

**THE CITY OF TORONTO**

**City Clerk's Division**

**Minutes of the Etobicoke Community Council**

**Meeting No. 9**

**Wednesday, October 24, 2001.**

The Etobicoke Community Council met on Wednesday, October 24, 2001, in the Council Chambers, Etobicoke Civic Centre, 399 The West Mall, Toronto, commencing at 9:35 a.m.

Attendance:

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

	9:35 a.m. to 12:30 p.m.	2:35 p.m. to 6:10 p.m.	6:40 p.m. to 10:45 p.m.
Councillor Rob Ford	X	X	X
Councillor Suzan Hall	X	X	X
Councillor Douglas Holyday	X	X	X
Councillor Irene Jones (Chair)	X	X	X
Councillor Gloria Lindsay Luby	X	X	X
Councillor Peter Milczyn (Vice Chair)	X	X	X

Councillor Jones in the Chair.

**Confirmation of Minutes.**

On motion by Councillor Lindsay Luby, the Minutes of the meeting of the Etobicoke Community Council held on September 13, 2001, were confirmed.

**9.1 Reduction of Speed Limit: Martin Grove Road  
Between Humber River Bridge and Finch Avenue West  
(Ward 1 – Etobicoke North).**

The Etobicoke Community Council had before it a report (August 20, 2001) from the Director, Transportation Services, District 2, 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.

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

**(Clause No. 1, Report No. 9)**

**9.2 Reduction of Speed Limit: Fernalroy Boulevard  
Between Norseman Street and Spring Garden Road  
(Ward 5 – Etobicoke Lakeshore).**

The Etobicoke Community Council had before it a report (September 20, 2001) from the Director, Transportation Services, District 2, 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.

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

**(Clause No. 2, Report No. 9)**

**9.3 Reduction of Speed Limit: Golfwood Heights  
(Ward 2 – Etobicoke North).**

The Etobicoke Community Council had before it a report (September 20, 2001) from the Director, Transportation Services, District 2, 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.

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

**(Clause No. 3, Report No. 9)**

**9.4 Introduction of “No Parking Anytime” Prohibition  
in Front of Walkway to 24 Dixington Crescent  
(Ward 4 – Etobicoke Centre).**

The Etobicoke Community Council had before it a report (September 20, 2001) from the Director, Transportation Services, District 2, 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.

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

**(Clause No. 4, Report No. 9)**

**9.5 Installation of Traffic Control Signals:  
Albion Road and Calstock Drive (Ward 1 – Etobicoke North).**

The Etobicoke Community Council had before it a report (September 20, 2001) from the Director, Transportation Services, District 2, 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.

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

**(Clause No. 5, Report No. 9)**

**9.6 Request to Appeal Committee of Adjustment Decision  
File No. B6-01E: 434 The Kingsway (Ward 4 – Etobicoke Centre).**

The Etobicoke Community Council had before it a communication (October 9, 2001) from Councillor Douglas C. Holyday, Ward 3, Etobicoke Centre, 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.

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

- Mr. David Dalicandro, Etobicoke;
- Mr. Gregg Dell, Gregg Dell and Associates, on behalf of the Owner; and filed a communication from Mr. Roy Kostuk, Owner, inviting his neighbours to become familiar with the plans for the subject property; and

Etobicoke Community Council Minutes  
Wednesday, October 24, 2001

---

- Ms. Jelena Markovic, Toronto; and filed a submission with respect thereto.
- A. Councillor Lindsay Luby moved that the Etobicoke Community Council recommend to City Council that:
  - (1) the City Solicitor be directed to appeal the decision of the Committee of Adjustment to the Ontario Municipal Board and be authorized to retain outside consultants, if necessary; and **(Carried)**
  - (2) the Director of Community Planning, West District, be requested to immediately prepare a preservative zoning by-law for Princess Anne Manor. **(Carried)**
- B. Councillor Holyday moved that the Etobicoke Community Council:
  - (1) direct that the action taken by the Etobicoke Community Council be forwarded to the Committee of Adjustment, for information; and **(Carried)**
  - (2) request the City Solicitor to submit a report directly to Council for consideration with this matter on whether it is appropriate for Council to direct the Committee of Adjustment not to deal with severance applications within areas where preservative zoning is being proposed until such time as the appeal with respect to 434 The Kingsway has been dealt with by the Ontario Municipal Board. **(Carried)**

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

- C. Councillor Jones moved that the Director, Community Planning, West District, be requested to submit a report to the Etobicoke Community Council on any other areas in Etobicoke that may need preservative by-laws. **(Carried)**

Councillor Jones resumed the Chair.

