
**ETOBICOKE COMMUNITY COUNCIL
AGENDA
MEETING No. 8**

Date of Meeting: Thursday, September 13, 2001 **Enquiry: Mary Casini**
Time: **9:30 a.m.** **Committee 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. Respecting Item No. 7 – *Deputation Item***
Designation of Property under Part IV of the Ontario Heritage Act:
2245 Lawrence Avenue West (Humber Heights Consolidated School)
(Ward 2 – Etobicoke North)
- 2:00 p.m. Respecting Item No. 13 – *Public Hearing***
Final Report - Application to Amend the Etobicoke Zoning Code
1464171 Ontario Inc., 300 Evans Avenue
File No. TA ZBA 2001 0005 (Ward 6 – Etobicoke-Lakeshore)
- 2:15 p.m. Respecting Item No. 14 – *Public Hearing***
Final Report - Application to Amend the Etobicoke Official Plan
Etobicoke Garden Co-operative Limited, 11 Neilson Drive
File No. TA OPA 2001 0001 (Ward 3 – Etobicoke Centre)
- 6:00 p.m. Respecting Item No. 15 – *Deputation Item***
Final Report – Application to Amend the Etobicoke Official Plan
and Zoning Code; 1500 Royal York Road Limited, 1500 Royal York Road
File No. CMB 2000 0004 (Ward 4 – Etobicoke Centre)

COMMUNICATIONS/REPORTS.**1. INSTALLATION OF STOP CONTROLS: CAFON COURT AND VALOIS COURT, INTERSECTING HONBURY ROAD (Ward 1 – Etobicoke North).**

Director, Transportation Services, District 2
(July 20, 2001)

Respecting an investigation by staff of the need for stop signs at Cafon Court at Honbury Road and Valois Court at Honbury Road following the installation of curbs installed with paraplegic ramps crossing the minor street; and recommending that:

- (1) stop controls be erected on the north approach of Cafon Court at Honbury Road and on the south approach of Valois Court at Honbury Road; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

2. INSTALLATION OF A STOP CONTROL: BAIRSTOW CRESCENT AT HEATHERGLEN ROAD (Ward 2 – Etobicoke North).

Director, Transportation Services, District 2
(July 23, 2001)

Respecting an investigation by staff of the need for stop signs at Bairstow Crescent at Heatherglen Road following the installation of curbs installed with paraplegic ramps crossing the minor street; and recommending that:

- (1) a stop control be erected on the east approach to the intersection of Bairstow Crescent and Heatherglen Road; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

3. INSTALLATION OF STOP CONTROLS: GREENFORD ROAD AT ELSTREE ROAD; GREENFORD ROAD AT SWINDON ROAD; SWINDON ROAD AT CRANLEIGH COURT (Ward 4 – Etobicoke Centre).

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

Respecting a verbal request from a resident of Greenford Road to replace the stop sign on Greenford Road at Swindon Road; and recommending that:

- (1) stop controls be erected on the west approach of Greenford Road at Elstree Road, on the east approach of Greenford Road at Swindon Road and on the north approach of Swindon Road at Cranleigh 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.

4. INTRODUCTION OF A ‘NO STOPPING ANYTIME’ PROHIBITION: NORTH-WEST CORNER OF BETHRIDGE ROAD AT KIPLING AVENUE (Ward 2 – Etobicoke North).

Director, Transportation Services, District 2
(August 2, 2001)

Respecting a request from the Toronto Police Service, Parking Enforcement Unit, for a ‘no stopping anytime’ prohibition; and recommending that:

- (1) stopping be prohibited anytime on the north side of Bethridge Road from Kipling Avenue to a point 78 metres west thereof; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

5. INTRODUCTION OF A ‘NO PARKING ANYTIME’ PROHIBITION: BOTH SIDES OF LOTHIAN AVENUE (Ward 5 – Etobicoke-Lakeshore).

Director, Transportation Services, District 2
(August 8, 2001)

Respecting a request from an area resident for a ‘no parking anytime’ prohibition, forwarded by Councillor Peter Milczyn; and recommending that:

- (1) parking be prohibited on both sides of Lothian Avenue between Cardigan Road and a point 42.0 metres north 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.

**6. REVISIONS TO BOULEVARD PARKING AGREEMENT:
21–25 MEDULLA AVENUE (Ward 5 – Etobicoke-Lakeshore).**

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

Advising that as a result of Committee of Adjustment Decision No. B-11/01ET to grant consent to 1434039 Ontario Limited to sever 21-25 Medulla Avenue into two lots, the existing boulevard parking agreement needs to be revised to reflect the new lot boundaries; and recommending that:

- (1) Etobicoke Community Council authorize reassigning 8 of the 21 existing boulevard parking stalls to 21 Medulla Avenue;
- (2) Etobicoke Community Council authorize assigning 13 of the 21 existing boulevard parking stalls to 25 Medulla Avenue;
- (3) the property owners enter into new boulevard parking agreements acceptable to the City Solicitor;
- (4) the property owners, at their expense, register the boulevard parking agreements on-title to the satisfaction of the City Solicitor; 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.

