
**ETOBICOKE COMMUNITY COUNCIL
AGENDA
MEETING No. 7**

Date of Meeting: July 11, 2001

Time: 9:30 a.m.

Location: Council Chambers

Etobicoke Civic Centre

399 The West Mall

Toronto, Ontario

Enquiry: Mary Casini

Committee Administrator

416-394-8104

mcasini@city.toronto.on.ca

**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. 17 – *Public Hearing*

Community Improvement Plans for the Mimico Village
and Mimico-by-the-Lake Community Improvement
Project Areas (Ward 6 - Etobicoke-Lakeshore)

10:30 a.m. OR AS SOON AS POSSIBLE THEREAFTER:

Respecting Item No. 18 – *Deputation*

Application to Amend the Former City of Etobicoke Zoning Code
Adanac Realty Limited, North Side of Bell Manor Drive
North of Berry Road and West of Stone Gate Plaza
File No. Z-2284 (Ward 5 - Etobicoke - Lakeshore)

- Mr. Karel Dewaele, DD Consulting, Agents for Adanac Realty Limited

COMMUNICATIONS/REPORTS

1. INSTALLATION OF STOP CONTROL: RUSCOE CRESCENT AT TRIO AVENUE (Ward 4 - Etobicoke Centre).

Director, Transportation Services, District 2
(June 14, 2001)

Respecting a request from an area resident for the installation of stop controls at the intersection of Ruscoe Crescent and Trio Avenue to improve traffic safety and help in mitigating any possible confusion of motorists entering the intersection as to right-of-way; and recommending that:

- (1) stop controls not be erected at the north and south approaches of the intersection of Ruscoe Crescent and Trio Avenue;
- (2) a stop control be erected at the west approach to the intersection of Ruscoe Crescent and Trio Avenue, 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. INSTALLATION OF TRAFFIC CONTROL SIGNALS: MARTIN GROVE ROAD AND JEFFCOAT DRIVE (Ward 2 - Etobicoke North).

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

Advising that an investigation of the operational safety of the Pedestrian Crossover (PXO) on Martin Grove Road at Jeffcoat Road established that a PXO is no longer a suitable pedestrian crossing device for this location; and recommending that:

- (1) traffic control signals be installed at the intersection of Martin Grove Road and Jeffcoat Drive;
- (2) coincident with the installation of traffic control signals, the existing pedestrian crossover (PXO) be removed; and
- (3) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any bills that may be required.

3. INSTALLATION OF ALL-WAY STOP CONTROLS: INTERSECTION OF THIRTIETH STREET AND RIMILTON AVENUE (Ward 6 - Etobicoke-Lakeshore).

Director, Transportation Services, District 2
(June 19, 2001)

Respecting concerns expressed by a resident of Thirtieth Street regarding the number of collisions at the intersection of Thirtieth Street and Rimilton Avenue and a request for the installation of all-way stop controls at the subject intersection; and recommending that:

- (1) all-way stop controls be erected at the intersection of Thirtieth Street and Rimilton Avenue; 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. INTRODUCTION OF "NO PARKING ANYTIME" PROHIBITION: EAST/NORTH SIDE OF OXFORD STREET (Ward 5 - Etobicoke-Lakeshore).

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

Respecting a request from an area resident for a parking prohibition on the east/north side of Oxford Street within the bend as Oxford Street approaches Grand Avenue, to address safety concerns; and recommending that:

- (1) parking be prohibited anytime on the east/north side of Oxford Street from a point 65 metres north of Manitoba Street (east intersection) and a point 70 metres north and 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.

5. INTRODUCTION OF ON-STREET PARKING PERMITS: SIXTH STREET (Ward 6 – Etobicoke-Lakeshore).

Director, Transportation Services, District 2
(June 13, 2001)

Respecting a petition received in February 2001 from residents of Sixth Street requesting, because of the lack of adequate on-site parking on the east side of Sixth Street, between

Lake Shore Boulevard West and Birmingham Street, that on-street parking permits be introduced; and recommending that:

- (1) the current “No Parking, 9:00 a.m. to 12:00 p.m., Tuesdays only” restriction on the east side of Sixth Street, between the first lane north of Lake Shore Boulevard West and Birmingham Street be deleted;
- (2) the current “No Parking, 8:00 a.m. to 6:00 p.m., Monday to Friday” restriction on the west side of Sixth Street, between the first lane north of Lake Shore Boulevard West and Birmingham Street be deleted;
- (3) on-street parking permits be introduced on the east side of Sixth Street, from a point 60.5 metres north of Lake Shore Boulevard West to Birmingham Street, effective between the hours of 12:00 a.m. and 6:00 a.m., seven days a week;
- (4) parking be prohibited at all times on the west side of Sixth Street, between the first lane north of Lake Shore Boulevard West and Birmingham Street; and
- (5) 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.

