

**THE CITY OF TORONTO**

**City Clerk's Office**

**Minutes of the Etobicoke Community Council**

**Meeting No. 4**

**Wednesday, May 8, 2002.**

The Etobicoke Community Council met on Wednesday, May 8, 2002, in the Council Chambers, Etobicoke Civic Centre, 399 The West Mall, Toronto, commencing at 2:00 p.m.

Attendance:

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

	2:00 p.m. to 5:35 p.m.
Councillor Rob Ford	X
Councillor Suzan Hall	X
Councillor Douglas Holyday	X
Councillor Irene Jones (Chair)	X
Councillor Gloria Lindsay Luby	X
Councillor Peter Milczyn (Vice Chair)	X

Councillor Jones in the Chair.

At this point in the proceedings, Councillor Hall introduced Ms. Barbara Siddiqui, Principal, Melody Village Junior School, Etobicoke, who was reciprocating in the role of Councillor as Councillor Hall had served as 'Principal for the Day' at Melody Village Junior School under the auspices of the Learning Partnership Program, Toronto District School Board.

**Confirmation of Minutes.**

On motion by Councillor Lindsay Luby, the Minutes of the meetings of the Etobicoke Community Council held on February 26, 2002 and April 3, 2002, were confirmed.

### **Introduction of Late Items.**

On motion by Councillor Lindsay Luby, Items Nos. 16 to 20 on the Added Starter Agenda were officially brought forward for consideration at the meeting of the Etobicoke Community Council on May 8, 2002.

#### **4.1 Introduction of Parking Prohibition - Audley Street (Ward 6 - Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a report (April 4, 2002) from the Director, Transportation Services, District 2, respecting a request from a business owner on Audley Street to address the issues of excessive and long-term parking on Audley Street, between Portland Street and Newcastle Street, which is directly hindering the manoeuverability of trucks in and out of the driveway/parking lot at 10 Audley Street; and recommending that:

- (1) parking be prohibited, 10:00 p.m. to 9:00 a.m., on the west side of Audley Street between Portland Street and Newcastle Street; 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. 1, Report No. 7)**

#### **4.2 Introduction of a Stopping Prohibition – The West Mall Between Burnhamthorpe Road and Civic Centre Court (Ward 3 – Etobicoke Centre).**

The Etobicoke Community Council had before it a report (April 3, 2002) from the Director, Transportation Services, District 2, respecting a request from the Parks and Recreation Division, West District - South Region, for a stopping prohibition on The West Mall during the operation of the Farmers Market at the Etobicoke Civic Centre, 399 The West Mall on Saturdays, June through October, to help improve traffic operations and pedestrian safety; advising that TTC buses are exempt from this proposed stopping prohibition; and recommending that:

- (1) stopping be prohibited, 6:00 a.m. to 3:00 p.m., Saturdays, June through October, on both sides of The West Mall between Burnhamthorpe Road and Civic Centre Court; 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. 2, Report No. 7)**

#### **4.3 Introduction of a Stopping Prohibition – Bethridge Road Between Martin Grove Road and Kipling Avenue (Ward 2 – Etobicoke North).**

The Etobicoke Community Council had before it a report (March 28, 2002) from the Director, Transportation Services, District 2, advising that Transportation Services staff, Councillor Rob Ford, Ward 2, Etobicoke North, staff from the Toronto Police Service, Parking Enforcement Unit, and area businesses met to address concerns with regard to on-street parking on Bethridge Road, between Martin Grove Road and Kipling Avenue, hindering large trucks from entering and exiting loading docks; and recommending that:

- (1) the existing “No Parking Anytime” and “No Stopping Anytime” prohibitions posted on both sides of Bethridge Road between Martin Grove Road and Kipling Avenue be removed;
- (2) a “No Stopping Anytime” prohibition on both sides of Bethridge Road between Martin Grove Road and Kipling Avenue be enacted; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

