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**ETOBICOKE COMMUNITY COUNCIL  
AGENDA  
MEETING No. 7**

**Date of Meeting:** Wednesday, September 10, 2003    **Enquiry:** Mary Casini  
**Time:** 2:00 p.m.    **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. 28 – Deputation Item**  
Request for Traffic Control Signals - Scarlett Road and Alma Drive Crosswalk  
(Ward 2 – Etobicoke North)
- 2:45 p.m.    Respecting Item No. 32 – Deputation Item**  
Proposed Settlement of Cash-in-Lieu of Parkland – Waterford Developments Inc.  
2083-2095 Lake Shore Boulevard West; File No. TA CMB 2000 0008  
(Ward 6 – Etobicoke-Lakeshore)
- 6:30 p.m.    Respecting Item No. 12 – Deputation Item**  
Traffic Assessment – The Kingsway Neighbourhood  
(Ward 5 – Etobicoke-Lakeshore)
- 6:45 p.m.    Respecting Item No. 13 – Deputation Item**  
Traffic Assessment – Edgemore Drive, Glenroy Avenue and Meadowvale Drive  
(Ward 5 – Etobicoke-Lakeshore)

- 7:00 p.m.      Respecting Item No. 33 – Public Meeting under the Planning Act**  
 Final Report – Amendment to the Etobicoke Zoning Code to Implement  
 The Kingsway/Bloor Street District Urban Design Guidelines -  
 Bloor Street West, between Mimico Creek and Prince Edward Drive  
 (Ward 5 – Etobicoke-Lakeshore)

## **COMMUNICATIONS/REPORTS**

### **1.      Introduction of Left-Turn Prohibition onto Islington Avenue from the Driveway on the West Side of Islington Avenue, North of Albion Road (Ward 1 – Etobicoke North)**

Report (July 23, 2003) from the Director, Transportation Services, District 2, responding to a request from Councillor Suzan Hall, Ward 1 – Etobicoke North, for a “No Left Turn” sign for the driveway on the west side of Islington Avenue, north of Albion Road to address safety concerns due to drivers making illegal left turns; and recommending that:

- (1) westbound left turns be prohibited at all times at the Islington Avenue driveway from 1104 Albion Road; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

### **2.      Installation of U-Turn Prohibition – Martin Grove Road, North of Eglinton Avenue West (Ward 4 – Etobicoke Centre)**

Report (August 6, 2003) from the Director, Transportation Services, District 2, responding to a request from an area resident for the installation of a northbound U-turn prohibition on Martin Grove Road, north of Eglinton Avenue West, to address traffic management and safety issues related to the significant number of northbound U-turn manoeuvres occurring in this area; and recommending that:

- (1) U-turns be prohibited anytime for northbound traffic on Martin Grove Road, between Eglinton Avenue West and Richgrove Drive; 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.

**3. Installation of All-Way Stop Control - Brampton Road and Clement Road  
(Ward 4 – Etobicoke Centre)**

Report (August 14, 2003) from the Director, Transportation Services, District 2, responding to a request from Councillor Gloria Lindsay Luby, Ward 4 – Etobicoke Centre, to investigate the intersections of Brampton Road and Clement Road, Brampton Road and Sunvale Drive, and Brampton Road and Ladbrooke Road to determine the need for all-way stop controls; advising that a concern about speeding on Brampton Road was also investigated; and recommending that:

- (1) an all-way stop control be erected at the intersection of Brampton Road and Clement Road; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

**4. Extension of 40 km/h Speed Zone on Coules Court (Ward 6 – Etobicoke-Lakeshore)**

Report (August 14, 2003) from the Director, Transportation Services, District 2, responding to a request from a resident of Coules Court that the current 50 km/h speed limited be reduced to 40 km/h on the south section of Coules Court, between Ecker Drive and the south intersection of Brown's Line; advising that the north section of Coules Court, between Ecker Drive and the north intersection of Brown's Line, currently has a designated 40 km/h speed limit in a school zone; and recommending that:

