
**ETOBICOKE COMMUNITY COUNCIL
AGENDA
MEETING No. 9**

Date of Meeting: Wednesday, October 24, 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 (AN UPDATED LIST
WILL BE DISTRIBUTED AT THE MEETING):**

- 10:00 a.m. Respecting Item No. 14 – *Public Hearing***
Final Report - Application to Amend the Etobicoke Official Plan
and Zoning Code; BAF Management Ltd., 581 Scarlett Road
File No. CMB 20000014 (Ward 2 - Etobicoke North)
- 10:30 a.m. Respecting Item No. 15 – *Public Hearing***
Final Report - Application to Amend the Etobicoke Zoning Code
Aplomb Properties Limited 2777 Kipling Avenue
File No. Z-2274 (Ward 1 - Etobicoke North)
- 6:30 p.m. Respecting Item No. 16 – *Public Hearing***
Final Report - Application to Amend the Etobicoke Official Plan
and Zoning Code; 1442923 Ontario Inc.; File No. Z-2254 (Revised)
(Ward 5 - Etobicoke-Lakeshore)
- 7:30 p.m. Respecting Item No. 17 – *Public Hearing***
Final Report - Application to Amend the Etobicoke Official Plan
and Zoning Code; Wittington Properties Limited
7, 9 and 11 Burnhamthorpe Crescent
File No. CMB 2001 0005 (Ward 5 - Etobicoke-Lakeshore)

COMMUNICATIONS/REPORTS.

1. **REDUCTION OF SPEED LIMIT: MARTIN GROVE ROAD BETWEEN HUMBER RIVER BRIDGE AND FINCH AVENUE WEST (Ward 1 – Etobicoke North).**

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

Responding to a request from Councillor Suzan Hall, Ward 1 – Etobicoke North, for a report on the feasibility of reducing the speed limit from 60 km/h to 50 km/h on Martin Grove Road, between the Humber River Bridge and Finch Avenue West; and recommending that:

- (1) the speed limit on Martin Grove Road, between the Humber River Bridge and Finch Avenue West, 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.

2. **REDUCTION OF SPEED LIMIT: FERNALROY BOULEVARD BETWEEN NORSEMAN STREET AND SPRING GARDEN ROAD (Ward 5 – Etobicoke-Lakeshore).**

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

Responding to a request from Councillor Peter Milczyn, Ward 5 – Etobicoke-Lakeshore, on behalf of residents of Fernalroy Boulevard, for a report on the feasibility of reducing the speed limit from 50 km/h to 40 km/h on a section of Fernalroy Boulevard; and recommending that:

- (1) the speed limit on Fernalroy Boulevard, between Norseman Street and Spring Garden Road, be reduced from 50 km/h to 40 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.

**3. REDUCTION OF SPEED LIMIT: GOLFWOOD HEIGHTS
(Ward 2 – Etobicoke North).**

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

Responding to a request from residents of Golfwood Heights to investigate speeding and collisions on Golfwood Heights; and recommending that:

- (1) the speed limit on Golfwood Heights, between Dixon Road and the west limit of Golfwood Heights, be reduced from 50 km/h to 40 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.

**4. INTRODUCTION OF “NO PARKING ANYTIME” PROHIBITION
IN FRONT OF WALKWAY TO 24 DIXINGTON CRESCENT
(Ward 4 – Etobicoke Centre).**

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

Responding to a request from Councillor Gloria Lindsay Luby, Ward 4 – Etobicoke Centre, on behalf of the superintendent at the apartment building at 24 Dixington Crescent to prohibit parking in front of the walkway to the building to allow for passenger pick-up and drop-off; and recommending that:

- (1) parking be prohibited anytime on the south side of Dixington Crescent from a point 106.0 metres south of Dixon Road (west intersection) to a point 13.0 metres east 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. INSTALLATION OF TRAFFIC CONTROL SIGNALS:
ALBION ROAD AND CALSTOCK DRIVE (Ward 1 – Etobicoke North).**

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

Responding to a request from Councillor Suzan Hall, Ward 1 – Etobicoke North, to investigate whether traffic control signals should replace the existing pedestrian crossover (PXO) at the intersection of Albion Road and Calstock Drive; and recommending that:

- (1) traffic control signals be installed at the intersection of Albion Road and Calstock Drive;
- (2) coincident with the installation of traffic control signals, the existing PXO be removed; 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.

