESTS FOR VARIANCES FROM CHAPTER 215, SIGNS, OF THE FORMER CITY OF ETOBICOKE MUNICIPAL CODE.

City Clerk, Etobicoke Sign Variance Advisory Committee
(May 22, 2001)

Submitting, for approval, the recommendations of the Etobicoke Sign Variance Advisory Committee from its meeting held on May 8, 2001, regarding applications for variance from Chapter 215, Signs, former City of Etobicoke Municipal Code; and recommending that:

- (a) the report (April 26, 2001) from Mr. Sait Toprak, Manager, Plan Review, Building Division, West District, regarding The Toronto Wholesale Food Produce Association, 165 The Queensway (Ward 5 – Etobicoke-Lakeshore), be adopted, subject to adding thereto the following new Recommendation No. (5): “the sign along The Queensway be located 90 metres from the guardhouse.”;
- (b) the report (April 27, 2001) from Mr. Tamer Mikhail, Senior Plan Examiner, Building Division, West District, regarding 13803190 Ontario Limited (Division of O.J.S. & Associates Limited), 5481 Dundas Street West (Ward 5 – Etobicoke-Lakeshore), be adopted, subject to striking out the Recommendation and inserting in lieu thereof the following:

“that the sign variance be approved as the application does comply with the distance requirements between sites within other former municipalities of the City of Toronto.”;

- (c) the report (April 26, 2001) from Mr. Sait Toprak, Manager, Plan Review, Building Division, West District, regarding IKEA Property Ltd., 1475 The Queensway (Ward 5 – Etobicoke-Lakeshore), be adopted, subject to striking out Recommendations Nos. (1) and (2) and inserting in lieu thereof, the following:

“that approval be given for sign variances for ground signs, the signs with display areas larger than 1.5 square metres and side wall signs with display areas larger than 4 square metres, as outlined in the report;”;

- (d) the report (April 27, 2001) from Ms. Rose Borg, Senior Plan Examiner, Building Division, West District, regarding Pizza Hut, 636 Dixon Road (Ward 2 – Etobicoke North), be adopted;
- (e) the report (April 19, 2001) from Ms. Teecha van Leeuwen, Senior Plan Examiner, Building Division, West District, regarding United Retail Portfolio Inc., 1500 Royal York Road (Ward 4 – Etobicoke Centre) be adopted; and
- (f) the following Recommendations, as amended, contained in the report (April 27, 2001) from Mr. Tamer Mikhail, Senior Plan Examiner, Building Division, West District, regarding Mail Boxes Etc., 1230 The Queensway (Ward 5 – Etobicoke-Lakeshore), be adopted:
- (1) the one non-illuminated wall sign on the west elevation “Mail Boxes Etc.” be approved as proposed as per the measurements of the applicant and as the proposed sign will not have a residential impact;
 - (2) the additional sign box on the existing pylon sign be approved on condition that the sign be attached directly to the bottom of the existing sign;
 - (3) if approved, the applicant be advised to obtain the necessary permits and approvals from the Commissioner of Urban Development Services and the Commissioner of Works and Emergency Services; and
 - (4) if approved, and the license agreement between the Bank of Montreal and MBEC Communications Inc. is terminated before or on June 30, 2006, the Bank of Montreal agrees to restore the signs to the existing condition.

10. REQUEST FOR ENDORSEMENT OF THE TASTE OF THE KINGSWAY FESTIVAL FOR LIQUOR LICENSING PURPOSES.

Mr. Jason Price, Chair
Taste of the Kingsway Festival, Kingsway BIA
 (May 15, 2001)

Providing details of the Kingsway Business Improvement Area “Taste of the Kingsway Festival” to be held on September 7 and 8, 2001, for endorsement of this event as a Community Festival for liquor licensing purposes.

11. FINAL REPORT - APPLICATION TO AMEND THE ETOBICOKE OFFICIAL PLAN; RENO-DEPOT INC., 1608 THE QUEENSWAY FILE No. TA CMB20010001 (WARD 5 – ETOBICOKE-LAKESHORE).

PUBLIC HEARING – 10 00 a.m. or as soon as possible thereafter

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

Respecting an application by Reno-Depot Inc. to amend the Etobicoke Official Plan to permit a retail development containing two big box retail stores--The Building Box and Canadian Tire--as well as a Canadian Tire gas bar and car wash facilities, and three smaller retail buildings, on lands known municipally as 1608 The Queensway, located on the north side of The Queensway, and east of The East Mall; advising that the application to amend the Etobicoke Zoning Code is still under review by staff; and recommending that the application for an Official Plan amendment be approved, subject to the formal Public Meeting of Council to obtain the views of interested parties.