- (1) the by-law associated with the 40 km/h speed limit on Coules Court between Ecker Drive and the north intersection of Brown's Line be rescinded;
- (2) a 40 km/h speed limit be designated on Coules Court between the north intersection of Brown's Line and the south intersection of Brown's Line as the requirements of the 40 km/h Speed Limit Warrant are achieved; 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. Reduction of Speed Limit from 50 km/h to 40 km/h on Elmbrook Crescent  
(Ward 3 – Etobicoke Centre)**

Report (August 14, 2003) from the Director, Transportation Services, District 2, forwarding a petition from residents of Elmbrook Crescent requesting that physical traffic calming measures be introduced on Elmbrook Crescent; and recommending that:

- (1) a 40 km/h speed limit be designated on Elmbrook Crescent between the north intersection of Renforth Drive and the south intersection of Renforth Drive 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.

**6. Reduction of Speed Limit from 50 km/h to 40 km/h on Various Roads in the Community Bounded by Norseman Street, The Queensway, Royal York Road and Islington Avenue (Ward 5 – Etobicoke-Lakeshore)**

Report (August 14, 2003) from the Director, Transportation Services, District 2, responding to a request from Councillor Peter Milczyn, Ward 5 – Etobicoke-Lakeshore, for a reduction in the speed limit from 50 km/h to 40 km/h on the streets in the community bounded by Norseman Street to the north, The Queensway to the south, Royal York Road to the east and Islington Avenue to the west; and recommending that:

- (1) the speed limit on Athol Avenue, Avon Park Drive, Bentley Drive, Elford Boulevard, Inverness Avenue, Saunders Crescent, Smith Crescent, Uno Drive, and Velma Drive be reduced from 50 km/h to 40 km/h as the requirements of the 40 km/h Speed Limit Warrant are achieved;
- (2) the by-law associated with the 40 km/h speed limit on Chartwell Road between Norseman Street and Yorkview Drive be rescinded;
- (3) a 40 km/h speed limit be designated on Chartwell Drive, between Norseman Street and The Queensway; and
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

**7. Reduction of Speed Limit from 50 km/h to 40 km/h on Allan Park Road, Leland Avenue and Sevenoaks Avenue (Ward 5 – Etobicoke-Lakeshore)**

Report (August 13, 2003) from the Director, Transportation Services, District 2, responding to concerns from residents of Allan Park Road, Leland Avenue and Sevenoaks Avenue respecting the speed of vehicular traffic on these roads; and recommending that:

- (1) the by-law associated with the 40 km/h speed limit on Leland Avenue between Eagle Road and Lothian Avenue be rescinded;

- (2) the speed limit on Allan Park Road be reduced from 50 km/h to 40 km/h as the requirements of the 40 km/h Speed Limit Warrant are achieved;
- (3) the speed limit on Leland Avenue be reduced from 50 km/h to 40 km/h as the requirements of the 40 km/h Speed Limit Warrant are achieved;
- (4) the speed limit on Sevenoaks Avenue be reduced from 50 km/h to 40 km/h as the requirements of the 40 km/h Speed Limit Warrant are achieved; and
- (5) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

**8. Reduction of Speed Limit from 50 km/h to 40 km/h on Bywood Drive  
(Ward 4 – Etobicoke Centre)**

Report (July 25, 2003) from the Director, Transportation Services, District 2, responding to requests from residents living in the area of Bywood Drive and Cedarland Drive respecting the installation of an all-way stop control at the intersection of Bywood Drive and Cedarland Drive; and recommending that:

- (1) the speed limit on Bywood Drive, between Kipling Avenue and Islington Avenue, 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.

**9. Reduction of Speed Limit from 50 km/h to 40 km/h on Widdicombe Hill Boulevard  
(Ward 4 – Etobicoke Centre)**

Report (July 29, 2003) from the Director, Transportation Services, District 2, responding to a request from Councillor Gloria Lindsay Luby, Ward 4 – Etobicoke Centre, respecting the replacement of a 40 km/h sign; advising that a subsequent review of the Municipal Code revealed that no by-law for a 40 km/h speed limit exists on Widdicombe Hill Boulevard, nor is there any record of a 40 km/h sign on this roadway; and recommending that:

- (1) the speed limit on Widdicombe Hill Boulevard, between Eglinton Avenue West and Kipling Avenue, be reduced from 50 km/h to 40 km/h as the requirements of the 40 km/h Speed Limit Warrants 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.

