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**ETOBICOKE COMMUNITY COUNCIL  
AGENDA  
MEETING No. 3**

**Date of Meeting:** Wednesday, April 2, 2003      **Enquiry:** Lyn Morgan  
**Time:** 2:00 p.m.      **Acting Administrator**  
**Location:** Council Chambers      **416-394-8101**  
Etobicoke Civic Centre      **etcc@toronto.ca**  
399 The West Mall  
Toronto, Ontario

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

**CONFIRMATION OF MINUTES**

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

- 2:15 p.m.      Respecting Item No. 15 – Public Meeting under the Planning Act**  
Final Report – Application to Amend the Etobicoke Zoning Code  
Shell Canada Products, 627 Dixon Road  
File No. TA CMB 2002 0012 (Ward 2 – Etobicoke North)
- 2:30 p.m.      Respecting Item No. 7 – Deputation**  
Dedication and Naming of City-owned Lands – ‘Sherway Gardens Road’  
(Ward 5 – Etobicoke-Lakeshore)
- 2:45 p.m.      Respecting Item No. 24 – Deputation**  
Application for Sidewalk/Boulevard Vending Privileges  
Rexdale Boulevard and Queen’s Plate Drive (Ward 2 – Etobicoke North)
- 6:30 p.m.      Respecting Item No. 21 – Deputation**  
Preliminary Report – Applications to Amend the Etobicoke Official Plan  
and Zoning Code; Amexon Holdings Inc. and Stockton and Bush CL Limited  
60-80 Park Lawn Road and 2200 Lake Shore Boulevard West  
Files Nos. TA CMB 2002 0021 and TA CMB 2002 0006  
(Ward 6 – Etobicoke-Lakeshore)

- 7:00 p.m.      Respecting Item No. 16 – Public Meeting under the Planning Act**  
 Final Report – Application to Amend the Etobicoke Zoning Code  
 William H. Somerville Holdings Inc. (I.Q. Development Corporation)  
 255 Dalesford Road; File No. TA CMB 2002 0017  
 (Ward 5 – Etobicoke-Lakeshore)
- 7:15 p.m.      Respecting Item No. 17 – Public Meeting under the Planning Act**  
 Final Report – Application to Amend the Etobicoke Official Plan  
 and Zoning Code; Tower Investment Lakeshore Limited  
 2398 Lake Shore Boulevard West and 13 Superior Avenue  
 File No. TA CMB 2002 0007 (Ward 6 – Etobicoke-Lakeshore)
- 7:45 p.m.      Respecting Item No. 18 – Public Meeting under the Planning Act**  
 Final Report – Application to Amend the Etobicoke Official Plan  
 and Zoning Code; Frank Sarraino, 916 Scarlett Road  
 File No. TA CMB 2002 0011 (Ward 2 – Etobicoke North)

## COMMUNICATIONS/REPORTS

### **1.      Reduction of Speed Limit from 50 km/h to 40 km/h on Roads in the Community Bounded by Kipling Avenue, Eglinton Avenue West, Islington Avenue and Rathburn Road (Ward 4 – Etobicoke Centre)**

Report (March 12, 2003) from the Director, Transportation Services, District 2, responding to a request from the Etobicoke Community Council at its meeting held on January 21, 2003, for a report on the impact of the speed limit reduction on The Kingsway on the streets in the surrounding area, including the potential need to also reduce the speed limit on those streets; and recommending that:

- (1) the speed limit on Abilene Drive, Ashwood Crescent, Aylesbury Road, Ballantyne Court, Bemersyde Drive, Benedict Road, Blair Athol Crescent, Bournemouth Road, Byland Road, Cheviot Place, Evesham Court, Forfar Court, Friars Lane, Grimsby Court, Ireland Court, Kingsfold Court, Oldham Road, Orkney Crescent, Palace Arch Drive, Pheasant Lane, Plumbstead Court, Prince George Drive, Princess Anne Crescent, Ravensbourne Crescent, Sir Williams Lane, Tettenhall Road, The Wynd, Thornbury Crescent, Thorncrest Road, Totteridge Road, Twyford Court, and Winterbourne Court be reduced from 50 km/h to 40 km/h as the requirements of the 40 km/h Speed Limit Warrant are achieved; 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.