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

(DEFERRED FROM MEETING OF JULY 11, 2001)

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

7(a). Acting City Clerk
 (August 28, 2001)

Advising that the Etobicoke Community Council on July 11, 2001, deferred consideration of the foregoing report until its meeting scheduled to be held on September 13, 2001, to provide an opportunity for the Toronto District School Board to submit written comments and/or appear in deputation before the Etobicoke Community Council; and providing a list of deputations who appeared at the meeting.

8. YEAR-ROUND RESIDENCE ON BOATS MOORED ON PARKS AND RECREATION PROPERTY (Various Wards).

Commissioner, Economic Development, Culture and Tourism
(August 24, 2001)

Providing information on Council's directive on July 24, 25 and 26, 2001, to provide a report on action to be taken with the year-round residents on boats moored on Parks and Recreation property; advising that this report will be before the relevant Community Councils and the Planning and Transportation Committee for consideration at their October 2001 meetings with input being submitted to the Economic Development and Parks Committee meeting in November 2001; and recommending that the report be received for information.

9. ONTARIO MUNICIPAL BOARD DECISION – APPEAL FROM THE COMMITTEE OF ADJUSTMENT REGARDING VARIANCES FROM BY-LAW No. 1979-67, AS AMENDED; 189 DELTA STREET (Ward 6 – Etobicoke-Lakeshore).

City Solicitor
(August 3, 2001)

Respecting an appeal from a decision of the Committee of Adjustment refusing several variances required to legalize three existing dwelling units within a semi-detached single family home in Etobicoke; advising that the revised proposal reduced the number of units from three to two; that City staff were satisfied that the revised proposal and requisite variances constitute acceptable development for the site; that the Ontario Municipal Board issued a written decision allowing the appeal and authorizing the variance as set out in the revised plans; and recommending that the report be received for information.

10. ONTARIO MUNICIPAL BOARD DECISION - APPEAL FROM THE COMMITTEE OF ADJUSTMENT AND APPEAL REGARDING AMENDMENTS TO FORMER CITY OF ETOBICOKE ZONING BY-LAW No. 1996-160; 316-318 BURNHAMTHORPE ROAD (Ward 5 – Etobicoke-Lakeshore).

City Solicitor
(July 27, 2001)

Respecting City Council's directive of March 6, 7 and 8, 2001, contained in Clause No. 19 of Report No. 2 of The West Community Council, wherein the City Solicitor was instructed to appear at the Ontario Municipal Board in support of an application to delete the site-specific prohibition against restaurant uses at 316-318 Burnhamthorpe Road

which was appealed at the Committee of Adjustment, along with a parallel zoning appeal; advising that the Ontario Municipal Board issued a written decision on April 20, 2001, approving the proposed by-law which effectively allows restaurant uses on the site, but limits the combined gross floor area of all restaurant uses to 291 square feet; that the parking standards and the available parking on the site further restrict the size of any individual restaurant; and recommending that the report be received for information

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

Acting City Clerk
(August 27, 2001)

Advising that the Etobicoke Sign Variance Advisory Committee at its meeting held on August 21, 2001, considered applications for variances from Chapter 215, Signs, former City of Etobicoke Municipal Code; and recommending that:

- (1) the application by Mr. Dominic Rotundo, Neon Products Inc., on behalf of Stay Inn Hotel, for a variance at 560 Evans Avenue, embodied in the report (August 7, 2001) from Ms. Techa van Leeuwen, Senior Plan Examiner, Plan Review, Building Division, be deferred for the reasons outlined in the report; and that the applicant be advised, upon approval of the variance, of the requirement to obtain the necessary permits from the Commissioner of Urban Development Services;
- (2) the application by Mr. Arv Sestokas, Manager, Real Estate Development, Imperial Oil, for a variance at 240 The Queensway, embodied in the report (August 7, 2001) from Ms. Techa van Leeuwen, Senior Plan Examiner, Plan Review, Building Division, be approved for the reasons outlined in the report; and that the applicant be advised, upon approval of the variance, of the requirement to obtain the necessary permits from the Commissioner of Urban Development Services;
- (3) the application by Ms. Susan Gallagher, Zip Signs Limited, on behalf of Montana's Restaurant, for a variance at 1007 The Queensway, embodied in the report (August 10, 2001) from Mr. Tamer Mikhail, Acting Manager, Plan Review, Building Division, be approved for the reasons outlined in the report; and that the applicant be advised, upon approval of the variance, of the requirement to obtain the necessary permits from the Commissioner of Urban Development Services, the Commissioner of Works and Emergency Services and the Director, Transportation Services, District 2;
- (4) the application by Mr. Dominic Rotundo, TekSigns Inc., on behalf of Goodyear ACD Auto Service, for a variance at 1057 Martin Grove Road, embodied in the report (August 7, 2001) from Mr. Tamer Mikhail,