**10. Reduction of Speed Limit from 50 km/h to 40 km/h on Yorkleigh Avenue between Scarlett Road and Roxaline Street (Ward 2 – Etobicoke North)**

Report (July 31, 2003) from the Director, Transportation Services, District 2, responding to a request from Humber Heights of Etobicoke Ratepayers Inc. respecting speeding on Yorkleigh Avenue and the feasibility of installing an all-way stop control at the intersection of Yorkleigh Avenue and Westona Street; and recommending that:

- (1) the speed limit on Yorkleigh Avenue, between Scarlett Road and Roxaline Street, 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.

**11. Reduction of Speed Limit from 50 km/h to 40 km/h on Minglehaze Drive (Ward 1 – Etobicoke North)**

Report (July 22, 2003) from the Director, Transportation Services, District 2, responding to a request from a resident of Minglehaze Drive for a speed limit reduction on the street to 30 km/h; and recommending that:

- (1) the speed limit on Minglehaze Drive be reduced from 50 km/h to 40 km/h as the requirements of the 40 km/h Speed Limit Warrant are reached; 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.

**12. Traffic Assessment – The Kingsway Neighbourhood (Ward 5 – Etobicoke-Lakeshore)**

<i>Deputation Item – 6:30 p.m. or as soon as possible thereafter.</i>
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Report (August 12, 2003) from the Director, Transportation Services, District 2, responding to a petition from residents of The Kingsway, between Bloor Street West and Government Road, requesting traffic calming and other traffic control measures on this section of The Kingsway; and recommending that:

- (1) physical traffic calming devices not be installed on The Kingsway between Bloor Street West and Government Road as the Traffic Calming Warrant is not met;
- (2) physical traffic calming devices not be installed on any street in the area bordered by Bloor Street to the south, The Kingsway to the north and east, and Royal York Road to the west, as the Traffic Calming Warrant is not met;
- (3) an all-way stop control not be erected at the intersection of The Kingsway and King Georges Road as the All-Way Stop Control Warrant is not achieved; and
- (4) an all-way stop control not be erected at the intersection of The Kingsway and Kingsway Crescent as the All-Way Stop Control Warrant is not achieved

**13. Traffic Assessment – Edgemore Drive, Glenroy Avenue and Meadowvale Drive (Ward 5 – Etobicoke-Lakeshore)**

<i>Deputation Item – 6:45 p.m. or as soon as possible thereafter.</i>
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Report (August 12, 2003) from the Director, Transportation Services, District 2, responding to petitions from the residents of Glenroy Avenue and Meadowvale Drive requesting that traffic calming devices be installed on these roadways; advising that Edgemore Drive was included in the evaluation given that it would be impact by proposed traffic calming measures; that the subject streets failed to meet all the warrant criteria; and recommending that physical traffic calming devices not be installed on Glenroy Avenue, Meadowvale Drive and Edgemore Drive.

**14. Traffic and Parking Concerns – Edgehill Road (Ward 4 – Etobicoke Centre)**

Report (August 4, 2003) from the Director, Transportation Services, District 2, responding to issues raised at a community meeting with Councillor Gloria Lindsay Luby, Ward 4 – Etobicoke Centre, including, amongst other matters, parking, speeding and a request for an all-way stop control on Edgehill Road at Westridge Drive; advising that specific to parking concerns, the suggestion of prohibiting stopping at all times on Edgehill Road, north of Westridge Road, was investigated; and recommending that:

- (1) a portion of the “No Parking, 10:00 a.m. to 8:00 p.m.” regulation on the west side of Edgehill Road between Westridge Road and Edenbridge Drive be rescinded and replaced with a “No Stopping Anytime” regulation;
- (2) a portion of the “No Parking, 10:00 a.m. to 8:00 p.m.” regulation on the east side of Edgehill Road between a point 25 metres north of Westridge Road and Edenbridge Drive be rescinded and replaced with a “No Stopping Anytime” regulation; 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.

