
**ETOBICOKE COMMUNITY COUNCIL
AGENDA
MEETING No. 2**

Date of Meeting: Tuesday, February 26, 2002 **Enquiry:** Mary Casini
Time: 2:00 p.m. **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):**

- 2:15 p.m. Respecting Item No. 6 – Public Meeting**
Draft By-law to Stop Up and Close Part of Viking Road and
Authorization of Sale (Ward 5 – Etobicoke-Lakeshore)
- 3:00 p.m. Respecting Item No. 9 – Continuation of Public Meeting**
Final Report – Application to Amend the Etobicoke Zoning Code
Petro Canada Inc., 365 Dixon Road File No. CMB 2001 0012
(Ward 4 – Etobicoke Centre)
- 3:30 p.m. Respecting Item No. 10 – Public Meeting**
Final Report – Application to Amend the City of Etobicoke Official Plan
and Zoning Code; Auckland Development Inc., 3 Auckland Road
File No. TA CMB 2001 0006 (Ward 5 - Etobicoke-Lakeshore)
- 6:30 p.m. Respecting Item No. 11 – Public Meeting**
Final Report - Application to Amend the Etobicoke Official Plan
and Zoning Code; Zanini Developments Inc., 232-240 Berry Road
File No. TA ZBA 2001 003 (Ward 5 – Etobicoke-Lakeshore)

- 7: 30 p.m. Respecting Item No. 12 – Public Meeting**
 Final Report – Application to Amend 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)

COMMUNICATIONS/REPORTS.

1. **AMENDMENT TO NO PARKING/SCHOOL BUS LOADING ZONE BY-LAW: FORESTVIEW ROAD (Ward 3 – Etobicoke Centre).**

Director, Transportation Services, District 2
 (February 1, 2002)

Respecting an existing signed school bus loading zone on the west side of Forestview Road, south of Bloor Street West, in the area of St. Clement Elementary School, which is not being utilized by school buses; advising that school buses do not currently service this school and there is no indication that school bus service will be required in the near future; further advising that a review of the by-laws associated with the parking and stopping prohibitions on Forestview Road revealed a partial contradiction; and recommending that:

- (1) the by-law which prohibits parking between 8:00 a.m. and 5:00 p.m., Monday to Friday, on both sides of Forestview Road between Bloor Street West and a point 76.0 metres south thereof, be amended to prohibit parking on the west side only;
- (2) the by-law associated with the school bus loading zone on the west side of Forestview Road, from a point 14.5 metres south of Bloor Street West and a point 30.5 metres south thereof, be rescinded; 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.

2. **AMENDMENT TO SCHOOL BUS LOADING ZONE ON THE KINGSWAY AT HUMBER VALLEY VILLAGE PUBLIC SCHOOL (Ward 4 – Etobicoke Centre).**

Director, Transportation Services, District 2
 (January 24, 2002)

Respecting the school bus loading zone on The Kingsway at Humber Valley Village Public School which has been changed to more appropriately reflect the needs of the

school and road conditions due to reconstruction of The Kingsway; advising that as a result of the reconstruction the current school bus loading zone by-law does not match the existing posted conditions; and recommending that:

- (1) the by-law for the school bus loading zone on the west side of The Kingsway, from a point 45.5 metres south of Hartfield Road to a point 61 metres south thereof be rescinded;
- (2) a by-law for the school bus loading zone on the west side of The Kingsway, from a point 67.0 metres south of Hartfield Road to a point 66.0 metres south thereof be enacted;
- (3) the current by-law prohibiting parking at all times on the west side of The Kingsway between Hartfield Road and the southerly limit of Humber Valley Park be rescinded;
- (4) a by-law to prohibit parking at all times from Hartfield Road to a point 67.0 metres south of Hartfield Road, and from a point 133.0 metres south of Hartfield Road to the southerly limit of Humber Valley Park be enacted; and
- (5) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

3. INSTALLATION OF TRAFFIC CONTROL SIGNALS – FINCH AVENUE WEST AND WOODBINE DOWNS BOULEVARD/HALESIA DRIVE (Ward 1 – Etobicoke North).