**6. TRAFFIC CONCERNS ON CHARTWELL ROAD
(Ward 5 - Etobicoke-Lakeshore).**

Director, Transportation Services, District 2
(June 7, 2001)

Responding to a request by City Council on May 9, 10 and 11, 2000, during consideration of Clause No. 1 contained in Report No. 4 of The Etobicoke Community Council, for a further report on the speed limit on the southerly portion (the posted 50 km/h section) of Chartwell Road and on the issue of traffic at the intersection of Chartwell Road and Edgcroft Road; advising, for the reasons outlined in the report, that the pedestrian and traffic control measures in place are appropriate and adequate; and recommending that no further action be taken at this time.

7. REDUCTION OF SPEED LIMIT FROM 60 KM/H TO 50 KM/H ON BROWNS LINE BETWEEN COULES COURT (SOUTH INTERSECTION) AND JELlicOE AVENUE (Ward 6 - Etobicoke - Lakeshore).

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

Respecting a request from Councillor Irene Jones, Ward 6 – Etobicoke-Lakeshore, on behalf of constituents living on and in the vicinity of the section of Browns Line between Evans Avenue and Jellicoe Avenue, that the speed limit be lowered from 60 km/h to 50 km/h; advising that excessive speeding was not an issue in the speed studies conducted by staff, and the issue is the inconsistency when compared to the 50 km/h speed limit on the section south of Jellicoe Avenue and on other arterial roadways in District 2 with similar cross-sections and land uses; and recommending that:

- (1) the speed limit on Browns Line, between the south intersection of Coules Court and Jellicoe Avenue, be reduced from 60 km/h to 50 km/h; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

8. BOULEVARD PARKING AGREEMENT: GLENDAN MOULD INC. 38 BRYDON DRIVE (Ward 2 – Etobicoke North).

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

Recommending that:

- (1) Etobicoke Community Council allow the applicant (Glendan Mould Inc., 38 Brydon Drive) to locate two vehicle parking stalls within the boulevard area of Brydon Drive;
- (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.

**9. BOULEVARD PARKING AGREEMENT: C.A.R.J.M. HOLDINGS LIMITED
14 TABER ROAD (Ward 2 – Etobicoke North).**

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

Recommending that:

- (1) Etobicoke Community Council allow the applicant (C.A.R.J.M. Holdings Limited, 14 Taber Road) to locate six vehicle parking stalls within the boulevard area of Brydon Drive;
- (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. “TASTE OF THE KINGSWAY” FESTIVAL; BLOOR STREET WEST
BETWEEN MONTGOMERY ROAD AND PRINCE EDWARD DRIVE
(Ward 5 – Etobicoke-Lakeshore).**

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

Providing information regarding “The Taste of The Kingsway” street festival in September 2001, sponsored by the Kingsway Business Improvement Association; and recommending that the report be received for information.

**11. SALE OF SURPLUS VACANT LAND: SOUTH-EAST CORNER
OF OLD ALBION ROAD AND INDIAN LINE SOUTH OF
STEELES AVENUE WEST (Ward 1 - Etobicoke North).**

Commissioner of Corporate Services
(June 22, 2001)

Advising that the former Municipality of Metropolitan Toronto Council on May 22, 1996, in adopting Clause No. 5 of Report No. 11 of The Corporate Administration Committee, declared the property at the south-east corner of Old Albion Road and Indian Line, south of Steeles Avenue West, surplus to its requirements pursuant to By-law No. 56-95 and authorized its disposal to the abutting property owner; that the

processes have been complied with, a utility canvass has been completed, and no requirements were identified; further advising that the transaction detailed in the report is considered fair, reasonable and reflective of the market value; and recommending that:

- (1) the Offer to Purchase from Teresa Furgiuele to purchase the City-owned property, located at the south-east corner of Old Albion Road and Indian Line, south of Steeles Avenue West, in the amount of \$43,000.00 be accepted on the terms outlined in the body of the 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 proceeds on closing to fund the outstanding balance of Costing Unit No. RE3029;
- (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) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

12. DESIGNATION OF PROPERTY UNDER PART IV OF THE ONTARIO HERITAGE ACT: 2245 LAWRENCE AVENUE WEST (HUMBER HEIGHTS CONSOLIDATED SCHOOL) (Ward 2 – Etobicoke North).