(Sent to: City Solicitor; Director, Community Planning, West District; Mr. Dan Antonacci, Manager and Deputy Secretary Treasurer, Committee of Adjustment, Etobicoke Panel; c. Mr. David Dalicandro, Etobicoke; Mr. Gregg Dell, Gregg Dell and Associates; Ms. Jelena Markovic, Toronto; Councillor Doug Holyday, Ward 3 – Etobicoke Centre; Mr. Brian Haley, Solicitor, Legal Division – October 26, 2001)

**(Clause No. 10, Report No. 9)**

**9.7 Sale of Surplus Property – 13 Superior Avenue  
(Ward 6- Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a report (October 4, 2001) from the Commissioner of Corporate Services 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.

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

**(Clause No. 7, Report No. 9)**

**9.8 Designation of a Fire Route – 49 Queens Plate Drive  
(Ward 2 – Etobicoke North).**

The Etobicoke Community Council had before it a report (October 3, 2001) from the City Clerk 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.

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

**(Clause No. 8, Report No. 9)**

**9.9 Requests for Variances from Chapter 215, Signs, of the Former City of Etobicoke Municipal Code (Various Wards).**

The Etobicoke Community Council had before it a report (October 3, 2001) from the City Clerk, Etobicoke Sign Variance Advisory Committee, 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.

The Etobicoke Community Council also had before it a communication (October 22, 2001) from Councillor Peter Milczyn, Ward 5 – Etobicoke-Lakeshore, submitting comments in full support of the application for a sign variance by Mr. Darius F. Mosun, Soheil Mosun Limited; and requesting that this application be granted every consideration.

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

**(Clause No. 9, Report No. 9)**

**9.10 Float Homes and Year-Round Liveaboards on  
Parks and Recreation Property (Various Wards).**

The Etobicoke Community Council had before it a report (October 2, 2001) from the Commissioner, Economic Development, Culture and Tourism, 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



Etobicoke Community Council Minutes  
Wednesday, October 24, 2001

---

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.

The following persons appeared before the Etobicoke Community Council in connection with this matter:

- Mr. Brian Knoll, Chair, Council of Commodores;
- Mr. Wayne Lewis, Vice Commodore, Etobicoke Yacht Club;
- Mr. Brian Monrad, Etobicoke; and filed a submission with respect thereto;
- Ms. Dawn Gardham, Commodore, Lakeshore Yacht Club; and
- Ms. Debbie Wagdin, Toronto.

A. Councillor Holyday moved that the Etobicoke Community Council:

- (1) recommend to the Economic Development and Parks Committee and the Planning and Transportation Committee the adoption of:

Etobicoke Community Council Minutes  
Wednesday, October 24, 2001

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- (a) Option (b), contained in Recommendation No. (2) of the aforementioned report, amended, as follows:

“all float homes be prohibited on Parks and Recreation property, and staff be directed to remove all existing float homes as soon as possible”; and  
**(Carried, as amended, by Motion B. by Councillor Jones)**

- (b) Recommendations Nos. (3), (4) and (5); and **(Carried)**

- (2) forward the aforementioned report to the Toronto and Region Conservation Authority for comment thereon to the Economic Development and Parks Committee and the Planning and Transportation Committee for its joint meeting scheduled to be held on November 15, 2001. **(Carried)**

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

- B. Councillor Jones moved that the foregoing Motion A. by Councillor Holyday be amended by:

- (1) deleting all of the words after the word “property” in Option (b), and inserting in lieu thereof the following:

“and all existing float homes be given up to two years to re-locate; and”

so that Option (b) shall now read as follows:

“all float homes be prohibited on Parks and Recreation property, and all existing float homes be given up to two years to re-locate”; and **(Carried)**

- (2) adding the following new part (b) at the end of part (1)(a):

“(b) and Option (e), subject to deleting all references to ‘float homes’ ”;

and renumbering the remaining part as part (c). **(Carried)**

Councillor Jones resumed the Chair.

- C. Councillor Hall moved that the Etobicoke Community Council request the Chief Financial Officer and the City Solicitor, in conjunction with the Commissioner of

Economic Development, Culture and Tourism, to investigate the feasibility of a licensing scheme to control liveaboards and submit a report thereon to the Economic Development and Parks Committee and the Planning and Transportation Committee for its joint meeting scheduled to be held on November 15, 2001. **(Carried)**

(Sent to: Economic Development and Parks Committee; Planning and Transportation Committee; Mr. Craig Mather, Chief Administrative Officer, Toronto and Region Conservation Authority; c. Mr. Brian Knoll, Council of Commodores; Mr. Wayne Lewis, Etobicoke; Mr. Brian Monrad, Etobicoke; Ms. Dawn Gardham, Commodore, Lakeshore Yacht Club; Ms. Debbie Wagdin, Toronto; Commissioner, Economic Development, Culture and Tourism; Mr. John Macintyre, Director, Central Services, Parks and Recreation Division – October 25, 2001)

**(Clause No. 17(d), Report No. 9)**

**9.11 Sign Permit and Variance Application Fee Harmonization.**

The Etobicoke Community Council had before it a communication (October 9, 2001) from the City Clerk 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.