Director, Transportation Services, District 2
(January 26, 2002)

Respecting a condition of site plan approval for the second phase of the Finchwood Shopping Centre development; advising that the installation of traffic control signals is one of several traffic control measures and road modifications required to accommodate the anticipated traffic generated by the development; and recommending that:

- (1) traffic control signals be installed at the intersection of Finch Avenue West and Woodbine Downs Boulevard/Halesia Drive;
- (2) installation of the traffic control signals be funded by the developer (EMC Group Limited); 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. INSTALLATION OF ALL-WAY STOP CONTROL -
KINGSVIEW BOULEVARD AND WINDSOR ROAD
(Ward 2 – Etobicoke North).**

Director, Transportation Services, District 2
(January 24, 2002)

Responding to a request from Councillor Rob Ford, Ward 2 - Etobicoke North, on behalf of an area resident, for an investigation of the intersection at Kingsview Boulevard and Windsor Road to determine the need for an all-way stop control; and recommending that:

- (1) an all-way stop control be erected at the intersection of Kingsview Boulevard and Windsor 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.

**5. PARKING REGULATIONS – BROOK TREE CRESCENT BETWEEN
SUN ROW DRIVE AND LAURELWOOD CRESCENT
(Ward 4 – Etobicoke Centre).**

Director, Transportation Services, District 2
(January 24, 2002)

Responding to a request from Councillor Gloria Lindsay Luby, Ward 4 - Etobicoke Centre, on behalf of residents of Brook Tree Crescent, for a parking prohibition during the day on Brook Tree Crescent; and recommending that:

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

6. DRAFT BY-LAW TO STOP UP AND CLOSE PART OF VIKING ROAD AND AUTHORIZATION OF SALE (Ward 5 – Etobicoke-Lakeshore).

<i>PUBLIC MEETING – 2:15 p.m. or as soon as possible thereafter</i>

City Solicitor

Submitting, for approval, a draft by-law to top-up and close part of the public highway Viking Road and to authorize the sale thereof. (Authority: Clause No. 240 of Report No. 16 of The Administration Committee, as adopted by the former City of Etobicoke Council at its meeting held on September 22, 1997.)

7. APPOINTMENT OF CITIZEN TO FILL A VACANCY ON THE ETOBICOKE COMMUNITY PRESERVATION PANEL.

City Clerk

(January 25, 2002)

Advising that the Nominating Committee, at its meeting held on January 24, 2002, recommended to Etobicoke Community Council, for nomination to City Council:

- (1) the appointment of a citizen to the Etobicoke Community Preservation Panel to replace Mr. Walter Melnyk, who resigned, for a term of office expiring November 30, 2003, and until his successor is appointed, as listed in the confidential transmittal dated January 25, 2002, from the City Clerk, which was circulated under separate confidential cover to Members of Etobicoke Community Council, having regard that it contains personal information about identifiable individuals;
- (2) that the relevant provisions of the Policy for Citizen Appointments through the Nominating Committee be waived to permit the appointment of a citizen to the Community Preservation Panel without interview by the Nominating Committee, and to permit the appointment of a member whose application was not received in the prescribed form by the application deadline; and
- (3) that the appropriate officials be authorized and directed to take any necessary action to give effect thereto.

**8. REQUEST FOR VARIANCE FROM CHAPTER 215, SIGNS,
OF THE FORMER CITY OF ETOBICOKE MUNICIPAL CODE
(Various Wards).**

City Clerk, Etobicoke Sign Variance Advisory Committee
(February 13, 2002)

Advising that the Etobicoke Sign Variance Advisory Committee at its meeting held on February 12, 2002, considered an application by Mr. Mark Campbell, Project Manager, Petro-Canada, for a variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, at 500 and 524 Rexdale Boulevard; and recommending that the application be approved as outlined in the report.

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

(DEFERRED FROM PREVIOUS MEETING)

***CONTINUATION OF PUBLIC MEETING – 3:00 p.m. or as soon as
possible thereafter***

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.

**10. FINAL REPORT – APPLICATION TO AMEND
THE ETOBICOKE OFFICIAL PLAN AND ZONING CODE
AUKLAND DEVELOPMENT INC., 3 AUKLAND ROAD
FILE No. TA CMB 2001 0006 (Ward 5 - Etobicoke-Lakeshore).**

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

Director, Community Planning, West District
(January 31 2002)

Respecting an application by Auckland Development Inc. to amend the Etobicoke Official Plan and Zoning Code to permit the construction of a 13-storey, 56-unit condominium apartment building at 3 Auckland Road, located on the east side of Auckland Road, 44 metres south of Dundas Street; 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 Zoning Code for 3 Auckland Road 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; and
- (4) before introducing the necessary Bills to City Council for enactment, require the owner to enter into a Section 37 Agreement with the City regarding the provision of public benefits as set out in Attachment No. 6 of this report in exchange for the increase in permitted building density on the property and that the Commissioner of Urban Development Services be authorized to report to Community Council or directly to City Council, if necessary, with the details of the Section 37 Agreement.