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

**(Clause No. 3, Report No. 7)**

#### **4.4 Installation of Traffic Control Signals - 1608 The Queensway Between The East Mall and Atomic Avenue (Ward 5 – Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a report (April 6, 2002) from the Director, Transportation Services, District 2, advising that one of the conditions to site plan approval for the Reno-Depot/Canadian Tire stores retail development at 1608 The Queensway was the installation of traffic control signals and associated intersection improvements at the site’s east driveway to The Queensway, at the developer’s expense; and recommending that:

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- (1) traffic control signals be installed on The Queensway, east of The East Mall, at the east driveway to the retail development proposed at 1608 The Queensway;
- (2) for traffic operations and safety reasons, raised centre medians measuring at least 30.0 metres and 34.0 metres in length be installed at the west and east approaches to the signalized intersection proposed at The Queensway/1608 The Queensway, respectively;
- (3) the installation of the traffic control signals and associated intersection improvements are the financial responsibility of the developer of the property at 1608 The Queensway; 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.

The following persons appeared before the Etobicoke Community Council in connection with the aforementioned report:

- Mr. John Stefanidis, Jask Foods Inc.; and
- Mr. Harry Chow, Lucky Imports.

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

**(Clause No. 4, Report No. 7)**

**4.5 Traffic Concerns – Horner Avenue and Beta Street  
(Ward 6 – Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a report (March 15, 2002) from the Director, Transportation Services, District 2, advising that as a result of a traffic fatality on November 30, 2001, on Horner Avenue in the vicinity of Beta Street, the community petitioned the Ward Councillor and the City to have a pedestrian crossover installed at the subject location; and recommending that:

- (1) a pedestrian crossover not be installed on Horner Avenue at Beta Street, as the warrants are not satisfied;
- (2) traffic control signals not be installed at Horner Avenue and Beta Street, as the warrants are not satisfied; and
- (3) the report be forwarded to the Toronto Police Service, 22 Division, for information, and any enforcement action that they deem appropriate.

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The following persons appeared before the Etobicoke Community Council in connection with the aforementioned report:

- Mr. Joseph William Lea, Etobicoke; and filed a submission;
- Ms. Sandra Buie, Principal, Lanor Junior Middle School, Etobicoke;
- Mr. Brian Mathieu, Georgetown;
- P. C. Paul White, 14 Division, Toronto Police Service;
- Ms. Rhona Swarbrick, Toronto Pedestrian Committee; and
- Ms. Mary Atkinson, Etobicoke.

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

Councillor Jones moved that the Etobicoke Community Council:

- (1) recommend to City Council that the Recommendations contained in the aforementioned report be struck out and the following Recommendations be inserted in lieu thereof:

“(a) That a traffic control signal be installed on Horner Avenue at Beta Street; and

(b) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto;” **(Carried)**  
and

- (2) request the Director, Transportation Services, District 2, to submit a report, as soon as possible, to the Etobicoke Community Council respecting:

(a) the introduction of a bicycle lane, either on Horner Avenue or Valermo Drive, connecting to Thirtieth Street; and

(b) the re-striping of Horner Avenue to three travelled lanes.  
**(Carried)**

Councillor Jones resumed the Chair.

(Sent to: Director, Transportation Services, District 2;  
c. Mr. Joseph William Lea, Etobicoke; Ms. Sandra Buie, Principal,  
Lanor Junior Middle School; Mr. Brian Mathieu, Georgetown;  
P. C. Paul White, 14 Division, Toronto Police Service;  
Ms. Rhona Swarbrick, Toronto Pedestrian Committee; Ms. Mary Atkinson,  
Etobicoke – May 13, 2002)

**(Clause No. 6, Report No. 7)**

**4.6 Vacant Lot at the North-West Corner of Lake Shore Boulevard West and Twenty Ninth Street (Ward 6 – Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a confidential report (April 23, 2002) from the City Solicitor on the potential purchase of the vacant corner lot at the north-west corner of Lake Shore Boulevard West and Twenty Ninth Street; and further that, in accordance with the Municipal Act, discussions pertaining to this matter be held in camera, having regard that it is for the purpose of receiving advice that is subject to solicitor-client privilege.