On motion by Councillor Hall, the Etobicoke Community Council:

- (1) endorsed Recommendation No. (2) contained in the report dated September 5, 2001, from the Commissioner, Urban Development Services, viz.:
  - “(2) the Sign By-laws be amended to allow the Commissioner of Urban Development Services to automatically increase sign permit and/or variance fees on the first day of January of each year by the percentage increase in the All Items Index of the Consumer Price Index (not seasonally adjusted) for the Toronto Census Metropolitan Area, published by Statistics Canada, during the twelve-month period ending on October 1 in the year immediately preceding the rate increase date;”;

Etobicoke Community Council Minutes  
Wednesday, October 24, 2001

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- (2) directed that the Planning and Transportation Committee be advised accordingly.

(Sent to: Planning and Transportation Committee; Commissioner, Urban Development Services; c. Ms. Pam Coburn, Director of Buildings (South District) – October 25, 2001)

**(Clause No. 17(e), Report No. 9)**

**9.12 Leaf Blowers (All Wards).**

The Etobicoke Community Council had before it a report (October 10, 2001) from the Commissioner, Works and Emergency Services, 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.

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

- Mr. Tom Harvey, Etobicoke; and filed a submission with respect thereto; and
- Ms. Rhona Swarbrick, Etobicoke; and filed a submission with respect thereto.

At this point in the proceedings, the Chair requested a staff presentation respecting leaf blowers and the noise by-law and having regard that staff was not present at this time, suggested that this item be held down until 2:30 p.m., following the lunch break.

A motion by Councillor Holyday to complete the item prior to the lunch break was lost on a tie vote.

A motion by Councillor Hall to recess and re-convene for the purpose of receiving a staff presentation at 2:30 p.m. was Carried.

The Etobicoke Community Council re-convened its meeting at 2:35 p.m.

On motion by Councillor Holyday, the Etobicoke Community Council recommended to the Planning and Transportation Committee the adoption of the aforementioned report, subject to amending Recommendation No. (1) by deleting "5:00 p.m." and inserting in lieu thereof "7:00 p.m.", so that Recommendation No. (1) shall now read as follows:

- "(1) City staff continue using leaf blowers but only during the hours of 7:00 a.m. to 7:00 p.m., Monday to Friday, and not at any time in quiet zones unless required for emergency operations; and"  
**(Carried)**

(Sent to: Planning and Transportation Committee; c. Mr. Tom Harvey, Etobicoke; Ms. Rhona Swarbrick, Etobicoke; Commissioner, Works and Emergency Services; Mr. Gary H. Welsh, Director, Transportation Services, District 4 – October 25, 2001)

**(Clause No. 17(f), Report No. 9)**

### **9.13 Harmonization of Noise By-law.**

The Etobicoke Community Council had before it a communication (September 19, 2001) from the City Clerk, Planning and Transportation Committee, 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.

Ms. Rhona Swarbrick, Etobicoke, appeared before the Etobicoke Community Council in connection with this matter; and filed a submission with respect thereto.

On motion by Councillor Holyday, the Etobicoke Community Council:

- (1) recommended to the Planning and Transportation Committee that the draft noise by-law contained in the report dated August 16, 2001, from the Commissioner, Urban Development Services, be adopted, subject to amending:
- A. Part 8, headed "Exemption: Public Safety and Highways", by adding thereto a new item (c) as follows:

Etobicoke Community Council Minutes  
Wednesday, October 24, 2001

---

“(c) in any City-owned facilities or at City-sponsored events.”,

so that Part 8 shall now read as follows:

“8. Exemption: Public Safety and Highways

Notwithstanding any other provision of this chapter, it shall be lawful for the City or any local board thereof, the Province of Ontario, the Government of Canada or any of their authorized agents, to emit or cause to permit the emission of sound in connection with measures undertaken:

- (a) for the immediate health, safety or welfare of the inhabitants of the City, or
- (b) for the preservation, restoration or demolition of any highway, or
- (c) in any City-owned facilities or for City-sponsored events.”

- B. Part 9, headed “Grant of Exemption by Council”, subsection A., headed “Application to Community Council”, by adding thereto the following words:

“or Designate”,

so that the heading shall now read as follows:

“Application to Community Council or Designate”;

- C. Part 4, headed “Prohibition by Time and Place”, Table to Section 4, part 6 by deleting “B.(7)” having regard for the action taken by the Etobicoke Community Council regarding “Leaf Blowers” in recommending to the Planning and Transportation Committee that the hours during which City staff can continue using leaf blowers be during the hours of 7:00 a.m. to 7:00 p.m.; and

- (2) requested the District Manager, Municipal Licensing and Standards, West District, to submit a report directly to the Planning and Transportation Committee, for consideration with this matter, on appropriate amendments that would be required to Part 9, headed “Grant of Exemption by Council”, so that the process for granting exemptions be amended to permit a Council’s designate to grant or

refuse applications or refer the matter to Community Council for a final decision.