**11. FINAL REPORT – APPLICATION TO AMEND
THE ETOBICOKE OFFICIAL PLAN AND ZONING CODE
ZANINI DEVELOPMENTS INC., 232-240 BERRY ROAD
FILE No. TA ZBA 2001 003 (Ward 5 – Etobicoke-Lakeshore).**

(CANCELLED FROM PREVIOUS MEETING)

<i>PUBLIC MEETING – 6:30 p.m. or as soon as possible thereafter</i>
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Director, Community Planning, West District
(February 8, 2002)

Providing supplementary information that introduces revised plans and corrects information presented in the Final Report (January 7, 2002) from the Director, Community Planning, West District, respecting the maximum allowed height of the R2 area adjacent to the subject site; and recommending that City Council:

- (1) amend the Official Plan for the former City of Etobicoke substantially in accordance with the draft revised 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 revised 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;
 - (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; and
 - (c) confirmation is received from Works and Emergency Services that the revised site plan is acceptable.

11(a). 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.

11(b). Communications from the following residents in opposition to the proposed development and/or expressing various concerns including setback, height, density, inadequate visitor parking and the general impact of the proposed development on the neighbourhood:

- (January 19, 2002) Duncan and Joanne Richardson, Etobicoke;
- (January 19, 2002) Yaroslav and Eva Martyniuk, Etobicoke;
- (January 20, 2002) Gail Wetton and David R. Johnston, Etobicoke;
- (January 20, 2002) Branco and Mila Gulan, Etobicoke;
- (January 20, 2002) George Frater, Etobicoke;
- (January 21, 2002) Laurie and Joe Gawel, Etobicoke;
- (January 21, 2002) Craig G. Parker, Etobicoke;
- (January 21 and 25, 2002) Marnie Affleck, Etobicoke;
- (January 22, 2002) Richard M. Kiernicki and Natalie Vennos, Etobicoke;
- (January 23, 2002) John Stoneman, Etobicoke;
- (January 23, 2002) Carol A. Hall, Etobicoke;
- (January 23, 2002) Dan Czosnek, Etobicoke;
- (January 23, 2002) Robert Mison, Etobicoke;
- (January 23, 2002) Helen Reed and Anthony Roberts, Etobicoke; and
- (February 8, 2002) A. L. Thompson, Etobicoke.

**12. FINAL 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).**

<i>PUBLIC MEETING – 7:30 p.m. or as soon as possible thereafter</i>

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

Respecting applications by Lakeshore Village Development Corporation, Renaissance (Lakeshore) Community Corporation, to amend the Etobicoke Official Plan and Zoning Code 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 Lake Shore Boulevard West between Ninth Street and Thirteenth Street (formerly the “Goodyear” site) in order to complete a portion of the second phase of a residential community known as Lakeshore Village; advising that the second phase of the development will contain 168 dwelling units on four development parcels fronting onto Lake Shore Boulevard West; 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. 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 draft Zoning By-law Amendment, as may be required;
- (4) before introducing the necessary Bills for enactment, require the owner to:
 - (a) fulfill the Holding (H) symbol condition with respect to schools, as discussed in the report;
 - (b) provide a cash contribution in the amount of \$80,000.00 to the City for the local Business Improvement Area for streetscape improvements;
 - (c) provide a cash contribution in the amount of \$15,000.00 to Urban Development Services for the Community Needs Study in fulfillment of the Holding (H) symbol condition, as discussed in the report;

- (d) enter into an amending development agreement with respect to the provision of the revised parkland dedication proposal and the cash-in-lieu of parkland provisions for the community centre to the satisfaction of the Economic Development, Culture and Tourism Department, as discussed in the report;
 - (e) submit a modified site plan to the satisfaction of Urban Development Services dealing with the matters discussed in the report, in particular the separation distance between building blocks;
 - (f) enter into an agreement regarding the temporary treatment of Parcels H and I, as discussed in the report; and
 - (g) address the comments received from Works and Emergency Services, specifically Transportation Services and Technical Services; and
- (5) authorize the appropriate City officials to take the necessary action to give effect thereto.