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Councillor Hall moved that the Etobicoke Community Council meet privately respecting the aforementioned confidential report, having regard that it is for the purpose of receiving advice that is subject to solicitor-client privilege. **(Carried)**

The Etobicoke Community Council adjourned at 4:15 p.m. and immediately met in camera to consider the aforementioned confidential report.

Present: Councillor Irene Jones (Chair)  
Councillor Rob Ford  
Councillor Suzan Hall  
Councillor Doug Holyday  
Councillor Gloria Lindsay Luby  
Councillor Peter Milczyn

The Etobicoke Community Council adjourned its private meeting at 4:30 p.m. and immediately resumed in public session with the foregoing Members in attendance.

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On motion by Councillor Hall, the Etobicoke Community Council:

- (1) requested the Toronto Parking Authority, in consultation with the Long Branch BIA, the local Councillor and the appropriate staff from the Legal Division, to consider establishing and operating a parking lot on the subject property and to advise the Etobicoke Community Council of its position; and
- (2) deferred consideration of the confidential report dated April 23, 2002, from the City Solicitor until such time as the information requested above is available; and further, directed that, in accordance with the Municipal Act, the report remain confidential having regard that it is for the purpose of receiving advice that is subject to solicitor-client privilege.

(Sent to: Mr. Maurice Anderson, President, Toronto Parking Authority; City Solicitor; c. Mr. Gary McKay, Solicitor, Legal Division; Mr. Brian Haley, Solicitor, Legal Division – May 13, 2002)

**(Clause No. 15(a), Report No. 7)**

**4.7 Naming of the Baseball Diamond in Richview Park –  
“The Carmen Bush Baseball Diamond” (Ward 4 – Etobicoke Centre).**

The Etobicoke Community Council had before it a report (April 23, 2002) from the Commissioner, Economic Development, Culture and Tourism, respecting a request from the Martingrove Baseball Association to name the baseball diamond in Richview Park after Carmen Bush, a long time Etobicoke resident and inductee in the Canadian Baseball Hall of Fame who passed on in December 2001, in recognition of his life-long contribution to youth and amateur baseball; advising that the Richview diamond has recently been refurbished as a result of a partnership between Martingrove Baseball and the department; and recommending that:

- (1) the baseball diamond in Richview Park be named “The Carmen Bush Baseball Diamond”; and
- (2) the appropriate City officials be authorized and directed to take necessary action to give effect thereto.

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

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

**4.8 Construction and Maintenance of a Fire Route -  
240 Rexdale Boulevard (Ward 2 – Etobicoke North).**

The Etobicoke Community Council had before it a report (April 19, 2002) from the City Clerk respecting the construction and maintenance of a fire route; and recommending that:

- (1) Chapter 134-20 of the Etobicoke Municipal Code be amended by adding “240 Rexdale Boulevard” to Schedule ‘B’, “Lands upon which Fire Routes are to be Constructed and Maintained”; and
- (2) the appropriate by-law be enacted by City Council.

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

**(Clause No. 8, Report No. 7)**

**4.9 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 (April 23, 2002) from the City Clerk, Etobicoke Sign Variance Advisory Committee, advising that the Etobicoke Sign Variance Advisory Committee at its meeting held on April 23, 2002, recommended to the Etobicoke Community Council that:

- (1) the report dated April 5, 2002, from the Director of Building and Chief Deputy Building Official, West District, embodying an application by Mr. John Kruyff, Sign Status Inc., on behalf of Avis Rent-A-Car, for a variance from Chapter 215, Signs, former City of Etobicoke Municipal Code, at 109 Rexdale Boulevard, be adopted;
- (2) the report dated April 8, 2002, from the Director of Building and Chief Deputy Building Official, West District, embodying an application by Mr. Glenn Walters, Excellent Signs, on behalf of Cineplex Odeon, for a variance from Chapter 215, Signs, former City of Etobicoke Municipal Code, at 1025 The Queensway, be adopted; and
- (3) the report dated April 10, 2002, from the Director of Building and Chief Deputy Building Official, West District, embodying an application by Ms. Svetlana Levant, Pride Signs Ltd., on behalf of Prime Restaurant Group, for a variance from Chapter 215, Signs, former City of Etobicoke Municipal Code, at 199 North Queen Street, be adopted.

