
**ETOBICOKE COMMUNITY COUNCIL
AGENDA
MEETING No. 1**

Date of Meeting: Wednesday, January 30, 2002 **Enquiry:** Mary Casini
Time: 9:30 a.m. **Committee Administrator**
Location: Council Chambers **416-394-8104**
Etobicoke Civic Centre **mcasini@city.toronto.on.ca**
399 The West Mall
Toronto, Ontario

**DECLARATIONS OF INTEREST PURSUANT TO
THE MUNICIPAL CONFLICT OF INTEREST ACT.**

CONFIRMATION OF MINUTES.

**SUMMARY OF PUBLIC HEARINGS/DEPUTATIONS (AN UPDATED LIST
WILL BE DISTRIBUTED AT THE MEETING):**

- 10:00 a.m. Respecting Item No. 23 – Deputation Item**
Naming of the New Home for the Aged – ‘Wesburn Manor’
(Ward 3 – Etobicoke Centre).
- 3:00 p.m. Respecting Item No. 32 – Public Meeting**
Final Report – Application to Amend the Etobicoke Zoning Code;
Petro Canada Inc., 365 Dixon Road; File No. TA CMB 2001 0012
(Ward 4 – Etobicoke Centre).
- 3:10 p.m. Respecting Item No. 33 – Public Meeting**
Final Report – Application to Amend the Etobicoke Zoning Code;
Signal Steeles Holdings, 6953 Steeles Avenue West;
File No. TA CMB 2001 0016 (Ward 1 – Etobicoke North).
- 3:20 p.m. Respecting Item No. 34 – Public Meeting**
Final Report – Application to Amend the Etobicoke Official Plan and Zoning
Code; Carmine Cesta, 492 Horner Avenue; File No. TA CMB 2001 0014
(Ward 6 – Etobicoke-Lakeshore)

- 3:30 p.m. Respecting Item No. 35 – Public Meeting**
Final Report – Application to Amend the Etobicoke Official Plan and Zoning Code; Bell Warehousing Ltd., 123 Twenty-Fourth Street;
File No. TA CMB 2001 0011 (Ward 6 – Etobicoke-Lakeshore)
- 4:00 p.m. Respecting Item No. 31 – Deputation Item**
Proposed Kingsway Park Heritage Conservation District
- 6:30 p.m. Respecting Item No. 36 – Public Meeting**
Final Report - Application to Amend the Etobicoke Official Plan and Zoning Code; Zanini Developments Inc.; 232-240 Berry Road;
File No. TA ZBL 2001 0003 (Ward 5 – Etobicoke-Lakeshore)
- 7:45 p.m. Respecting Item No. 37 – Public Meeting**
Final Report – Application to Amend the Etobicoke Official Plan and Zoning Code; Mystic Pointe 3 Holdings Inc., Manitoba Street, East of Grand Avenue (Formerly 2 Algoma Street) File No. TA CMB 2001 0008 (Ward 6 – Etobicoke-Lakeshore).
- 8:15 p.m. Respecting Item No. 1 – Deputation Item**
Introduction of On-Street Parking Permits -
Golfdown Drive (Ward 2 – Etobicoke North).
- 8:30 p.m. Respecting Item No. 21 – Deputation Item**
Request from Westside Cemeteries Ltd. for Removal of Restrictive Covenant from Title to Land – 1567 Royal York Road
Riverside Cemetery (Ward 2 – Etobicoke North).

COMMUNICATIONS/REPORTS.

1. INTRODUCTION OF ON-STREET PARKING PERMITS - GOLFDOWN DRIVE (Ward 2 – Etobicoke North).

(DEFERRED FROM MEETING OF NOVEMBER 21, 2001)

<i>DEPUTATION ITEM – 8:15 p.m. or as soon as possible thereafter</i>
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Director, Transportation Services, District 2
(October 22, 2001)

Advising that a petition has been received from the residents of the townhouse buildings at 90 and 92 Golfdown Drive requesting on-street parking permits on that street, between Islington Avenue and Turpin Avenue; and recommending that:

- (1) on-street parking permits be introduced on the north side of Golfdown Drive, between a point 34.0 metres east of Islington Avenue and a point 58.0 metres east thereof, 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 of any bills that may be required.

1(a). (Undated) petition submitted by Ms. Filomena Courchesne, Etobicoke, containing signatures of 25 area residents in opposition to the implementation of permit parking; and a copy thereof is on file in the City Clerk's Office, Etobicoke Civic Centre.

1(b). District Manager, Urban Development Services, West District
(January 7, 2002)

Responding to a request from the Etobicoke Community Council at its meeting held on November 21, 2001, for a report on the parking of a school bus on residential property and the use of a garage for storage purposes at 90 and 92 Golfdown Drive; and recommending that this report be received for information and that no further action be taken.

2. INTRODUCTION OF PARKING REGULATIONS – ALANBROOKE DRIVE AND LOYALIST ROAD (Ward 4 – Etobicoke Centre).

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

Responding to a request from Councillor Gloria Lindsay Luby, Ward 4, Etobicoke Centre, on behalf of area residents, to consider the implementation of additional parking regulations on both Allanbrooke Drive and Loyalist Road; and recommending that:

- (1) the existing parking prohibition on the north side of Loyalist Road be extended to apply from Montgomery Road to Old Oak Road at all times;
- (2) the existing 8:00 a.m. to 5:00 p.m., Monday to Friday, parking regulation on the south side of Loyalist Road be extended to apply from Montgomery Road to Old Oak Road;
- (3) the existing 8:00 a.m. to 5:00 p.m., Monday to Friday, parking regulation on the north side of Allanbrooke Drive be extended to apply from Montgomery Road to Old Oak Road;
- (4) the existing 8:00 a.m. to 5:00 p.m., Monday to Friday, parking regulation on the south side of Allanbrooke Drive be extended to apply from a point 122.0 metres east of Montgomery Road to Old Oak Road;