Acting Manager, Plan Review, Building Division, be approved for the reasons outlined in the report; and that the applicant be advised, upon approval of the variance, of the requirement to obtain the necessary permits from the Commissioner of Urban Development Services; and

- (5) the application by Mr. Kam Sedani, Dharam Malik & Associates Inc., Architects and Planners, on behalf of the Galati Brothers Supermarket, for a variance at 2141 Kipling Avenue, embodied in the report (August 7, 2001) from Mr. Tamer Mikhail, Acting Manager, Plan Review, Building Division, be approved for the reasons outlined in the report; and that the applicant be advised, upon approval of the variance, of the requirement to obtain the necessary permits from the Commissioner of Urban Development Services, the Commissioner of Works and Emergency Services and the Director, Transportation Services, District 2.

12. DESIGNATION OF FIRE ROUTES.

Acting City Clerk
(August 28, 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 2548 Kipling Avenue; and
- (2) the appropriate by-law be enacted by City Council.

13. FINAL REPORT – APPLICATION TO AMEND THE ETOBICOKE ZONING CODE; 1464171 ONTARIO INC., 300 EVANS AVENUE FILE No. TA ZBA 2001 0005 (Ward 6 – Etobicoke-Lakeshore).

<i>PUBLIC HEARING – 2:00 p.m. or as soon as possible thereafter</i>
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Director, Community Planning, West District
(August 27, 2001)

Respecting an application by 1464171 Ontario Inc. to amend the Etobicoke Zoning Code to permit a self-service storage development, with one caretaker unit, on lands known municipally as 300 Evans Avenue, located at the north-west corner of Evans Avenue and Horner Avenue; and recommending that:

- (1) the Etobicoke Zoning Code be amended to permit a self-service storage facility and other I.C1 uses at 300 Evans Avenue by redesignating the site to Class 1 Industrial (I.C1) and establishing site specific setbacks for all permitted uses and parking standards for self-storage facilities substantially in accordance with the draft Zoning By-law Amendment appended to the report as Attachment No. 5; and
- (2) the City Solicitor be authorized to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

14. FINAL REPORT - APPLICATION TO AMEND THE ETOBICOKE OFFICIAL PLAN; ETOBICOKE GARDEN CO-OPERATIVE LIMITED 11 NEILSON DRIVE; FILE No. TA OPA 2001 0001 (Ward 3 – Etobicoke Centre).

PUBLIC HEARING – 2:15 p.m. or as soon as possible thereafter

Director, Community Planning, West District
(August 15, 2001)

Respecting an application by Etobicoke Garden Co-operative Limited to amend the Etobicoke Official Plan to permit the conversion of a 55-unit, 6-storey building from an equity co-operative to a condominium on lands known municipally as 11 Neilson Drive, located at the north-east corner of Dundas Street West and Neilson Drive; advising that prior to finalizing an application for conversion, an Official Plan Amendment must be approved by Council; that a Draft Plan of Condominium has been received; 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.

15. FINAL REPORT – APPLICATION TO AMEND THE ETOBICOKE OFFICIAL PLAN AND THE ZONING CODE 1500 ROYAL YORK ROAD LIMITED, 1500 ROYAL YORK ROAD FILE No. CMB 2000 0004 (Ward 4 – Etobicoke Centre).

DEPUTATION ITEM – 6:00 p.m. or as soon as possible thereafter

Director, Community Planning, West District
(August 3, 2001)

Respecting an application by 1500 Royal York Road Limited to amend the Etobicoke Official Plan and the Etobicoke Zoning Code to permit the development of 42 townhouse dwelling units on lands known municipally as 1500 Royal York Road, located at the

corner of Royal York Road and Trehorne Drive; advising that on July 5, 2001, the applicant appealed to the Ontario Municipal Board on the basis of the City's failure to respond to the requested amendments within 90 days; and recommending that City Council, following consideration of comments received from the public, instruct City Legal staff to attend at the Ontario Municipal Board and request the Board:

- (1) to amend the Etobicoke Official Plan to replace the Commercial Retail Designation on a portion of the lands to Medium Density Residential;
- (2) to rezone the residential portion of the site, subject to a Holding designation under Section 36 of the Planning Act, and that the Hold be lifted upon application by the land owner three months after any grocery store has vacated the property; and the City's requirements for environmental studies and peer review have been satisfied; and
- (3) that, if the appellant seeks to join its site plan application as a matter to be considered by the Board, the Board not approve the site plan applications for the commercial development and the residential development at this time, due to the likelihood that the proposal will not be built for ten years.