On motion by Councillor Lindsay Luby, the Etobicoke Community Council recommended to City Council the adoption of the Recommendation contained in the aforementioned communication.

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

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

*(Also see Minute Nos. 1.32 and 2.9)*

The Etobicoke Community Council held a continuation of a statutory Public Meeting respecting the following report:



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(December 20, 2002) from the Director, Community Planning, West District, 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.

The following persons appeared before the Etobicoke Community Council in connection with the aforementioned report:

- Mr. Elliott Sud, on behalf of Westway Plaza Inc; and
- Mr. Andrew Paton, Barrister & Solicitor, on behalf of Petro-Canada.

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

**(Clause No. 10, Report No. 7)**

**4.11 Application for Site Plan Control Approval – Petro Canada, 365 Dixon Road  
File No. TA CMB 2001 0012 (Ward 4 - Etobicoke Centre).**

The Etobicoke Community Council had before it a report (April 15, 2002) from the Director, Community Planning, West District, responding to a request from the Etobicoke Community Council at its meeting held on January 30, 2002, that the application by Petro Canada for site plan control approval be brought forward at the same time as the application to amend the Etobicoke Zoning Code; advising that Councillor Gloria Lindsay Luby also referred this application to City Council, in accordance with By-law No. 483-2000; and recommending that City Council approve the site plan for the proposed 103 square metre (1,110 square feet) gasoline service station building containing a convenience retail store as indicated on the drawings appended to the report, entitled “Site Plan, Drawing No. C000265D, prepared by Petro Canada, revised to March 11, 2002”, “Landscape Plan, Drawing No. L-1, prepared by Petro Canada, revised to March 11, 2002”, and “Exterior Elevations, Drawing No. C01-0165, prepared by Petro Canada, dated March 19, 2001”, subject to the following conditions:

- (1) signing of a Site Plan Control Agreement, including an indemnity clause to the City regarding any liability with respect to contamination and payment of

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necessary fees associated with the preparation, execution and registration of the same, and including the following provisions:

- (a) the proposed development, including all landscaping, shall be undertaken and maintained substantially in accordance with the drawings referred to above;
  - (b) the applicant is required to post financial guarantees to ensure compliance with the approved landscape plan;
  - (c) the applicant must provide on-site services, including the provision of storm water management facilities or cash-in-lieu payment, and may be required to sign agreements and/or post financial guarantees, if required, by Works and Emergency Services;
  - (d) confirmation that the requirements of the Transportation Services Division, Works and Emergency Services Department, have been satisfied, including the lifting of a 0.3 metre (1 foot) reserve over portions of the proposed modified access driveways to Kipling Avenue and Dixon Road;
  - (e) the applicant is required to submit a consultant's statement verifying environmental (soil and groundwater) suitability for the proposed development, to the satisfaction of Works and Emergency Services;
  - (f) the applicant shall confirm that the requirements of the Forestry Division regarding the planting of trees on City property have been satisfied; and
  - (g) the applicant shall confirm that the requirements of Toronto Hydro regarding electrical requirements have been satisfied;
- (2) that the Chief Building Official, in case of amendments necessary to satisfy the requirements of the Ontario Building Code, be authorized to consent to minor variations to the approved plans and drawings, and conditions of approval, provided that the general intent of the plans and drawings are maintained; and
  - (3) the developer is required to pay the prevailing development charges in effect at the time of the issuance of a building permit.