- (5) the by-lawed parking regulations on the north side of Allanbrooke Drive that prohibit parking between 8:00 a.m. and 5:00 p.m., Monday to Friday, be amended to reflect the existing posted conditions of “No Parking Anytime” from Montgomery Road to a point 122.0 metres east of Montgomery Road; and
- (6) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

3. INTRODUCTION OF A PARKING PROHIBITION - SOUTH SIDE OF WATERFORD DRIVE (Ward 4 – Etobicoke Centre).

Director, Transportation Services, District 2
(December 11, 2001)

Respecting a request from a resident of Lion’s Gate townhouse complex concerned with motorists having difficulty exiting the complex parking lot from the driveway located on the south side of Waterford Drive, just west of the complex; and recommending that:

- (1) parking be prohibited on the south side of Waterford Drive between the exit driveway from the townhouse complex to a point 15.0 metres east thereof;
- (2) parking be permitted on the south side of Waterford Drive from a point 85.0 metres east of the exit driveway from the townhouse complex to a point 15.0 metres further east in the area currently designated “No Parking Anytime”; 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.

4. INTRODUCTION OF “NO PARKING ANYTIME” PROHIBITION - SOUTH SIDE OF CARSBROOKE ROAD FROM CAMBRIAN ROAD TO THE WEST LIMIT OF 117 CARSBROOKE ROAD (Ward 3 – Etobicoke Centre).

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

Respecting a concern from an area resident regarding motorists parking on both sides of Carsbrooke Road in the area immediately west of Cambrian Road; and recommending that:

- (1) parking be prohibited at all times on the south side of Carsbrooke Road between Cambrian Road and a point 75 metres west thereof; and

- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

**5. INTRODUCTION OF PARKING REGULATIONS
- DURBAN ROAD BETWEEN MEADOWVALE DRIVE AND
VAN DUSEN BOULEVARD (Ward 5 – Etobicoke-Lakeshore).**

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

Respecting a request from an area resident that consideration be given to prohibiting parking on Durban Road between Meadowvale Road and Van Dusen Boulevard; and recommending that:

- (1) parking be prohibited on the west side of Durban Road between Meadowvale Drive and Van Dusen Boulevard at all times;
- (2) parking be prohibited between 10:00 a.m. and 6:00 p.m., Monday to Friday, on the east side of Durban Road between Meadowvale Drive and Van Dusen Boulevard; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

**6. AMENDMENT TO STANDING PROHIBITION – ABERFOYLE CRESCENT
EAST OF LOMOND DRIVE (Ward 5 – Etobicoke-Lakeshore).**

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

Respecting a request from Transportation Planning and Right of Way Management unit to explore the possibility of changing the “No Standing Anytime” prohibition to a “No Parking Anytime” prohibition on the north side of Aberfoyle Crescent, east of Lomond Drive; advising that the existing loading dock for the new condominium development that has been recently completed at the north-east corner of Aberfoyle Crescent and Lomond Drive cannot accommodate large trucks; that there will be a need at times for a tractor-trailer to stand temporary on the north side of Aberfoyle Crescent, east of Lomond Drive, while actually engaged in loading or unloading of merchandise to/from the condominium; and recommending that:

- (1) the current “No Standing Anytime” prohibition on the north side of Aberfoyle Crescent, be amended to prohibit standing between 3:00 p.m. and 7:00 p.m., Monday to Friday; between Lomond Drive and a point 70.0 metres east thereof;
- (2) parking be prohibited anytime on the north side of Aberfoyle Crescent between Lomond Drive and a point 70.0 metres thereof; 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.

7. AMENDMENT TO PARKING REGULATIONS – TWENTY NINTH STREET BETWEEN ELDER AVENUE AND THE NORTH LIMIT OF TWENTY NINTH STREET (Ward 6 – Etobicoke-Lakeshore).

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

Responding to a petition from area residents requesting an amendment to the parking regulations on Twenty Ninth Street between Elder Avenue and Laburnham Avenue; and recommending that:

- (1) the existing “No Parking Anytime” prohibition posted on both sides of Twenty Ninth Street between Elder Avenue and the north limit of Twenty Ninth Street be removed;
- (2) parking be prohibited between 8:00 a.m. and 5:00 p.m., Monday to Friday, on both sides of Twenty Ninth Street between Elder Avenue and the north limit of Twenty Ninth Street; 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.

8. INSTALLATION OF ALL-WAY STOP CONTROL – MARTIN GROVE ROAD AND GOSWELL ROAD (Ward 5 – Etobicoke-Lakeshore).

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

Respecting a request from an area resident for the installation of an all-way stop control at the intersection of Martin Grove Road and Goswell Road; and recommending that:

- (1) an all-way stop control be erected at the intersection of Martin Grove Road and Goswell Road; and

- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

9. INSTALLATION OF ALL-WAY STOP CONTROL – WINTERTON DRIVE AND WINSLAND DRIVE (Ward 3 – Etobicoke Centre).

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

Responding to correspondence and a petition from area residents for the installation of an all-way stop control at the intersection of Winterton Drive and Winsland Drive; and recommending that:

- (1) an all-way stop control be erected at the intersection of Winterton Drive and Winsland Drive, as the warrants are satisfied; 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.

10. INSTALLATION OF TRAFFIC CONTROL SIGNALS – NORTH QUEEN STREET AT NOVA ROAD/DRIVEWAY TO 165 NORTH QUEEN STREET (Ward 5 – Etobicoke-Lakeshore).

