

THE CITY OF TORONTO

City Clerk's Division

Minutes of the West Community Council

Meeting No. 5

Wednesday, May 16, 2001.

The West Community Council met on Wednesday, May 16, 2001, in the Council Chambers, Etobicoke Civic Centre, 399 The West Mall, Etobicoke, commencing at 9:36 a.m.

Attendance:

Members were present for some or all of the time periods indicated.

	9: 36 a.m. to 11:05 a..m.	12:00 noon to 12:35 p.m.	7:06 p.m. to 8:55 p.m.
Councillor Irene Jones (Chair)	X	X	X
Councillor Rob Ford	X	X	R
Councillor Suzan Hall	X	X	X
Councillor Douglas Holyday	X	X	R
Councillor Gloria Lindsay Luby	X	X	X
Councillor Peter Milczyn (Vice Chair)	X	X	X

Councillor Jones in the Chair.

At this point in the proceedings Councillor Ford requested the Clerk to note for the record that he would not be able to attend the evening session in that he was making a presentation on behalf of the Mayor at St. Maurice Catholic School on the occasion of the 25th Anniversary.

Confirmation of Minutes.

On motion by Councillor Holyday, the Minutes of the meeting of the West Community Council held on April 4, 2001, were confirmed.

5.1 Installation of Traffic Control Signals: Burnhamthorpe Road and Old Burnhamthorpe Road (Ward 3 – Etobicoke Centre).

The West Community Council had before it a report (April 10, 2001) from the Director, Transportation Services, District 2, respecting a request from Councillor Doug Holyday, Ward 3 – Etobicoke Centre, regarding the removal of the pedestrian crossover (PXO) on Burnhamthorpe Road approximately 190 metres east of Mill Road and the relocation of the adjacent TTC bus stop/loop to Mill Road, to address pedestrian safety concerns and to minimize the number of pedestrians traversing the apartment/condominium property; advising that the installation of traffic control signals will benefit all roadway users in the area, as well as provide convenient and safe access for pedestrians; and recommending that:

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

The West Community Council also had before it a communication (April 23, 2001) addressed to Councillor Doug Holyday from Ms. Quita M. Stuart, Etobicoke, submitting comments in strong opposition to the proposed installation of traffic control signals and the placement of a bus stop.

Ms. Quita M. Stuart, Etobicoke, appeared before the West Community Council in connection with the aforementioned report.

On motion by Councillor Holyday, the West Community Council:

- (1) recommended to City Council the adoption of the aforementioned report; and

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- (2) referred the aforementioned communication from Ms. Quita Stuart, Etobicoke, to the General Manager, Toronto Transit Commission, with a request that he arrange a meeting with Ms. Stuart, in consultation with Councillor Doug Holyday, Ward 3 – Etobicoke Centre, to discuss the concerns raised in her communication and deputation.

(Sent to: General Manager, Toronto Transit Commission; Ms. Quita Stuart, Etobicoke; Councillor Doug Holyday, Ward 3 - Etobicoke Centre; Director, Transportation Services, District 2; c. Mr. Dominic Gulli, Manager, Traffic Operations – May 17, 2001)

(Clause No. 1, Report No. 4)

**5.2 Introduction of On-Street Parking Permits: Simpson Avenue
(Ward 6 – Etobicoke-Lakeshore).**

The West Community Council had before it a report (April 24, 2001) from the Director, Transportation Services, District 2, respecting a request in October 2000 from residents of Simpson Avenue, between Royal York Road and Ourland Avenue, for on-street parking permits; advising that the on-street parking permit program provides an alternative source of parking for residents who cannot provide adequate vehicle parking on their property; and recommending that:

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

Councillor Jones appointed Councillor Milczyn Acting Chair and vacated the Chair.

On motion by Councillor Jones, the West Community Council recommended to City Council the adoption of the aforementioned report.

Councillor Jones resumed the Chair.

(Clause No. 2, Report No. 4)

**5.3 Introduction of Parking Prohibition: Dumbarton Road
(Ward 5 – Etobicoke-Lakeshore).**

The West Community Council had before it a report (April 18, 2001) from the Director, Transportation Services, District 2, respecting a request from an area resident for a parking prohibition to address the occurrence of long-term parking of vehicles driven by students attending Bishop Allen Academy High School; and recommending that:

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

Councillor Jones appointed Councillor Milczyn Acting Chair and vacated the Chair.

On motion by Councillor Jones, the West Community Council recommended to City Council the adoption of the aforementioned report.

Councillor Jones resumed the Chair.

(Clause No. 3, Report No. 4)

5.4 Amendment to Parking Prohibition: 60 Richview Road (Ward 4 – Etobicoke Centre).

The West Community Council had before it a report (April 9, 2001) from the Director, Transportation Services, District 2, respecting a request from the Ukrainian Canada Care Centre to rescind the no-parking prohibition immediately in front of their facility at 60 Richview Road, to permit additional parking for special events; and recommending that:

- (1) the existing by-law prohibiting parking on the north side of Richview Road between a point 910.0 metres west of Scarlett Road and the west limit of the road, be rescinded;
- (2) parking be prohibited anytime on the north side of Richview Road, between a point 390.0 metres west of Scarlett Road and a point 93.0 metres west thereof;
- (3) parking be prohibited anytime on the north side of Richview Road, between a point 557.0 metres west of Scarlett Road and the west limit of the road; and
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

On motion by Councillor Holyday, the West Community Council recommended to City Council the adoption of the aforementioned report.

