

DRAFT

THE CITY OF TORONTO

City Clerk's Office

Minutes of the Etobicoke Community Council

Meeting No. 7

**Wednesday, September 18 and
Thursday, September 19, 2002.**

The Etobicoke Community Council met in the Council Chambers, Etobicoke Civic Centre, 399 The West Mall, Toronto, on September 18, 2002, commencing at 2:00 p.m. and on September 19, 2002, commencing at 6:35 p.m.

Attendance:

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

	September 18, 2002 2:00 p.m. to 4:05 p.m.	September 18, 2002 6:35 p.m. to 9:15 p.m.	September 19, 2002 6:35 p.m. to 10:45 p.m.
Councillor Rob Ford	X	X	X
Councillor Suzan Hall (Vice Chair)	X	X	X
Councillor Douglas Holyday	X	X	X
Councillor Irene Jones	X	X	X
Councillor Gloria Lindsay Luby	X	X	X
Councillor Peter Milczyn (Chair)	X	X	X

Councillor Milczyn in the Chair.

Confirmation of Minutes.

On motion by Councillor Hall, the Minutes of the meetings of the Etobicoke Community Council held on June 5, 2002 and July 17, 2002, were confirmed.

**7.1 Introduction of Bicycle Lanes and Stopping Prohibitions
- Martin Grove Road between Rathburn Road and
Nottingham Gate/Winterton Drive (Ward 3 - Etobicoke Centre).**

The Etobicoke Community Council had before it a report (June 6, 2002) from the Director, Transportation Services, District 2, respecting reconstruction of Martin Grove Road, from the Mimico Creek bridge (north of Rathburn Road) to Nottingham Gate/Winterton Drive; advising that the final design includes a two-lane urban cross-section (curb and gutter); that the Pedestrian and Cycling Infrastructure Unit, Transportation Services Division, has recommended the incorporation of bicycle lanes on the section to be reconstructed and the introduction of “No Stopping Anytime” prohibitions on these sections; and recommending that:

- (1) the reconstruction of Martin Grove Road, from the Mimico Creek bridge to Nottingham Gate/Winterton Drive include the provision of a designated 1.8 metre bicycle lane on the east side of Martin Grove Road between Rathburn Road and a point 54.0 metres south of Winterton Drive;
- (2) the reconstruction of Martin Grove Road, from the Mimico Creek bridge to Nottingham Gate/Winterton Drive, include the provision of a designated 1.8 metre bicycle lane on the west side of Martin Grove Road between Nottingham Gate and Rathburn Road;
- (3) the by-law associated with the “No Parking Anytime” prohibition on the east side of Martin Grove Road between Burnhamthorpe Road and Steeles Avenue West, be rescinded;
- (4) parking be prohibited anytime on the east side of Martin Grove Road between Burnhamthorpe Road and Rathburn Road;
- (5) stopping be prohibited anytime on the east side of Martin Grove Road between Rathburn Road and a point 183.5 metres north thereof;
- (6) stopping be prohibited anytime on the east side of Martin Grove Road between a point 17.0 metres south of Savalon Court to a point 25.0 metres north of Hillhaven Drive;
- (7) stopping be prohibited anytime on the east side of Martin Grove Road between a point 212.0 metres south of Agatha Road to a point 54.0 metres south of Winterton Drive;
- (8) parking be prohibited anytime on the east side of Martin Grove Road between a point 54.0 metres south of Winterton Drive and Steeles Avenue West;

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- (9) the by-law associated with the “No Parking Anytime” prohibition on the west side of Martin Grove Road between a point 122.0 metres north of Burnhamthorpe Road to a point 410.0 metres north of Rathburn Road be rescinded;
- (10) the by-law associated with the “No Parking Anytime” prohibition on the west side of Martin Grove Road between a point 120.0 south of Agatha Road and Steeles Avenue West be rescinded;
- (11) parking be prohibited anytime on the west side of Martin Grove Road between Steeles Avenue West and Nottinghill Gate;
- (12) stopping be prohibited anytime on the west side of Martin Grove Road between Nottinghill Gate and a point 207.0 metres south of Agatha Road;
- (13) stopping be prohibited anytime on the west side of Martin Grove Road between Rathburn Road and a point 226.0 metres north thereof;
- (14) parking be prohibited anytime on the west side of Martin Grove Road between Rathburn Road and a point 122.0 metres north of Burnhamthorpe Road; and
- (15) 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 Jones, the Etobicoke Community Council recommended to City Council the adoption of the aforementioned report.

(Clause No. 1, Report No. 11)

**7.2 Introduction of Parking Prohibition - Castlebar Road
(Ward 5 – Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a report (May 31, 2002) from the Director, Transportation Services, District 2, responding to a request from Councillor Peter Milczyn, Ward 5 – Etobicoke-Lakeshore, for a report on the introduction of a parking prohibition on Castlebar Road between Royal York Road and the hydro corridor as a result of excessive and long-term parking of vehicles by students attending secondary schools in the area; and recommending that:

- (1) parking be prohibited, 8:00 a.m. to 5:00 p.m., Monday through Friday, on both sides of Castlebar Road between Royal York Road and a point 150.0 metres west thereof (the hydro corridor); and

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- (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. 11)

**7.3 Introduction of Parking Prohibition - Queens Avenue
(Ward 6 – Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a report (June 14, 2002) from the Director, Transportation Services, District 2, responding to a request from an area resident for a parking prohibition on the east side of Queens Avenue between Allen Avenue and Mimico Avenue; advising that this request is a result of excessive and long-term parking of vehicles by employees of area businesses; and recommending that:

- (1) parking be prohibited, 9:00 a.m. to 6:00 p.m., Monday through Friday, on the east side of Queens Avenue between Allen Avenue and Mimico Avenue; 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.

The Etobicoke Community Council also had before it the following communications in support of a parking prohibition as outlined in the report:

- (i) (undated) from Linda Penhale;
- (ii) (undated) from Jackie Nicol; and
- (iii) (undated) from William Bilsland.

On motion by Councillor Jones, the Etobicoke Community Council:

- (1) recommended to City Council the adoption of the aforementioned report; and
- (2) received the aforementioned communications.

(Clause No. 3, Report No. 11)

7.4 Introduction of Parking Regulations on a Portion of Chestnut Hills Parkway and Herne Hill (Ward 4 – Etobicoke Centre).

The Etobicoke Community Council had before it a report (August 8, 2002) from the Director, Transportation Services, District 2, respecting ongoing discussions with Councillor Gloria Lindsay Luby, Ward 4 – Etobicoke Centre, and residents in the community with regard to on-street parking generated by Chestnut Hills Park; and recommending that:

- (1) parking be prohibited between 9:00 a.m. and 8:00 p.m. on both sides of Chestnut Hills Parkway between Chestnut Hills Crescent and Finchley Road;
- (2) parking be prohibited between 9:00 a.m. and 8:00 p.m. on both sides of Herne Hill between Chestnut Hills Parkway and a point 210 metres east of Chestnut Hills Parkway; 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. 4, Report No. 11)

7.5 Boulevard Parking Agreement - Iron Workers Local 721 909 Kipling Avenue (Ward 5 – Etobicoke-Lakeshore).

The Etobicoke Community Council had before it a report (August 19, 2002) from the Director, Transportation Services, District 2, respecting an application by Iron Workers, Local 721, to install eight parking stalls in the boulevard area of Munster Avenue, adjacent to 909 Kipling Avenue, located on the north-east corner of the intersection of Kipling Avenue and Munster Avenue; and recommending that:

- (1) Etobicoke Community Council allow the applicant to maintain eight vehicle parking stalls within the boulevard area of Munster Avenue;
- (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.