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

Respecting the implementation of various traffic control measures as a condition of site plan approval for the proposed shopping centre at 165 Queen Street; and recommending that:

- (1) traffic control signals be installed at the intersection of North Queen Street and Nova Road/the main driveway access to the shopping centre at 165 North Queen Street (Wal-Mart/Home Depot);
- (2) the intersection of North Queen Street and The Queensway be improved to include the installation of southbound dual left turn lanes;
- (3) installation of the traffic control signals be subject to the receipt of funding from the developer (Firstwin Development Limited); 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.

**11. TRAFFIC ASSESSMENTS – BOXBURY ROAD AND MAPLEDAWN ROAD
(NORTH-WEST AND SOUTH-EAST INTERSECTIONS)
(Ward 3 – Etobicoke Centre).**

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

Responding to a referral by Councillor Doug Holyday, Ward 3, Etobicoke Centre, regarding a missing stop sign at the intersection of Boxbury Road and Mapledawn Road; and recommending that:

- (1) a stop control be erected on the east approach of the north/west intersection of Boxbury Road and Mapledawn Road;
- (2) a by-law be introduced to reflect the existing stop control operation on the west approach of the south/east intersection of Boxbury Road and Mapledawn Road; 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.

**12. DESIGNATION OF AN EXCLUSIVE RIGHT-TURN LANE
- MARINE PARADE DRIVE, SOUTH OF LAKE SHORE BOULEVARD WEST
(Ward 6 – Etobicoke-Lakeshore).**

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

Respecting the implementation of traffic management improvements at the south approach of the intersection of Lake Shore Boulevard West and Marine Parade Drive/Park Lawn Road; and recommending that:

- (1) the most easterly northbound lane on Marine Parade Drive between Lake Shore Boulevard West and a point 30.5 metres south thereof be designated as an exclusive right-turn lane; 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.

**13. INTRODUCTION OF A NO STOPPING PROHIBITION
- BIRCHVIEW BOULEVARD BETWEEN ROYAL YORK ROAD
AND BRENTWOOD ROAD NORTH (Ward 5 – Etobicoke-Lakeshore).**

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

Responding to a request by Councillor Peter Milczyn, Ward 5, Etobicoke-Lakeshore, on behalf of an area resident to observe and discuss various traffic and parking issues on Birchview Road between Royal York Road and Brentwood Drive North; and recommending that:

- (1) stopping be prohibited between 3:00 p.m. and 6:00 p.m., Monday to Friday, on both sides of Birchview Boulevard between Royal York Road and Brentwood Road North; 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.

**14. DESIGNATION OF 40 KM/H SPEED LIMIT - TWYFORD ROAD
(Ward 4 – Etobicoke Centre).**

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

Responding to a request from Councillor Gloria Lindsay Luby, Ward 4, Etobicoke Centre, on behalf of an area resident, concerning the issue of speeding on Twyford Road; and recommending that:

- (1) the speed limit on Twyford 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.

**15. BOULEVARD PARKING AGREEMENT - 2002295 ONTARIO INC.
367 OLIVEWOOD ROAD (Ward 5 – Etobicoke-Lakeshore).**

Director, Transportation Services, District 2
(December 4, 2001)

Respecting an application by 2002295 Ontario Inc. for boulevard parking at 367 Olivewood Road to satisfy a condition of approval further to Committee of Adjustment Decision No. A119/01E; and recommending that:

- (1) Etobicoke Community Council allow the applicant to locate four vehicle parking stalls within the boulevard area of Olivewood Road;
- (2) the applicant enter into a boulevard parking agreement;
- (3) the applicant, at their expense, register the boulevard parking agreement on-title to the satisfaction of the City Solicitor; and
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

**16. BOULEVARD PARKING AGREEMENT
- C. C. WASHER MANUFACTURING COMPANY LIMITED
8 VANSKO ROAD (Ward 5 – Etobicoke-Lakeshore).**

Director, Transportation Services, District 2
(January 7, 2002)

Respecting an application by C. C. Washer Manufacturing Limited for seven boulevard parking stalls within the Vansko Road right-of-way; and recommending that:

- (1) Etobicoke Community Council allow the applicant to locate seven tandem vehicle parking stalls within the boulevard area of Vansko Road;
- (2) the applicant enter into a boulevard parking agreement;
- (3) the applicant, at their expense, register the boulevard parking agreement on-title to the satisfaction of the City Solicitor; and
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

**17. BOULEVARD PARKING AGREEMENT
- NORSTAR CORPORATION, 6 VANSKO ROAD
(Ward 5 – Etobicoke-Lakeshore).**

Director, Transportation Services, District 2
(January 7, 2002)

Respecting an application by Norstar Corporation for five boulevard parking stalls within the boulevard area of Vansko Road; and recommending that:

- (1) Etobicoke Community Council allow the applicant to locate five tandem vehicle parking stalls within the boulevard area of Vansco Road;
- (2) the applicant enter into a boulevard parking agreement;
- (3) the applicant, at their expense, register the boulevard parking agreement on-title to the satisfaction of the City Solicitor; and
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

18. AUTO TREK INC. (CAREER PAGES) - NEWSPAPER DISPENSING BOX AGREEMENT (Etobicoke Wards 1 - 6).

Director, Transportation Services, District 2
(December 11, 2001)

Respecting the placement of 15 newspaper dispensing boxes within public road allowances at various locations throughout District 2 without the authorization from Etobicoke Community Council; advising that Auto Tek Inc. has requested that the Etobicoke Community Council consider authorizing a Newspaper Dispensing Agreement; and recommending that:

- (1) Etobicoke Community Council authorize the execution of a Newspaper Dispensing Box Agreement between District 2 and Auto Trek Inc.; 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.