Commissioner, Economic Development, Culture and Tourism
(June 18, 2001)

Advising that 2245 Lawrence Avenue West (Humber Heights Consolidated School) is included on the Inventory of Heritage Properties in the Etobicoke District; that the Toronto Preservation Board at its meeting held on June 7, 2001, endorsed the recommendations contained in the report; that a Short Statement of Reasons for Designation is outlined in the report and a Heritage Property Report (Long Statement of Reasons for Designation), including visuals, is on file in the office of the City Clerk; and recommending that:

- (1) Council state its intention to designate the property at 2245 Lawrence Avenue West (Humber Heights Consolidated School) under Part IV of the Ontario Heritage Act;
- (2) the Long and Short Statements of Reasons for Designation 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.

13. OBJECTION TO DESIGNATION OF PROPERTY UNDER PART IV OF THE ONTARIO HERITAGE ACT: 222 ISLINGTON AVENUE (BOXER BUILDING) (Ward 6 - Etobicoke-Lakeshore).

Acting City Clerk
(June 18, 2001)

Advising that City Council at its regular meeting on April 23, 24, 25, 26, 27, and its special meetings held on April 30, May 1 and 2, 2001, in adopting Clause No. 14 of Report No. 3 of The West Community Council authorized City officials to serve a Notice of Intention to Designate 222 Islington Avenue as a property of architectural value or interest on the owner and the Ontario Heritage Foundation; that, also in accordance with Section 29 of the Ontario Heritage Act, notice of such intention was published in a newspaper on May 18, 2001; further advising that a Notice of Objection has been received by the City Clerk from Mr. Gerald S. Swinkin, Blake, Cassels & Graydon LLP, on behalf of Noma Company and that in accordance with the Ontario Heritage Act, Council shall refer the matter to the Conservation Review Board for a hearing and report; and recommending that:

- (1) in accordance with Subsection 29 (7) of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, the matter be referred to the Conservation Review Board for a hearing and report; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

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

Acting City Clerk
(June 29, 2001)

Advising that the Etobicoke Sign Variance Advisory Committee at its meeting held on June 12, 2001, considered applications for variances from Chapter 215, Signs, former City of Etobicoke Municipal Code; and recommending that:

- (1) the application by Mr. Javeid Akhtar, General Manager, Kquality Signs Inc., embodied in the report (May 24, 2001) from Mr. Tamer Makhail, Senior Plan Examiner, Building Division, be approved as outlined in the report; and
- (2) the application for Alder & The Sparrow Restaurant & Bar, Quality Inn, embodied in the report (June 12, 2001) from Ms. Rose Borg, Senior Plan Examiner, Building Division, be approved for the reasons outlined in the report.

15. DESIGNATION OF FIRE ROUTES.

Acting City Clerk

(June 29, 2001)

Respecting the enactment of the appropriate by-law to approve the final designation of fire routes to enable By-law Enforcement Officers to tag illegally parked vehicles within the designated fire route; and recommending that:

- (1) the final designation of a Fire Route under Chapter 134 of the Etobicoke Municipal Code be approved at the following locations:
 - (a) 2111 Lakeshore Boulevard West; and
 - (b) 90 Woodbine Downs Boulevard; and
- (2) the appropriate by-law be enacted by City Council.

16. HARMONIZATION OF THE SIGN BY-LAW CONCERNING POSTERS ON PUBLIC PROPERTY, INCLUDING SIGNS ON UTILITY POLES.

Acting City Clerk

(June 8, 2001)

Advising that the Planning and Transportation Committee at its meeting held on June 4, 2001, directed that the report (May 10, 2001) from the Commissioner of Urban Development Services respecting harmonization of the sign by-law concerning posters on public property including signs on utility poles, be forwarded to Community Councils for consideration at their July 10 and 11, 2001 meetings and requested to forward any recommendations thereon to the Planning and Transportation Committee for consideration at a public meeting on September 11, 2001; and reporting, for the information of Community Councils, having:

- (1) requested the Commissioner of Urban Development Services to report to the Planning and Transportation Committee for consideration at the public meeting on September 11, 2001, on the feasibility of licensing commercial sign installers to install signs other than community signage relating to garage sales, etc.; and
- (2) received the report (May 29, 2001) from the City Solicitor respecting the City's ability to regulate posters on public property, including signs on utility poles.