**2. Introduction of Traffic Control Signals – Steeles Avenue West and Signal Hill Avenue/407 Operations Centre Driveway (Ward 1 – Etobicoke North)**

Report (March 17, 2003) from the Director, Transportation Services, District 2, advising that as a condition of site plan approval for an expansion of the existing pharmaceutical manufacturing operation located at 50 Steinway Boulevard (TorPharm), the installation of traffic control signals at the intersection of Steeles Avenue West and Signal Hill/407 Operations Centre driveway is justified on the basis of its future warrants analysis and will not compromise the integrity of the arterial road network; and recommending that:

- (1) traffic control signals be installed at the intersection of Steeles Avenue West and Signal Hill Avenue/407 Operations Centre driveway;
- (2) installation of the traffic control signals be funded by the developer (TorPharm Inc.) excluding the maintenance and engineering fees; 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.

**3. Introduction of Parking Prohibition - South Side of Jutland Road (Ward 5 – Etobicoke-Lakeshore)**

Report (March 18, 2003) from the Director, Transportation Services, District 2, responding to a request from an area business requesting that parking be prohibited on the south side of Jutland Road, from Goodrich Road to a point 417.0 metres east thereof (west limit of 68 Jutland Road), due to excessive long-term parking of vehicles (primarily transport trucks) and restricted sight lines for motorists exiting the driveways of the area businesses; and recommending that:

- (1) parking be prohibited anytime on the south side of Jutland Road, between Goodrich Road and a point 417.0 metres east thereof; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

**4. Amendment to Parking Prohibition - Lomond Drive (Ward 5 – Etobicoke-Lakeshore)**

Report (March 18, 2003) from the Director, Transportation Services, District 2, responding to a request from Councillor Peter Milczyn, Ward 5 – Etobicoke-Lakeshore, on behalf of Metropolitan Toronto Condominium Corporation 1265, 1 Lomond Drive, that the current “No Parking Anytime” prohibition on Lomond Drive be changed to a

“No Standing Anytime” prohibition; advising that requests have also been received from the Toronto Police Service, Parking Enforcement West Unit, for a more restrictive prohibition on this roadway; and recommending that:

- (1) the current by-law relating to the “No Parking Anytime” prohibition on both sides of Lomond Drive, between Aberfoyle Crescent and the north limit of the road, be rescinded;
- (2) standing be prohibited anytime on both sides of Lomond Drive between Aberfoyle Crescent and the north limit of the road; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

**5. Traffic Assessment – La Rose Avenue Between Royal York Road and Scarlett Road (Ward 2 – Etobicoke North and Ward 4 – Etobicoke Centre)**

Report (March 13, 2003) from the Director, Transportation Services, District 2, responding to a request from the Etobicoke Community Council at its meeting held on July 19, 2000, for a report responding to a number of concerns raised by residents of La Rose Avenue and addressing additional issues raised by the Etobicoke Member of the Toronto Pedestrian Committee in a communication dated July 19, 2000, and recommending that:

- (1) an all-way stop control not be erected at the intersection of La Rose Avenue and Griggsden Avenue, as the warrant requirements are not achieved;
- (2) an all-way stop control not be erected at the intersection of La Rose Avenue and Timothy Court, as the warrant requirements are not achieved;
- (3) an all-way stop control not be erected at the intersection of La Rose Avenue and Arcade Drive as the warrant requirements are not achieved;
- (4) a pedestrian crossover not be installed in the vicinity of St. Demetrius Residence for Seniors, 114/123 La Rose Avenue as the warrant requirements are not achieved; and
- (5) La Rose Avenue continue to be included in the “Watch Your Speed” program along with monitoring of speeds by the Toronto Police Service.