19. CITY POLICY ON PLACEMENT OF OBJECTS WITHIN THE PUBLIC ROAD ALLOWANCE (All Wards).

Director, Transportation Services, District 2
(January 14, 2002)

Responding to a request from the Etobicoke Community Council at its meeting held on November 21, 2001, for a report regarding a communication dated November 15, 2001, from Councillor Peter Milczyn, Ward 5, Etobicoke-Lakeshore, such report to include information on the City policy and any relevant by-laws governing the placement of objects within the public road allowance and on the issue of the placement of rocks and stones on the road allowance in front of homes; and recommending that the report be received for information.

20. REVIEW OF INTERIM WARRANTS FOR ALL-WAY STOP SIGN CONTROL AND 40 KM/H SPEED LIMITS (All Wards).

General Manager, Transportation Services Division
(January 15, 2002)

Respecting the application of the interim warrants for the installation of 40 km/h Speed Limits and All-Way Stop Sign Control and more permanent criteria for the use of these traffic control devices; advising that the Works Committee on March 28, 2001, considered criteria and principles which could be applied uniformly across the City of Toronto when streets are being considered for a 40 km/h speed limit and for intersections being considered for All-Way Stop Sign Control; that these criteria were adopted for uniform use within the City of Toronto for a trial period, and Community Councils were asked to consider their experiences with the effectiveness of these criteria after the trial period; further advising that the Works Committee will discuss the feedback from Community Councils early in 2002 for the purpose of recommending the adoption of more permanent warrants to City Council; and recommending that:

- (1) the interim criteria for installing All-Way Stop Sign Control as presented in Appendix 1, appended to the report, be adopted for long-term use within the City of Toronto;
- (2) the interim criteria for establishing a 40 km/h speed limit be amended for long-term use in the City of Toronto by revising the warrant structure, to remove confusion and potential misinterpretation about road widths and operating speeds, as presented in Appendix 2; and
- (3) these recommendations be forwarded to the Works Committee.

21. REQUEST FROM WESTSIDE CEMETERIES LTD. FOR REMOVAL OF RESTRICTIVE COVENANT FROM TITLE TO LAND - 1567 ROYAL YORK ROAD, RIVERSIDE CEMETERY (Ward 2 – Etobicoke North).

(DEFERRED FROM MEETING OF NOVEMBER 21, 2001)

<i>DEPUTATION ITEM – 8:30 p.m. or as soon as possible thereafter</i>
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City Solicitor
(November 6, 2001)

Respecting a request from Westside Cemeteries Ltd. for the removal of a restrictive covenant registered on title to one of their properties located at 1567 Royal York Road and to seek Council direction whether the covenant should be released from title; and

recommending that Council direct the City Solicitor whether or not the restrictive covenant should be released from title to Riverside Cemetery.

22. SALE OF SURPLUS PROPERTY – OFF RAMP RECONFIGURATION AT HIGHWAY No. 427 AND THE QUEENSWAY (Ward 5 – Etobicoke-Lakeshore).

Commissioner of Corporate Services
(December 19, 2001)

Advising that, prior to amalgamation, the City of Etobicoke entered into discussions with the Province and Sherway Gardens regarding the reconfiguration of the various off ramps at the intersection of Highway No. 427, The Queensway, Gardiner Expressway and Queen Elizabeth Way; that a legal firm was retained by the former City of Etobicoke to facilitate the necessary land transactions between Home Depot Holdings Inc., Firstwin Developments Limited and the Province for the off ramp project; that associated costs are within the budget allocated to the City's legal counsel for this project; and recommending that:

- (1) authority be granted for the sale of Parts 9 and 10 on Reference Plan 64R-16683 to Firstwin Developments Limited for nominal consideration, subject to an easement in favour of Home Depot Holdings Inc.;
- (2) authority be granted for the sale of Parts 1, 12 and 13 on Reference Plan 64R-16683, to Her Majesty the Queen in Right of the Province of Ontario, the Ministry of Transportation, for nominal consideration and subject to the City's retention of a permanent sewer easement over Part 12;
- (3) authority be granted to complete the transactions on behalf of the City including payment of any necessary expenses and amending the closing date to such earlier or later dates as is considered reasonable; and
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**23. NAMING OF THE NEW HOME FOR THE AGED
- 'WESBURN MANOR' (Ward 3 - Etobicoke Centre).**

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

City Clerk
(December 13, 2001)

Advising that the Council for the City of Toronto at its meeting held on December 4, 5 and 6, 2001, struck out and referred Clause No. 10 of Report No. 13 of The Community

Services Committee, headed “Naming of the New Home for the Aged - ‘Wesburn Manor’ (Ward 3 - Etobicoke Centre)”, to the Etobicoke Community Council for further consideration.

- 23(a).** Mr. Paul Gamble, Chair, City of Toronto
Advisory Committee on Homes for the Aged
 (January 10, 2002)

Providing background information respecting a Community Reference Group that was formed following a number of public community consultation meetings related to the project; advising that the Group, with input from current Albion Lodge key stakeholders (residents, families, volunteers, staff and community) assisted in bringing forward a recommendation to the General Manager to name the new home ‘Wesburn Manor’; that as Chair of the Advisory Committee on Homes for the Aged for the City of Toronto he supports naming the new home, ‘Wesburn Manor’.