(Sent to: Planning and Transportation Committee; District Manager, Municipal Licensing and Standards, West District; Ms. Rhona Swarbrick, Etobicoke; c. Commissioner, Urban Development Services; Mr. E. Gino Vescio, Senior Policy and Research Officer, Municipal Licensing and Standards – October 26, 2001)

**(Clause No. 17(g), Report No. 9)**

**9.14 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).**

*(Deferred)*

The Etobicoke Community Council held a statutory public hearing 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 Etobicoke Community Council had before it a report (October 4, 2001) from the Director, Community Planning, West District, 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.

The Etobicoke Community Council also had before it a petition submitted by Ollie Tabarez and Jenine Wright containing signatures of 36 area residents in opposition to the development.

The Etobicoke Community Council also had before it the following communications in connection with the foregoing matter:

- (i) (October 17, 2001) from Ms. Nettie Trebeek; and
- (ii) (October 19, 2001) from Ms. Linda Edwards.

Etobicoke Community Council Minutes  
Wednesday, October 24, 2001

---

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

- Mr. Claude Lacombe, E. I. Richmond Architects Ltd. and Mr. Bernard Feintuch, Seon, Gutstaat, on behalf of the developer; and
- Mr. Peter Pitino, the Applicant.

The following persons also appeared before the Etobicoke Community Council in connection with the foregoing matter, expressing concerns regarding over-intensification of the site, lack of green space, inadequate resident and visitor parking, ability for garbage trucks to safely make turning manoeuvres, garbage storage and disposal, preservation of the historical aspects of the building, and an adequate buffer between townhouses and the houses on West Bank:

- Ms. Jeanine Wright, Etobicoke;
- Mr. Ollie Tabarez, Etobicoke;
- Mr. D. W. Ross, Etobicoke; and
- Mr. George Lavorato, Etobicoke.

- A. Councillor Ford moved that the Etobicoke Community Council defer consideration of this matter to its next meeting scheduled to be held on November 21, 2001, to provide the Ward Councillor with an opportunity to conduct additional community consultation. **(Carried)**

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

- B. Councillor Jones moved that the Etobicoke Community Council request the Director, Community Planning, West District, to incorporate into the site plan process some of the heritage features of 'the Canning House'. **(Carried)**

Councillor Jones resumed the Chair.

- C. Councillor Milczyn moved that the Etobicoke Community Council request the Director, Community Planning, West District, in consultation with the developer, to review the proposal with respect to the number of units and the number of visitor and resident parking spaces and submit a report thereon to the next meeting of the Etobicoke Community Council. **(Carried)**



Etobicoke Community Council Minutes  
Wednesday, October 24, 2001

---

(Sent to: Director, Community Planning, West District; c. Other Interested Parties; Councillor Rob Ford, Ward 2 – Etobicoke North; Mr. Gary Dysart, Senior Planner, Community Planning, West District – October 26, 2001)

**(Clause No. 17(a), Report No. 9)**

**9.15 Final Report – Application to Amend the Etobicoke Zoning Code; Aplomb Properties, 2777 Kipling Avenue File No. Z-2274 (Ward 1 – Etobicoke North).**

The Etobicoke Community Council held a statutory public hearing 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 Etobicoke Community Council had before it a report (October 2, 2001) from the Director, Community Planning, West District, 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.

The Etobicoke Community Council also had before it the following communications:

- (i) (October 6, 2001) from Leo and Joy Miller, submitting comments in opposition to the re-zoning application; and
- (ii) (October 10, 2001) from Mr. W. Noseworthy, submitting comments in opposition to the proposal.

On motion by Councillor Hall, the Etobicoke Community Council:

- (1) recommended to City Council the adoption of the aforementioned report, subject to:
  - (a) the conditions outlined in the report; and

Etobicoke Community Council Minutes  
Wednesday, October 24, 2001

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- (b) amending Recommendation No. (3) by adding thereto the following:

“such as: re-opening the swimming pool, installing a basketball half court and tether ball; adding a play structure to the play area, improving the related landscaping; and, adding a common room in the basement of the building;” and

- (2) referred the communication dated October 6, 2001, from Leo and Joy Miller, to the District Manager, Municipal Licensing and Standards, West District, with a request that he report to the Ward Councillor on the resolution of the concerns outlined in the communication.