The following persons appeared before the Etobicoke Community Council in connection with the aforementioned report:

- Mr. Elliott Sud, on behalf of Westway Plaza Inc; and
- Mr. Andrew Paton, Barrister & Solicitor, on behalf of Petro Canada.

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

**(Clause No. 11, Report No. 7)**

**4.12 Application to Lift the (H) Holding Symbol - Humber Bay Shores (Motel Strip) from By-law No. 1994-197 and Site Plan Approval Waterford Developments Limited, 2083-2095 Lake Shore Boulevard West File No. CMB 2000 0008 (Ward 6 – Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a report (April 22, 2002) from the Director, Community Planning, West District, respecting an application by Waterford Developments Limited for the lifting of the (H) Holding Symbol from Etobicoke By-law No. 1994-197 and for Site Plan Approval, to permit the development of a 272-unit residential condominium on lands known municipally as 2083-2095 Lake Shore Boulevard West, located within the Humber Bay Shores Secondary Plan (formerly the Motel Strip); advising that the application represents a refinement of the site plan approved, in principle, by Etobicoke Community Council, as amended, on September 20, 2000 [Clause No. 40 of Report No. 11 of The Etobicoke Community Council, adopted by City Council at its regular meeting held on October 3, 4 and 5, 2000, and its Special Meetings held on October 6, 2000, October 10 and 11, 2000 and October 12, 2000, without amendment]; and recommending that:

- (1) the outstanding issues respecting Site Plan Control Approval to permit the development of a 272-unit residential condominium, be finalized and subject to the delegated approval of the Director, Community Planning, West District;
- (2) the proposed lifting of the (H) Holding provisions of By-law No. 1994-197 be approved;
- (3) the Clerk be authorized to give notice of an intention to pass an amending by-law to remove the holding symbol from By-law No. 1994-197; and
- (4) the by-law to remove the (H) holding symbol from By-law No. 1994-197 be forwarded to Council subject to the entering into of a development agreement.

Mr. Bohdan S. Onyschuk, Gowlings, appeared before the Etobicoke Community Council in connection with the aforementioned report, on behalf of the applicant.

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

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

- “(5) the cash-in-lieu of parkland dedication payment for any residual amount owing pursuant to application of the alternative Park By-law standard of .5 hectare per 300 units, include a minimum contribution of \$70,000.00 for the improvement of park and related facilities within Ward 6;
- (6) four street parking spaces be maintained adjacent to the development on Marine Parade Drive, subject to the approval of the Toronto Parking Authority and the Transportation Services Division; and
- (7) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.”

Councillor Jones resumed the Chair.

**(Clause No. 12, Report No. 7)**

**4.13 Application for Exemption from Part-Lot Control  
Arcadia Queensway Development Inc., 964 The Queensway  
File No. TA PLC 2002 0001 (Ward 5 - Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a report (April 15, 2002) from the Director, Community Planning, West District, respecting an application by Arcadia Queensway Development Inc. for an exemption from Part-Lot Control in order to create separate parcels for the 14 townhouse dwelling units being proposed on lands known municipally as 964 The Queensway, located at the north-east quadrant of The Queensway and Islington Avenue; 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 owner of the subject lands be requested to first register a Section 118 Restriction under the Land Titles Act, agreeing not to convey or mortgage any part of the lands without the prior written consent of the Chief Planner, 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. 13, Report No. 7)**

**4.14 Application for Exemption from Part-Lot Control  
Moldenhauer Developments (Islington Village) Inc., 5 Tyre Avenue  
File No. TA PLC 2002 0002 (Ward 5 - Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a report (April 23, 2002) from the Director, Community Planning, West District, respecting an application by Moldenhauer Developments (Islington Village) Inc. for an exemption from Part-Lot Control for a portion of a development containing 29 freehold townhouse units, and 2 detached homes, thereby allowing the creation of separate lands, on lands known municipally as 5 Tyre Avenue, located on the south side of Tyre Avenue between Kipling Avenue and Royalavon Crescent; 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 owner of the subject lands be requested to first register a Section 118 Restriction under the Land Titles Act, agreeing not to convey or mortgage any part of the lands without the prior written consent of the Chief Planner, 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. 14, Report No. 7)**