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

(Clause No. 5, Report No. 11)

**7.6 Installation of Traffic Control Signals
Albion Road and Benstrow Avenue/Sanagan Road
(Ward 1 – Etobicoke North).**

The Etobicoke Community Council had before it a report (August 20, 2002) from the Director, Transportation Services, District 2, responding to a motion by Councillor Suzan Hall, Ward 1 - Etobicoke North, and a petition submitted to the Etobicoke Community Council at its meeting on May 8, 2002, requesting the installation of traffic control signals at the intersection of Albion Road and Benstrow Avenue/Sanagan Road; and recommending that:

- (1) traffic control signals be installed at the intersection of Albion Road and Benstrow Avenue/Sanagan Road;
- (2) coincident with the installation of traffic control signals, the existing split pedestrian crossover (PXO) be removed; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

The Etobicoke Community Council also had before it a communication (September 16, 2002) from Mr. John Anga, President, Thistletown Ratepayers Association, submitting comments in support of the installation of traffic lights at Albion Road and Benstrow Avenue/Sanagan Road.

Mr. Joe Carito, Vice President, Thistletown Ratepayers Association, appeared before the Etobicoke Community Council in connection with the foregoing matter and filed a submission.

On motion by Councillor Hall, the Etobicoke Community Council:

- (1) recommended to City Council the adoption of the aforementioned report; and
- (2) received the aforementioned communication.

(Clause No. 7, Report No. 11)

**7.7 Installation of Traffic Control Signals
Humber College Boulevard at Windwood Drive
(East Intersection)/Humber College Driveway
(Ward 1 – Etobicoke North).**

The Etobicoke Community Council had before it a report (August 20, 2002) from the Director, Transportation Services, District 2, advising that the construction of a new building on the Humber College campus located west of Highway No. 427, on the south side of Humber College Boulevard warrants the installation of traffic control signals to facilitate the anticipated increase in enrolment; and recommending that:

- (1) traffic control signals be installed at the intersection of Humber College Boulevard and Windwood Drive (east intersection)/Humber College driveway;
- (2) installation of the traffic control signals be subject to the receipt of funding from Humber College; and
- (3) 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.

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

(Clause No. 8, Report No. 11)

**7.8 Reduction of Speed Limit from 50 km/h to 40 km/h -
Edenbridge Drive (Ward 4 – Etobicoke Centre).**

The Etobicoke Community Council had before it a report (May 23, 2002) from the Director, Transportation Services, District 2, responding to a request from Councillor Gloria Lindsay Luby, Ward 4 – Etobicoke Centre, for a report on the reduction of the speed limit on Edenbridge Drive; and recommending that:

- (1) the speed limit on Edenbridge Drive between The Kingsway and Scarlett Road be reduced from 50 km/h to 40 km/h; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

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

(Clause No. 9, Report No. 11)

**7.9 Reduction of Speed Limit from 50km/h to 40 km/h
Westmount Park Road (Ward 2 – Etobicoke North).**

The Etobicoke Community Council had before it a report (July 23, 2002) from the Director, Transportation Services, District 2, responding to a request from a resident of Westmount Park Road to investigate concerns of speeding and the feasibility of reducing the speed limit on Westmount Park Road; and recommending that:

- (1) the speed limit on Westmount Park Road, between Royal York Road and Munhall Road, be reduced from 50 km/h to 40 km/h; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

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

(Clause No. 10, Report No. 11)

**7.10 Reduction of Speed Limit from 60 km/h to 50 km/h
on Scarlett Road between the Humber River
Bridge and Lawrence Avenue West
(Ward 2 – Etobicoke North and Ward 4 – Etobicoke Centre).**

The Etobicoke Community Council had before it a report (August 20, 2002) from the Director, Transportation Services, District 2, responding to a request from Councillor Rob Ford, Ward 2 - Etobicoke North, on behalf of a constituent, to investigate the feasibility of reducing the speed limit on Scarlett Road between the Humber River Bridge and Lawrence Avenue West; and recommending that:

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- (1) the speed limit on Scarlett Road, between the Humber River and Lawrence Avenue West, be reduced from 60 km/h to 50 km/h; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

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

- (1) deferred consideration of the aforementioned report to its next meeting scheduled to be held on October 16, 2002;
- (2) requested the appropriate staff of the Transportation Services Division, District 2, to arrange a meeting with Councillor Rob Ford and Councillor Gloria Lindsay Luby to review this matter; and
- (3) noted that the first sentence under the heading "Conclusion" in the report should read, "It is recommended that the speed limit on Scarlett Road between the Humber River Bridge and Lawrence Avenue West be reduced from 60 km/h to 50 km/h."

(Sent to: Director, Transportation Services, District 2; c. Councillor Rob Ford, Ward 2 - Etobicoke North; Councillor Gloria Lindsay Luby, Ward 4 - Etobicoke Centre – September 23, 2002)

(Clause No. 24(f), Report No. 11)

**7.11 Naming of Private Lane System at
95 Grand Avenue (Ward 5 – Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a report (September 4, 2002) from the City Surveyor respecting a request by Thornridge Homes to name the proposed private lane system to be located within the 53 unit townhouse development at 95 Grand Avenue as "Clockwork Lane" to recognize the Ingraham Canadian Clock Company which was once located on the site; advising that naming of the private lane will facilitate the assignment of municipal addresses to the buildings in the development; and recommending that:

- (1) the proposed private lane system at 95 Grand Avenue, illustrated on Attachment No. 1, be named "Clockwork Lane";
- (2) Thornridge Homes be required to pay the costs estimated to be in the amount of \$210.00 for the fabrication and installation of a street name sign; and

- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

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

(Clause No. 11, Report No. 11)

**7.12 Naming of Private Lane System at
2264 Lake Shore Boulevard West
(Ward 6 – Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a report (September 4, 2002) from the City Surveyor respecting a request by Thornridge Homes to name the proposed private lane system to be located within a 63 unit townhouse development at 2264 Lake Shore Boulevard West as "Voisey Mews" to recognize the contributions of the late Flora Voisey, a long-time Etobicoke resident, who was actively involved in the community; advising that naming of the private lane will facilitate the assignment of municipal addresses to the buildings in the development; and recommending that:

- (1) the proposed private lane system to be located at the residential development at 2264 Lake Shore Boulevard West, illustrated on Attachment No. 1, be named "Voisey Mews";
- (2) Thornridge Homes be required to pay the costs estimated to be in the amount of \$210.00 for the fabrication and installation of a street name sign; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

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

(Clause No. 12, Report No. 11)

**7.13 Designation of a Fire Route – 26 Monogram Place
(Ward 2 – Etobicoke North).**

The Etobicoke Community Council had before it a report (July 29, 2002) from the District Chief, Fire Prevention, West Command, Toronto Fire Services, respecting the enactment of the appropriate by-law to approve the final designation of a fire route to enable By-law Enforcement Officers to tag illegally parked vehicles within the designated fire route; and recommending that:

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- (1) the final designation of a Fire Route under Chapter 134 of the Etobicoke Municipal Code be approved at 26 Monogram Place; and
- (2) the appropriate by-law be enacted by City Council.

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

(Clause No. 14, Report No. 11)

7.14 Council Member Appointments to the Etobicoke Community Preservation Panel, Montgomery's Inn Community Museum Management Board, and Humber Watershed Alliance.

The Etobicoke Community Council had before it a report (May 24, 2002) from the City Clerk recommending that:

- (1) the Etobicoke Community Council give consideration to Members' preferences outlined in Schedule 1, and recommend to City Council the appointment of Members of Council for a term of office expiring November 30, 2003, and until their successors are appointed, to:
 - (i) Etobicoke Community Preservation Panel;
 - (ii) Montgomery's Inn Community Museum Management Board; and
 - (iii) Humber Watershed Alliance; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

The Etobicoke Community Council also had before it a communication (September 11, 2002) from Councillor Irene Jones, Ward 6 - Etobicoke-Lakeshore, requesting that her name be added to the list of Members' preferences for appointment to the Montgomery's Inn Community Museum Management Board.

On motion by Councillor Jones, the Etobicoke Community Council recommended to City Council that the following Members of Council be appointed to the Etobicoke Community Preservation Panel, the Montgomery's Inn Community Museum Management Board and the Humber Watershed Alliance, for a term of office expiring November 30, 2003, and until their successors are appointed:

- (1) Etobicoke Community Preservation Panel:
Councillor Peter Milczyn;

- (2) Montgomery's Inn Community Museum Management Board:
Councillor Irene Jones; and
- (3) Humber Watershed Alliance: Councillor Suzan Hall.