(Clause No. 4, Report No. 4)

**5.5 Extension of School Bus Loading Zone: Cloverhill Road
(Ward 5 – Etobicoke-Lakeshore).**

The West Community Council had before it a report (April 9, 2001) from the Director, Transportation Services, District 2, respecting a request from the Principal of Etienne Brule Junior School for the extension of the existing school bus loading zone on Cloverhill Road; advising that implementation of the proposed extension will result in a safer environment for the students and provide better traffic management on the street; and recommending that:

- (1) the current by-law associated with the school bus loading zone on the east side of Cloverhill Road, between a point 37.0 metres south of Kinsdale Boulevard and a point 27.0 metres south thereof, be rescinded;
- (2) the current by-law prohibiting parking, 8:00 a.m. to 5:00 p.m., Monday to Friday, on both sides of Cloverhill Road, between Kinsdale Boulevard and a point 103.5 metres south thereof, be rescinded;
- (3) the current by-law prohibiting parking anytime, on both sides of Cloverhill Road between Heatherdale Road and a point 72.5 metres south thereof, be rescinded;
- (4) a school bus loading zone be implemented on the east side of Cloverhill Road, between a point 37.0 metres south of Kinsdale Boulevard and a point 47.0 metres south thereof;
- (5) parking be prohibited anytime, on the east side of Cloverhill Road, between Kinsdale Boulevard and a point 37.0 metres south thereof;
- (6) parking be prohibited anytime, on the east of Cloverhill Road, between a point 84.0 metres south of Kinsdale Boulevard and a point 19.5 metres south thereof;
- (7) parking be prohibited on the west side of Cloverhill Road, between Heatherdale Road and a point 59.5 metres south thereof; and
- (8) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

On motion by Councillor Holyday, the West Community Council recommended to City Council the adoption of the aforementioned report.

(Clause No. 5, Report No. 4)

**5.6 Payment-in-Lieu of Parking: 1022780 Ontario Limited
3555 Lake Shore Boulevard West (Ward 6 – Etobicoke-Lakeshore).**

The West Community Council had before it a report (April 24, 2001) from the Director, Transportation Services, District 2, recommending that:

- (1) Council exempt the applicant (1022780 Ontario Ltd., 3555 Lake Shore Boulevard West) from the Etobicoke Zoning Code parking requirement of five stalls;
- (2) the applicant enter into an Agreement with the City of Toronto for the payment-in-lieu of five parking stalls, which in this case amounts to \$10,000.00; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

On motion by Councillor Holyday, the West Community Council recommended to City Council the adoption of the aforementioned report.

(Clause No. 6, Report No. 4)

**5.7 Draft By-law to Stop Up and Close the Stub-End of the Public Highway
Perry Crescent and to Authorize a Sale (Ward 4 – Etobicoke Centre).**

The West Community Council held a statutory public hearing on May 16, 2001, pursuant to Clause No. 15 contained in Report No. 1 of The West Community Council, as adopted by Council on January 30 and 31, 2001, and February 1, 2001, notice of the Public Hearing held by the West Community Council on April 4, 2001, with respect to the proposed by-law to stop up and close the stub-end of the public highway, Perry Crescent, and to authorize the sale thereof was published in the Toronto Star on March 13, 20 and 27, 2001, and April 3, 2001, and that no one appeared at the Public Hearing to address the West Community Council.

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

On motion by Councillor Lindsay Luby, the West Community Council recommended to City Council that as the requirements of the Municipal Act had been fulfilled and there was no contrary evidence presented, that the aforementioned by-law be enacted by Council.

(Clause No. 8, Report No. 4)

5.8 Traffic Calming Policy (All Wards).

The West Community Council had before it the following communications:

- (i) (March 28, 2001) from the City Clerk, Works Committee, advising that the Works Committee on March 28, 2001, adopted the report dated March 8, 2001, from the Commissioner of Works and Emergency Services respecting a harmonized traffic calming policy for the City of Toronto, wherein it recommended that:
 - (1) the report be forwarded to all Community Councils for consideration, and that their comments on the proposed traffic calming policy be submitted to the Works Committee for consideration at its June 6, 2001 meeting;
 - (2) the report be distributed to any interested residents and parties, including neighbourhood and business improvement associations in Toronto, as well as citizen advisory committees and advocate groups for transportation modes, such as the City's cycling and pedestrian committees, for comment; neighbourhood associations and business improvement associations are encouraged to provide comments to their respective Community Councils, while broad interest groups are encouraged to submit comments directly to the Works Committee;
 - (3) the Commissioner of Works and Emergency Services develop a system of prioritization of requests whereby equity is applied across Community Council areas and also the setting of a maximum number of studies or reviews per year based on budget allocation for this activity, the report on this system to be included for approval at the meeting of the Committee on June 6, 2001;

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- (4) the Commissioner of Works and Emergency Services further report to the Committee for its meeting on June 6, 2001, on appropriate traffic calming measures that ensure pedestrian safety on streets, found mostly in suburban areas, that do not have sidewalks or where there may be natural drainage in the form of swales or ditches; and
- (5) staff presentations be made to the Community Councils when this matter is considered; and
- (ii) (May 14, 2001) from Mr. Bill Nemerson, Coordinator, Neighbourhood Watch, 23 Division, providing background information on petitions previously forwarded to the City of Toronto regarding traffic calming on Westhumber Boulevard; and recommending that a total study by a Committee comprised of Transportation Services staff and community representatives be struck and report back to the West Community Council and Council.