**6. REQUEST TO APPEAL COMMITTEE OF ADJUSTMENT DECISION
FILE No. B6-01E: 434 THE KINGSWAY (Ward 4 – Etobicoke Centre).**

Councillor Douglas C. Holyday
Ward 3 – Etobicoke Centre
(October 9, 2001)

Advising that residents of The Kingsway are objecting to a decision of the Committee of Adjustment (File No. B6-01E) delivered September 27, 2001, wherein approval was granted to split a 100 foot lot at 434 The Kingsway into two 50 foot lots; that the decision may serve as a precedent in the area and have ramifications for large lots throughout the City; and requesting that an appeal to the Ontario Municipal Board be initiated by the Etobicoke Community Council.

**7. SALE OF SURPLUS PROPERTY – 13 SUPERIOR AVENUE
(Ward 6- Etobicoke-Lakeshore).**

Commissioner of Corporate Services
(October 4, 2001)

Advising that City Council, at its meeting held on December 14, 15 and 16, 1999, in adopting Clause No. 13 of Report No. 1 of The Administration Committee, amongst other things, declared the property at 13 Superior Avenue surplus to its requirements and authorized disposal of the property on the open market, subject to the existing tenancy in favour of Rhineland Heating Ltd. carrying on a business as West End Heating; that the

steps necessary to comply with By-law No. 551-1998 have been completed; and recommending:

- (1) the Offer to Purchase from Tower Investments Lakeshore Ltd. to purchase the City-owned property known municipally as 13 Superior Avenue, in the amount of \$239,000.00, 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 to Account No. CA8212;
- (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.

**8. DESIGNATION OF A FIRE ROUTE – 49 QUEENS PLATE DRIVE
(Ward 2 – Etobicoke North).**

City Clerk
(October 3, 2001)

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

- (1) the final designation of a Fire Route under Chapter 134 of the Etobicoke Municipal Code be approved at 49 Queens Plate Drive; and
- (2) the appropriate by-law be enacted by City Council.

**9. REQUESTS FOR VARIANCES FROM CHAPTER 215, OF THE
FORMER CITY OF ETOBICOKE MUNICIPAL CODE (Various Wards).**

City Clerk, Etobicoke Sign Variance Advisory Committee
October 3, 2001

Advising that the Etobicoke Sign Variance Advisory Committee at its meeting held on October 2, 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 sign variance at 560 Evans Avenue, embodied in the report (September 19, 2001) from Ms. Techa van Leeuwen, Senior Plan Examiner, Plan Review, Building Division, West District, be approved, as outlined in the report;
- (2) the application by Ms. Margaret Beeton, Entro Communications, on behalf of Kinetrics, for a sign variance at 800 Kipling Avenue, embodied in the report (September 11, 2001) from Ms. Techa van Leeuwen, Senior Plan Examiner, Plan Review, Building Division, West District, be approved as outlined in the report;
- (3) the application by Mr. Alexander Cachia, Impulse Signs Inc., for a sign variance at 25 Advance Road, embodied in the report (September 18, 2001) from Ms. Techa van Leeuwen, Senior Plan Examiner, Plan Review, Building Division, West District, be approved, as outlined in the report; and
- (4) the application by Mr. Darius F. Mosun, Soheil Mosun Limited, for a sign variance at 34 Greensboro Drive, embodied in the report (October 2, 2001) from Ms. Rose Borg, Senior Plan Examiner, Plan Review, Building Division, West District, be approved, as outlined in the report.

10. FLOAT HOMES AND YEAR-ROUND LIVEBOARDS ON PARKS AND RECREATION PROPERTY (Various Wards).

Commissioner, Works and Emergency Services
(October 2, 2001)

Providing further information, as requested by the Economic Development and Parks Committee at its meeting held on May 14, 2001, regarding year-round residence on boats moored on Parks and Recreation property; identifying policy options; and recommending that:

- (1) the Scarborough Community Council, the Toronto East York Community Council, and the Etobicoke Community Council consider this report and its recommendations, and forward any comments thereon to the joint meeting of Economic Development and Parks Committee and Planning and Transportation Committee on November 15, 2001;
- (2) Council select one of the following policy options to address year-round residence on boats moored at commercial marinas and boat club locations leased from the City of Toronto:
 - (a) no formal policy be adopted or directions provided to staff in respect to float homes and year-round liveaboards; or