**6. Introduction of Newspaper Dispensing Boxes on Public Roads (Wards 1 – 6)**

Report (March 18, 2003) from the Director, Transportation Services, District 2, respecting a request from Now Communications Inc. (Now Magazine) for a Newspaper Dispensing

Boxes Agreement, following the installation, without authorization, of 10 newspaper dispensing boxes within the public road allowance at various locations in District 2; and recommending that:

- (1) Etobicoke Community Council authorize the execution of a Newspaper Dispensing Box Agreement between District 2 and Now Communications Inc.; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

**7. Dedication and Naming of City-owned Lands – ‘Sherway Gardens Road’  
(Ward 5 – Etobicoke-Lakeshore)**

*Deputation Item – 2:30 p.m. or as soon as possible thereafter.*

Report (March 14, 2003) from the Director, Transportation Services, District 2, responding to a request from the Etobicoke Community Council at its meeting held on March 3, 2003, for a report on safety concerns relating to the dedication and naming of City-owned lands as ‘Sherway Gardens Road’; and recommending that pursuant to the report dated February 13, 2003, from the City Surveyor [Clause No. 12(b) of Report No. 2 of The Etobicoke Community Council, headed “Dedication and Naming of City-owned Lands ‘Sherway Gardens Road’ ”], Parts 25, 27, 28 and 30 on Plan 64R-16731 be dedicated as public highway and named “Sherway Gardens Road”.

- 7(a).** Draft by-law submitted by the City Solicitor to lay out and dedicate certain land for public highway purposes between The Queensway and Sherway Gate and to name that highway Sherway Gardens Road. (Authority: Clause No. 7 of Report No. 13 of The Urban Environment and Development Committee, headed “Standing Authority to Dedicate Land as a Public Highway or a Public Lane”, which was adopted by the City of Toronto on November 25, 1998; Clause No. 12(b) of Report No. 2 of The Etobicoke Community Council, headed “Dedication and Naming of City-owned Lands – ‘Sherway Gardens Road’ (Ward 5 – Etobicoke-Lakeshore)” for consideration by City Council on April 14, 15 and 15, 2003 [Report dated February 13, 2003, from the City Surveyor].

**8. Declaration of Surplus Land and Closing of First Public Lane South of  
Bloor Street West Between Islington Avenue and Clissold Road  
(Ward 5 – Etobicoke-Lakeshore)**

Joint report (March 17, 2003) from the Commissioner, Works and Emergency Services, and the Commissioner, Corporate Services, respecting the declaration of surplus lands and the closing of the first Public Lane south of Bloor Street West, between

Islington Avenue and Clissold Road, as the Lane is not required for municipal purposes; and recommending that:

- (1) the Lane be declared surplus to the City's requirements and all steps necessary to comply with Chapter 213 of the City of Toronto Municipal Code be taken;
- (2) the Commissioner of Corporate Services be authorized to invite an offer(s) to purchase from the abutting property owner(s);
- (3) subject to compliance with the requirements of the Municipal Act, 2001, and following Council's approval of a sale of the Lane, the Lane be permanently closed as a public lane;
- (4) following Council's approval of a sale of the Lane, notice be given to the public of a proposed by-law to permanently close the Lane, in accordance with the requirements of Chapter 162 of the City of Toronto Municipal Code and the Etobicoke Community Council hear any member of the public who wishes to speak to this matter;
- (5) following closure of the Lane, easements be granted to any affected utility companies for the existing utilities plant located in the Lane or, with the consent of the said utility companies, the utilities plant be relocated, adjusted or abandoned, at the sole cost of the purchaser(s) of the Lane, with such costs to be determined by the appropriate utility companies; and
- (6) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills necessary to give effect thereto.