12. FINAL REPORT - APPLICATION TO AMEND THE ETOBICOKE ZONING CODE; ARCADIA QUEENSWAY DEVELOPMENT INC. 964 THE QUEENSWAY; FILE No. CMB20000010 (WARD 5 - ETOBICOKE-LAKESHORE).

PUBLIC HEARING – 7:00 p.m. or as soon as possible thereafter

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

Respecting an application by Arcadia Queensway Development Inc. to amend the Etobicoke Zoning Code to permit a 14-unit residential townhouse development on lands known municipally as 964 The Queensway, located at the north-east quadrant of The Queensway and Islington Avenue; and recommending that the application be approved subject to a Public Meeting of Council to obtain the views of interested parties, and the conditions outlined in the report.

13. FINAL REPORT – APPLICATION TO AMEND THE ETOBICOKE ZONING CODE; ZANINI DEVELOPMENTS INC. 2 AND 4 SAND BEACH ROAD, FILE No. Z-2179 (WARD 6 - ETOBICOKE-LAKESHORE)

PUBLIC HEARING – 7:15 p.m. or as soon as possible thereafter

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

Respecting an application by Zanini Developments Inc. to amend the Etobicoke Zoning Code to permit the development of eight townhouse dwelling units on lands known municipally as 2 and 4 Sand Beach Road, located between the west side of Sand Beach Road and the eastern end of Lakeshore Drive; and recommending that the application be approved subject to a Public Meeting of Council to obtain the views of interested parties, and the conditions outlined in the report.

14. APPLICATION FOR SITE PLAN CONTROL ZANINI DEVELOPMENTS INC., 1 BEAVERDALE ROAD FILE No. SPC20000033 (WARD 5 - ETOBICOKE-LAKESHORE).

DEPUTATION – 7:30 p.m. or as soon as possible thereafter

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

Respecting an application by Zanini Developments Inc. for Site Plan Control approval for a 41-unit townhouse development on lands known municipally as 1 Beaverdale Road, located in the south-east quadrant of The Queensway and Grand Avenue; advising that in September 2000 the Etobicoke Community Council directed that the Site Plan respecting the development be considered by Community Council and be the subject of a public deputation; and recommending that:

- (1) City Council approve Site Plan Control application SPC20000033, for the westerly portion of the site (Phase 1), including the conditions outlined in the report;
- (2) no further public consultation be required for the Site Plan Control application; and
- (3) the Director, Community Planning, West District, be directed to approve the remaining phase(s) of the Site Plan once all the requirements have been secured to the satisfaction of the City.

**15. APPLICATION TO REMOVE PART-LOT CONTROL
SALENA HOLDINGS INC., MARE CRESCENT
LOTS 2, 3, 4 AND 5, PLAN 66M-2338; FILE No. TA PLC20000001
(WARD 2 - ETOBICOKE NORTH).**

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

Respecting the re-enactment of a by-law to remove part-lot control on Lots 2, 3 4 and 5, Plan 66M-2338, Mare Crescent; advising that the lots subject to the application by Salena Holdings Inc. had part-lot control removed for a period of one year commencing on June 8, 2000 [By-law No. 331-200]; that the applicant has requested that part-lot control be removed for an additional period of one year to permit the completion of the sales transactions; and recommending that the application be approved and that a by-law be prepared for Council's consideration.

**16. PRELIMINARY REPORT – APPLICATIONS TO AMEND
THE ETOBICOKE OFFICIAL PLAN AND ZONING CODE
TORONTO DISTRICT SCHOOL BOARD, 2245 LAWRENCE AVENUE WEST
FILE No. TA CMB20010007 (WARD 2 - ETOBICOKE NORTH).**

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

Providing preliminary information on an application by Oakwood Retirement Communities Inc., on behalf of the Toronto District School Board, for an amendment to the Etobicoke Official Plan from Residential Low Density to Institutional and to the Etobicoke Zoning Code from Second Density Residential (R2) to Institutional (I), to permit the development of a retirement complex in the form of a 192 bed long-term care and 192 bed retirement home facility, as well as a 54 unit seniors apartment component on lands known municipally as 2245 Lawrence Avenue West, located on the south-east corner of Lawrence Avenue West and Westona Street; and recommending that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor, once the applicant has submitted revised plans that substantially address the issues raised to date;
- (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. PROPOSED KINGSWAY PARK HERITAGE CONSERVATION DISTRICT.*(DEFERRED FROM MEETING OF JULY 19, 2000)**DEPUTATION – 7:00 p.m. or as soon as possible thereafter*Director, Community Planning, West District
(July 4, 2000)