Mr. Dominic Gulli, Manager, Traffic Operations, Transportation, District 2, made an overhead presentation to the West Community Council in connection with the foregoing matter.

The following persons appeared before the West Community Council in connection with the foregoing matter:

- Mr. Bill Nemerson, Etobicoke;
- Ms. Rhona Swarbrick, Etobicoke;
- Ms. Janice Etter, Etobicoke;
- Mr. B. Sandy Habus, Etobicoke; and
- Mr. Alan Shiels, Etobicoke.

A. Councillor Milczyn moved that the West Community Council recommend to the Works Committee that:

- (1) the harmonized traffic calming policy contained in the report dated March 8, 2001, from the Commissioner of Works and Emergency Services, be adopted. **(Carried)**
- (2) by the end of 2001, additional staff resources be allocated to the West District to ensure that traffic calming requests are dealt with in a timely manner and do not draw on current staff resources; **(Carried)**

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- (3) for the balance of 2001, funding priority be given to traffic calming projects in those parts of the City that did not previously allow for traffic calming measures; and **(Carried)**
- (4) for the 2002 budget, the Budget Advisory Committee consider increasing the line item for traffic calming measures to ensure an equitable distribution of traffic calming measures throughout the entire City: **(Carried)**

Councillor Jones appointed Councillor Milczyn Acting Chair and vacated the Chair.

- B. Councillor Jones moved that the West Community Council recommend to the Works Committee that the Warrant 2 criterion regarding sidewalks be amended to provide that sidewalks first be considered as a high priority before traffic calming measures are examined; **(Carried)**

Councillor Jones resumed the Chair.

(Sent to: Works Committee; c. Mr. Bill Nemerson, Etobicoke; Ms. Janice Etter, Toronto; Ms. Rhona Swarbrick, Etobicoke; Mr. B. Sandy Habus, Etobicoke; Mr. Alan Shiels, Etobicoke; Commissioner of Works and Emergency Services; General Manager, Transportation Services; Director, Transportation Services, District 2; Mr. Peter Hillier, Manager, Transportation Programming, Transportation Services; Mr. Dominic Gulli, Manager, Traffic Operations, Transportation Services, District 2; Ms. Trudy Perrin, Committee Administrator, Works Committee; Other Interested Parties – May 17, 2001)

(Clause No. 17(a), Report No. 4)

5.9 Variances to the Etobicoke Sign By-law.

The West Community Council had before it a communication (April 11, 2001) from the City Clerk, Etobicoke Sign Variance Advisory Committee, submitting, for information, the decisions of the Etobicoke Sign Variance Advisory Committee from its meeting held on April 10, 2001, respecting the following applications for variance to the Etobicoke Sign By-law:

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

On motion by Councillor Lindsay Luby, the West Community Council received the aforementioned report.

(Clause No. 17(b), Report No. 4)

5.10 Ontario Municipal Board Hearing: Outlook Investments and Development Limited 5055 Dundas Street West (Former Michael Power High School Site) (Ward 5 – Etobicoke-Lakeshore).

The West Community Council had before it a report (April 6, 2001) from the City Solicitor respecting the actions of the Ontario Municipal Board regarding an appeal by Outlook Investments and Development Limited (Outlook) to permit a development containing 1,275 dwelling units on the former Michael Power High School site at 5055 Dundas Street West, advising that the OMB approved the Official Plan and Zoning amendments supported by the City; that following the submission of revised site plans for the first phase (Phase I) that were satisfactory to the Director, Community Planning, West District, the OMB by Decision/Order issued September 20, 2000, approved the Phase I site plan; that the Section 37 Agreement required to secure the development conditions set out in the January 11, 2000 and January 20, 2000 reports of the Commissioner of Urban Development Services, and the Phase I Site Plan Agreement were each registered on March 27, 2001; further advising that construction of Phase I may now commence in accordance with those agreements; that Outlook has withdrawn its site plan appeal for Phase II, and that prior to the development of Phase II, the owner will be required to submit a site plan application that is consistent with the approved settlement; and recommending that the report be received for information.

Councillor Jones appointed Councillor Milczyn Acting Chair and vacated the Chair.

On motion by Councillor Jones, the West Community Council received the aforementioned report.

Councillor Jones resumed the Chair.

(Clause No. 17(c), Report No. 4)

5.11 Status of Outstanding Property Standards Matters: 1276 Islington Avenue (Ward 5 – Etobicoke-Lakeshore).

The West Community Council had before it a report (March 21, 2001) from the District Manger, Municipal Licensing and Standards, West District, advising, in response to a request for information by the West Community Council on February 14, 2001, that there are no complaints or outstanding work orders against 1276 Islington Avenue; that a notice pursuant to the City's Property Standards By-law was issued directing that certain repairs be made throughout the building, the nature of which are considered routine maintenance for a 37-year old apartment building; that a notice was also issued on March 14, 2001, directing that debris found on the grounds of the property be cleaned up; and recommending that the report be received for information.