**IN CAMERA - In accordance with the Municipal Act, a motion is required for the Etobicoke Community Council to meet privately to consider the Items Nos. 9 and 10 and the reason must be stated:**

**9. Appointments to the Montgomery's Inn Museum Board  
(Ward 4 – Etobicoke Centre)**

Confidential report (March 11, 2003) from the Commissioner, Economic Development, Culture and Tourism, respecting the appointment of citizen members to Montgomery's Inn Museum Board; and further that, in accordance with the Municipal Act, discussions pertaining to this matter be held in camera, having regard that the subject matter is related to personal matters about identifiable individuals.

*(Please note that the aforementioned report has been distributed under separate confidential cover to Members of the Etobicoke Community Council and selected officials only.)*

**10. Appointments to the Etobicoke Community Preservation Panel**

Confidential communication (March 19, 2003) from the Chair, Etobicoke Community Preservation Panel, respecting the appointment of a citizen member to the Etobicoke Community Preservation Panel; and further that, in accordance with the Municipal Act, discussions pertaining to this matter be held in camera, having regard that the subject matter is related to personal matters about identifiable individuals.

*(Please note that the aforementioned report has been distributed under separate confidential cover to Members of the Etobicoke Community Council and selected officials only.)*

**11. Designation of Property under Part IV of the Ontario Heritage Act  
691 Scarlett Road (St. Matthias Anglican Church) (Ward 2 – Etobicoke North)**

Report (March 13, 2003) from the City Clerk advising that pursuant to the action of the Council of the City of Toronto at its regular meeting held on February 4, 5 and 6, 2003, in adopting, without amendment, Clause No. 15 contained in Report No. 1 of The Etobicoke Community Council, headed “Designation of Property under Part IV of the Ontario Heritage Act - 691 Scarlett Road (St. Matthias Anglican Church) (Ward 2 – Etobicoke North)”, notice of intention to designate was sent to the owner and the Ontario Heritage Foundation and, also in accordance with Section 29 of the Ontario Heritage Act, notice of such intention was published in the newspaper on February 7, 2003; further advising that no objections have been received; and recommending that:

- (1) Council authority be granted for the introduction of the necessary bill in Council to designate 691 Scarlett Road for cultural heritage value or interest under Part IV of the Ontario Heritage Act; and
- (2) the appropriate City officials be directed to take whatever action may be necessary to comply with the provisions of the said Act in respect to such designations.

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

Communication (March 12, 2003) from the City Clerk, Etobicoke Sign Variance Advisory Committee, advising that the Etobicoke Sign Variance Advisory Committee at its meeting held on March 11, 2003, recommended to the Etobicoke Community Council that:

- (1) the application for a variance to permit a first party illuminated roof sign at 250 Wincott Drive by David Brown, Pizza Pizza Limited, on behalf of Building and Deputy Chief Building Official, West District, wherein it recommended that the request for variance be refused, be approved having regard that the proposed

signage would have no impact on the immediate community; and, further that the applicant be advised, upon approval of variance, of the requirement to obtain the necessary sign permit;

- (2) the report dated February 25, 2003, from the Director of Building and Deputy Chief Building Official, West District, embodying an application by David Brown, Pizza Pizza Limited, for the approval of variances to permit two first party fascia signs and a ground sign at 602 to 606 Browns Line, be adopted subject to striking out Recommendation No. (2), viz.:

“(2) the request for variance for the business identification ground sign be refused; and”

and inserting in lieu thereof the following new Recommendation No. (2), having regard for Councillor Jones’ communication dated November 14, 2002, endorsing the application:

“(2) the request for variance for the business identification ground sign be approved, subject to the following conditions:

- (a) there be an eight foot clearance; and
- (b) the provision of a dimmer switch from 11:00 p.m. onwards, seven days a week.”