(Sent to: Director, Community Planning, West District; District Manager, Municipal Licensing and Standards, West District; c. Leo and Joy Miller, Etobicoke; Mr. W. Noseworthy, Etobicoke; Mr. Ed Murphy, Senior Planner, Community Planning, West District – October 29, 2001 and November 19, 2001)

**(Clause No. 12, Report No. 9)**

**9.16 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).**

*(Referred)*

The Etobicoke Community Council held a statutory public hearing 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 Etobicoke Community Council had before it the following reports from the Director, Community Planning, West District:

- (i) (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:

Etobicoke Community Council Minutes  
Wednesday, October 24, 2001

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- (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; and
- (ii) (October 12, 2001) advising that at the time of the preparation of the Final Report regarding this application, the draft Zoning By-law was not available; and recommending that City Council approve the draft Zoning By-law appended to this report as Attachment 1 subject to the conditions of approval recommended in the Final Report (October 4, 2001) from the Director, Community Planning, West District.

The Etobicoke Community Council also had before it a communication (October 2, 2001) from Mr. Derek Theiss, F. D. Theiss Investment Ltd., advising that they are in favour of the proposal.

Mr. Bruce Ketcheson, Solicitor, Reble Ritchie Green & Ketcheson, appeared before the Etobicoke Community Council in connection with this matter on behalf of the developer.

The following persons appeared before the Etobicoke Community Council in connection with this matter expressing concerns regarding insufficient levels of community services, traffic, density and height of the project and municipal revenues:

- Ms. Margaret Williams, Etobicoke;
- Mr. George Davis, President, Islington Ratepayers' and Residents' Association; and
- Ms. Barbara Tyres, Etobicoke.

Etobicoke Community Council Minutes  
Wednesday, October 24, 2001

---

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

- A. Councillor Jones moved that the Etobicoke Community Council refer this matter back to the Director, Community Planning, West District, for further consideration, with a request that he submit a report to the next meeting of the Etobicoke Community Council scheduled to be held on November 21, 2001:
- (a) providing additional information on stormwater management and how it would be treated; **(Carried)**
  - (b) including an amendment to the Section 37 Agreement to provide for a daycare/community facility; and **(Carried)**
  - (c) on the provision of affordable housing to meet the City's housing needs. **(Carried)**

Councillor Jones resumed the Chair.

- B. Councillor Holyday moved that the foregoing Motion A. by Councillor Jones be amended by adding thereto the following:
- “(d) listing the height and densities of other buildings at other subway locations.” **(Carried)**
- C. Councillor Milczyn moved:
- (1) that the foregoing Motion A. by Councillor Jones be amended by adding thereto the following:
    - “(e) in consultation with the City Solicitor, on the potential of implementing a holding by-law for that portion of the site, south of Viking Road, to secure community improvements; and **(Carried)**
    - (f) including a provision to provide that the height of Building “E” be reduced to 28 storeys.”; and **(Carried)**
  - (2) that the Etobicoke Community Council request the Director, Community Planning, West District, to convene a meeting prior to the next meeting of the Etobicoke Community Council with representatives of the Islington Ratepayers' and Residents' Association and the developer to discuss changes to the built-form of the proposal. **(Carried)**

(Sent to: Mr. Bruce Ketcheson, Solicitor, Reble Ritchie Green & Ketcheson; Ms. Margaret Williams, Etobicoke; Mr. George Davis, President, Islington Ratepayers' and Residents' Association; Mr. Derek Theiss, F. D. Theiss Investment Ltd.; Director, Community Planning, West District; c. Mr. Paulo Stellato, Manager, Development Planning, Del Terra Inc.; Mr. Patrick Lee, Senior Planner, Community Planning, West District – October 26, 2001)

**(Clause No. 17(b), Report No. 9)**

**9.17 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).**

The Etobicoke Community Council held a statutory public hearing 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 Etobicoke Community Council had before it a report (October 3, 2001) from the Director, Community Planning, West District, 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.

Etobicoke Community Council Minutes  
Wednesday, October 24, 2001

---

The Etobicoke Community Council also had before it the following communications:

- (i) (October 4, 2001) from Mr. Donald Butcher, submitting comments in strong opposition to the project;
- (ii) (October 9, 2001) from Ms. Liliane Senteleky, submitting comments in strong opposition to the project;
- (iii) (October 10, 2001) from Mr. Douglas Doods, 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;
- (iv) (October 12, 2001) from D. Siervogel and Wayne Siervogel, expressing concerns that the proposed development is not in line with the Ontario Municipal Board Ruling of January 2000 regarding height and number of units for a residential setting and stating that the development will add to the existing traffic problems; and
- (v) (Undated) from Ms. Penny Ferguson, expressing concerns that the height of the buildings would decrease the amount of sun on the area and commenting on the affect of the increase in traffic and noise on the area and, in particular, on the members of the Islington Golf Club.

The Etobicoke Community Council also had before it an undated petition containing the signatures of 52 area residents in support of the proposed development.