**4.15 Preliminary Report – Applications to Amend the Etobicoke Official Plan  
and Zoning Code; The Incorporated Synod Diocese of Toronto  
1428 Royal York Road; File No. TA CMB 2002 0004 (Ward 4 – Etobicoke Centre).**

The Etobicoke Community Council had before it a report (April 16, 2002) from the Director, Community Planning, West District, providing preliminary information on an application by The Incorporated Synod Diocese of Toronto to amend the Etobicoke Official Plan and Zoning Code to construct 17 freehold/condominium, 3-storey, townhouses and 2 single family detached houses to the rear of St. Matthias Anglican Church, with access to La Rose Avenue and emergency access to Royal York Road, on lands known municipally as 1428 Royal York Road; advising that the townhouses will front on a private road/driveway to La Rose Avenue and the detached homes will front onto La Rose Avenue; that the existing church manse is to be removed to facilitate access to the proposed townhouses; and recommending that:

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

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- (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. Randy Peddigrew, Land Development, The Remington Group; Director, Community Planning, West District – May 13, 2002)

**(Clause No. 15(f), Report No. 7)**

**4.16 Request for Full Movement Driveway Access to The Queensway  
1750 The Queensway (Ward 5 – Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a communication (April 29, 2002) from the City Clerk advising that the Council for the City of Toronto at its meeting held on April 16, 17 and 18, 2002, struck out and referred Item (c) entitled “Request for Full Movement Driveway Access to The Queensway, 1750 The Queensway (Ward 5 – Etobicoke-Lakeshore)” of Clause No. 25 contained in Report No. 5 of The Etobicoke Community Council, entitled “Other Items Considered by the Community Council”, back to the Etobicoke Community Council for further consideration and the hearing of deputations.

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

- Mr. Robert Mantella, FIMA Developments; and a submission;
- Mr. John Berrington, BA Consulting; and filed a submission; and
- Mr. Harold Fidani, FIMA Developments.

A. Councillor Ford moved that the Etobicoke Community Council:

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- (1) recommend to the Works Committee that FIMA Developments be granted full movement access to The Queensway for its retail plaza; and **(Lost)**
  - (2) receive the report dated March 21, 2002, from the Director, Transportation Services, District 2. **(Lost)**.
- B. Councillor Milczyn moved that part (1) of the foregoing Motion A. by Councillor Ford be amended by adding the following words:
- “for an interim period of two years with the applicant providing the City with a letter of credit to finance the removal of said access if it is deemed to be unsafe, with the amount of the letter of credit to be determined by the appropriate staff.” **(Lost)**
- C. Councillor Milczyn moved that the Etobicoke Community Council recommend to the Works Committee that:
- (1) a left turn-in signal access only, off of The Queensway be granted for an interim period of two years;
  - (2) the applicant be requested to provide the City with a letter of credit to finance the possible removal of the access if deemed unsafe; and
  - (3) the appropriate staff be directed to determine the amount of the letter of credit. **(Lost)**

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

- D. Councillor Jones moved that the Etobicoke Community Council:
- (1) receive the aforementioned communication;
  - (2) again adopt the report dated March 21, 2002, from the Director, Transportation Services, District 2, embodying the following Recommendations:
    - (a) consideration of increased access to The Queensway from the retail plaza at 1750 The Queensway be deferred for further study by the Transportation Services Division, District 2, following completion of both the Highway No. 427/Gardiner Expressway/ Queen Elizabeth Way/ Browns Line intersection improvements, and full build out of the proposed

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retail development at 165 North Queen Street (First Professional Developments);

- (b) pursuant to the protocol established by the City of Toronto Roads Classification System, any disagreement between staff and the owner(s) of 1750 The Queensway regarding driveway access to the subject property from The Queensway, be referred to Works Committee; and
- (c) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any bills that may be required;

and further, having regard for Recommendation (b) above, forwards this matter to the Works Committee for consideration.