(Clause No. 15, Report No. 11)

**7.15 Requests for Variances from Chapter 215, Signs,
of the Former City of Etobicoke Municipal Code
- June 18, 2002 (Various Wards).**

The Etobicoke Community Council had before it a communication (June 19, 2002) from the City Clerk, Etobicoke Sign Variance Advisory Committee, advising that the Etobicoke Sign Variance Advisory Committee at its meeting held on June 18, 2002, recommended to the Etobicoke Community Council that:

- (1) the report dated June 4, 2002, from the Director of Building and Chief Deputy Building Official, West District, embodying an application by Sean Smith, Steel Art Signs Corporation, on behalf of Harold Fadani of Fima Developments, for a variance from Chapter 215, Signs, former City of Etobicoke Municipal Code, at 30 Boncer Drive, be adopted;
- (2) the report dated June 4, 2002, from the Director of Building and Chief Deputy Building Official, West District, embodying an application by Dominic Rotundo, Westway Signs and Permits, on behalf of Raceway Chrysler Inc., for a variance from Chapter 215, Signs, former City of Etobicoke Municipal Code, at 150 Rexdale Boulevard, be adopted;
- (3) the report dated June 4, 2002, from the Director of Building and Chief Deputy Building Official, West District, embodying an application by Salvatore Cavarretta, Deltera Inc., on behalf of Hullmark Developments Inc., for a variance from Chapter 215, Signs, former City of Etobicoke Municipal Code, at 640 Rexdale Boulevard, be adopted subject to adding the following new Recommendation No. (3):

“(3) in order for the sign not to show signs of deterioration, it be allowed to remain on the property for a period of 24 months only.”;
- (4) the report dated June 4, 2002, from the Director of Building and Chief Deputy Building Official, West District, embodying an application by Salvatore Cavarretta, Deltera Inc., on behalf of Hullmark Developments Inc., for a variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, at 610 Rexdale Boulevard, be adopted subject to adding the following new Recommendation No. (3):

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- “(3) in order for the sign not to show signs of deterioration, it be allowed to remain on the property for a period of 24 months only.”;
- (5) the report dated June 5, 2002, from the Director of Building and Chief Deputy Building Official, West District, embodying an application by Sophia McLean, Daynite Signs Canada, on behalf of Cara Operations Limited, for a variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, at 5487 Dundas Street West, be adopted;
- (6) the report dated June 7, 2002, from the Director of Building and Chief Deputy Building Official, West District, embodying an application by Gary Fitzhenry, Signs Galore Inc., on behalf of Tony Roma’s/Esplanade Foods, for a variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, at 10 Carlson Street, be adopted;
- (7) the report dated June 10, 2002, from the Director of Building and Chief Deputy Building Official, West District, embodying an application by Michael Telawski, Weston Consulting Group Inc., on behalf of Canadian Tire Corporation, for variances from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, at 1608 The Queensway, be adopted;
- (8) the report dated June 10, 2002, from the Director of Building and Chief Deputy Building Official, West District, embodying an application by Remo Agostino, Weston Consulting Group Inc., on behalf of Canadian Tire Corporation, for variances from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, at 1608 The Queensway, be adopted subject to amending Recommendation No. (1) by deleting the words “two pylon signs to be approved and two pylon signs to be refused for the reasons outlined in the report” and inserting in lieu thereof the words “four pylon signs be approved in order to provide adequate direction for traffic in the area”, so that Recommendation No. (1) now reads as follows:
- “(1) the request for variances for four pylon signs be approved in order to provide adequate direction for vehicular traffic; and”;
- (9) the report dated June 10, 2002, from the Director of Building and Chief Deputy Building Official, West District, embodying an application by Michael Telawski, Weston Consulting Group Inc., on behalf of Canadian Tire Corporation, for variances from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, at 1612 The Queensway, be adopted.

On motion by Councillor Hall, the Etobicoke Community Council recommended to City Council the adoption of the Recommendations of the Etobicoke Sign Advisory Committee, contained in the aforementioned communication.

(Clause No. 16, Report No. 11)

7.16 Requests for Variances from Chapter 215, Signs, of the Former City of Etobicoke Municipal Code - September 3, 2002 (Various Wards).

The Etobicoke Community Council had before it a report (September 4, 2002) from the City Clerk, Etobicoke Sign Variance Advisory Committee, advising that the Etobicoke Sign Variance Advisory Committee at its meeting held on September 3, 2002, recommended to the Etobicoke Community Council that:

- (1) the report dated July 25, 2002, from the Director of Building and Deputy Chief Building Official, West District, embodying an application by Dominic Rotundo, Westway Signs and Permits, on behalf of Wal-Mart, for a variance from Chapter 215, former City of Etobicoke Municipal Code, at 165 North Queen Street, be adopted, subject to deleting the word "eight" under "Purpose:" and inserting in lieu thereof the word "twelve", to now read as follows:

"To review and make recommendations on an application by Mr. Dominic Rotundo with Westway Signs and Permits for Wal-Mart for approval of variances from Chapter 215, Signs, of the former City of Etobicoke Municipal Code to permit twelve advertising fascia signs and one incidental ground sign at 165 North Queen Street, Etobicoke.";
- (2) the report dated July 31, 2002, from the Director of Building and Deputy Chief Building Official, West District, embodying an application by Fran Derkson, Access Signs, on behalf of Milestone's restaurant, for a variance from Chapter 215, Signs, former City of Etobicoke Municipal Code, at 1001 The Queensway, be adopted;
- (3) the report dated July 31, 2002, from the Director of Building and Deputy Chief Building Official, West District, embodying an application by Stuart McKibbin, Clariant Masterbatches, on behalf of Pauls Properties Limited, for a variance from Chapter 215, Signs, former City of Etobicoke Municipal Code, at 2 Lone Oak Court, be adopted;

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- (4) the report dated August 13, 2002, from the Director of Building and Deputy Chief Building Official, West District, embodying an application by Arv Sestokas, Real Estate Manager, Imperial Oil, for a variance from Chapter 215, Signs, former City of Etobicoke Municipal Code, at 280 Scarlett Road, be adopted; and
- (5) the report dated August 15, 2002, from the Director of Building and Deputy Chief Building Official, West District, embodying an application by Barbara Tannyan, Jones Neon Displays Limited, on behalf of Oxford Properties Group, for a variance from Chapter 215, Signs, former City of Etobicoke Municipal Code, at 185 The West Mall, be adopted.

The Etobicoke Community Council also had before it a communication (September 16, 2002) addressed to Councillor Gloria Lindsay Luby, Ward 4 - Etobicoke Centre, from Arv Sestokas, Real Estate Development, Imperial Oil, advising that Imperial Oil has instructed its Engineer to discontinue the power to the Esso Identification sign located on Edenbridge Road, in order to solve the issue of illumination with the neighbouring apartment building.

On motion by Councillor Lindsay Luby, the Etobicoke Community Council recommended to City Council the adoption of the Recommendations of the Etobicoke Sign Variance Advisory Committee, contained in the aforementioned communication from the City Clerk, subject to amending Recommendation No. (4) contained in the report dated August 13, 2002, from the Director of Building and Deputy Chief Building Official, West District, to read as follows:

- “(4) the report dated August 13, 2002, from the Director of Building and Deputy Chief Building Official, West District, embodying an application by Arv Sestokas, Real Estate Manager, Imperial Oil, for a variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, a 280 Scarlett Road, be adopted on condition that the existing illuminated Esso identification sign located on Edenbridge Road be permanently disconnected from its power source rendering the sign non-illuminated.”

(Clause No. 17, Report No. 11)

7.17 Traffic Calming Project Priority.

The Etobicoke Community Council had before it a communication (May 28, 2002) from the City Clerk, Works Committee, advising that the Works Committee at its meeting on May 28, 2002, adopted the report dated May 24, 2002, from the Commissioner of Works and Emergency Services outlining the process for prioritizing the backlog of previously

approved traffic calming projects, and in so doing, directed that the report be forwarded to all Community Councils for their information.