- (b) all float homes and year-round liveaboards be prohibited on Parks and Recreation property, and staff be directed to remove all existing float homes and year-round liveaboards as soon as possible; or
 - (c) new float homes and year-round liveaboards be prohibited on Parks and Recreation property, but existing float homes and liveaboards be permitted, subject to appropriate infrastructure, emergency services, and landscaping being available and the consent of the Toronto and Region Conservation Authority (TRCA) where applicable; or
 - (d) float homes and year-round liveaboards be permitted generally on Parks and Recreation property, subject to appropriate infrastructure, emergency services, and landscaping being available and the consent of the TRCA where applicable; or
 - (e) a limited number of float homes and year-round liveaboards be permitted on Parks and Recreation property, subject to appropriate infrastructure, emergency services, and landscaping being available and the consent of the TRCA where applicable, with the number of slips available for year-round use being determined solely at the discretion of the Commissioner of Economic Development, Culture and Tourism on a location-by-location basis, again subject to the consent of the TRCA where applicable, but in any case the number will not exceed a certain percentage of existing wet mooring spaces, exclusive of temporary mooring spaces, within the lease area at boat club locations and commercial marinas operated under a lease with the City;
- (3) the Commissioner of Economic Development, Culture and Tourism consult with the Commissioner of Works and Emergency Services, the Commissioner of Urban Development Services, the Chief of Police, and the Chief Administrative Officer of the TRCA to determine minimum infrastructure, emergency service, and landscaping requirements for float homes and year-round liveaboards on Parks and Recreation property;
 - (4) the Government of Canada be requested to include float homes as part of the prescribed class of floating objects deemed not to be a vessel under Bill C-14 (the Canada Shipping Act, 2001), if the Bill is passed by the Senate and given Royal Assent;
 - (5) the Government of Ontario be requested to address year-round residence on moored boats as part of the Property Tax Classification Review and any other applicable legislative or regulatory review, and consider developing standards for Ontario float homes;

- (6) this report be forwarded to the TRCA, requesting that the Authority provide any comments thereon to the Economic Development and Parks Committee for its meeting on November 19, 2001; and
- (7) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

11. SIGN PERMIT AND VARIANCE APPLICATION FEE HARMONIZATION.

City Clerk

(October 9, 2001)

Advising that City Council at its meeting held on October 2, 3 and 4, 2001, amongst other things, directed that Clause No. 6 of Report No. 10 of The Planning and Transportation Committee, headed "Sign Permit and Variance Application Fee Harmonization", be forwarded to Community Councils for their consideration and comments to the Planning and Transportation Committee prior to the public meeting on November 12, 2001.

12. LEAF BLOWERS (All Wards).

Commissioner, Works and Emergency Services

(October 10, 2001)

Advising that the Board of Health on July 16, 2001, during consideration of a report dated July 3 2001, from the Medical Officer of Health respecting noise and air pollutant emissions from leaf blowers, and other related matters, recommended, amongst other things, that the Planning and Transportation Committee seek public input on the report at Community Councils, at the same time that Community Councils give consideration to the Urban Development Services report on a harmonized Noise By-law for Toronto; and recommending that:

- (1) City staff continue using leaf blowers but only during the hours of 7:00 a.m. to 5:00 p.m., Monday to Friday, and not at any time in quiet zones unless required for emergency operations; and
- (2) staff be directed to develop an implementation plan to review work procedures, training requirements, and to research new types of equipment and leaf removal methods.

13. HARMONIZATION OF NOISE BY-LAW.

City Clerk, Planning and Transportation Committee
(September 19, 2001)

Advising that the Planning and Transportation Committee at its meeting held on September 11, 2001, directed that the report (August 16, 2001) from the Commissioner, Urban Development Services, headed "Harmonization of Noise By-law", and the communication (July 19, 2001) from the Secretary, Board of Health, be forwarded to the Community Councils and the Board of Health for their consideration and comment back to the Planning and Transportation Committee.

14. FINAL REPORT – APPLICATION TO AMEND THE ETOBICOKE OFFICIAL PLAN AND ZONING CODE; 581 SCARLETT ROAD PIETRO AND ROSA LoRASO; FILE No. CMB 2000 0014 (Ward 2 – Etobicoke North).