On motion by Councillor Milczyn, the West Community Council received the aforementioned report.

(Clause No. 17(d), Report No. 4)

5.12 Final Report - Application to Amend the Etobicoke Zoning Code and Site Plan Control; Stone Manor Developments (Evans) Limited 619 Evans Avenue; File No. CMB 20000015 (Ward 6 – Etobicoke-Lakeshore).

The West Community Council held a statutory public hearing on May 16, 2001, in accordance with section 34 of the Planning Act and appropriate notice of this meeting was given in accordance with the Planning Act and the Regulations thereunder.

The West Community Council had before it a report (April 23, 2001) from the Director, Community Planning, West District, respecting an application by Stone Manor Developments (Evans) Limited for an amendment to the Etobicoke Zoning Code and Site Plan Control, to permit the development of 37 residential dwelling units comprised of 36 townhouses and one single-family dwelling unit on lands known municipally as 619 Evans Avenue, located at the south-west corner of Browns Line and Evans Avenue; and recommending that the application be approved subject to a Public Meeting of the West Community Council to obtain the views of interested parties, and the conditions outlined in the report.

Councillor Jones appointed Councillor Milczyn Acting Chair and vacated the Chair.

On motion by Councillor Jones, the West Community Council recommended to City Council that:

- (1) based on the finding of fact, conclusions and recommendations in the aforementioned report and for the reason that the proposal is an appropriate use of the lands, the application by Stone Manor Developments (Evans) Limited, be approved; and

- (2) the developer make a donation to the City of Toronto in the amount of \$6,000.00, to be divided equally for playground equipment for Bisset Park, and for Delma Park in conjunction with the Alderwood Cooperative Nursery School; and, further that the City issue to the developer a tax receipt for the \$6,000.00 donation.

Councillor Jones resumed the Chair.

(Clause No. 11, Report No. 4)

5.13 Final Report - Application to Amend the Etobicoke Official Plan and Zoning Code; Imperial Oil Limited, 1558 Kipling Avenue File No. TA CMB 20010004 (Ward 4 – Etobicoke Centre).

The West Community Council held a statutory public hearing on May 16, 2001, in accordance with sections 17 and 34 of the Planning Act and appropriate notice of this meeting was given in accordance with the Planning Act and the Regulations thereunder.

The West Community Council had before it a report (April 18, 2001) from the Director, Community Planning, West District, respecting an application by Imperial Oil Limited for an amendment to the Etobicoke Official Plan from Residential Low Density to Residential Medium Density, and to the Etobicoke Zoning Code from Limited Commercial (CL) to Group Area Fourth Density Residential (R4G) to permit a 14-unit townhouse development on lands known municipally as 1558 Kipling Avenue, with ten of the units fronting onto Kipling Avenue and four units fronting onto Clement Road; and recommending that the application be approved subject to a Public Meeting of the West Community Council to obtain the views of interested parties, and the conditions outlined in the report.

On motion by Councillor Lindsay Luby, the West Community Council recommended to City Council that, based on the finding of fact, conclusions and recommendations in the aforementioned report and for the reason that the proposal is an appropriate use of the lands, the application by Imperial Oil Limited, be approved.

(Clause No. 12, Report No. 4)

5.14 Application for Exemption from Part-Lot Control; Stone Manor Developments (Manitoba) Limited, 134 and 136 Manitoba Street; 527 and 535 Oxford Street File No. PLC20000004 (Ward 6 – Etobicoke-Lakeshore).

The West Community Council had before it a report (April 26, 2001) from the Director, Community Planning, West District, respecting an application by Stone Manor Developments (Manitoba) Limited, to lift Part-Lot Control for a portion of a townhouse development, containing nine townhouse dwelling units fronting onto Manitoba Street, on lands known municipally as 134 and 136 Manitoba Street and 527 and 535 Oxford Street; and recommending that a Part-Lot exemption by-law, with respect to the subject lands, be prepared to the satisfaction of the City Solicitor, and that such by-law shall expire one year after it has been enacted.

Councillor Irene Jones, Ward 6 – Etobicoke-Lakeshore, declared her interest in the foregoing report in that the applicant is an associate of a former client of her husband.

On motion by Councillor Holyday, the West Community Council recommended to City Council the adoption of the aforementioned report.

(Clause No. 13, Report No. 4)

5.15 Status of Application to Lift the Holding Provisions from Etobicoke By-law No. 1994-149; Monarch Construction Limited and Waterview Corporation, 2115-2139 Lake Shore Boulevard West File No. CMB 20000011 (Ward 6 – Etobicoke-Lakeshore).

The West Community Council had before it a report (April 27, 2001) from the Director, Community Planning, West District, respecting Clause No. 41 contained in Report No. 11 of The Etobicoke Community Council, headed “Final Report – Application to Lift the Holding (H) Provisions from Etobicoke By-law No. 1994-149 and for Site Plan Approval; Monarch Construction Limited and Waterview Corporation, 2115-2139 Lake Shore Boulevard West; File No. CMB20000011 (Lakeshore-Queensway)”, which was adopted by the Council of the City of Toronto at its regular meeting held on October 3, 4 and 5, 2000, and its Special Meetings held on October 6, 2000, October 10 and 11, 2000, and October 12, 2000; responding to a request that staff of Community Development, West District, and the Legal Division meet with the Ward Councillor to explain how the conditions for removal of the holding designation will be met prior to the lifting of the Holding (H) provisions; and a further request for a report to City Council including a discussion of how school contributions are to be met for this development; and recommending that the report, including the draft by-law appended to the report with respect to the lifting of the Holding symbol for Phase 1A for a maximum of 350 units, be received for information.