**24. DESIGNATION OF 2245 LAWRENCE AVENUE WEST
 (HUMBER HEIGHTS CONSOLIDATED SCHOOL)
 (Ward 2 – Etobicoke North).**

City Clerk
 (December 10, 2001)

Advising that pursuant to the action of City Council on October 2, 3 and 4, 2001, in adopting Clause No. 7 of Report No. 8 of The Etobicoke Community Council, a Notice of Intention to Designate 2245 Lawrence Avenue West (Humber Heights Consolidated School) as a property of architectural value or interest was sent to the owner and the Ontario Heritage Foundation and, also in accordance with Section 29 of the Ontario Heritage Act, notice of such intention was published in a newspaper on October 26, 2001; further advising that no objections have been received; and recommending that:

- (1) Council authority be granted for the introduction of the necessary Bill in Council to designate 2245 Lawrence avenue West for architectural and historical reasons under Part IV of the Ontario Heritage Act; and
- (2) the appropriate City officials be authorized and directed to take whatever action may be necessary to comply with the provisions of the said Act in respect to such designations.

25. DESIGNATION OF FIRE ROUTES (Ward 5 – Etobicoke-Lakeshore).

City Clerk

(January 9 2002)

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

- (1) the final designation of a Fire Route under Chapter 134 of the Etobicoke Municipal Code be approved at the following locations:
 - (a) 2845 Bloor Street West; and
 - (b) 1475 The Queensway; and
- (2) the appropriate by-law be enacted by City Council.

26. CONSTRUCTION AND MAINTENANCE OF FIRE ROUTES (Various Wards).

City Clerk

(January 14, 2002)

Recommending that:

- (1) Chapter 134-20 of the Etobicoke Municipal Code be amended by adding the following locations to Schedule 'B', "Lands upon which Fire Routes are to be Constructed and Maintained":
 - (a) 251 Attwell Drive;
 - (b) 2662 Bloor Street West;
 - (c) 15 Goodmark Place; and
 - (d) 1025 The Queensway; and
- (2) the appropriate by-law be enacted by City Council.

27. REQUESTS FOR VARIANCES FROM CHAPTER 215, SIGNS OF THE FORMER CITY OF ETOBICOKE MUNICIPAL CODE - DECEMBER 11, 2001 (Various Wards).

City Clerk, Etobicoke Sign Variance Advisory Committee

(December 13, 2001)

Advising that the Etobicoke Sign Variance Advisory Committee at its meeting held on December 11, 2001, considered applications for variances from Chapter 215, Signs, of the former City of Etobicoke Municipal Code; and recommending that:

- (1) the application by Mr. Gregg C. Fera, Soren Development Consultants Inc., on behalf of Shoppers World Company Inc., for a sign variance at 1530 Albion Road, embodied in the report (November 26, 2001) from Mr. Tamer Mikhail, Senior Plan Examiner, Plan Review, Building Division, West District, be approved as outlined in the report;
- (2) the application by Mr. Klaus Emig, Provincial Sign Systems, on behalf of BASF Canada, for a sign variance at 345 Carlingview Drive, embodied in the report (November 26, 2001) from Mr. Tamer Mikhail, Senior Plan Examiner, Plan Review, Building Division, West District, be approved as outlined in the report;
- (3) the application by Mr. Dan Contogiannis, 1444715 Ontario Inc., for a sign variance at 2 Ronson Drive, embodied in the report (November 26, 2001) from Mr. Tamer Mikhail, Senior Plan Examiner, Plan Review, Building Division, West District, be approved as outlined in the report;
- (4) the application by Ms. Sophia McLean, Day Nite Signs Canada Inc., on behalf of Swiss Chalet Rotisserie and Grill, for a sign variance at 5487 Dundas Street West, embodied in the report (November 29, 2001) from Ms. Techa van Leeuwen, Senior Plan Examiner, Plan Review, Building Division, West District, be approved as outlined in the report; and
- (5) the application by Mr. Harvey Hogle, on behalf of G. H. Hogle Funeral Homes Ltd., for a sign variance at 70-78 Mimico Avenue, embodied in the report (November 29, 2001) from Ms. Techa van Leeuwen, Senior Plan Examiner, Plan Review, Building Division, West District, be approved as outlined in the report.

28. REQUESTS FOR VARIANCES FROM CHAPTER 215, SIGNS OF THE FORMER CITY OF ETOBICOKE MUNICIPAL CODE - JANUARY 15, 2002 (Various Wards).

City Clerk, Etobicoke Sign Variance Advisory Committee
(January 15, 2002)

Advising that the Etobicoke Sign Variance Advisory Committee at its meeting held on January 15, 2002, considered applications for variances from Chapter 215, Signs, of the former City of Etobicoke Municipal Code; and recommending that:

- (1) the application by Ms. Svetlana Levant, Pride Signs Limited, on behalf of Shoppers Drug Mart, for a sign variance at 6630 Finch Avenue, embodied in the report (January 3, 2002) from the Director of Building and Chief Deputy Building Official, West District, be approved as outlined in the report;

- (2) the application by Mr. Daniel Gordon, Hearing Solutions, for a sign variance at 100 Humber College Boulevard, embodied in the report (January 3, 2002) from the Director of Building and Chief Deputy Building Official, West District, be refused for the reasons outlined in the report.
- (3) the application by Mr. Dominic Rotundo, Neon Products Ltd., on behalf of Parmalat Foods Inc., for a sign variance at 25 Rakely Court, embodied in the report (January 7, 2002) from the Director of Building and Chief Deputy Building Official, West District, be approved as outlined in the report.