17. COMMUNITY IMPROVEMENT PLANS FOR THE MIMICO VILLAGE AND MIMICO-BY-THE-LAKE COMMUNITY IMPROVEMENT PROJECT AREAS (Ward 6 - Etobicoke-Lakeshore).

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

Director, Community Planning, West District
(June 19, 2001)

Respecting the establishment of two new Community Improvement Plans in South Etobicoke in order to include provisions for aesthetic improvements as well as commercial façade improvements, similar to other Community Improvement Plans in South Etobicoke; and recommending that:

- (1) City Council adopt the Mimico Village and Mimico-by-the-Lake Community Improvement Plans substantially as set out in the report;
- (2) the City Solicitor be directed to introduce the necessary bills in Council to give effect to the foregoing;
- (3) City Council authorize the City Solicitor to make such stylistic and technical changes to the draft by-laws appended to the report as may be required; and
- (4) the appropriate City officials be authorized and directed to undertake the steps necessary to implement Recommendation No. (1) including, but not limited to, obtaining the necessary Ministry approvals.

18. FULFILMENT OF CONDITIONS - APPLICATION TO AMEND THE FORMER CITY OF ETOBICOKE ZONING CODE ADANAC REALTY LIMITED, NORTH SIDE OF BELL MANOR DRIVE NORTH OF BERRY ROAD AND WEST OF STONE GATE PLAZA FILE No. Z-2284 (Ward 5 - Etobicoke-Lakeshore).

DEPUTATION – 10:30 a.m. or as soon as possible thereafter

Director, Community Planning, West District
(June 18, 2001)

Responding to a request from Mr. Karel Dewaele, DD Consulting, Agents for Adanac Realty Limited, to address Community Council regarding the fulfilment of Conditions 1(iii) and 1(iv) imposed by Council upon allowing the site specific rezoning for eight townhouse units on the north side of Bell Manor Drive, north of Berry Road and west of Stone Gate Plaza, prior to the enactment of the zoning by-law; viz.:

“1(iii) The developer provide funding to a limit of \$4000.00 for Parks and Recreation Services and the community, if they so desire, to try to re-establish a stand of sassafras trees within the immediate neighbourhood, to the satisfaction of Parks and Recreation Services; and

1(iv) If legally possible, granting of an easement to provide for a public walkway across the property to provide access to the abutting plaza.”
[Clause No. 12 of Report No. 7 of The Etobicoke Community Council adopted, without amendment, by City Council on June 9, 10 and 11, 1999];

further advising that payment for the trees can be requested at Site Plan Approval stage and would be required prior to the issuance of a building permit; that the footpath will not have public access at the north-west end of the site and is of limited value to the City; that access to Stone Gate Plaza can be reached by way of a public lane, public streets and sidewalks; and recommending that should Council wish to amend the conditions of an easement and a contribution toward the sassafras trees, the following recommendations could be adopted:

- (1) Condition 1(iii) and 1(iv) of the report dated May 12, 1999, from the Director, Community Planning, West District, be removed from conditions to be fulfilled prior to the enactment of the by-law;
- (2) staff be directed to secure \$4,000.00 for suitable replacement of the sassafras trees at the Site Plan Approval stage; and
- (3) staff bring forward the zoning by-law to City Council at its meeting of July 24, 25 and 26, 2001.

**19. PRELIMINARY REPORT - APPLICATION TO AMEND
THE ETOBICOKE ZONING CODE AND SITE PLAN CONTROL
I. Q. DEVELOPMENT CORPORATION, 95 - 101 GRAND AVENUE
FILE NO. TA CMB20010009 (Ward 5 - Etobicoke-Lakeshore).**

Director, Community Planning, West District
(June 20, 2001)

Providing preliminary information on applications by I. Q. Development Corporation to amend the Etobicoke Zoning Code and Site Plan Control to permit the construction of 53 townhouses on lands known municipally as 95 – 101 Grand Avenue, located east of Grand Avenue between Dalesford Road and the F. G. Gardiner Expressway; 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.