12(a). Ms. Ann Seymour, Etobicoke
(February 8, 2002)

Expressing concerns regarding the limited amount of space in the proposed development for play areas for children and dogs; advising that Parcels H and I are currently used by the community as a garden by local children as a play area and by people walking their dogs.

**13. APPLICATION FOR EXEMPTION FROM PART LOT CONTROL
OXFORD HILLS DEVELOPMENTS (PARK) LTD.
15 WEST DEANE PARK DRIVE; FILE No. TA PCL 2001 0004
(Ward 3 – Etobicoke Centre).**

Director, Community Planning, West District
(February 11, 2002)

Respecting an application by Oxford Hills Developments (Park) Ltd. for an exemption from Part Lot Control for a portion of a development containing 21 freehold townhouse units, thereby allowing the creation of separate lots at 15 West Deane Park Drive, located at the south-east corner of Rabbit Lane and West Deane Park Drive; 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) prior to the enactment of the by-law, the Works and Emergency Services Department confirm that the servicing is satisfactory.

**14. PRELIMINARY REPORT – APPLICATIONS TO AMEND
THE ETOBICOKE OFFICIAL PLAN AND ZONING CODE
QUEENSCORP (DALESFORD) INC.; 245 DALESFORD ROAD
FILE No. TA CMB 2002 0001 (Ward 5 – Etobicoke–Lakeshore).**

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

Providing preliminary information on applications by Queenscorp (Dalesford) Inc. to amend the Etobicoke Official Plan and Zoning Code to permit a condominium project consisting of 130 mid-rise dwelling units (1 bachelor unit, 96 one-bedroom units, and 33 two-bedroom units) on lands municipally known as 245 Dalesford Road, located in the north-east quadrant of the F. G. Gardiner Expressway and Grand 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.

**15. PRELIMINARY REPORT – APPLICATIONS TO AMEND
THE ETOBICOKE OFFICIAL PLAN AND ZONING CODE
QUEENSCORP (DWIGHT) INC., 9 DWIGHT AVENUE
FILE No. TA CMB 2002 0002 (Ward 6 – Etobicoke-Lakeshore).**

Director, Community Planning, West District
(February 5, 2002)

Providing preliminary information on applications by Queenscorp (Dwight) Inc. to amend the Etobicoke Official Plan and Zoning Code to permit the development of a 27-unit, 4-storey multiple housing development on lands municipally known as 9 Dwight Avenue, located at the south-east corner of Dwight Avenue and Albani Street; and recommending that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor;

- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

16. PRELIMINARY REPORT – APPLICATIONS TO AMEND THE ETOBICOKE OFFICIAL PLAN AND ZONING CODE SUNPACT HOLDINGS INC., 2267 ISLINGTON AVENUE FILE No. TA CMB 2002 0003 (Ward 2 – Etobicoke North).

Director, Community Planning, West District
(February 11, 2002)

Providing preliminary information on applications by Sunpact Holdings Inc. to amend the Etobicoke Official Plan and Zoning Code to permit the development of 78 freehold/condominium, 3-storey townhouse units of approximately 148 metres each in area, and a parkette on lands municipally known as 2267 Islington Avenue, located at the south-east corner of Islington Avenue and Bergamot 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
- (2) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

17. PRELIMINARY REPORT – APPLICATION TO AMEND THE ETOBICOKE ZONING CODE; 1463290 ONTARIO INC. 1100 ISLINGTON AVENUE; FILE No. TA ZBL 2002 0001 (Ward 5 – Etobicoke–Lakeshore).

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

Providing preliminary information on an application by 1463290 Ontario Inc. to amend the Etobicoke Zoning Code to re-zone the portion of the property which is currently zoned Second Density Residential (R2) to Planned Local Commercial (CPL) to correspond to the zoning affecting the balance of the property, on lands municipally known as 1100 Islington Avenue, located on the north-west corner of Islington Avenue and Six Points Road, one property south of Chauncey Avenue; advising that a conceptual

development proposal (site plan) has been submitted by the applicant to illustrate the development potential of the subject lands; 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.