- (3) the report dated February 24, 2003, from the Director of Building and Deputy Chief Building Official, West District, embodying an application by Paul Rycroft, Land Development Consultant, on behalf of Princess Gardens Management, for the approval of variances to permit a non-illuminated directional first party ground sign at 2662 Bloor Street West, be adopted;
- (4) the report dated February 24, 2003, from the Director of Building and Deputy Chief Building Official, West District, embodying an application by Dominic Rotundo, Pattison Sign Group, on behalf of B.M.O. Nesbitt Burns, for the approval of a variance to permit a first party illuminated ground sign at 3300 Bloor Street West, be adopted;
- (5) the application for a variance to permit a third party double-faced standardized outdoor advertising sign at 4208 Dundas Street West by Ernie Villamere, Pattison Outdoor Advertising, on behalf of Leemac Investments Limited, contained in the report dated February 24, 2003, from the Director of Building and Deputy Chief Building Official, West District, wherein it recommended that the request for a variance be refused, be approved having regard that the proposed signage would have no apparent impact on the residential community and is in



keeping with the rest of the area; and, further, that the applicant be advised, upon approval of variances, of the requirement to obtain the necessary sign permit.

The Etobicoke Sign Variance Advisory Committee reports, for the information of Council, having noted that the applicant is “Leemac Investments Limited” and not “Urban Sites Corporation” as indicated in the aforementioned report.

- (6) the report dated February 24, 2003, from the Director of Building and Deputy Chief Building Official, West District, embodying an application by Morry Edelstein, RAI Architect Inc., on behalf of Canadian Tire Real Estate Ltd., for the approval of a variance to permit two first party identification signs at 1608 The Queensway, be adopted; and
- (7) the application for a variance to permit a three-sided first party roof sign and installation of a school bus as an advertising device above the roof sign at 360 Evans Avenue by Edmon Eisavi Tazehkandi, R. J. McCarthy Limited, contained in the report dated February 24, 2003, from the Director of Building and Deputy Chief Building Official, West District, wherein it recommended that the request for variances be refused, be approved having regard that approval of the proposed signage be subject to approval of issuance of building permit, safety inspection, transportation approval and all other necessary permits.

### **13. West District Study – A Process Framework**

Communication (February 19, 2003) from the City Clerk advising, for information and any attention deemed necessary, that the Council of the City of Toronto, at its meeting held on February 4, 5 and 6, 2003, in adopting, as amended, Clause No. 3 contained in Report No. 1 of The Administration Committee, headed “West District Study – A Process Framework”, requested that the Council Reference Group – West District Study, in consultation with the Etobicoke and Humber York Community Councils, develop options and solicit public input on, amongst other things, the form, mass and design of the new West District Service Centre, and that this public input be duly considered by the Commissioner of Corporate Services when reporting back to the Administration Committee on the feasibility of a public/private partnership to develop the new West District Centre.

### **14. Application for Exemption from Part Lot Control Gemini Urban Design (Lakeshore) Corporation, 2264 Lake Shore Boulevard West File No. TA PLC 2003 0001 (Ward 6 – Etobicoke-Lakeshore)**

Report (March 17, 2003) from the Director, Community Planning, West District, respecting an application by Gemini Urban Design (Lakeshore) Corporation for an exemption from Part Lot Control to permit a development containing 63 townhouse dwelling units, thereby allowing the creation of separate lots on lands known municipally

as 2264 Lake Shore Boulevard West, located on the north side of Lake Shore Boulevard West, between Legion Road and Fleeceline Road; 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;
- (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; and
- (3) the Part-Lot Exemption By-law be submitted for Council adoption once the Site Plan Control Agreement, pursuant to Section 41 of the Planning Act, has been registered.

**15. Final Report – Application to Amend the Etobicoke Zoning Code  
Shell Canada Products, 627 Dixon Road; File No. TA CMB 2002 0012  
(Ward 2 – Etobicoke North)**

*Public Meeting under the Planning Act – 2:15 p.m. or as soon as possible thereafter.*

Report (February 25, 2003) from the Director, Community Planning, West District, respecting an application by Shell Canada Products to amend the Etobicoke Zoning Code to permit the development of a new service station containing a convenience retail store on lands known municipally as 627 Dixon Road, located on the south-east corner of Dixon Road and Kelfield Street; 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.