**15. Introduction of Designated Bicycle Lanes, No Stopping Prohibitions and Exclusive Right-Turn Lanes on Birmingham Street between Islington Avenue and Twenty Second Street (Ward 6 – Etobicoke-Lakeshore)**

Report (August 11, 2003) from the Director, Transportation Services, District 2, advising that the 2003 Capital Budget Works Program includes provision for the reconstruction of Birmingham Street between Islington Avenue and Kipling Avenue and the resurfacing of Birmingham Street between Kipling Avenue and Twenty Second Street; further advising that the Strategic Plan for Cycling in Toronto designates Birmingham Street from Thirtieth Street to First Street as a “Bike Lane” route; and recommending that:

- (1) the reconstruction of Birmingham Street between Islington Avenue and Kipling Avenue and, the resurfacing of Birmingham Street between Kipling Avenue and Twenty Second Street, include the provision of designating a minimum 1.5 metres wide bicycle lane on the north side of Birmingham Street between Islington Avenue and Twenty Second Street;
- (2) the resurfacing of Birmingham Street between Kipling Avenue and Twenty Second Street, include the provision of designating a minimum 1.5 metres wide bicycle lane on the south side of Birmingham Street between Twenty Second Street and Nineteenth Street;
- (3) the reconstruction of Birmingham Street between Islington Avenue and Kipling Avenue include the provision of designating a 2.0 metre wide bicycle lane on the south side of Birmingham Street between Kipling Avenue and Islington Avenue;
- (4) the by-law associated with the “No Parking Anytime” prohibition on both sides of Birmingham Street between Dwight Avenue and Eighth Street be rescinded;
- (5) the by-law associated with the “No Parking Anytime” prohibition on both sides of Birmingham Street between Fourteenth Street and Kipling Avenue be rescinded;
- (6) the by-law associated with the “No Parking Anytime” prohibition on the north side of Birmingham Street between Kipling Avenue and a point 91.5 metres west thereof be rescinded;
- (7) the by-law associated with the “No Parking Anytime” prohibition on the north side of Birmingham Street between Twenty Second Street and Arena Drive be rescinded;



- (8) the by-law associated with the “No Parking Anytime” prohibition on the south side of Birmingham Street between Twenty Second Street and a point 41.0 metres east thereof be rescinded;
- (9) parking be prohibited anytime on both sides of Birmingham Street between Dwight Avenue and Islington Avenue;
- (10) stopping be prohibited anytime on both sides of Birmingham Street between Islington Avenue and Kipling Avenue;
- (11) stopping be prohibited anytime on the north side of Birmingham Street between Kipling Avenue and a point 91.5 metres west thereof;
- (12) stopping be prohibited anytime on the north side of Birmingham Street between Twenty Second Street and a point 57.0 metres east of Faustina Drive;
- (13) stopping be prohibited anytime on the north side of Birmingham Street between Twenty Second Street and a point 41.0 metres east thereof;
- (14) the most northerly lane on Birmingham Street, between Islington Avenue and a point 30.5 metres east thereof, be designated as a one-way traffic lane anytime for westbound right turning traffic;
- (15) the most northerly lane on Birmingham Street, between Seventeenth Street and Kipling Avenue, be designated a one-way traffic lane anytime for westbound right turning traffic; and
- (16) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

**16. Prohibition of Heavy Trucks on Kipling Avenue, North of Albion Road  
(Ward 1 – Etobicoke North)**

Report (August 12, 2003) from the Director, Transportation Services, District 2, responding to concerns raised by Councillor Suzan Hall, Ward 1 – Etobicoke North, respecting heavy trucks travelling on Kipling Avenue between Albion Road and Steeles Avenue West; and recommending that:

- (1) heavy trucks be prohibited from travelling on Kipling Avenue between Albion Road and Steeles Avenue West between 7:00 p.m. and 7:00 a.m.; 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.