Councillor Jones appointed Councillor Milczyn Acting Chair and vacated the Chair.

On motion by Councillor Jones, the West Community Council received the aforementioned report.

Councillor Jones resumed the Chair.

(Clause No. 17(e), Report No. 4)

**5.16 Preliminary Report – Application to Amend the Etobicoke Zoning Code
Princess Gardens Management, 1137 – 1141 Royal York Court
File No. TA ZBA 20010002 (Ward 4 – Etobicoke Centre).**

The West Community Council had before it a report (April 24, 2001) from the Director, Community Planning, West District, providing preliminary information on an application by Princess Gardens Management to amend the Etobicoke Zoning Code to permit the construction of a terraced, 10 to 12-storey, 224-unit rental apartment building fronting onto Royal York Road with access from Royal Court Drive, located on the west side of Royal York Road, north of Dundas Street West and is accessed by a municipal street named Royal York Crescent; and recommending that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (3) notice for the Public Meeting under the Planning Act be given according to the Regulations under the Planning Act.

On motion by Councillor Lindsay Luby, the West Community Council:

- (1) requested the Director, Community Planning, West District, together with the Ward Councillor, to schedule a community consultation meeting, as outlined in the aforementioned report, and provide notice thereof to landowners and residents within 120 metres of the site; and
- (2) directed that notice of the Public Meeting under the Planning Act be given in accordance with the Regulations under the Planning Act.

(Sent to: Director, Community Planning, West District; c. Mr. Paul Rycroft, Land Development Consultant; Ms. Wendy Johncox, Senior Planner, Community Planning, West District – May 17, 2001)

(Clause No. 17(f), Report No. 4)

5.17 Preliminary Report – Application to Amend the Etobicoke Official Plan and Zoning Code; 1463291 Ontario Limited, 232-240 Berry Road File No. TA ZBA 20010003 (Ward 5 – Etobicoke-Lakeshore).

The West Community Council had before it a report (April 23, 2001) from the Director, Community Planning, West District, providing preliminary information on an application by 1463291 Ontario Limited to amend the Etobicoke Official Plan designation and to rezone the site from CN (Neighbourhood Commercial Zone) to Group Area R4G Fourth Density Residential Zone to permit the development of 18 townhouse units in place of the existing retail strip mall, on lands known municipally as 232-240 Berry Road, located at the north-east corner of Berry Road and Prince Edward Drive; and recommending that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (3) notice for the Public Meeting under the Planning Act be given according to the Regulations under the Planning Act.

On motion by Councillor Milczyn, the West Community Council:

- (1) requested the Director, Community Planning, West District, together with the Ward Councillor, to schedule a community consultation meeting, and provide notice thereof to landowners and residents within an area to be determined in consultation with the Ward Councillor; and
- (2) directed that notice of the Public Meeting under the Planning Act be given in accordance with the Regulations under the Planning Act.

(Sent to: Director, Community Planning, West District; c. Mr. Tom Giancos, Zanini Developments Inc.; Ms. Wendy Johncox, Senior Planner, Community Planning, West District – May 17, 2001)

(Clause No. 17(g), Report No. 4)

5.18 Preliminary Report – Application to Amend the Etobicoke Official Plan and Zoning Code; 1442923 Ontario Inc., Lands South of Dundas Street West and West of Kipling Avenue; File No. Z-2254 (Revised) (Ward 5 – Etobicoke-Lakeshore).

The West Community Council had before it a report (April 25, 2001) from the Director, Community Planning, West District, providing preliminary information on an application by 1442923 Ontario Inc. to redesignate a total of 2.20 hectares (5.44 acres) from Commercial-Office to High Density Residential on lands south of Dundas Street West and west of Kipling Avenue; advising that combined with the 0.45 hectares (1.11 acres) already designated High Density Residential, the proposal would provide for a total of 1,469 units located in five separate buildings; and recommending that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor at such time that staff are in receipt of a revised plan addressing the concerns outlined in this report;
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (3) notice for the Public Meeting under the Planning Act be given according to the Regulations under the Planning Act.

Councillor Jones appointed Councillor Milczyn Acting Chair and vacated the Chair.

On motion by Councillor Jones, the West Community Council:

- (1) requested the Director, Community Planning, West District, together with the Ward Councillor, to schedule a community consultation meeting at such time that staff are in receipt of a revised plan addressing the concerns outlined in the aforementioned report, and provide notice thereof to landowners and residents within 120 metres of the site; and
- (2) directed that notice of the Public Meeting under the Planning Act be given in accordance with the Regulations under the Planning Act.

Councillor Jones resumed the Chair.