On motion by Councillor Jones, the Etobicoke Community Council:

- (1) received the aforementioned communication; and
- (2) recommended to the Budget Advisory Committee that \$150,000.00 be allocated for Traffic Calming projects in Etobicoke for 2003 to 2004.

(Sent to: Budget Advisory Committee; c. Commissioner of Works and Emergency Services - September 23, 2002)

(Clause No. 24(d), Report No. 11)

**7.18 City Staff Attendance at Ontario Municipal Board
Appeal of Committee of Adjustment Decision
by the Greater Toronto Airports Authority
(Airport Operating Area); 62 Elmcrest Road
(Ward 3 - Etobicoke Centre).**

The Etobicoke Community Council had before it a report (June 5, 2002) from the Director, Community Planning, West District, respecting an appeal by the Greater Toronto Airports Authority (GTAA) of a Committee of Adjustment Decision to include as a condition to approval of an application to sever a lot at 62 Elmcrest Road and to allow minor variances to the by-law to permit the construction of a new single detached home, noise attenuation measures and the placing of warning clauses on title; advising that in their letter of appeal dated August 13, 2002, the GTAA states that the decisions do not conform to the Airport Operating Area policies in the City's Official Plans; that it is staff's view that the GTAA's position is clearly not supported by the Official Plan amendments previously approved by the Ontario Municipal Board; and recommending that staff be authorized to attend the Ontario Municipal Board Hearing for the Committee of Adjustment applications at 62 Elmcrest Road in support of the Committee's decision.

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

(Clause No. 18, Report No. 11)

**7.19 Final Report – Preservative Zoning By-law for
Princess Anne Manor Study Area; File No. TA WPS 2001 0001
(Ward 4 – Etobicoke Centre).**

The Etobicoke Community Council held a statutory Public Meeting and appropriate notice of this meeting was given in accordance with the Planning Act.

The Etobicoke Community Council had before it a report (June 5, 2002) from the Director, Community Planning, West District, respecting a Preservative Zoning By-law in the Princess Anne Manor Area to increase the minimum lot frontage to 24.3 metres to preserve the large lot character of the area; and recommending that City Council:

- (1) amend the Zoning Code for the Princess Anne Manor Study Area substantially in accordance with the draft Preservative Zoning By-law appended to the report; and
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Preservative Zoning By-law as may be required.

The Etobicoke Community Council also had before it the following communications in support of the proposed zoning by-law:

- (i) (June 22, 2002) from Marjorie Devine;
- (ii) (June 24, 2002) from Judith Malcolm;
- (iii) (June 26, 2002) from John A. O'Reilly and K. Shirley O'Reilly;
- (iv) (June 26, 2002) from Lorna Rennet;
- (v) (July 2, 2002) from Ingrid and Gerhard Fratzl;
- (vi) (September 13, 2002) from Walter and Maria Schneider; and
- (vii) (September 15, 2002) from Doreen Dabbs.

The Etobicoke Community Council also had before it a report (September 16, 2002) from the Director, Community Planning, West District, providing clarification of the boundaries of the proposed preservative by-law for the Princess Anne Manor Study Area and the legal status of lots with less than the proposed minimum front yard with; Advising that after a further review by Legal staff, the by-law provisions for existing lots was felt to be too broad and Schedule 'A' to the by-law also did not have a road at the south boundary of the area, thereby creating some uncertainty as to which lots were affected; and recommending that:

- (1) amend the Zoning Code for the Princess Anne Manor Study Area substantially in accordance with the revised draft Preservative Zoning By-law appended to the report as Attachment No. 2; and
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Preservative Zoning By-law as may be required.

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Mr. Stephen Thiele, Princess Anne Manor Ratepayers Association, appeared before the Etobicoke Community Council in connection with the foregoing matter, expressing comments in support of the by-law.

On motion by Councillor Lindsay Luby, the Etobicoke Community Council recommended to City Council the adoption of the aforementioned report dated June 5, 2002, from the Director, Community Planning, West District, as amended by the report dated September 16, 2002, from the Director, Community Planning, West District, so that the Recommendations shall now read as follows:

“It is recommended that City Council:

- (1) amend the Zoning Code for the Princess Anne Manor Study Area substantially in accordance with the revised draft Preservative Zoning By-law appended to the report dated September 16, 2002, as Attachment No. 2; and
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Preservative Zoning By-law as may be required.”

(Clause No. 19, Report No. 11)

7.20 Final Report – Application to Amend the Etobicoke Official Plan and the Zoning Code; Queenscorp (Dalesford) Inc. 245 Dalesford Road; File No. TA CMB 2002 0001 (Ward 5 – Etobicoke-Lakeshore).

The Etobicoke Community Council held a statutory Public Meeting and appropriate notice of this meeting was given in accordance with the Planning Act.

The Etobicoke Community Council had before it a report (June 11, 2002) from the Director, Community Planning, West District, respecting an application by Queenscorp (Dalesford) Inc. to amend the Etobicoke Official Plan and Zoning Code to permit the development of a 6-storey, 134 mid-rise residential building on lands known municipally as 245 Dalesford Road, located in the north-east quadrant of the F. G. Gardiner Expressway and Grand Avenue; and recommending that:

- (1) the Etobicoke Official Plan be amended substantially in accordance with the draft Official Plan Amendment appended to the report as Attachment No. 8;
- (2) the Zoning By-law be amended substantially in accordance with the draft Zoning By-law Amendment appended to the report as Attachment No. 9, including the rezoning of the public park;

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- (3) the City Solicitor be authorized to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required; and
- (4) prior to the enactment of an amending by-law:
 - (a) the applicant sign an agreement with respect to school accommodation with the Toronto District School Board;
 - (b) the applicant finalize the building setback as it relates to the stable top-of-bank with the Toronto Region Conservation Authority, and the revised building setback be incorporated into the amending by-law; and
 - (c) confirmation be received from Technical Services of Works and Emergency Services that the review of the stormwater management report, grading plan, and construction management report is acceptable.

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

- (i) (September 11, 2002) from Marc Sirois, submitting comments respecting open space linkages, setbacks, pleasing views and landscaping designs, sidewalk treatment and lighting to ensure the pedestrian realm is enhanced; and
- (ii) (September 13, 2002) from Geoff Woods, Development Review Coordinator, Canadian National Railway Properties Inc., providing a warning clause for inclusion by the Owner in all development agreements, offers of purchase, agreements of purchase and sale or lease, and in a Noise Impact Statement; and advising of the Owner's responsibility regarding a noise analysis.

Councillor Milczyn appointed Councillor Hall as Acting Chair and vacated the Chair.

On motion by Councillor Milczyn, the Etobicoke Community Council:

- (1) recommended to City Council the adoption of the aforementioned report; and
- (2) received the aforementioned communications.

Councillor Milczyn resumed the Chair.

(Clause No. 20, Report No. 11)

7.21 Final Report – Application to Amend the Etobicoke Official Plan and Zoning Code; Queenscorp (Dwight) Inc. 9 Dwight Avenue; File No. TA CMB 2002 0002 (Ward 5 – Etobicoke-Lakeshore).

The Etobicoke Community Council held a statutory Public Meeting and appropriate notice of this meeting was given in accordance with the Planning Act.

The Etobicoke Community Council had before it a report (June 10, 2002) from the Director, Community Planning, West District, respecting an application by Queenscorp (Dwight) Inc. to amend the Etobicoke Official Plan and Zoning Code to permit the development of a 3-storey, 14-unit residential building with respect to the lands known municipally as 9 Dwight Avenue, located at the south-east corner of Dwight Avenue and Albani Street; and recommending that:

- (1) the Etobicoke Official Plan be amended substantially in accordance with the draft Official Plan Amendment appended to the report as Attachment No. 7;
- (2) the Etobicoke Zoning By-law be amended substantially in accordance with the draft Official Plan Amendment and draft Zoning By-law Amendment appended to the report as Attachment No. 8; and
- (3) the City Solicitor be authorized to make such stylistic and technical changes to the draft Official Plan Amendment and Zoning By-law Amendment as may be required.