Mr. Steve Diamond, McCarthy Tetrault, and Mr. Peter Turner, Turner Fleischer Architects Inc., appeared before the Etobicoke Community Council in connection with the foregoing matter, on behalf of the applicant.

The following persons also appeared before the Etobicoke Community Council in connection with the foregoing matter expressing concerns regarding density, scale of the building, buffers, landscaping, setting a precedent in zoning change and destabilization of the neighbourhood, equal application of planning principles, and vehicles making unsafe left-hand turns onto Burnhamthorpe Road:

- Mr. Bob Berry, Etobicoke;
- Mr. David Holman, Etobicoke; and filed a submission with respect thereto;
- Ms. Iris Peterson, Etobicoke;
- Mr. Alan Shiels, Etobicoke;
- Mr. Brian Howell, Etobicoke;
- Mr. Terry Reardon, Etobicoke;
- Mr. George Davis, President, Islington Ratepayers' and Residents' Association;

Etobicoke Community Council Minutes  
Wednesday, October 24, 2001

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- Ms. Valerie Gibson, Etobicoke, and on behalf of Valerie and Lola Peever, Etobicoke;
- Mr. Murray Koebel, Etobicoke;
- Mr. Charles McLeod, Etobicoke;
- Mr. C. Dennis Flynn, Etobicoke;
- Ms. Margaret Williams, Etobicoke;
- Mr. Enn Vaheer, Etobicoke;
- Mr. Fred Leslie, Etobicoke; and
- Ms. Gail Bowen, Etobicoke.

On motion by Councillor Milczyn, the Etobicoke Community Council recommended to City Council that:

- (1) Recommendations Nos. (1), (2) and (3) be struck out and the following new Recommendations be inserted in lieu thereof:

“(1) the application by Wittington Properties Limited be approved, subject to the following modifications:

- (a) the maximum height of the building be six storeys at 18.0 metres (exclusive of the mechanical penthouse);
- (b) the maximum density of the building be 2.5 FSI;
- (c) there be a maximum of 106 dwelling units; and
- (d) the average unit size be 105.0 square metres;

(2) the current proposed footprint of the building be enshrined in the by-law;

(3) the Director, Community Planning, be requested to prepare a revised draft:

- (i) Zoning By-law with the direction of the Etobicoke Community Council such by-law to contain wording to ensure the terracing of the building in accordance with the plans; and
- (ii) Official Plan Amendment to comply with the direction of Etobicoke Community Council;” and

- (2) Recommendation No. (4) be adopted, viz.:

“(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.”

**(Clause No. 13, Report No. 9)**

**9.18 Ontario Municipal Board Appeal – Application to Amend the Etobicoke Official Plan and Zoning Code; Toronto District School Board Oakwood Retirement Communities Inc., 2245 Lawrence Avenue West File No. CMB 2001 0007 (Ward 2 – Etobicoke North).**

The Etobicoke Community Council had before it a report (October 5, 2001) from the Director, Community Planning, West District, 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.)



Etobicoke Community Council Minutes  
Wednesday, October 24, 2001

---

The following communications were received in opposition to the proposal:

- (i) (October 21, 2001) from Dr. William Ketcheson, Toronto;
- (ii) (October 21, 2001) from Ms. Beryl Willis, Etobicoke;
- (iii) (October 22, 2001) from Ms. Dani Kert and Ms. Lois Sawyer, Etobicoke;
- (iv) (October 22, 2001) from Ms. Gwen Richardson, Weston;
- (v) (October 23, 2001) from The Edgar Family, Etobicoke;
- (vi) (October 19, 2001) from Ms. Maria-Pia D’Aniello-O’Brien, Etobicoke; and
- (vii) (Undated) from Ms. Pemola Pereira-DaPonte, Etobicoke.

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

- Ms. Jacqueline Pallotto, Etobicoke;
- Mr. Ross Kilpatrick, Etobicoke; and filed a submission with respect thereto;
- Mr. Tony Vlassopoulos, Etobicoke; and filed a submission with respect thereto;
- Mr. Mark Stefanini, Toronto Catholic District School Board; and filed a submission with respect thereto;
- Ms. Hiie Galea, Etobicoke;
- Mr. Mel Galea, Etobicoke;
- Ms. Marianne Kennedy, Etobicoke;
- Mr. Val Cattelan, Etobicoke;
- Mr. John Stasiuk, Etobicoke;
- Ms. Karen Kennedy, Etobicoke;
- Mr. Vince Ruggiero, Vice President, Humber Heights of Etobicoke Ratepayers Inc.; and filed a submission with respect thereto;
- Ms. Sylvia Giovanella, Etobicoke;
- Mr. Jeffrey Davies, Davies Howe Partners, on behalf of the applicant; and
- Mr. John Raddi, Etobicoke.