(Sent to: Director, Community Planning, West District; c. Mr. Paulo Stellato, Del Terra Inc.; Mr. Patrick Lee, Senior Planner, Community Planning, West District – May 17, 2001)

(Clause No. 17(h), Report No. 4)

**5.19 Preliminary Report – Application to Amend the Etobicoke Official Plan and Zoning Code; Wittington Properties Limited
7, 9 and 11 Burnhamthorpe Crescent
File No. TA CMB 20010005 (Ward 5 – Etobicoke-Lakeshore).**

The West Community Council had before it a report (April 27, 2001) from the Director, Community Planning, West District, providing preliminary information on an application by Wittington Properties Limited to amend the Etobicoke Official Plan and Zoning Code to permit the construction of a five to eight-storey, 119-unit apartment building on the properties at 7, 9 and 11 Burnhamthorpe Crescent; and recommending that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (3) notice for the Public Meeting under the Planning Act be given according to the Regulations under the Planning Act.

On motion by Councillor Holyday, the West Community Council:

- (1) requested the Director, Community Planning, West District, together with the Ward Councillor, to schedule a community consultation meeting, as outlined in the aforementioned report, and provide notice thereof to landowners and residents within 120 metres of the site; and
- (2) directed that notice of the Public Meeting under the Planning Act be given in accordance with the Regulations under the Planning Act.

(Sent to: Director, Community Planning, West District; c. Mr. Dennis Wood, McCarthy Tetrault Barristers and Solicitors; Mr. Patrick Lee, Senior Planner, Community Planning, West District – May 17, 2001)

(Clause No. 17(i), Report No. 4)

5.20 Preliminary Report – Application to Amend the Etobicoke Zoning Code 1464171 Ontario Inc., 300 Evans Avenue; File No. TA ZBA 20010005 (Ward 6 – Etobicoke-Lakeshore).

The West Community Council had before it a report (April 25, 2001) from the Director, Community Planning, West District, providing preliminary information on an application by 1464171 Ontario Inc. to amend the Etobicoke Official Plan and Zoning Code to permit the construction of 13 separate units for use as a self-storage development with one caretaker unit at 300 Evans Avenue located at the north-west corner of Evans Avenue and Horner Avenue; and recommending that:

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

On motion by Councillor Holyday, the West Community Council:

- (1) requested the Director, Community Planning, West District, to forward a communication brief, in lieu of scheduling a community consultation meeting, to land/business owners within 120 metres of the subject site, advising of the rezoning application; and
- (2) directed that notice of the Public Meeting under the Planning Act be given in accordance with the Regulations under the Planning Act.

(Sent to: Director, Community Planning, West District; c. Mr. Eros Fiacconi, EFG Associates; Ms. Kelly Picken, Planner, Community Planning, West District – May 17, 2001)

(Clause No. 17(j), Report No. 4)

5.21 Preliminary Report – Application to Amend the Etobicoke Official Plan and Zoning Code; Auckland Developments Inc., 3 Auckland Road File No. TA CMB 20010006 (Ward 6 – Etobicoke-Lakeshore).

The West Community Council had before it a report (April 25, 2001) from the Director, Community Planning, West District, providing preliminary information on an application by Auckland Developments Inc. to amend the Etobicoke Official Plan and Zoning Code to permit the construction of a 12-storey condominium apartment building containing 52 units, at 3 Auckland Road, located on the east side of Auckland Road south of Dundas Street; and recommending that:

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- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor at such time that staff are in receipt of a revised plan addressing the concerns outlined in this report;
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (3) notice for the Public Meeting under the Planning Act be given according to the Regulations under the Planning Act.

On motion by Councillor Lindsay Luby, the West Community Council:

- (1) requested the Director, Community Planning, West District, together with the Ward Councillor, to schedule a community consultation meeting at such time that staff are in receipt of a revised plan addressing the concerns outlined in the aforementioned report, and provide notice thereof to landowners and residents within 120 metres of the site; and
- (1) directed that notice of the Public Meeting under the Planning Act be given in accordance with the Regulations under the Planning Act.

(Sent to: Director, Community Planning, West District; c. Mr. Robert Maksymec, Auckland Development Inc.; Mr. Patrick Lee, Senior Planner, Community Planning, West District – May 17, 2001)

(Clause No. 17(k), Report No. 4)

5.22 Request for Endorsement of Kingsway Business Area Sidewalk Summer Fest for Liquor Licensing Purposes.

The West Community Council had before it a communication (Undated) from Mr. Mario Mannello for the Kingsway Business Improvement Area, providing details of the Kingsway Business Area Sidewalk Summer Fest to be held on a section of Brentwood Road on Saturday, June 16, 2001; and requesting endorsement of this community festival.

On motion by Councillor Milczyn, the West Community Council recommended to City Council that the Kingsway Business Area Sidewalk Summer Fest be declared a community festival of municipal and/or community significance for liquor licensing purposes, and that the Alcohol and Gaming Commission of Ontario be advised that Council has no objection to this event taking place.

(Clause No. 16, Report No. 4)

5.23 Albion Boys and Girls Club - Albion Neighbourhood Services.

The West Community Council had before it a communication (April 30, 2001) from Ms. Linda Hunter, Albion Neighbourhood Services, advising that she is looking forward to bringing the Members of the West Community Council up-to-date on the activities of the Albion Boys and Girls Club at the meeting on May 16, 2001.

Ms. Debbie Gilbert, Chair, Advisory Committee, Albion Boys and Girls Club, appeared before the West Community Council in connection with the foregoing matter; and filed a submission with respect thereto.

On motion by Councillor Hall, the West Community Council received the aforementioned communication.