The following persons appeared before the Etobicoke Community Council in opposition to the proposal and expressed concerns including traffic congestion, particularly during construction; density; parking issues; height and shadowing; dust and debris during construction, and air quality monitoring:

- John Smith;
- Brian Hall; and
- Jim Campbell.

Jo-Anne Cott appeared before the Etobicoke Community Council in support of the proposal.

Mark Bozzo appeared before the Etobicoke Community Council on behalf of Queenscorp (Dwight) Inc.

On motion by Councillor Jones, the Etobicoke Community Council recommended to City Council the adoption of the aforementioned report and noted that Councillor Ford voted in the negative.

(Clause No. 21, Report No. 11)

**7.22 Final Report – Application to Amend the
Etobicoke Zoning Code; Sky-Top Developments Ltd.
1276 Islington Avenue; File No. TA ZBA 2000 0001
(Ward 5 – Etobicoke-Lakeshore).**

DEFERRED

The Etobicoke Community Council held a statutory Public Meeting and appropriate notice of this meeting was given in accordance with the Planning Act.

The Etobicoke Community Council had before it a report (June 7, 2002) from the Director, Community Planning, West District, respecting an application by Sky-Top Developments Ltd. to amend the Etobicoke Zoning Code to permit the development of a 13-storey, 118-unit condominium apartment building to be added to the property known municipally as 1276 Islington Avenue located on the west side of Islington Avenue, north of the Islington subway station; and recommending that City Council:

- (1) amend the Zoning Code for 1276 Islington Avenue substantially in accordance with the draft Zoning By-law Amendment appended to the report;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required; and
- (3) 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 5 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.

The Etobicoke Community Council also had before it a communication (June 22, 200) from Mary Hellenkemper and Fred Kemper, submitting comments respecting traffic concerns.

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

- Murray Palmer, Turner Fleischer Architects Inc., on behalf of the applicant; and
- Charles O'Hara, Sky-Top Developments Ltd., who requested deferral of the consideration of the application.

The following persons also appeared before the Etobicoke Community Council expressing concerns as neighbours and/or residents of the existing rental apartment on site, including the potential strain on facilities in the area, e.g., utilities, schools, and City services; elevators in the building not functioning properly; the high volume of traffic in

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the area and the subsequent safety hazard to children; removal of the swimming pool and bicycle stand, as well as the laundry room on every floor; and limited setback from the street:

- Michael Flynn, Agent for Tenants of 1276 Islington Avenue, and filed a submission;
- Saji Ashry;
- John Long;
- Ken Dean;
- Joyce Maxey; and
- H. Brandao.

Councillor Milczyn appointed Councillor Hall as Acting Chair and vacated the Chair.

A. Councillor Milczyn moved that the Etobicoke Community Council:

- (1) defer consideration of the aforementioned report, sine die; **(Carried)**
- (2) request the Director, Community Planning, West District, to submit a further report to the Etobicoke Community Council following a site meeting and consultations with all interested parties such report to be considered with this matter at a continuation of the Public Meeting; **(Carried)**
- (3) request the City Clerk to provide appropriate notice for the continuation of the Public Meeting under the Planning Act in accordance with the regulations under the Planning Act; and **(Carried)**
- (4) receive the aforementioned communication. **(Carried)**

Councillor Milczyn resumed the Chair.

B. Councillor Lindsay Luby moved that the Etobicoke Community Council direct that in the event the Etobicoke Community Council recommends to City Council that the subject application be approved, the Clerk of the Committee forward the following motion, with this matter, to City Council for approval:

“Moved by Councillor Lindsay Luby:

That the Etobicoke Community Council recommend to the Economic Development and Parks Committee that the cash-in-lieu of parkland be used to improve existing recreational facilities in the immediate area and specifically, to update the antiquated playground

equipment in Tom Riley Park and to review the opportunity for install play equipment in the soon to be created park on Dundas Street West near Mabelle Avenue.” **(Carried)**

(Sent to: Director, Community Planning, West District; c. Other Interested Persons - September 23, 2002)

(Clause No. 24(h), Report No. 11)

7.23 Final Report – Application to Amend the Etobicoke Official Plan and the 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 held a statutory Public Meeting and appropriate notice of this meeting was given in accordance with the Planning Act.

The Etobicoke Community Council had before it a report (June 7, 2002) from the Director, Community Planning, West District, respecting an application by the Incorporated Synod Diocese of Toronto to amend the Etobicoke Official Plan and Zoning code to permit the construction of 17 townhouses and 2 single family detached dwellings behind St. Matthias Church at 1428 Royal York Road, located just north of La Rose Avenue; and recommending that:

- (1) the Etobicoke Official Plan be amended substantially in accordance with the draft Official Plan Amendment appended to the report as Attachment No. 5;
- (2) the Etobicoke Zoning Code be amended substantially in accordance with the draft Zoning By-law Amendment appended to the report as Attachment No. 6;
- (3) the City Solicitor be authorized 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 the required bills by City Council, the applicant and the Church are to enter into Site Plan Agreements under Section 41 of the Planning Act.

Randy Peddingrew, Eno Investments Ltd., appeared before the Etobicoke Community Council, in connection with the aforementioned report, on behalf of the applicant.

The following persons appeared before the Etobicoke Community Council in connection with the aforementioned report and expressed concerns including the issue of snow removal; grading and drainage; and the height of the project:

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- Tony Perri; and
 - Ralph Reed.
- A. Councillor Lindsay Luby moved that the Etobicoke Community Council recommend to City Council that:
- (1) the aforementioned report be adopted; **(Carried as amended by Motion B.)**
 - (2) the Director, Community Planning, West District, be requested to address the following matters during the site plan process:
 - (i) concerns of the community regarding the need for an appropriate privacy fence; and
 - (ii) proper grading and drainage; and **(Carried)**
 - (3) the Director, Community Planning, West District, be requested to address the use and availability of parking spaces in any land division process, including any condominium application. **(Carried)**
- B. Councillor Holyday moved that part (1) of the foregoing Motion A. by Councillor Lindsay Luby be amended by adding at the end the following words:
- “subject to amending Recommendation No. (4) contained in the aforementioned report by adding the words “in consultation with the affected residents”, after the word “Church”, so that Recommendation No. (4) shall now read as follows:
- “(4) prior to the enactment of the required bills by City Council, the applicant and the Church, in consultation with the affected residents, are to enter into Site Plan Agreements under Section 41 of the Planning Act.” **(Carried)**

(Clause No. 22, Report No. 11)

**7.24 Application for Site Plan Control Approval
David H. Green Investments, 1306 The Queensway
File No. TA SPC 2001 0017 (Ward 5 – Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a report (August 27, 2002) from the Director, Community Planning, West District, respecting an application for site plan approval, referred by Councillor Peter Milczyn, Ward 5 – Etobicoke-Lakeshore, in accordance with By-law No. 483-2000, from David H. Green Investments to permit the construction of a new 2-storey 1220 square metre free-standing sales/service auto facility (Audi) and a 20.7 square metre addition to the existing automotive facility (Volkswagen) on property known municipally as 1306 The Queensway located in the north-west quadrant of The Queensway and Kipling Avenue; and recommending that City Council approve the proposed new, 2-storey, 1220 square metre free-standing sales/service auto facility (Audi) and 20 square metre addition to the existing automotive facility (Volkswagen) as indicated on the plans and drawings submitted for Site Plan Approval: Site Plan, dated December 17, 2001, revised June 26, 2002, and Landscape Plans and Detail, dated May 31, 2002, revised July 22, 2002, prepared by R. H. Carter Architects Inc., subject to the owner entering into a Site Plan Agreement to secure the conditions outlined in this report.

Councillor Milczyn appointed Councillor Hall as Acting Chair and vacated the Chair.

On motion by Councillor Milczyn, the Etobicoke Community Council recommended to City Council that consideration of the application from David H. Green Investments for site plan control approval, embodied in the aforementioned report, be re-delegated to the Director, Community Planning, West District.

Councillor Milczyn resumed the Chair.