**29. NAMING OF PRIVATE STREET AT
1 BEAVERDALE ROAD (Ward 5 – Etobicoke-Lakeshore).**

City Surveyor
(January 14, 2002)

Respecting a request by Zanini Developments Inc., to name the proposed private street at 1 Beaverdale Road, located between Beaverdale Road and Brussels Street, as “Leaves Terrace”, as the site is adjacent to the Mimico Creek ravine; advising that naming of the street will facilitate assigning addresses to the residential units in the development fronting thereon; and recommending that:

- (1) the proposed private street at 1 Beaverdale Road, illustrated on Attachment No. 1, appended to the report, be named “Leaves Terrace”;
- (2) Zanini Developments Inc. be required to pay the costs estimated to be in the amount of \$420.00 for the fabrication and installation of the street name signs; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**30. APPLICATION FOR EXEMPTION FROM PART-LOT CONTROL
ZANINI DEVELOPMENTS INC., 1 BEAVERDALE ROAD
FILE No. TA PLC 2001 0003 (Ward 5 – Etobicoke-Lakeshore).**

Director, Community Planning, West District
(January 15, 2002)

Respecting an application for exemption from Part Lot Control by Zanini Developments Inc. in order to create separate parcels for the 40 townhouse dwelling units being proposed on the lands known municipally as 1 Beaverdale Road, located in the south-east quadrant of The Queensway and Grand Avenue; advising that an industrial building (formerly operated by Pididi Design) was demolished and construction of the first phase consisting of 11 townhouse units along the Beaverdale Road frontage commenced in September 2001; that the units will be marketed as freehold units; that 11 units will front

onto a public road (Beaverdale Road), while the remaining 29 units will have access on a private road; that the private road and associated servicing will form a common elements condominium; further advising that a separate condominium application has been submitted to the City; and recommending that:

- (1) 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; and
- (2) the Part-Lot exemption by-law be enacted once the required easements in favour of the City of Toronto, as discussed in the report, have been registered.

**31. PROPOSED KINGSWAY PARK HERITAGE CONSERVATION DISTRICT
(Ward 5 – Etobicoke-Lakeshore).**

(DEFERRED FROM MEETING OF NOVEMBER 21, 2001)

<i>DEPUTATION ITEM – 4:00 p.m. or as soon as possible thereafter</i>
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Director, Community Planning, West District
(December 11, 2001)

Responding to a request from the Etobicoke Community Council at its meeting held on November 21, 2001, for a report, regarding a communication dated November 9, 2001, from Councillor Peter Milczyn, Ward 5, Etobicoke-Lakeshore, including the proposed Kingsway Park Heritage Conservation District and alternatives to designation under the Ontario Heritage Act, such report to be forwarded to residents of the Kingsway Park area; and recommending that the report be received for information.

31(a). Director, Community Planning, West District
(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:

- (1) 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;
- (2) adopt the Kingsway Park Heritage Conservation District Plan appended to the report as Attachment No. 2; and

- (3) 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.

(Please note that the attachments referred to in the aforementioned reports dated December 11, 2001, and July 4, 2000, were previously distributed with the agenda for the meeting of the Etobicoke community council held on June 13, 2001.)

31(b). Director, Community Planning, West District
(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.

- 31(c).** (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;
- 31(d).** Communications from the following residents in opposition and/or 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) and (Undated) 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;
 - (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;
 - (xix) (July 19, 2000) Mr. John D. Hagerman, Etobicoke; and
 - (xx) (January 10, 2002) Mr. Ian Ferguson and Ms. Donna Ferguson, Etobicoke;

- (xxi) (January 14, 2002) Mr. Norman Silberberg and Ms. Gabriele Silberberg, Etobicoke;
- (xxii) (January 14, 2002) Mr. Melvin Green and Ms. Margaret Green, Etobicoke;
- (xxiii) (January 14, 2002) Mr. Dino J. Ricci, Etobicoke;
- (xxiv) (January 14, 2002) Ms. Margaret Judge, Etobicoke; and
- (xxv) (January 15, 2002) Mr. Luis Carreno and Mr. Hedwig Carreno, Etobicoke.

31(e). 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.;
- (xii) (July 19, 2000) Ms. Melinda Wilson, Etobicoke;
- (xiii) (June 12, 2001) Mr. Ian Mitchell, Toronto; and
- (xiv) (January 2, 2002) Mr. Robert A. Gray and Ms. Ruth Batten Gray, Toronto.

31(f). Councillor Peter Milczyn
Ward 5 – Etobicoke-Lakeshore
 (November 9, 2001)

Advising of the consultation process and research undertaken to review the proposal; and recommending that:

- (1) Etobicoke Community Council not endorse the designation of the Kingsway Park area under the Ontario Heritage Act;
- (2) Etobicoke Community Council direct staff to draft an Official Plan Amendment declaring the Kingsway Park area (as indicated in maps included in the staff report) an Area of Special Identity, consistent with policies of the Official Plan of the former City of Etobicoke;
- (3) the purpose of the Area of Special Identity to be to recognize the distinct built and natural environment, and streetscape of the area; and to recognize and set in place policies to preserve the architectural heritage of the area;

- (4) Etobicoke Community Council establish a Kingsway Park Heritage Working Group to finalize the Heritage Guidelines and recommend changes to the current zoning by-laws in Kingsway Park; the Working Group to be composed of up to 12 area residents, the local Councillor, and City Staff as required and to report back to Etobicoke Community Council with its recommendations by May 2002.
- (5) the completed Heritage Guidelines be included as an appendix of the policies of the Etobicoke Official Plan; and
- (6) staff identify non-municipal sources of funding for the distribution, promotion, and education about the Heritage Guidelines to the community.

31(g). Ms. E. Barbara Vallis
(November 14, 2001)

Submitting comments with respect to the proposed designation and urging the Members of the Etobicoke Community Council to accept Councillor Milczyn's proposal.

31(h). John and Barbra Hagerman
(November 18, 2001)

Submitting comments in support of the recommendation as provided by Councillor Milczyn and urging Council to accept his proposal.

31(i). Ms. Judy Shiels
(November 20, 2001)

Expressing concerns, as a former member of the Etobicoke Historical Board, regarding the information circulating in the community and requesting that the matter be deferred in order for a compromise to be reached.