Respecting the proposed designation of the area known as Kingsway Park as a Heritage Conservation District under Part V of the Ontario Heritage Act; and recommending that Council:

- (1) approve a by-law designating Kingsway Park as a Heritage Conservation District substantially in accordance with the draft by-law appended to the report as Attachment No. 1;
 - (2) adopt the Kingsway Park Heritage Conservation District Plan appended to the report as Attachment No. 2; and
 - (3) by resolution, adopt the Kingsway Park Heritage Conservation District boundaries as shown on Map 1 of Attachment No. 1 and the Kingsway Park Heritage Conservation District Guidelines as contained in Attachment No. 3 to the report, as an appendix to the Etobicoke Official Plan to be used in the assessment of alterations and additions to the houses of Kingsway Park and in the construction of new houses.
- 17(a).** Communications from the following residents expressing various concerns regarding the proposed designation, and a copy of each is on file in the office of the City Clerk, Etobicoke Civic Centre:
- (i) (July 3, 2000) Mr. Peter R. Baker, Etobicoke;
 - (ii) (July 4, 2000) Don and Elyse Allan, Etobicoke;
 - (iii) (July 4, 2000) Mary Braun and Alex Norton, Etobicoke;
 - (iv) (July 5, 2000) Mr. Konrad Dowling, Etobicoke;
 - (v) (July 5, 2000) Mr. Paul P. Ginou, Etobicoke;
 - (vi) (July 10, 2000) Frank Dean and Katherine Challis-Dean, Etobicoke;
 - (vii) (July 13, 2000) Barbara and Gordon Bonn, Etobicoke;
 - (viii) (July 16, 2000) Mr. Thomas T. Robins, Etobicoke;
 - (ix) (July 16, 2000) Mr. Bob Hamilton, Etobicoke;
 - (x) (July 17, 2000) Ms. Christine Bigger, Etobicoke;
 - (xi) (July 17, 2000) Ms. Diane Finch, Etobicoke;
 - (xii) (July 17, 2000) Mr. Peter Finch, Etobicoke;
 - (xiii) (July 18, 2000) Mr. Peter R. Davey, Etobicoke;
 - (xiv) (July 18, 2000) Mr. Philip M. Asseff, Etobicoke;
 - (xv) (July 18, 2000) Ms. Donna E. Toth, Etobicoke;

- (xvi) (July 18, 2000) Dr. David and Mrs. Kimberly Hanmer, Etobicoke;
- (xvii) July 18, 2000) Mr. Tom Weissmann, Etobicoke;
- (xviii) (July 18, 2000) Mr. Terry Thompson, Etobicoke; and
- (xix) (July 19, 2000) Mr. John D. Hagerman, Etobicoke.

17(b). Communications from the following residents in support of the proposed designation, and a copy of each is on file in the office of the City Clerk, Etobicoke Civic Centre:

- (i) (July 4, 2000) Doug and Rose Templeton, Etobicoke;
- (ii) (July 7, 2000) Alec and Joyce Monro, Etobicoke;
- (iii) (July 10, 2000) Barbara Burgess and John Morris, Etobicoke;
- (iv) (July 13, 2000) Ms. E. Barbara Vallis, Etobicoke;
- (v) (July 14, 2000) Joyce O. Fletcher and Roy H. Fletcher, Etobicoke;
- (vi) (July 14, 2000) Heather M. Clark and Patrick Clark, Etobicoke;
- (vii) (July 17, 2000) Mr. Michael Stasiuk, Etobicoke;
- (viii) (July 17, 2000) Mr. Bob Atkinson, Etobicoke;
- (ix) (July 17, 2000) Gary Vivian and Catherine Vivian, Etobicoke;
- (x) (July 17, 2000) E. Wright, Etobicoke;
- (xi) (July 17, 2000) Ms. Mary L. Campbell, President, The Kingsway Park Ratepayers Inc.; and
- (xii) (July 19, 2000) Ms. Melinda Wilson, Etobicoke.

(PLEASE NOTE THAT THE ATTACHMENTS REFERRED TO IN THE AFOREMENTIONED REPORT DATED JULY 4, 2000, WERE PREVIOUSLY DISTRIBUTED WITH THE AGENDA FOR THE MEETING OF THE ETOBICOKE COMMUNITY COUNCIL HELD ON JULY 19, 2000, AND HAVE BEEN FORWARDED TO MEMBERS OF THE WEST COMMUNITY COUNCIL ONLY.)

17(c). Director, Community Planning, West District
(May 28, 2001)

Providing an update on the public participation program for the proposed Kingsway Park Heritage Conservation District; and recommending that Council receive this report and consider the staff report of July 4, 2000, and the recommendations contained therein.