(Clause No. 23, Report No. 11)

**7.25 Preliminary Report – Application to Amend the Etobicoke
Official Plan; 40 Rabbit Lane Co-Ownership Inc.
40 Rabbit Lane; File No. TA OPA 2002 0001
(Ward 3 – Etobicoke Centre).**

The Etobicoke Community Council had before it a report (June 5, 2002) from the Director, Community Planning, West District, providing preliminary information on an application by 40 Rabbit Lane Co-Ownership Inc. to amend the Etobicoke Official Plan to allow the tenure to change from co-ownership to condominium; advising that the applicants are co-owners of the existing 19 unit, 2-storey townhouse development at 40 Rabbit Lane; and recommending that:

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- (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 including the tenants at 40 Rabbit Lane; and
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act, and to include the occupants of 40 Rabbit Lane.

On motion by Councillor Holyday, 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, including the tenants at 40 Rabbit Lane; and
- (2) provide notice of the Public Meeting under the Planning Act according to the regulations under the Planning Act and to include the occupants of 40 Rabbit Lane.

(Sent to: Mr. Joseph Plutino, Mainline Planning Services; c. Director, Community Planning, West District - September 23, 2002)

(Clause No. 24(i), Report No. 11)

**7.26 Preliminary Report – Application to Amend the
Etobicoke Official Plan and Zoning Code
Tower Investment Lakeshore Ltd.
2398 Lake Shore Boulevard West and 13 Superior Avenue
File No. TA CMB 2002 0007 (Ward 6 – Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a report (June 14, 2002) from the Director, Community Planning, West District, providing preliminary information on an application by Tower Investment Lakeshore Ltd. to amend the Etobicoke Official Plan and the Zoning Code to permit the development of a seniors residence home on lands known municipally as 2398 Lake Shore Boulevard West and 13 Superior Avenue, located on the north-east corner of Lake Shore Boulevard West and Superior Avenue; 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 Jones, 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: Ms. Deborah Scott, Scott Morris Architects ; c. Director, Community Planning, West District; - September 23, 2002)

(Clause No. 24(j), Report No. 11)

**7.27 Preliminary Report – Application to Amend
the Etobicoke Official Plan and Zoning Code
Stockton and Bush CL Limited
2200 Lake Shore Boulevard West and 10 Park Lawn Road
File No. TA CMB 2002 0006 (Ward 6 – Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a report (June 18, 2002) from the Director, Community Planning, West District, providing preliminary information on an application by Stockton and Bush CL Limited to amend the Etobicoke Official Plan and Zoning Code to permit a mixed-use residential, office/commercial development composed of three residential towers at 33, 36 and 39-storeys tall, incorporated within a 4-storey office/commercial podium, on lands known municipally as 2200 Lake Shore Boulevard West and 10 Park Lawn Road, located on the north side of Lake Shore Boulevard West, west of Park Lawn Road; 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.

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On motion by Councillor Jones, 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 beyond;
- (2) to consult with the local Councillor regarding the additional notification area; and
- (3) provide notice of the Public Meeting under the Planning Act according to the regulations under the Planning Act and to include the additional area referred to in Recommendation No. (2).

(Sent to: Mr. Stephen Diamond, McCarthy Tetrault, Barristers & Solicitors; Mr. Dennis A. Trinaistich, Barrister and Solicitor; c. Mr. R. R. Johnson, Director, Facilities, Kraft Canada Inc.; Director, Community Planning, West District - September 23, 2002)

(Clause No. 24(k), Report No. 11)

**7.28 Preliminary Report – Application to Amend
the Etobicoke Zoning Code; 994480 Ontario Limited
123 Rexdale Boulevard; File No. TA CMB 2002 0009
(Ward 2 – Etobicoke North).**

The Etobicoke Community Council had before it a report (August 1, 2002) from the Director, Community Planning, West District, providing preliminary information on an application by 994480 Ontario Limited to amend the Etobicoke Zoning Code to permit the construction of three, one-storey, commercial buildings to include the uses permitted within an industrial zone and retail uses as outlined in the report on lands known municipally as 123 Rexdale Boulevard, located on the south side of Rexdale Boulevard, east of Kipling Avenue; and recommending that:

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

On motion by Councillor Ford, the Etobicoke Community Council directed that in lieu of a community consultation, the City Clerk, in consultation with the Director, Community Planning, West District, schedule a statutory Public Meeting at the meeting of the Etobicoke Community Council on November 13, 2002, or as soon as possible thereafter; and that notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

(Sent to: Director, Community Planning, West District;
Mr. Adam J. Brown, Brown Dryer Karol - September 23, 2002)

(Clause No. 24(l), Report No. 11)

**7.29 Preliminary Report – Application to Amend the
Etobicoke Official Plan and Zoning Code
F. Sarraino, 916 Scarlett Road
File No. TA CMB 2002 0011 (Ward 2 – Etobicoke North).**

The Etobicoke Community Council had before it a report (August 22, 2002) from the Director, Community Planning, West District, providing preliminary information on an application by F. Sarraino to amend the Etobicoke Official Plan and the Zoning Code to permit the construction of a 9-unit, 3-storey apartment building located on the north-west corner of Scarlett Road and Lawrence Avenue West; and recommending that City Council:

- (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.

The Etobicoke Community Council also had before it a communication (September 17, 2002) from Franco D. Romano, Principal, Action Planning Consultants, requesting, as agent for the applicant, that the deputations for the preliminary report be scheduled for 4:30 p.m. instead of 4:00 p.m.; advising that he is attending a statutory public meeting at the North York Community Council earlier in the afternoon and would require time to arrive at the meeting of the Etobicoke Community Council in order to make a deputation; and that if he had known in advance that this was going to be received as a formally scheduled deputation item, he would have made alternate arrangements in order to avoid the unnecessary inconvenience.

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

- Tony Ziller in opposition to the application;
- Bill Murawsky in opposition to the application; and
- Franco Romano, Principal, Action Planning Consultants, on behalf of the applicant.

On motion by Councillor Jones, 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;
- (2) provide notice of the Public Meeting under the Planning Act according to the regulations under the Planning Act.

(Sent to: Mr. Franco Romano, Principal, Action Planning Consultants; Mr. Tony Ziller; Mr. Bill Murawsky; c. Director, Community Planning, West District - September 23, 2002)

(Clause No. 24(m), Report No. 11)

**7.30 Preliminary Report – Application to Amend
the Etobicoke Official Plan and the Zoning Code
Eleanor Santaguida/Newbridge Investments
445-449 Royal York Road; File No. TA CMB 2002 0010
(Ward 6 – Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a report (August 22, 2002) from the Director, Community Planning, West District, providing preliminary information on an application by Eleanor Santaguida/Newbridge Investments to permit the construction of a 9-unit, 3-storey townhouse development on the vacant site municipally known as 445-449 Royal York Road, located on the south-east corner of Royal York Road and Manitoba Road; and recommending that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and

- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

On motion by Councillor Jones, 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. Gino Natale, Natale Architect Inc.; c. Director, Community Planning, West District - September 23, 2002)

(Clause No. 24(n), Report No. 11)

**7.31 Preliminary Report – Application to Amend
the Etobicoke Official Plan and the Zoning Code
125 QW-1 and 125 QW-2 Inc., 125 The Queensway
File No. TA CMB 2002 0008 (Ward 5 – Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a report (August 26, 2002) from the Director, Community Planning, West District, providing preliminary information on an application by 125 QW-1 and 125 QW-2 Inc. to permit the demolition of two existing buildings and the construction of six free standing one-storey retail/commercial buildings on lands municipally known as 125 The Queensway, located on the south side of The Queensway, east of High Street and west of the Humber River; 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.

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Councillor Milczyn appointed Councillor Holyday as Acting Chair and vacated the Chair.

On motion by Councillor Milczyn, 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 beyond;
- (2) to consult with the local Councillor regarding the additional notification area; and
- (3) provide notice of the Public Meeting under the Planning Act according to the regulations under the Planning Act and to include the additional area referred to in Recommendation No. (2).

Councillor Milczyn resumed the Chair.