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

Director, Community Planning, West District
(October 4, 2001)

Respecting an application by Pietro and Rosa LoRaso to amend the Etobicoke Official Plan and Zoning Code to permit a three-storey, nine unit freehold townhouse on lands known municipally as 581 Scarlett Road located on the east side of Scarlett Road immediately north of Humber Creek Ravine; advising that City Council adopted the recommendation of the West Community Council at its meeting held on February 14, 2001, to not support the request and receive the staff report recommending that Council state its intention to designate the nineteenth century, single family dwelling known locally as "The Canning House" at this site; and recommending that City Council approve the application to amend the Etobicoke Official Plan and Zoning Code, subject to a Public Meeting to obtain the views of interested parties.

15. FINAL REPORT – APPLICATION TO AMEND THE ETOBICOKE ZONING CODE; APLOMB PROPERTIES, 2777 KIPLING AVENUE FILE No. Z-2274 (Ward 1 – Etobicoke North).

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

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

Respecting an application by Aplomb Properties to amend the Etobicoke Zoning Code to permit the addition of 16 apartment units within an existing apartment building at 2777 Kipling Avenue, located on the east side of Kipling Avenue, south of Steeles Avenue West; and recommending that City Council:

- (1) amend the Zoning Code and By-law No. 1808 to permit an additional 16 units substantially in accordance with the draft Zoning By-law Amendment appended to the report as Attachment No.3;
- (2) authorize the City Solicitor to make required stylistic and technical changes to the draft by-law; and
- (3) before introducing the by-law amendment, the applicant is required to enter into a site plan agreement securing the proposed site improvements.

15(a). Mr. Leo and Ms. Joy Miller
(October 6, 2001)

Submitting comments in opposition to the re-zoning application.

16. FINAL 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).

PUBLIC HEARING – 6:30 p.m. or as soon as possible thereafter

Director, Community Planning, West District
(October 4, 2001)

Respecting an application by 1442923 Ontario Inc. to amend the Etobicoke Official Plan and Zoning Code to permit the development of 4 apartment buildings ranging from 27 to 33 storeys on the lands south of Dundas Street West and west of Kipling Avenue; and recommending that City Council:

- (1) amend the Official Plan for the former Etobicoke substantially in accordance with the draft Official Plan Amendment appended to the report as Attachment No. 5;
- (2) amend the Etobicoke Zoning Code substantially in accordance with the draft Zoning By-law Amendment which will be submitted to Etobicoke Community Council at its meeting of October 24, 2001;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and Zoning By-law as may be required and to introduce a Bill in Council substantially in the form of the draft Official Plan amendment and Zoning By-law amendment referred to in Recommendations Nos. (1) and (2); and
- (4) before introducing the necessary Bills to City Council for enactment, the owner enter into a Section 37 Agreement with the City regarding the provision of public benefits in exchange for the increase in permitted building density on the property as set out in the report and that the Commissioner of Urban Development Services be authorized to report directly to City Council or the Etobicoke Community Council, if necessary, with the details of the Section 37 Agreement.

16(a). Mr. Derek Theiss
F. D. Theiss Investment Ltd.
 (October 2, 2001)

Advising that they are in favour of the proposal.

**17. FINAL REPORT - APPLICATION TO AMEND
 THE ETOBICOKE OFFICIAL PLAN AND ZONING CODE
 WITTINGTON PROPERTIES LIMITED
 7, 9 AND 11 BURNHAMTHORPE CRESCENT
 FILE No. CMB 2001 0005 (Ward 5 - Etobicoke-Lakeshore).**

<i>PUBLIC HEARING – 7:30 p.m. or as soon as possible thereafter</i>
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Director, Community Planning, West District
 (October 3, 2001)

Respecting an application by Wittington Properties Limited to amend the Etobicoke Official Plan and Zoning Code to permit the development of an apartment building ranging from four to eight storeys on lands comprising 7, 9 and 11 Burnhamthorpe Crescent, located on the south side of Burnhamthorpe Crescent between Dundas Street West and Burnhamthorpe Road; and recommending that City Council:

- (1) amend the Official Plan for the former Etobicoke substantially in accordance with the draft Official Plan amendment appended to the report as Attachment No. 8;
- (2) amend the Etobicoke Zoning Code, substantially in accordance with the draft zoning by-law amendment appended to the report as Attachment No. 9;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan amendment and zoning by-law as may be required and to introduce a Bill in Council substantially in the form of a draft Official Plan amendment and zoning by-law amendment as Attachments Nos. 8 and 9;
- (4) before introducing the necessary Bills to City Council for enactment, the owner enter into a Section 37 Agreement with the City regarding the provision of public benefits in exchange for the increase in permitted building density on the property as set out in the report and that the Commissioner of Urban Development Services be authorized to report directly to City Council or to the Etobicoke Community Council, if necessary, with the details of the Section 37 Agreement.