On motion by Councillor Ford, the Etobicoke Community Council recommended to City Council that the Recommendations embodied in the aforementioned report be struck out and the following new Recommendation be inserted in lieu thereof:

“It is recommended 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.”

**(Clause No. 11, Report No. 9)**

**9.19 Application for Site Plan Control Approval  
Arcadia Queensway Developments Inc., 964 The Queensway  
File No. CMB 2000 0010 (Ward 5 – Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a report (October 9, 2001) from the Director, Community Planning, West District, 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.

On motion by Councillor Milczyn, the Etobicoke Community Council recommended to City Council the adoption of the aforementioned report, subject to adding the following new Condition 7:

- “(7) The applicant to dedicate a strip of land approximately 2.0 metres in width along The Queensway frontage, and sight triangles at both the north-east corner of

The Queensway/Rothsay Avenue, and the north-west corner of The Queensway/Parker Avenue.”

**(Clause No. 14, Report No. 9)**

**9.20 Application for Exemption from Part-Lot Control; Clement Court Limited  
1558 Kipling Avenue; File No. TA PLC 2001 0002 (Ward 4 – Etobicoke Centre).**

The Etobicoke Community Council had before it a report (September 27, 2001) from the Director, Community Planning, West District, 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.

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

**(Clause No. 15, Report No. 9)**

**9.21 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).**

The Etobicoke Community Council had before it a report (October 9, 2001) from the Director, Community Planning, West District, 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.

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

**(Clause No. 16, Report No. 9)**

**9.22 Preliminary Report - Application to Amend the Etobicoke Zoning Code  
Petro Canada, 365 Dixon Road; File No. CMB 2001 0012  
(Ward 4 – Etobicoke Centre).**

The Etobicoke Community Council had before it a report (September 26, 2001) from the Director, Community Planning, West District, 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 south-east 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.

On motion by Councillor Lindsay Luby, the Etobicoke Community Council struck out the Recommendations embodied in the aforementioned report and inserted in lieu thereof the following Recommendations:

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

(Sent to: Mr. Jack Irwin, Manager, Real Estate Development, Petro Canada; Director, Community Planning, West District; c. Ms. Shelley Tulloch, Assistant Planner, Community Planning, West District – October 29, 2001)

**(Clause No. 17(h), Report No. 9)**

**9.23 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).**

The Etobicoke Community Council had before it a report (October 1, 2001) from the Director, Community Planning, West District, 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.

On motion by Councillor Hall, the Etobicoke Community Council directed that:

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

(Sent to: Mr. Giancarlo Garofalo, Architect; Director, Community Planning, West District; c. Mr. Stephen Deveaux, Assistant Planner, Community Planning, West District – October 29, 2001)

**(Clause No. 17(i), Report No. 9)**

**9.24 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).**

The Etobicoke Community Council had before it a report (October 5, 2001) from the Director, Community Planning, West District, providing preliminary information on a

Etobicoke Community Council Minutes  
Wednesday, October 24, 2001

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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.

On motion by Councillor Lindsay Luby, the Etobicoke Community Council requested the Director, Community Planning, West District:

- (1) 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) provide notice of the Public Meeting under the Planning Act according to the Regulations under the Planning Act.

(Sent to: Mr. Camillo Resciniti, Americorp Enterprises Inc., Concord; Director, Community Planning, West District; c. Mr. Michael McCart, Senior Planner, Community Planning, West District – October 29, 2001)

**(Clause No. 17(j), Report No. 9)**

**9.25 Proposed Kingsway Park Heritage Conservation District.**

The Etobicoke Community Council had before it the following reports from the Director, Community Planning, West District:

- (i) (July 4, 2000) respecting the proposed designation of the area known as Kingsway Park as a Heritage Conservation District under Part V of the Ontario Heritage Act; and recommending that Council:
  - (a) approve a by-law designating Kingsway Park as a Heritage Conservation District substantially in accordance with the draft by-law appended to the report as Attachment No. 1;

Etobicoke Community Council Minutes  
Wednesday, October 24, 2001

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- (b) adopt the Kingsway Park Heritage Conservation District Plan appended to the report as Attachment No. 2; and
  - (c) by resolution, adopt the Kingsway Park Heritage Conservation District boundaries as shown on Map 1 of Attachment No. 1 and the Kingsway Park Heritage Conservation District Guidelines as contained in Attachment No. 3 to the report, as an appendix to the Etobicoke Official Plan to be used in the assessment of alterations and additions to the houses of Kingsway Park and in the construction of new houses; and
- (ii) (May 28, 2001) providing an update on the public participation program for the proposed Kingsway Park Heritage Conservation District; and recommending that Council receive this report and consider the staff report of July 4, 2000, and the recommendations contained therein.