(Sent to: Ms. Andrea Paterson, Land Use Planner, Goodman and Carr;
c. Director, Community Planning, West District - September 23, 2002)

(Clause No. 24(o), Report No. 11)

**7.32 Preliminary Report – Application to Amend
the Etobicoke Official Plan and the Zoning Code
1503342 Ontario Limited, 3391 Bloor Street West
File No. TA CMB 2002 0013 (Ward 5 – Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a report (August 29, 2002) from the Director, Community Planning, West District, providing preliminary information on an application by 1503342 Ontario Limited to amend the Etobicoke Official Plan and Zoning Code to construct an 18-storey apartment building containing a total of 171 units on lands known municipally as 3391 Bloor Street West bounded by Bloor Street to the north, Islington Avenue to the east, City-owned public lane to the south and Clissold Road to the west; advising that the building would consist of a 4-storey base building running the length of the Bloor Street frontage on top of which would be a 14-storey tower located at the east end of the site closest to the Bloor/Islington intersection; that the ground floor of the building would be developed for commercial uses with individual shops having direct access to the sidewalk along Bloor Street; 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 Hall, 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. Eros Fiacconi, EGF Associates; c. Director, Community Planning, West District - September 23, 2002)

(Clause No. 24(p), Report No. 11)

**7.33 Request to Amend By-law No. 280-1998
523 The Queensway (Ward 5 – Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a communication (Undated) from Peter Dimakos, VSP Property Management Inc., requesting an amendment to By-law No. 280-1998, being a by-law prohibiting third party signs, as an interim measure, on lands adjacent to certain former provincial highway, to permit the installation of a third party advertising roof sign on the building located at 523 The Queensway; and advising that the sign is proposed as a single face 14 feet by 24 feet billboard oriented to face easterly along The Queensway and Park Lawn Avenue.

Peter Dimakos, VSP Property Management Inc., appeared before the Etobicoke Community Council in connection with the foregoing matter.

Councillor Milczyn appointed Councillor Holyday as Acting Chair and vacated the Chair.

On motion by Councillor Milczyn, the Etobicoke Community Council:

- (1) deferred consideration of the request embodied in the aforementioned communication, sine die, until Peter Dimakos, VSP Property Management, and the appropriate staff of Works and

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Emergency Services, have met to discuss resolution of the issue of the encroachment on the City's right-of-way; and

- (2) requested that the Commissioner of Works and Emergency Services submit a report to the Etobicoke Community Council respecting the resolution of the issue of the encroachment on the City's right-of-way.

Councillor Milczyn resumed the Chair.

(Sent to: Mr. Peter Dimakos, VSP Property Management Inc.; Commissioner of Works and Emergency Services; c. Director/Deputy Chief Building Official, West District; Director, Transportation Services, District 2 - September 23, 2002)

(Clause No. 24(q), Report No. 11)

7.34 Enactment of a Municipal Shelter By-law.

The Etobicoke Community Council had before it a communication (April 22, 2002) from the City Clerk, advising that City Council at its meeting held on April 16, 17 and 18, 2002, among other things, directed that Clause No. 1 of Joint Report No. 2 of The Planning and Transportation Committee and The Community Services Committee, headed "Enactment of a Municipal Shelter By-law", be forwarded to Community Councils for the hearing of depositions and comment to the Planning and Transportation Committee.

The Etobicoke Community Council also had before it the following communications in support of municipal shelters throughout the City:

- (i) (September 4, 2002) from G. J. Lewis;
- (ii) (September 10, 2002) from John Anga, President, Thistleton Ratepayers Association; and also commenting that the location of shelters should be reviewed on an individual basis; and
- (iii) (September 12, 2002) from Ann Bosley, President, Toronto Real Estate Board; and also expressing concerns regarding the by-law's lack of criteria and adequate consultation.

The Etobicoke Community Council also had before it a communication (September 16, 2002) from Ann Fitzpatrick, Community Worker, Children's Aid Society of Toronto, providing a child welfare perspective on the issue of access and equity in shelter distribution and development in the city; and commenting that the Society supports the

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Municipal Shelter By-law and that shelters for families and others should be permitted by as of right zoning in all areas of the City.

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

- Barbara Hurd, The Federation of Metro Tenants' Associations, and filed a submission;
- Helen Armstrong, Lamp Community Health Centre, and filed a submission;
- Scott McPhail, Youth Without Shelter, and filed a submission;
- Kenneth Hale, South Etobicoke Community Legal Services, and filed a submission;
- John Bagnall, Albion Neighbourhood Services, and filed a submission;
- Max Murray;
- Rhonda Roffey, Women's Habitat of Etobicoke, and filed a submission; and
- Janice Etter, and filed a submission.

A. Councillor Jones moved that the Etobicoke Community Council recommend to the Planning and Transportation Committee and Council that:

- (1) the Municipal Shelter By-law be approved; and
- (2) part (a) (ii) and (iii) of the motion by Councillor McConnell, that was forwarded to the Mayor for consideration, be endorsed, as follows:

“It is recommended that:

- (a) the proposed Municipal Shelter By-law include the following provisions:
 - (ii) a minimum separation distance of 250 metres between Shelters; and
 - (iii) a restriction of the location of Municipal Shelters in any area comprising a flood plain or which has been or may be subject to flooding hazards; and... .”

B. Councillor Hall moved that part (2) of the foregoing Motion A. by Councillor Jones be amended by adding thereto the following part (b) of the motion by Councillor McConnell:

“(b) Municipal Shelters be added to the list of proposed developments which are subject to site plan control; and”

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Upon the question of the adoption of the foregoing Motions A. by Councillor Jones and the amending Motion B. by Councillor Hall, taken together, they were Lost.

- C. Councillor Hall moved that the Etobicoke Community Council recommend to the Planning and Transportation Committee that the proposed schedule for consideration of this matter by Council in February 2003 be amended to provide that it be deliberated by the Planning and Transportation Committee in November 2002 and subsequently by Council. **(Carried)**

(Sent to: Planning and Transportation Committee; Commissioner of Urban Development Services; c. Other Interested Persons - September 25, 2002)

(Clause No. 24(b), Report No. 11)

7.35 DRAFT OFFICIAL PLAN.

The Etobicoke Community Council had before it a communication (June 5, 2002) from the City Clerk, Planning and Transportation Committee, advising that the Planning and Transportation Committee at its meeting held on May 27, 2002, had before it a report dated May 13, 2002, from the Commissioner of Urban Development Services, accompanying the draft of the first Official Plan for the new City of Toronto and recommending a four-month consultation process for the Plan, a statutory hearing in September 2002 and adoption of the Plan by the end of 2002; that the Planning and Transportation Committee, amongst other things, referred the draft Official Plan to Community Councils for information and community consultation in September 2002, preferably at an evening meeting, and report on the outcome of their meetings to Planning and Transportation Committee at its statutory public meeting scheduled for September 24, 2002.

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

- (i) (August 14, 2002) addressed to the Commissioner of Urban Development Services from George S. Belza, Analogica, forwarding for information, a copy of a preliminary, independent analysis of key functional issues relating to the proposals contained in the Official Plan;
- (ii) (September 11, 2002) from Al Brezina, President, South Etobicoke Industrial Employers' Association, outlining several general business challenges that face industry and industrial lands in Toronto; expressing the following concerns regarding the Official Plan: that the Urban Structure, Map 2, does not include all of the existing approved industrially designated lands in the City and there is no basis in the Official Plan upon which to evaluate applications for conversion of employment lands; requesting clarification of policies in Land Use Designations

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in Chapter 4 pertaining to Employment Areas; and requesting that the Association's comments be incorporated in the revised draft Official Plan;

- (iii) (September 13, 2002) from Dennis A. Trinaistich, Barrister and Solicitor, requesting, on behalf of Kraft Canada Inc., Owner/Operator of Christie Bakery in the South Etobicoke area, that the Kraft property be designated as an "Employment Area" on the Urban Structure Plan, Map 2; further requesting that the site policy applicable to its property properly reflects existing uses and makes adequate provision for future expanded industrial uses; and expressing concerns regarding the conversion of industrial lands in the area to residential uses; and
- (iv) (September 19, 2002) from Sylvia Giovanella submitting concerns regarding the Official Plan and requesting that the adoption of the Plan be delayed until there are been more opportunity for extensive review of the subject matter.