17(a). Mr. Donald Butcher, Etobicoke
(October 4, 2001)

Submitting comments in strong opposition to the project.

17(b). Ms. Liliane Senteleky, Etobicoke
(October 9, 2001)

Submitting comments in strong opposition to the project.

17(c). Mr. Douglas Dodds, Etobicoke
(October 10, 2001)

Submitting comments in strong opposition to the proposal and urging that if the apartment building is approved that it be contingent on a prior resolution of all anticipated traffic problems with the entire cost of such resolution being borne by the builder.

**18. ONTARIO MUNICIPAL BOARD APPEAL – APPLICATION
TO AMEND THE ETOBICOKE OFFICIAL PLAN
AND ZONING CODE; TORONTO DISTRICT SCHOOL BOARD
OAKWOOD RETIRMENT COMMUNITIES INC.
2245 LAWRENCE AVENUE WEST; FILE No. CMB 2001 0007
(Ward 2 – Etobicoke North).**

Director, Community Planning, West District
(October 5, 2001)

Requesting direction for staff representation at the Ontario Municipal Board hearing regarding an appeal of City Council's failure to make a decision on the applications by the Toronto District School Board and Oakwood Retirement Communities Inc. to amend the Etobicoke Official Plan and Zoning Code at 2245 Lawrence Avenue West within 90 days after they were filed with the City Clerk; and recommending that City Council direct the City Solicitor to attend at the Ontario Municipal Board to oppose the Official Plan Amendment and Zoning Code Amendment that would permit the proposed development, unless the application is revised to provide:

- (1) active programmable open space that may be used by the public (This should consist of sufficient space for a youth soccer pitch leased on a long-term basis to the City.);
- (2) the preservation to the extent possible of the historical elements identified by the Toronto Preservation Division;
- (3) reduction of the height along Lawrence Avenue West to four storeys and consideration of measures to mitigate the appearance of the proposed height and overlook; and
- (4) re-assessment of the vehicular access to the development, including relocating the service access away from Mountbatten Road, possibly relocating the underground parking access away from Lawrence Avenue and the provision of more underground parking to allow for more open space at grade. (Any redesign should ensure that there is minimum infiltration of traffic from the project into the surrounding neighbourhood and that the proposed access points are satisfactory to Transportation staff.)

**19. APPLICATION FOR SITE PLAN CONTROL APPROVAL
ARCADIA QUEENSWAY DEVELOPMENTS INC.
964 THE QUEENSWAY; FILE No. CMB 2000 0010
(Ward 5 – Etobicoke-Lakeshore).**

Director, Community Planning, West District
(October 9, 2001)

Respecting an application by Arcadia Queensway Developments Inc. for Site Plan Control approval for a 14-unit townhouse development on lands known municipally as 964 The Queensway; and recommending that City Council approve the drawings on file with the Commissioner of Urban Development Services, entitled Site Plan Drawing No. A-101 and Side Elevations and Cross-Section Drawing No. A-106, prepared by Turner Fleischer Architects Inc., revised to September 14, 2001, and Landscape Drawing Nos. L-1 and L-2, prepared by M&M Design Consultants, revised to September 28, 2001, subject to the following conditions:

- (1) signing of a Site Control Agreement and payment of the necessary fees associated with the preparation, execution and registration of same;
- (2) submission of landscaped plans detailing fencing, curbing, grading, street trees, planting and tree preservation methods for trees (including abutting properties) and the posting of financial guarantees to ensure compliance with the approved plans;
- (3) provision of off-site and on-site services required to accommodate the redevelopment of the subject site, including the provision of storm water management facilities or cash-in-lieu payment, the signing of agreements, and the posting of financial guarantees if required, by Works and Emergency Services;
- (4) the developer to pay the prevailing development charges in effect at the time of the issuance of building permits and any outstanding cash-in-lieu of parkland contributions or dedications;
- (5) the engineering consultant certify that the final plans meet MOE interior and exterior noise criteria; and
- (6) confirmation from Works staff that the environmental conditions (soil and groundwater) of the site are suitable for the proposed development.