31(j). Councillor Peter Milczyn
Ward 5 – Etobicoke-Lakeshore

Submitting a communication dated November 14, 2001, addressed to the Mayor and Members of Etobicoke Community Council from Ms. Lynda Kelly requesting, for reasons outlined in the communication, that the matter be deferred for six months; and providing additional background material in connection with this matter.

31(k). Gary and Catherine Vivian, Etobicoke
(November 19, 2001)

Submitting comments regarding the proposed designation and suggesting that the proposed should not be cancelled or withdrawn at this time, rather deferred until Councillor Milczyn's proposed new mechanism under the Planning Act, an "Area of Special Identity", is studied.

31(l). Ms. Jackie Gaudaur, Etobicoke
(November 21, 2001)

Forwarding a petition containing 195 signatures of area residents who have come forward during the past week to voice their strong support of the proposed Kingsway Heritage Designation; and submitting a communication dated November 21, 2001 from Ms. Susan Franklin, forwarded by electronic mail to Councillor Peter Milczyn respecting the direction this issue has taken and the process followed; and a copy thereof is on file in the office of the City Clerk, Etobicoke.

31(m). Ms. Faith Stevens, Etobicoke
(November 14, 2001)

Submitting comments in strong support of the proposed designation and requesting that this issue be deferred until spring 2002.

31(n). Mr. George Yotis, Etobicoke
(January 16, 2002)

Expressing concerns regarding the information package forwarded to residents by Councillor Irene Jones, the method of voting and the scheduling of the item for 4:00 p.m. and not in the evening; requesting that the time be changed to 7:30 p.m. and if that is not possible to select another night.

32. FINAL REPORT – APPLICATION TO AMEND THE ETOBICOKE ZONING CODE; PETRO CANADA INC., 365 DIXON ROAD FILE No. TA CMB 2001 0012 (Ward 4 – Etobicoke Centre).

<i>PUBLIC MEETING – 3:00 p.m. or as soon as possible thereafter</i>
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Director, Community Planning, West District
(December 20, 2001)

Respecting an application by Petro Canada Inc. to amend the Etobicoke Zoning Code to permit the construction of a new gasoline service station with a convenience retail store on lands known municipally as 365 Dixon Road, located on the south-east corner of Dixon Road and Kipling Avenue; and recommending that City Council:

- (1) amend the Etobicoke Zoning Code substantially in accordance with the draft Zoning By-law Amendment appended to the report as Attachment No. 5; and
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

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

PUBLIC MEETING – 3:10 p.m. or as soon as possible thereafter

Director, Community Planning, West District
(January 9, 2002)

Respecting an application by Signal Steeles Holdings to amend the Etobicoke Zoning Code to permit a convenience store and a convenience restaurant with a drive-through component, to operate in conjunction with a service station on lands municipally known as 6953 Steeles Avenue, located at the south-east corner of Steeles Avenue and Signal Hill Avenue; and recommending that the application be approved subject to a Public Meeting of Council, to obtain the views of interested parties, and the conditions outlined in the report.

**34. FINAL REPORT – APPLICATION TO AMEND THE ETOBICOKE OFFICIAL PLAN AND ZONING CODE; CARMINE CESTA
492 HORNER AVENUE; FILE No. TA CMB 2001 0014
(Ward 6 – Etobicoke-Lakeshore).**

PUBLIC MEETING – 3:20 p.m. or as soon as possible thereafter

Director, Community Planning, West District
(January 8, 2002)

Respecting an application by Carmine Cesta to amend the Etobicoke Official Plan and Zoning Code to permit a townhouse development comprised of six units on lands municipally known as 492 Horner Avenue, located at the north-east corner of Horner Avenue and Lunness 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. 7;
- (2) amend the Etobicoke Zoning Code, substantially in accordance with the draft Zoning By-law Amendment appended to the report as Attachment No. 8; and
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment appended to the report 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 appended to the report as Attachments Nos. 7 and 8.

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

PUBLIC MEETING – 3:30 p.m. or as soon as possible thereafter

Director, Community Planning, West District
(January 7, 2002)

Respecting an application by Bell Warehousing Ltd. to amend the Etobicoke Official Plan and Zoning Code to permit the development of a six unit apartment building on lands municipally known as 123 Twenty-Fourth Street, located at the south-east corner of Twenty-Fourth Street and Whitlam Avenue; and recommending that City Council:

- (1) amend the Official Plan for the former Etobicoke, substantially in accordance with the draft Official Plan Amendment appended to the report as Attachment No. 7;
- (2) amend the Etobicoke Zoning Code, substantially in accordance with the draft Zoning By-law Amendment appended to the report as Attachment No. 8; and
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment appended to the report 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 appended to the report as Attachments Nos. 7 and 8.

36. FINAL REPORT – APPLICATION TO AMEND THE ETOBICOKE OFFICIAL PLAN AND ZONING CODE; ZANINI DEVELOPMENTS INC. 232-240 BERRY ROAD; FILE No. TA ZBA 2001 0003 (Ward 5 – Etobicoke-Lakeshore).

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

Director, Community Planning, West District
(January 7, 2002)

Respecting a revised application by Zanini Developments Inc. to amend the Etobicoke Official Plan and Zoning Code to permit the construction of 17 townhouse units on a site municipally known as 232 – 240 Berry Road, currently occupied by a local commercial plaza located on the north-east corner of Berry Road and Prince Edward Drive; and recommending that City Council:

- (1) amend the Official Plan for the former City of Etobicoke substantially in accordance with the draft Official Plan Amendment appended to the report as Attachment No. 4;
- (2) amend the Zoning Code for the former City of Etobicoke substantially in accordance with the draft Zoning By-law Amendment appended to the report as Attachment No. 5;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required; and
- (4) prior to the enactment of an amending by-law require that:
 - (a) a grading plan be submitted to and approved by the Works and Emergency Services Department; and
 - (b) an environmental assessment (soil, ground water) and remediation plan (if required) be prepared and approved, in accordance with the guidelines of the Ministry of the Environment.