16. FINAL REPORT – APPLICATION TO AMEND THE ETOBICOKE ZONING CODE; RENO-DEPOT INC., 1608 THE QUEENSWAY FILE No. TA CMB 2001 00001 (Ward 5 – Etobicoke-Lakeshore).

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

Providing the status of an appeal by Reno-Depot Inc. to the Ontario Municipal Board respecting the part of their application to amend the Etobicoke Zoning Code on lands known municipally as 1608 The Queensway; advising that as City Council on July 26, 2001, adopted Official Plan Amendment No. 86-2001, this part of the application is no longer part of the appeal; that although the matter is seized by the Board, the application has been reviewed by staff for Council's consideration in order to provide City staff with direction respecting the Hearing; and recommending that:

- (1) City Council advise the Ontario Municipal Board (OMB) that Council has no objection to the enactment of the amending Zoning By-law substantially as contained in the report provided that the OMB does not issue its order until such time as the conditions outlined in this report are addressed to the satisfaction of the City; and
- (2) the City Solicitor and other appropriate staff attend the Ontario Municipal Board hearing in support of the position set out in this report.

17. PRELIMINARY REPORT – APPLICATION TO AMEND THE ETOBICOKE ZONING CODE; KIPLING TOWERS LIMITED, 2435 KIPLING AVENUE FILE No. TA CMB 2001 0010 (Ward 1 – Etobicoke North).

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

Providing preliminary information on an application by Kipling Towers Limited to amend the Etobicoke Zoning Code to permit the construction of 18 condominium townhouses in 4 blocks, on the site of an existing 13-storey rental apartment building on lands known municipally as 2435 Kipling Avenue, located at the south-east corner of Albion Road and Kipling Avenue; 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 THE ZONING CODE AND SITE PLAN CONTROL 1405868 ONTARIO INC., 124 PORTLAND STREET FILE No. TA CMB 2001 0013 (Ward 6 – Etobicoke-Lakeshore).

Director, Community Planning, West District
(August 21, 2001)

Providing preliminary information on an application by 1405868 Ontario Inc. to amend the Etobicoke Official Plan and the Zoning Code and Site Plan Control, to permit the construction of a two-storey townhouse development containing seven units on lands known municipally as 124 Portland Street, located on the north side of Portland Street, east of Royal York Road and west of Wesley Street; 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.

19. PRELIMINARY REPORT – APPLICATION TO AMEND THE ETOBICOKE OFFICIAL PLAN AND THE ZONING CODE AND SITE PLAN CONTROL BELL WAREHOUSING LTD., 123 TWENTY-FOURTH STREET FILE No. TA CMB 2001 0011 (Ward 6 – Etobicoke-Lakeshore).

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

Providing preliminary information on an application by Bell Warehousing Ltd. to amend the Etobicoke Official Plan and the Zoning Code and Site Plan Control, to permit the construction of a two-storey brick residential dwelling for use as a six-plex rental facility on lands known municipally as 123 Twenty-Fourth Street, located at the south-east corner of Twenty-Fourth Street and Whitlam Avenue; 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 OFFICIAL PLAN AND THE ZONING CODE AND SITE PLAN CONTROL CARMINE CESTA, 492 HORNER AVENUE FILE No. TA CMB 2001 0014 (Ward 6 – Etobicoke-Lakeshore).

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

Providing preliminary information on an application by Carmine Cesta to amend the Etobicoke Official Plan and the Zoning Code and Site Plan Control, to permit the construction of a three-storey townhouse development containing seven units on lands known municipally as 492 Horner Avenue, located at the north-east corner of Horner Avenue and Lunness Road; 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.

21. PRELIMINARY REPORT – APPLICATION TO AMEND THE ETOBICOKE OFFICIAL PLAN AND THE ZONING CODE AND SITE PLAN CONTROL STONE MANOR DEVELOPMENTS, 2264 LAKE SHORE BOULEVARD WEST FILE No. TA CMB 2001 0015 (Ward 6 – Etobicoke-Lakeshore).

Director, Community Planning, West District

(August 28, 2001)

Providing preliminary information on an application by Stone Manor Developments to amend the Etobicoke Official Plan and the Zoning Code and Site Plan Control, to permit the construction of a development containing 63 units (62 townhouses and one detached dwelling) on lands known municipally as 2264 Lake Shore Boulevard West, located on the north side of Lake Shore Boulevard West, between Legion Road and Fleeceline Road; 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.