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

- Terence Reardon;
- Bob Berry, Islington Ratepayers;
- Rhona Swarbrick and filed a submission;
- William Roberts;
- Lou Meandro, Toronto Board of Trade;
- Janice Etter;
- Kenneth Hale, South Etobicoke Community Legal Services and filed a submission;
- Mena Paternostro;
- Paul Braithwaite;
- Stephen Thiele, Princess Anne Manor Ratepayers' Association;
- Fiona Campbell, Kingsway Park Ratepayers Inc. and filed a submission;
- Kevin Mahoney;
- Joan Harris, Etobicoke Historical Society and Toronto Historical Association;
- Gael Hepworth;
- David Holman;
- Adrian Litavski, Kentridge Johnston Limited on behalf of Kraft Canada Inc.;
- Lawrence Mancini;
- Donald Marshall;
- John McCool, Thorncrest Homes Association;
- Michael Nyrolichuk and filed a submission;
- Ross Vaughan and filed a submission; and
- Michael Rosenberg, Environment and Economy Coalition and filed a submission.

On motion by Councillor Jones, the Etobicoke Community Council:

- (1) requested the Commissioner of Urban Development Services to submit a report directly to the Planning and Transportation Committee on the need to incorporate the various City Plans, such as the Environment Plan and the Strategic Plan, into Official Plan policies; and
- (2) referred the submissions from the deputations to the appropriate staff of Urban Development Services for consideration.

(Sent to: Commissioner of Urban Development Services; Planning and Transportation Committee; c. Other Interested Persons - September 23, 2002)

(Clause No. 24(a), Report No. 11)

On motion by Councillor Lindsay Luby, the following Items Nos. 36 to 39 were introduced for consideration at this meeting.

**7.36 Payment-in-Lieu of Parking
160 The Queensway
(Ward 5 – Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a report (August 20, 2002) from the Director, Transportation Services, District 2, respecting a request for exemption from the Etobicoke Zoning Code requirement of 25 additional parking stalls at 160 The Queensway, conditional upon a payment-in-lieu of parking agreement; and recommending that:

- (1) Etobicoke Community Council allow the applicant to maintain eight vehicle parking stalls within the boulevard area of Munster Avenue;
- (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.

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

(Clause No. 6, Report No. 11)

**7.37 Costs of Ontario Municipal Board Hearing
Oakwood Retirement Communities Inc.
2245 Lawrence Avenue West
File No. TA CMB 2001 0007 (Ward 2 – Etobicoke North).**

The Etobicoke Community Council had before it a report (September 11, 2002) from the City Solicitor responding to a request from City Council on July 30, 31 and August 1, 2002, for a report on the cost to the City of the Ontario Municipal Board's hearing respecting the appeal by Oakwood Retirement Communities Inc. concerning their application for amendments to the Etobicoke Official Plan and Zoning Code and severance and site plan approvals to permit the development of a senior's retirement complex at 2245 Lawrence Avenue West; and recommending that the report be received, for information.

The Etobicoke Community Council also had before it a communication (September 18, 2002) from Joseph Kennedy, President, Humber Heights of Etobicoke Ratepayers Inc., providing details of the commitment and the contribution, both financial and in community time, of the Humber Heights Ratepayers respecting this matter, which are not reflected in the staff report; and requesting that when the staff report is presented to City Council, it be amended to reflect their commitment and dedication to this issue.

On motion by Councillor Jones, the Etobicoke Community Council received the aforementioned report and communication.

(Sent to: City Solicitor; c. Other Interested Persons; Director, Community Planning, West District; Gordon Whicher, Solicitor, Legal Services - September 24, 2002)

(Clause No. 24(e), Report No. 11)

**7.38 Sale of Surplus Property – Vacant Land
Located on the East Side of Thirty-Second Street
(Ward 6 – Etobicoke-Lakeshore).**

The Etobicoke Community Council had before it a report (September 3 2002) from the Commissioner of Corporate Services advising that City Council, at its meeting held on February 13, 14 and 15, 2002, by its adoption of Clause No. 14 contained in Report No. 2 of The Administration Committee, among other matters, declared the subject property surplus to its requirements and authorized its disposal on the open market and directed

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that all steps necessary to comply with Chapter 213 of the City of Toronto Municipal Code be taken; that the processes with respect to Chapter 213 were complied with, a utility canvass was completed, and no requirements were identified; further advising that the Irrevocable Date for the sale is October 11, 2002; and recommending that:

- (1) the Offer to Purchase submitted by George Praljak to purchase the vacant parcel of land located on the east side of Thirty-Second Street in the amount of \$375,500.00 be accepted on the terms outlined in the body of the report, and that either one of the Commissioner of Corporate Services or the Director of Real Estate Services be authorized to accept the Offer on behalf of the City;
- (2) authority be granted to direct a portion of the proceeds on closing to fund the outstanding expenses related to this property;
- (3) the City Solicitor be authorized to complete the transaction on behalf of the City, including payment of any necessary expenses and amending the closing date to such earlier or later date as she considers reasonable; and
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

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

(Clause No. 13, Report No. 11)

**7.39 Request to Waive Requirement for Sidewalk –
Molson Canada, 1 Carlingview Drive
(Ward 2 – Etobicoke North).**

The Etobicoke Community Council had before it a communication (September 18 2002) from Councillor Rob Ford, Ward 2 – Etobicoke North, requesting, for the reasons outlined in the communication, that the requirement of the Transportation Services Division that a sidewalk be installed on Molson Canada's property, specifically the Galaxy Boulevard frontage, and payment of a fee, be waived.

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

- Mr. Amir Remtulla, Manager, Corporate Affairs, Ontario West Region, Molson Canada; and
- Mr. Mark Hayward, Ross & Anglin Ontario Ltd.

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- A. Councillor Ford moved that the Etobicoke Community Council recommend to City Council that the request contained in the aforementioned communication be approved. **(Councillor Ford withdrew his motion, having regard for the action taken by the adoption of Motion C. by Councillor Jones.)**
- B. Councillor Lindsay Luby moved that the foregoing Motion A. by Councillor Ford be amended to provide that the aforementioned communication be forwarded to the Works Committee for consideration. **(Not put, having regard that Motion A. by Councillor Ford was withdrawn.)**
- C. Councillor Jones moved that the Etobicoke Community Council:
- (1) refer the aforementioned communication, containing a request that the requirement for a sidewalk on the Galaxy Boulevard frontage of the Molson Canada property be waived, to the Works Committee; and **(Carried)**
 - (2) recommend to the Director of Community Planning, West District, that the site plan agreement with Molson Canada be amended to require a letter of credit in an amount satisfactory to the Commissioner of Works and Emergency Services for the construction of the subject sidewalk; and further, that in the event the sidewalk policy requirement for the Molson property is waived, the letter of credit be released to the applicant. **(Carried)**

(Sent to: Works Committee; Councillor Rob Ford, Ward 2 – Etobicoke North; Director, Community Planning, West District; Amir Remtulla, Manager, Corporate Affairs, Ontario West Region, Molson Canada; Mark Hayward, Ross & Anglin Ontario Ltd.; c. Director, Transportation Services, District 2; Al Smithies, Manager, Right-of-Way Management, Traffic Planning, District 2 - September 23, 2002)

(Clause No. 24(c), Report No. 11)

**7.40 Introduction of Parking Restriction -
Colonel Samuel Smith Park Drive
(Ward 6 - Etobicoke-Lakeshore).**

On motion by Councillor Jones, the Etobicoke Community Council requested the Director, Transportation Services, District 2, to submit a report to the Etobicoke Community Council for its meeting scheduled to be held on October 16, 2002, on the feasibility of introducing evening parking on the west side of Colonel Samuel Smith Park Drive within the Lakeshore/Humber College grounds.

(Sent to: Director, Transportation Services, District 2; c. Dominic Gulli, Manager, Traffic Operations, District 2 - September 23, 2002)

(Clause No. 24(g), Report No. 11)

The Etobicoke Community Council adjourned its meeting at 9:15 p.m. on September 18, 2002, and 10:45 p.m. on September 19, 2002.

Chair.