(Sent to: Ms. Linda Hunter, Albion Neighbourhood Services; Ms. Debbie Gilbert, Chair, Advisory Committee, Albion Boys and Girls Club – May 17, 2001)

(Clause No. 17(1), Report No. 4)

5.24 Exemptions to By-law No. 280-1998: 125 The Queensway and 1470 The Queensway (Ward 5 – Etobicoke-Lakeshore).

The West Community Council had before it a report (May 4, 2001) from the Director of Building and Deputy Chief Building Official, West District, responding to a request by the West Community Council on April 4, 2001, for a report on the ramifications of rescinding the previous policy of Council not to accept applications for a variance to By-law No. 280-1998, until a harmonized sign by-law is in place, such report to also include a list of past and current applications affected by the policy; and recommending that:

(1) the report be received for information; OR

the West Community Council may recommend that:

(2) the policy to not receive sign variance applications with respect to By-law No. 280-1998 be set aside for applications which involve minor variances for existing signs;

(3) the application for a variance to By-law No. 280-1998, be approved to permit the conversion of an existing roof sign from first and second party messaging to third party messaging located at 125 The Queensway;

(4) the application for minor variances from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, respecting the conversion of an existing roof sign

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from first and second party messaging to third party messaging located at 125 The Queensway be approved;

- (5) illuminated changeable message boards and/or video/LED/LCD displays be prohibited at this location;
- (6) the applicant be advised, upon approval of the application, of the requirement to obtain the necessary permits from the Commissioner of Urban Development Services; and
- (7) the appropriate City officials be authorized and directed to take the appropriate action to give effect thereto; AND

the West Community Council may recommend that:

- (8) the policy to not receive sign variance applications with respect to By-law No. 280-1998 be set aside for applications which involve minor variances for signs that would have no impact on safety for traffic travelling on the F. G. Gardiner Expressway; and
- (9) the application for a variance to By-law No. 280-1998, be approved to permit a new third party roof sign located at 1470 The Queensway.

The Director of Building and Deputy Chief Building Official, West District, requested permission of the West Community Council to withdraw the aforementioned report and to submit an information report dated May 15, 2001.

On motion by Councillor Lindsay Luby, the West Community Council concurred in the foregoing request and agreed to consider the revised report dated May 15, 2001.

The West Community Council had before it a revised report (May 15, 2001) from the Director of Building and Deputy Chief Building Official, West District, responding to a request by the West Community Council on April 4, 2001, for a report on the ramifications of rescinding the previous policy of Council not to accept applications for a variance to By-law No. 280-1998, until a harmonized sign by-law is in place, such report to also include a list of past and current applications affected by the policy; and recommending that the report be received for information.

The following persons appeared before the West Community Council in connection with the foregoing report dated May 15, 2001:

- Ms. Mary L. Flynn Guglietti, Goodman and Carr, LLP, on behalf of the Owner of 125 The Queensway; and
- Mr. Steve Wolowich, Skye Media Inc., for 1470 The Queensway.

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On motion by Councillor Milczyn, the West Community Council recommended that:

- (1) Council rescind its policy prohibiting consideration of applications for sign variances within the scope of By-law No. 280-1998, prior to the implementation of a City-wide harmonized sign by-law, specifically to deal with applications for the conversion of existing roof signs from first and second party messaging to third party messaging, provided that such converted signs do not face the F. G. Gardiner Expressway and are not animated; and
- (2) if the foregoing Recommendation No. (1) is adopted, Council give consideration to the following recommendations:
 - (a) the application for a variance to By-law No. 280-1998 be approved to permit the conversion of an existing roof sign from first and second party messaging to third party messaging located at 125 The Queensway;
 - (b) the application for minor variances from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, respecting the conversion of an existing roof sign from first and second party messaging to third party messaging located at 125 The Queensway be approved;
 - (c) illuminated changeable message boards and/or video/LED/LCD displays be prohibited at this location;
 - (d) the applicant be advised, upon approval of the application, of the requirement to obtain the necessary permits from the Commissioner of Urban Development Services; and
- (3) the appropriate City officials be authorized and directed to take the appropriate action to give effect thereto.

(Clause No. 9, Report No. 4)

**5.25 Payment-in-Lieu of Parking: Liquor Control Board of Ontario
2946 Bloor Street West (Ward 5 - Etobicoke-Lakeshore).**

The West Community Council had before it a report (May 1, 2001) from the Director, Transportation Services, District 2, recommending that:

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- (1) Council exempt the applicant (Liquor Control Board of Ontario) from the Etobicoke Zoning Code parking requirement of five stalls;
- (2) the applicant enter into an Agreement with the City of Toronto for the payment-in-lieu of five parking stalls, which in this case amounts to \$5,000.00; 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.

On motion by Councillor Lindsay Luby, the West Community Council recommended to City Council the adoption of the aforementioned report.