**16. Final Report – Application to Amend the Etobicoke Zoning Code  
William H. Somerville Holdings Inc. (I.Q. Development Corporation)  
255 Dalesford Road; File No. TA CMB 2002 0017 (Ward 5 – Etobicoke-Lakeshore)**

*Public Meeting under the Planning Act – 7:00 p.m. or as soon as possible thereafter.*

Report (March 3, 2003) from the Director, Community Planning, West District, respecting an application by William H. Somerville Holdings Inc. (I.Q. Development Corporation) to amend the Etobicoke Zoning Code to permit the

development of 22 townhouse dwelling units on lands known municipally as 255 Dalesford Road, located in the north-east quadrant of the F. G. Gardiner Expressway and Grand Avenue; and recommending that:

- (1) the Etobicoke Zoning Code be amended substantially in accordance with the draft Zoning By-law Amendment appended to the report as Attachment No. 6, including the rezoning of the public park; and
- (2) the City Solicitor be authorized to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

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

*Public Meeting under the Planning Act – 7:15 p.m. or as soon as possible thereafter.*

Report (March 4, 2003) from the Director, Community Planning, West District, respecting an application by Tower Investments Lakeshore Limited to amend the Etobicoke Official Plan and Zoning Code to permit the development of a 7-storey seniors residence on lands known municipally as 2398 Lake Shore Boulevard West and 13 Superior Avenue, located at the north-east corner of Lake Shore Boulevard West and Superior Avenue; and recommending that City Council:

- (1) amend the Official Plan for the former City of Etobicoke substantially in accordance with the draft Official Plan Amendment appended to the report as Attachment No. 5;
- (2) amend the Zoning Code for the former City of Etobicoke substantially in accordance with the draft Zoning By-law Amendment appended to the report as Attachment No. 6;
- (3) prior to the introduction of bills to Council the applicant must submit:
  - (i) a waste management plan and recycling plan to the satisfaction of Works and Emergency Services;
  - (ii) plans detailing the preservation and incorporation of the Superior Avenue Fire Hall façade into the proposed development to the satisfaction of Urban Development Services and the Manager of Preservation Services, and the entering into of an appropriate agreement, if required, to preserve the Fire Hall façade;
  - (iii) a Letter of Credit to secure the façade preservation; and

- (4) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.

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

***Public Meeting under the Planning Act – 7:45 p.m. or as soon as possible thereafter.***

Report (February 25, 2003) from the Director, Community Planning, West District, respecting an application by Frank Sarraino to amend the Etobicoke Official Plan and Zoning Code to permit the development of a three-storey, five unit apartment building on lands known municipally as 916 Scarlett Road, located on the north-west corner of Scarlett Road and Lawrence Avenue West; and recommending that City Council:

- (1) refuse the application by Frank Sarraino to permit the development of a five unit apartment building; and
- (2) request the applicant to submit a revised development concept as discussed in the report.

**19. Preliminary Report – Application to Amend the Etobicoke Zoning Code Pleasantview Holdings Limited, 150 North Queen Street  
File No. TA ZBA 2003 0001 (Ward 5 – Etobicoke-Lakeshore)**

Report (March 10, 2003) from the Director, Community Planning, West District, providing preliminary information on an application by Pleasantville Holdings Limited to amend the Etobicoke Zoning Code to permit a retail development containing a number of retail units and a total of 165 parking spaces on lands known municipally as 150 North Queen Street, located in the north-west quadrant of North Queen Street and Highway No. 427; and recommending that:

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

**20. Preliminary Report – Application to Amend the Etobicoke Official Plan and Zoning Code; Studio Court Limited, 75 Lemonwood Drive  
File No. TA CMB 2003 0003 (Ward 4 – Etobicoke Centre)**

Report (March 18, 2003) from the Director, Community Planning, West District, providing preliminary information on an application by Studio Court Limited to amend the Etobicoke Official Plan and Zoning Code to redevelop and intensify a site currently containing 88 rental townhouses on lands known municipally as 75 Lemonwood Drive, located on the south side of Eglinton 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.