The Etobicoke Community Council also had before it the following communications:

- (i) (June 12, 2001) from Councillor Peter Milczyn, Ward 5, Etobicoke-Lakeshore, requesting, for the reasons outlined in the communication, that this matter be deferred until the late fall of 2001, a copy of which is on file in the office of the City Clerk, Etobicoke Civic Centre;
- (ii) (Undated) from Mr. Peter R. Baker, Etobicoke, for the reasons outlined in the communication, that he remains opposed to the designation of Kingsway Park as a Heritage area; and
- (iii) (June 12, 2001) from Mr. Ian Mitchell, Etobicoke, advising that he is in favour of the proposed designation.

The Etobicoke Community Council also had before it communications from the following residents expressing various concerns regarding the proposed designation, and a copy of each is on file in the office of the City Clerk, Etobicoke Civic Centre:

- (i) (July 3, 2000) Mr. Peter R. Baker, Etobicoke;
- (ii) (July 4, 2000) Don and Elyse Allan, Etobicoke;
- (iii) (July 4, 2000) Mary Braun and Alex Norton, Etobicoke;
- (iv) (July 5, 2000) Mr. Konrad Dowling, Etobicoke;
- (v) (July 5, 2000) Mr. Paul P. Ginou, Etobicoke;
- (vi) (July 10, 2000) Frank Dean and Katherine Challis-Dean, Etobicoke;
- (vii) (July 13, 2000) Barbara and Gordon Bonn, Etobicoke;
- (viii) (July 16, 2000) Mr. Thomas T. Robins, Etobicoke;
- (ix) (July 16, 2000) Mr. Bob Hamilton, Etobicoke;
- (x) (July 17, 2000) Ms. Christine Bigger, Etobicoke;
- (xi) (July 17, 2000) Ms. Diane Finch, Etobicoke;
- (xii) (July 17, 2000) Mr. Peter Finch, Etobicoke;
- (xiii) (July 18, 2000) Mr. Peter R. Davey, Etobicoke;

Etobicoke Community Council Minutes  
Wednesday, October 24, 2001

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- (xiv) (July 18, 2000) Mr. Philip M. Asseff, Etobicoke;
- (xv) (July 18, 2000) Ms. Donna E. Toth, Etobicoke;
- (xvi) (July 18, 2000) Dr. David and Mrs. Kimberly Hanmer, Etobicoke;
- (xvii) (July 18, 2000) Mr. Tom Weissmann, Etobicoke;
- (xviii) (July 18, 2000) Mr. Terry Thompson, Etobicoke; and
- (xix) (July 19, 2000) Mr. John D. Hagerman, Etobicoke.

The Etobicoke Community Council also had before it communications from the following residents in support of the proposed designation, and a copy of each is on file in the office of the City Clerk, Etobicoke Civic Centre:

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

The following persons appeared before the West Community Council at its meeting on June 13, 2001, expressing various concerns regarding the proposal:

- Mr. Raymond Cope, Etobicoke;
- Ms. Herma Holub, Etobicoke;
- Ms. Kayla De Sousa, Etobicoke;
- Ms. Faith Stevens, Etobicoke;
- Mr. Dereck Hill, Etobicoke; and
- Mr. Paul Ginou, Etobicoke; and filed a submission with respect thereto.

On motion by Councillor Milczyn, the Etobicoke Community Council again deferred consideration of this matter to its next meeting scheduled to be held on November 21, 2001, for the hearing of deputations in the evening.

(Sent to: Director, Community Planning, West District; c. Other Interested Persons; Mr. David Oikawa, Manager, Community Planning, West District; Mr. Perry Vagnini, Senior Planner, Community Planning, West District – October 29, 2001)

**(Clause No. 17(c), Report No. 9)**



**9.26 Ontario Municipal Board Decision: 3400 Lake Shore Boulevard West in the Vicinity of Skeen Lane (Ward 6 – Etobicoke Lakeshore).**

The Etobicoke Community Council had before it a confidential report (October 19, 2001) from the City Solicitor on the Ontario Municipal Board's Decision to approve the site plan for 3400 Lake Shore Boulevard West and to provide background information and recommendations concerning the issue of a municipal parking lot, having regard that the subject matter involves receiving advice that is subject to solicitor-client privilege.

On motion by Councillor Holyday, the Etobicoke Community Council recommended to City Council the adoption of the Recommendations, as amended by Councillor Milczyn, of the Etobicoke Community Council contained in the confidential communication dated October 25, 2001, from the City Clerk, Etobicoke Community Council, pertaining to the aforementioned confidential report; and further, that, in accordance with the Municipal Act, discussions pertaining to this matter be held in camera, having regard that the subject matter involves receiving advice that is subject to solicitor-client privilege.

(City Council – October 25, 2001)

**(Clause No. 6, Report No. 9)**

The Etobicoke Community Council adjourned its meeting at 10:45 p.m.

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Chair.