(Clause No. 7, Report No. 4)

**5.26 Application for the Construction of a Fence (Noise Barrier)
ABC Group Air Management Systems Inc.
220 Brockport Drive (Ward 2 - Etobicoke North).**

The West Community Council had before it a report (May 3, 2001) from the District Manager, Municipal Licensing and Standards, West District, respecting an application by ABC Group Air Management Systems Inc. to permit the construction of a fence (noise barrier) approximately 5 metres high and 60 metres long located along the northerly boundary of the industrial property municipally known as 220 Brockport Drive, notwithstanding the provisions of the City of Toronto Fence By-law No. 472-2000; advising that the applicant, manufactures painted automotive parts and has been directed by the Ministry of the Environment's Environmental Appeal Board to erect a noise barrier (fence) to reduce the impact of the noise from the exhaust systems on the properties to the north of the lands concerned; and recommending that:

- (1) the fence be approved subject to the fence being erected along the northerly boundary of the subject property to the satisfaction of the Ministry of Environment for the Province of Ontario; and
- (2) the fence be maintained in a state of good repair at all times.

Mr. Brian Illion, Law Office of Harvey Freedman, appeared on behalf of the applicant before the West Community Council in connection with the foregoing matter.

Councillor Jones appointed Councillor Milczyn Acting Chair and vacated the Chair.

On motion by Councillor Jones, the West Community Council recommended to City Council the adoption of the aforementioned report, subject to adding the following new Recommendations Nos. (3) and (4):

- “(3) Chapter 447 of the Municipal Code - Fences be amended to permit the construction and maintenance of the proposed fence (noise barrier) on the subject property; and
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.”

Councillor Jones resumed the chair.

(Clause No. 10, Report No. 4)

**5.27 Application to Lift the Holding Symbol (H)
Zanini Developments Inc., 1 Beaverdale Road
File No. TA ZBA 20010001 (Ward 5 - Etobicoke-Lakeshore)**

The West Community Council had before it report (May 4, 2001) from the Director, Community Planning, West District, respecting an application by Zanini Developments Inc. to lift the Holding Symbol (H) for a portion of the lands known municipally as 1 Beaverdale Road; and recommending that:

- (1) the application for the proposed lifting of the Holding Symbol (H) be approved for the westerly portion (Phase I) of the subject site;
- (2) the Clerk be authorized to give notice of an intention to pass an amending by-law to remove the Holding Symbol (H) for the westerly portion (Phase I) of the subject site; and
- (3) the by-law lifting the Holding Symbol (H) from the westerly portion of the site be forwarded to Council for approval.

On motion by Councillor Milczyn, the West Community Council recommended to City Council the adoption of the aforementioned report.

(Clause No. 14, Report No. 4)

**5.28 Application to Amend the Etobicoke Official Plan
and Zoning Code; First Professional Management Inc.
165 North Queen Street; File No. CMB 20000007
(Ward 5 - Etobicoke-Lakeshore).**

The West Community Council had before it a report (May 14, 2001) from the Director, Community Planning, West District, respecting a pending Ontario Municipal Board (OMB) hearing and a review of an application submitted in April 2000 by First Professional Management Inc. to amend the Etobicoke Official Plan and Zoning Code to

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permit the redevelopment of lands known municipally as 165 North Queen Street from industrial uses to commercial uses, including a Wal-Mart store; providing a chronology of events [including reference to Clause No. 18 of Report No. 2 of The West Community Council, adopted by City Council on March 6, 7 and 8, 2001]; advising that at the pre-hearing on March 2, 2001, the OMB concurred with Council's direction and allowed for a second pre-hearing scheduled for June 1, 2001; and recommending that staff attend the OMB pre-hearing to advise the Board that:

- (1) the requested Official Plan Amendment to permit a new format discount department store (Wal-Mart), and ancillary retail and restaurant uses, under the definition of large-scale, non-shopping centre retail uses is acceptable, and
- (2) City Council has no objection to the enactment of a zoning by-law amendment to permit the proposed development provided that the amendment to the Etobicoke Zoning Code include a Holding Symbol (H) under Section 36 of the Planning Act, and be approved as per the conditions outlined in the report.

The following persons appeared before the West Community Council in connection with the foregoing report:

- Mr. Robert Mantella, FIMA Developments; and submitted a map of the property owned by FIMA Developments; and
- Mr. Dennis Wood, McCarthy Tetrault, on behalf of First Professional Management Inc.

Councillor Jones appointed Councillor Milczyn Acting Chair and vacated the Chair.

A. Councillor Jones moved that the West Community Council:

- (1) recommend to City Council the adoption of the aforementioned report, subject to amending the Conditions by adding the following new Condition No. (4):

“(4) The developer to:

- (i) 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; and **(Carried)**
- (ii) make the appropriate contribution for public art. **(Carried)**

Councillor Jones resumed the Chair.

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- B. Councillor Milczyn moved that the West Community Council:
- (1) recommend to City Council that the Conditions be amended by adding the following new Condition No. (5):

“(5) City staff to thoroughly canvass issues regarding traffic improvements at the intersection of North Queen Street and The Queensway and secure any funding from the applicant to make those changes, as part of the hearing before the Ontario Municipal Board.”;” and **(Carried)**

 - (2) request the Director, Community Planning, West District, to submit a report to the West Community Council on the matter of the ingress/egress to the FIMA landholdings on the north side of The Queensway, west of North Queen Street.
(Carried)

(Sent to: Director, Community Planning, West District; c. Mr. Dennis Wood, McCarthy Tetrault; Ms. Ornella Richichi, First Professional Management; Mr. Bill Kiru, Senior Planner, Community Planning, West District – May 17, 2001)

(Clause No. 15, Report No. 4)

The West Community Council adjourned its meeting at 8:55 p.m.

Chair.