**17. Road Conditions - Cosmo Road (Ward 5 – Etobicoke-Lakeshore)**

Report (July 31, 2003) from the Director, Transportation Services, District 2, responding to a request from the Etobicoke Community Council at its meeting held on July 9, 2003, for a report on the costs associated with constructing curbs and/or sidewalks on Cosmo Road, as well as the appropriate timing for inclusion in the capital budget, due to complaints received by Councillor Peter Milczyn, Ward 5 – Etobicoke-Lakeshore, from area residents respecting parking on Cosmo Road; and recommending that at this time, curbs and sidewalks not be installed on either side of Cosmo Road.

**18. Official Naming of Brown’s Line (Ward 6 – Etobicoke-Lakeshore)**

Report (August 20, 2003) from the Director, Transportation Services, District 2, respecting the public street located between Evans Avenue and Lake Shore Boulevard West, that has been identified over time as “Brown’s Line” and “Browns Line”; advising that research into the various registered plans for the street show the name with and without the apostrophe; and recommending that:

- (1) the public street identified as Brown’s Line, illustrated on Attachment No. 1, be officially named by by-law as “Brown’s Line”; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**19. Action of City Council - Improvements to the Nomination Process for Community Preservation Panels (All Wards)**

Communication (July 28, 2003) from the City Clerk forwarding, for the information of Community Councils, Clause No. 11 contained in Report No. 6 of The Economic Development and Parks Committee, headed “Improvements to the Nomination Process for Community Preservation Panels (All Wards)”, which was adopted, without amendment, by the Council of the City of Toronto at its meeting held on July 22, 23 and 24, 2003.

**20. Withdrawal of Appeal to the Ontario Municipal Board of Committee of Adjustment Variance Refusal – 6 Colwood Road (Ward 4 – Etobicoke Centre)**

Report (July 25, 2003) from the City Solicitor advising that Council at its regular meeting held on April 14, 15, and 16, 2003, adopted Clause No. 9 of Report No. 3 of The Etobicoke Community Council directing the City Solicitor to oppose the owner's appeal of the Etobicoke Committee of Adjustment variance refusal for an increase in Floor Space Index from 0.5 to 0.55 at the Ontario Municipal Board; advising that the Appellant formally withdrew the appeal and that pursuant to subsection 45(15) of the

Planning Act, the decision of the Committee is final and binding; and recommending that the report be received for information.

**21. Inclusion on Inventory of Heritage Properties – 34 Riverdale Drive (Franklin Carmichael Art Centre) (Ward 2 - Etobicoke North)**

Communication (August 19, 2003) from the City Clerk advising that the Toronto Preservation Board at its meeting held on August 19, 2003, recommended to the Etobicoke Community Council and City Council the adoption of the report dated July 3, 2003, from the Commissioner, Economic Development, Culture and Tourism, wherein it is recommended that:

- (1) City Council include the property at 34 Riverdale Drive (Franklin Carmichael Art Centre) on the City of Toronto Inventory of Heritage Properties; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**21(a).** Report (July 31, 2003) from the Commissioner, Economic Development, Culture and Tourism, advising that the Etobicoke Community Preservation Panel nominated the property at 34 Riverdale Drive (Franklin Carmichael Art Centre) for inclusion on the City of Toronto Inventory of Heritage Properties for its cultural resource value or interest; further advising that the Franklin Carmichael Art Centre located on the west side of Riverdale Drive, east of Islington Avenue and south of Albion Road, consists of the Dr. Agnes Ann Curtin House and the adjoining Franklin Carmichael Art Gallery; and recommending to the Toronto Preservation Board and the Etobicoke Community Council that:

- (1) City Council include the property at 34 Riverdale Drive (Franklin Carmichael Art Centre) on the City of Toronto Inventory of Heritage Properties; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**22. Designation of Property under Part IV of the Ontario Heritage Act 12 King George's Road (George Skelding House) (Ward 5 – Etobicoke-Lakeshore)**

Report (August 12, 2003) from the City Clerk advising that no objections have been received in response to the Notice of Intention to Designate 12 King George's Road [Clause No. 10 of Report No. 5 of The Etobicoke Community Council]; and recommending that:

- (1) Council authority be granted for the introduction of the necessary bill in Council to designate 12 King George's 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.