37. FINAL REPORT – APPLICATION TO AMEND THE ETOBICOKE OFFICIAL PLAN AND ZONING CODE; MYSTIC POINTE 3 HOLDINGS INC. MANITOBA STREET, EAST OF GRAND AVENUE (FORMERLY 2 ALGOMA STREET) FILE No. TA CMB 2001 0008 (Ward 6 – Etobicoke-Lakeshore).

PUBLIC MEETING – 7:45 p.m. or as soon as possible thereafter

Director, Community Planning, West District
(January 9, 2002)

Respecting an application by Mystic Pointe 3 Holdings Inc. to amend Etobicoke Official Plan policies and Zoning Code for the second phase of a residential development (known as Mystic Pointe) containing 793 dwelling units in 3 high-rise residential buildings on lands located at Manitoba Street, east of Grand Avenue (formerly 2 Algoma Street); advising that this portion of the development will complete the second phase of the residential community resulting in a total build out of 1,369 dwelling units once the project is completed; and recommending that City Council:

- (1) amend the Official Plan for the former City of Etobicoke substantially in accordance with the draft Official Plan Amendment appended to the report as Attachment No. 7;

- (2) amend the Etobicoke Zoning Code substantially in accordance with the draft Zoning By-law Amendment appended to the report as Attachment No. 8;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment, as may be required;
- (4) before introducing the necessary Bills for enactment, require the owner to:
 - (a) enter into an amended Development Agreement so as to resolve outstanding matters, including the provisions for the remediation and conveyance of parkland to the City, such terms of the amending agreement to be to the satisfaction of the Commissioners of Works and Emergency Services and Economic Development, Culture and Tourism, and in a form satisfactory to the City Solicitor;
 - (b) receive confirmation from the Toronto Region Conservation Authority and Canadian National Railways that the setbacks being proposed are acceptable;
 - (c) resolve the Holding Symbol (H) matters set out in the Official Plan to permit the enactment of an amending by-law without an (H) symbol, as discussed in the report; and
 - (d) submit a letter of credit, in an amount satisfactory to the Commissioner of Works and Emergency Services, West District, for the installation of traffic signals at the intersection of The Queensway and Grand Avenue; and
- (5) authorize and direct the appropriate City officials to take the necessary action to give effect thereto.

38. PRELIMINARY REPORT – APPLICATION TO AMEND THE ETOBICOKE ZONING CODE; ALLERTON INVESTMENTS LTD. (SHELL CANADA LTD.) 230 LLOYD MANOR ROAD; FILE No. TA ZBL 2001 0010 (Ward 3 – Etobicoke Centre).

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

Providing preliminary information on an application resubmitted by Allerton Investments Ltd. (Shell Canada Ltd.) to amend the Etobicoke Zoning Code to permit the construction of a new 242 square metre (2,605 square feet) gasoline service station building containing a convenience retail store on lands known municipally as 230 Lloyd Manor Road, located on the south-west corner of Lloyd Manor Road and Eglinton Avenue West; advising that the Etobicoke Community Council refused approval of the application at its meeting held on September 28 and 29, 1999; that the matter was

not appealed to the Ontario Municipal Board; further advising that the resubmitted application to that submitted in June 1999, with slight modifications to the site plan; 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.

39. PRELIMINARY REPORT – APPLICATION TO AMEND THE ETOBICOKE ZONING CODE; GULL CONSTRUCTION COMPANY MARBROOK INVESTMENTS LTD., 505 THE WEST MALL FILE No. TA CMB 2001 0018 (Ward 3 – Etobicoke Centre).

Director, Community Planning, West District
(January 14, 2002)

Providing preliminary information on an application to amend the Etobicoke Zoning Code by Gull Construction Company/Marbrook Investments Ltd., to permit the development of a 9-storey, 10 130 square metre (109,040 square feet), 186-bed Long-Term Care Facility, in addition to an existing 6-storey, 59-unit apartment building on lands known municipally as 505 The West Mall, located on the south-east corner of The West Mall and Holiday 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.

**40. PRELIMINARY REPORT – APPLICATIONS TO AMEND
THE ETOBICOKE OFFICIAL PLAN AND ZONING CODE
LAKESHORE VILLAGE DEVELOPMENT CORPORATION
RENAISSANCE (LAKESHORE) COMMUNITY CORPORATION
3000 TO 3078 LAKE SHORE BOULEVARD WEST
FILE No. TA CMB 2001 0019 (Ward 6 – Etobicoke-Lakeshore).**

Director, Community Planning, West District
(January 14, 2002)

Providing preliminary information on applications to amend the Etobicoke Official Plan and Zoning Code by Lakeshore Village Development Corporation, Renaissance (Lakeshore) Community Corporation, in order to modify a development proposal previously approved by the Ontario Municipal Board in September 1991 on lands known municipally as 3000 to 3078 Lake Shore Boulevard West, located on the former “Goodyear” site between Ninth Street and Thirteenth Street on the north side of Lake Shore Boulevard West, and south of Birmingham Street; advising that this portion of the development will complete a portion of the second phase of the “Lakeshore Village” residential community; that the second phase of development will contain 168 townhouse dwelling units on the Parcels along Lake Shore Boulevard West; further advising that the development concept includes 3 storey buildings, with the potential for live/work units for those units having frontage onto Lake Shore Boulevard West; 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.