Councillor Jones resumed the Chair.

(Sent to: Works Committee; c. Mr. Robert Mantella, FIMA Developments; Mr. John Berrington, BA Consulting; Mr. Harold Fidani, FIMA Developments; Director, Transportation Services, District 2 – May 13, 2002)

**(Clause No. 15(b), Report No. 7)**

**4.17 Installation of a U-Turn Prohibition on Arcade Drive and on Chapman Road in Front of Westmount Public School (Ward 2 – Etobicoke North).**

The Etobicoke Community Council had before it a report (April 29, 2002) from the City Clerk advising that the Council for the City of Toronto at its meeting held on April 16, 17 and 18, 2002, referred Clause No. 7 contained in Report No. 5 of The Etobicoke Community Council, headed “Installation of a U-Turn Prohibition on Arcade Drive and on Chapman Road in Front of Westmount Public School (Ward 2 – Etobicoke North)”, containing a report (February 27, 2002) from the Director, Transportation Services, District 2, back to the Etobicoke Community Council for further consideration.

On motion by Councillor Hall, the Etobicoke Community Council:

- (1) received the aforementioned communication; and
- (2) concurred in the verbal request from the Director, Transportation Services, District 2, to withdraw his report dated February 27, 2002, having regard that the report inadvertently referred to “Arcade



Drive” and that a further report, dated April 22, 2002, was subsequently submitted to the Etobicoke Community Council in its place.

(Sent to: Director, Transportation Services, District 2 – May 13, 2002)

**(Clause No. 15(c), Report No. 7)**

**4.18 Installation of a U-Turn Prohibition on Chapman Road in Front of Westmount Public School (Ward 2 – Etobicoke North).**

The Etobicoke Community Council had before it a report (April 22, 2002) from the Director, Transportation Services, District 2, advising that following a “Neighbourhood Walkabout” with City staff and staff from Westmount Public School, concern was expressed regarding motorists performing U-turns/three-point turns in front of the school; and recommending that:

- (1) a U-turn prohibition be installed for northbound and southbound traffic, as well as for eastbound and westbound traffic Chapman Road in front of Westmount Public School; 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. 5, Report No. 7)**

**19. Request for Traffic Control Signals - Albion Road and Benstrow Avenue and Sanagan Road (Ward 1 – Etobicoke North).**

The Etobicoke Community Council had before it a communication (May 8, 2002) from Councillor Suzan Hall, Ward 1 – Etobicoke North, submitting the following motion:

WHEREAS the existing pedestrian crossover is not always obeyed by motorists and endangers the safety of pedestrians; and

WHEREAS there are a number of accidents at this intersection that go unreported and as a result are not accurately reflected in traffic collision data pertaining to this intersection; and

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WHEREAS cars who wish to make a left turn on to Albion Road from either Benstrow Avenue or Sanagan Road find it difficult to do so because of the of heavy vehicular traffic on Albion Road; and

WHEREAS there is only one exit from the Beaumonde Heights community located at Islington Avenue and Beaumonde Heights Drive with traffic control signals where safe left turns are possible; and

WHEREAS a petition was submitted to Councillor Hall at a meeting of the Thistleton Ratepayers' Association on Tuesday, May 8, 2002, with 267 signatories from the Beaumonde Heights community requesting a traffic control signal at the corner of Albion Road, Sanagan Road and Benstrow Avenue;

NOW THEREFORE BE IT RESOLVED THAT the Director, Transportation Services, District 2, be requested to re-examine the need for traffic signals at Albion Road, Sanagan Road and Benstrow Avenue based on the information and concern that has been brought forward;

AND BE IT FURTHER RESOLVED THAT the Transportation Services Division be provided with a copy of the petition and the substantiated motion.