**23. Request for Fence Variance – 80 Waniska Avenue (Ward 5 – Etobicoke-Lakeshore)**

Report (August 20, 2003) from the District Manager, Municipal Licensing and Standards, West District, respecting a request by the owner of 80 Waniska Avenue for an exemption to the Toronto Municipal Code, Chapter 447, Fences, to permit an existing fence, with a section exceeding the 2 metre height limit, to remain on the property; and recommending that the application be refused as the height of the fence is not in compliance with the regulation set out in Toronto Municipal Code, Chapter 447, Fences.

**24. Request for Fence Variance – 35 Fieldway Road (Ward 5 – Etobicoke-Lakeshore)**

Report (August 26, 2003) from the District Manager, Municipal Licensing and Standards, West District, respecting a request by Tom Giancos, Zanini Developments Inc., for an exemption to the Toronto Municipal Code, Chapter 447, Fences, to permit the construction of an acoustical barrier on the property at 35 Fieldway Road that was approved by Works and Emergency Services during the official plan amendment and rezoning application process; and recommending that the acoustical barrier walls recommended by Messrs. S. S. Wilson Associates, in their report dated January 27, 2003, as part of the development review process for the east, south and west elevations, be approved.

**25. Request for Fence Variance – 10, 22 and 36 Willowridge Road (Ward 4 – Etobicoke Centre)**

Report (August 26, 2003) from the District Manager, Municipal Licensing and Standards, West District, respecting a request by Gary Stein, Architect, on behalf of the owners of 10, 22 and 36 Willowridge Road, for an exemption to the Toronto Municipal Code, Chapter 447, Fences, to permit the erection of a 2.5 metre high chain-link fence at the front of the property; and recommending that the application be approved with the understanding that the height of the fence is not in compliance with the regulation set out in the Toronto Municipal Code, Chapter 447, Fences.

**26. Fire Route Designations (Various Wards)**

Report (July 28, 2003) from the District Chief, Fire Prevention, West Command, respecting the enactment of the appropriate by-law to approve the final designation of fire routes to enable By-law Enforcement Officers to tag illegally parked vehicles within the designated fire route; and recommending that:

- (1) the final designation of a Fire Route under Chapter 134 of the Etobicoke Municipal Code be approved at the following locations:
  - (a) 5 Marine Parade Drive;
  - (b) 527 – 563 Oxford Street; and
  - (c) 9 – 31 West Deane Park Drive; and
- (2) the appropriate by-law be enacted by City Council.

**27. Construction and Maintenance of Fire Routes (Various Wards)**

Report (August 5, 2003) from the District Chief, Fire Prevention, West Command, respecting the enactment of the appropriate by-law to allow the construction and maintenance of fire routes; and recommending that:

- (1) Chapter 134-20 of the Etobicoke Municipal Code be amended by adding the following locations to Schedule ‘B’, “Lands upon which Fire Routes are to be Constructed and Maintained”:
  - (a) 9 to 31 West Deane Park Drive;
  - (b) 11, 15 and 17 Michael Power Place; and
  - (c) 3625 Lake Shore Boulevard West; and
- (2) the appropriate by-law be enacted by City Council.

**28. Request for Traffic Control Signals - Scarlett Road and Alma Drive Crosswalk (Ward 2 – Etobicoke North)**

*Deputation Item – 2:15 p.m. or as soon as possible thereafter.*

Communication (August 25, 2003) from Councillor Rob Ford, Ward 2 – Etobicoke North, advising of the death of a pedestrian at the Scarlett Road and Alma Drive crosswalk and requesting that the Etobicoke Community Council direct the

appropriate staff to identify the necessary funds and install traffic control signals on Scarlett Road as soon as possible.

- 28(a).** Petition (August 13, 2003) forwarded by Councillor Rob Ford, Ward 2 - Etobicoke North, containing the signatures of approximately 400 area residents, requesting the installation of stoplights at Scarlett Road and Alma Drive.