**21. Preliminary Report – Applications to Amend the Etobicoke Official Plan and Zoning Code; Amexon Holdings Inc. and Stockton and Bush CL Limited  
60-80 Park Lawn Road and 2200 Lake Shore Boulevard West  
Files Nos. TA CMB 2002 0021 and TA CMB 2002 0006  
(Ward 6 – Etobicoke-Lakeshore)**

*Deputation Item – 6:30 p.m. or as soon as possible thereafter.*

Report (March 18, 2003) from the Director, Community Planning, West District, respecting amendments to the Etobicoke Official Plan and Zoning Code; providing preliminary information on an application by Amexon Holdings Inc. to permit a mixed use residential, office/commercial development composed of three residential towers incorporated within a 7-storey podium on lands known municipally as 60-80 Park Lawn Road, located on the west side of Park Lawn Road just south of the CN Rail tracks; providing additional information on the application by Stockton and Bush CL Limited to permit a mixed-use residential, office/commercial development composed of three residential towers at 33, 35 and 39-storeys tall, incorporated within a 4-storey office/commercial podium on lands known municipally as 2200 Lake Shore Boulevard West, located on the north-west corner of Lake Shore Boulevard West and Park Lawn Road; and recommending that:

- (1) processing of site specific amendment application TA CMB 2002 0021, as well as the application at 2200 Lake Shore Boulevard West (TA CMB 2002 0006) be deferred; and

- (2) if the applicants wish to proceed with amendments to the Official Plan and Zoning Code, then a comprehensive analysis of the area within the context of the new Official Plan, to assess the viability of changing the focus of the Official Plan for this area be undertaken as discussed in the report.

**22. Preliminary Report – Application to Amend the Etobicoke Zoning Code  
Tilak Corporation, 120 Eringate Drive; File No. TA CMB 2003 0001  
(Ward 3 – Etobicoke Centre)**

Report (March 18, 2003) from the Director, Community Planning, West District, providing preliminary information on an application by Tilak Corporation to amend the Etobicoke Zoning Code to permit a mixed-use development which includes both medium density residential and commercial components on lands known municipally as 120 Eringate Drive, located at the northerly and easterly portions of the site fronting onto both Renforth Drive and Wellesworth Drive; and recommending that:

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

**23. Preliminary Report – Application to Amend the Etobicoke Official Plan  
and Zoning Code; St. Andrews Lane Inc., 977-981 Kipling Avenue  
File No. TA CMB 2003 0002 (Ward 5 – Etobicoke-Lakeshore)**

Report (March 18, 2003) from the Director, Community Planning, West District, providing preliminary information on an application by St. Andrews Lane Inc. to amend the Etobicoke Official Plan and Zoning Code to permit the construction of 26 townhouses on lands known municipally as 977-981 Kipling Avenue, located at Kipling Avenue and the vehicular ramp from Dundas Street West to Kipling Avenue; and recommending that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor at such time that a revised proposal has been submitted;
- (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.

**24. Application for Sidewalk/Boulevard Vending Privileges  
Rexdale Boulevard and Queen's Plate Drive (Ward 2 – Etobicoke North)**

*Deputation Item – 2:45 p.m. or as soon as possible thereafter.*

Communication (March 17, 2003) from Ken Street advising that his application for vending privileges on Rexdale Boulevard, 1.3 metres west of Queen's Plate Drive was refused; and requesting that he be granted a probation period to determine whether or not a hotdog vending cart would be feasible in this area.