On motion by Councillor Hall, the Etobicoke Community Council referred the aforementioned communication to the Director, Transportation Services, District 2, with a request that he submit a report to the Etobicoke Community Council on the need for traffic signals at Albion Road, Sanagan Road and Benstrow Avenue based on the information and concern that has been brought forward in the Motion and by the residents.

(Sent to: Director, Transportation Services, District 2;  
c. Councillor Suzan Hall, Ward 1 – Etobicoke North – May 13, 2002)

**(Clause No. 15(d), Report No. 7)**

**20. Payment in-Lieu of Public Pedestrian Connection – 5055 Dundas Street West and Mabelle Avenue (Ward 5 – Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it the following Motion submitted by Councillor Peter Milczyn, Ward 5 – Etobicoke-Lakeshore:

WHEREAS the Ontario Municipal Board, by Orders dated July 6 and July 13, 2000, approved an Official Plan Amendment and Zoning By-law to permit the redevelopment of the former Michael Power school lands at 5055 Dundas Street West; and

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WHEREAS the increases in height and density allowed by the Official Plan and Zoning By-law are permitted provided the owner enters into an agreement pursuant to Section 37 of the Planning Act securing various matters; and

WHEREAS one of the matters to be secured is the conveyance by the owner to the City of a public pedestrian connection through the site to the lands located between the eastern boundary of the site and Mabelle Avenue; and

WHEREAS each of the Official Plan and Zoning By-law specify that the obligation to convey the public pedestrian connection is “subject to the City obtaining a further connection through to Mabelle Avenue”; and

WHEREAS the owner of the site, Port Royal Place Developments Inc., entered into the Section 37 Agreement securing among other matters the required pedestrian connection; and

WHEREAS in return for a release from its obligations to provide the pedestrian connection, Port Royal Place Developments Inc. has offered to pay \$150,000.00 for improvements to Dundas Street West to such local BIA as Council considers appropriate; and

WHEREAS Section 20 of the Section 37 Agreement requires the owner to provide the required pedestrian connection but notes, as stipulated by the Official Plan and Zoning By-law, that the City cannot require the pedestrian connection if the City has not secured an extension of the connection through to Mabelle Avenue; and

WHEREAS it is now apparent that the City may not be able to secure the necessary connection through to Mabelle Avenue; and

WHEREAS it is therefore appropriate to accept the offer of Port Royal Place Developments Inc. to pay \$150,000.00 for improvements to Dundas Street West to such local BIA as Council considers appropriate in return for a release from the owner’s obligation to provide the pedestrian connection;

NOW THEREFORE BE IT RESOLVED THAT the Chief Financial Officer and Treasurer report, in consultation with the City Solicitor and the Commissioner of Economic Development, Culture and Tourism, to the next Etobicoke Community Council on an appropriate method for ensuring, if possible, the payment of the said monies to such board of management of a local improvement area as Council considers appropriate;

AND BE IT FURTHER RESOLVED THAT in the event Council is satisfied, upon receipt of the said report, that the payment can be secured as contemplated, Council then authorize an amendment to the Section 37 Agreement that would release the owner from its obligation to provide the pedestrian connection in exchange for the payment of \$150,000.00, for improvements to Dundas Street West, to such board of management of a local improvement area as Council considers appropriate.

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On motion by Councillor Milczyn, the Etobicoke Community Council referred the foregoing Motion to the Chief Financial Officer and Treasurer for the appropriate action as outlined in the Operative Paragraphs.

(Sent to: Councillor Peter Milczyn, Ward 5 - Etobicoke-Lakeshore; City Solicitor; Commissioner, Economic Development, Culture and Tourism; Mr. Rob Billingsley, Solicitor, Legal Division – May 8, 2002)

**(Clause No. 15(e), Report No. 7)**

The Etobicoke Community Council adjourned its meeting at 5:35 p.m.

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Chair.