**20. APPLICATION FOR EXEMPTION FROM PART-LOT CONTROL
CLEMENT COURT LIMITED, 1558 KIPLING AVENUE
FILE No. TA PLC 2001 0002 (Ward 4 – Etobicoke Centre).**

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

Respecting an application by Clement Court Limited for an exemption from Part Lot Control for a townhouse development, containing 14 townhouse dwelling units, thereby allowing the creation of separate lots for the townhouse units, on lands known municipally as 1558 Kipling Avenue, located on the north-west corner of Kipling Avenue and Clement Road; and recommending that:

- (1) the Owner of the subject lands be requested to first register a Section 118 Restriction under the Land Titles Act to the satisfaction of the City Solicitor, agreeing not to convey or mortgage any part of the lands without the prior written consent of the Chief Planner or his designate; and
- (2) a Part-Lot exemption by-law, with respect to the subject lands, then be enacted by City Council, such by-law to expire two years after it has been enacted and to be prepared to the satisfaction of the City Solicitor.

**21. APPLICATION FOR EXEMPTION FROM PART-LOT CONTROL
STONE MANOR DEVELOPMENTS (MANITOBA) LIMITED
83 AND 85 MILTON STREET; FILE No. PLC 2000 0005
(Ward 6 – Etobicoke-Lakeshore).**

Director, Community Planning, West District
(October 9, 2001)

Respecting an application by Stone Manor Developments (Manitoba) Limited for exemption from Part-Lot Control on lands known municipally as 83 and 85 Milton Street, located at the north-west quadrant of Grand Avenue and Manitoba Street south of the Gardiner Expressway (corner of Milton Street and 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.

**22. PRELIMINARY REPORT - APPLICATION TO AMEND THE
ETOBICOKE ZONING CODE; PETRO CANADA
365 DIXON ROAD; FILE No. CMB 2001 0012
(Ward 4 – Etobicoke Centre).**

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

Providing preliminary information on an application by Petro Canada to amend the Etobicoke Zoning Code to permit the demolition and removal of the existing gas bar, kiosk, islands and canopy and the construction of new gas bar with a 102 square metre retail component at 365 Dixon Road located at the southeast corner of Dixon 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.

**23. PRELIMINARY REPORT - APPLICATION TO AMEND THE
ETOBICOKE ZONING CODE; SIGNAL STEELES HOLDINGS
6953 STEELES AVENUE WEST; FILE No. CMB 2001 0016
(Ward 1 – Etobicoke North).**

Director, Community Planning, West District
(October 1, 2001)

Providing preliminary information on an application by Signal Steeles Holdings to amend the Etobicoke Zoning Code to permit the construction of a gas-bar facility with a take-out restaurant, including a drive-through on lands known municipally as 6953 Steeles Avenue West, located at the south-east corner of Steeles Avenue and Signal Hill Avenue in close proximity to Highway No. 427; advising that a consent application to sever the northerly portion of the site from the proposed multi-unit industrial development to the south (B13-01E) has been submitted to the Committee of Adjustment; and recommending that

- (1) staff be directed that in lieu of a community consultation meeting, a communication brief, advising of the rezoning application, be sent out to property/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.

**24. PRELIMINARY REPORT - REVISED APPLICATION TO AMEND
THE ETOBICOKE OFFICIAL PLAN AND ZONING CODE
FOGH SAILS HOLDINGS LIMITED
2242 AND 2246 LAKE SHORE BOULEVARD WEST
FILE No. TA CMB 2001 0017 (Ward 6 – Etobicoke-Lakeshore).**

Director, Community Planning, West District

(October 5, 2001)

Providing preliminary information on a revised application by Fogh Sails Holdings Limited to amend the Etobicoke Official Plan and Zoning Code to permit the construction of a two phased residential condominium apartment building containing a total of 345 units and 1,355 metres square of retail space and 7 live/work units on the consolidated site at 2242 and 2246 Lake Shore Boulevard West, located on the north side of Lake Shore Boulevard West between Legion Road and Mimico Creek; 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.