**29. City Staff Attendance at Ontario Municipal Board Appeal Hearing - Applications to Amend the Etobicoke Official Plan and Zoning Code Canadian Tire Real Estate Ltd. (Page + Steele Architects Planners) 5365 Dundas Street West; File No. TA CMB 2003 0005 (Ward 5 – Etobicoke-Lakeshore)**

Report (August 18, 2003) from the Director, Community Planning, West District, on a pending Ontario Municipal Board hearing respecting applications by Canadian Tire Real Estate Ltd. (Page + Steele Architects Planners) to amend the Etobicoke Official Plan and Zoning Code to permit a high rise residential development on lands known municipally as 5365 Dundas Street West, located on the south side of Dundas Street West, between Subway Crescent and Shorncliffe Road [Clause No. 17(e) of Report No. 6 of The Etobicoke Community Council]; and recommending that:

- (1) the City Solicitor be authorized to appear before the Ontario Municipal Board to request deferral of the appeal of the application to allow:
  - (a) the submission of required studies for review by City staff, as discussed in the Comments section of the report; and
  - (b) the submission of an application for Site Plan Control approval, pursuant to Section 41 of the Planning Act, to permit City staff the opportunity to complete an appropriate development review; and
- (2) should the Ontario Municipal Board not support the deferral request, the City Solicitor be authorized to oppose the current application.

**30. City Staff Attendance at Ontario Municipal Board Appeal Hearing - Applications to Amend the Etobicoke Official Plan and Zoning Code Joseph Albanese Ltd./Lincoln Developments Co. (Kirkor Architects & Planners) 2 Dunbloor Road; File No. TA CMB 2002 0019 (Ward 5 – Etobicoke-Lakeshore)**

Report (August 18, 2003) from the Director, Community Planning, West District, on a pending Ontario Municipal Board hearing respecting applications by Joseph Albanese Ltd./Lincoln Developments Co. (Kirkor Architects & Planners) to amend the Etobicoke Official Plan and Zoning Code to permit a high rise residential development on lands known municipally as 2 Dunbloor Road, located on the west side of Dunbloor Road,

between Bloor Street and Dundas Street West, adjacent to the “Six Points Interchange”; recommending that the City Solicitor be authorized to appear before the Ontario Municipal Board to request deferral of the appeal of the application to allow:

- (a) the Six Points Interchange study to progress sufficiently enough to allow the proposal to be sited without affecting the ultimate design of the Six Points Interchange;
- (b) the submission of required studies and detailed review by City staff, as discussed in the “Comments” section of the report; and
- (c) the submission of an application for Site Plan Control approval, pursuant to Section 41 of the Planning Act, to permit City staff the opportunity to complete an appropriate review.

**31. Development of the Community Improvement Plan for Etobicoke Centre  
(Ward 5 – Etobicoke-Lakeshore)**

Report (August 15, 2003) from the Director, Community Planning, West District, respecting the establishment of a Working Group to draft the Terms of Reference for the Community Improvement Plan for Etobicoke Centre; and recommending that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor in the fall of 2003;
- (2) appropriate City staff attend the community consultation meeting;
- (3) notice for the community consultation meeting be given to interested landowners (residential and business), local community associations, and the local Business Improvement Areas; and
- (4) the Terms of Reference for a Community Improvement Plan for Etobicoke Centre be presented to Community Council in the first quarter of 2004.

**32. Proposed Settlement of Cash-in-Lieu of Parkland - Waterford Developments Inc.  
2083-2095 Lake Shore Boulevard West; File No. TA CMB 2000 0008  
(Ward 6 – Etobicoke-Lakeshore)**

**(DEFERRED FROM JULY 9, 2003 MEETING)**

<i>Deputation Item – 2:45 p.m. or as soon as possible thereafter.</i>
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Report (July 4, 2003) from the Director, Community Planning, West District, commenting on the proposed settlement of cash-in-lieu of parkland for

Waterford Developments Inc., on lands known municipally as 2083-2095 Lake Shore Boulevard West; and recommending that:

- (1) a parkland credit is only recognized for Parts 15, 17, 18 and 21 on Attachment 1, appended to the report, totalling 0.158 hectares;
- (2) additional parkland credit for Parts 10 and 22 on Attachment 1, appended to the report, totalling 0.113 hectares, be offered to settle this matter if deemed appropriate by the City Solicitor and Commissioner, Economic Development, Culture and Tourism;
- (3) any additional parkland credit as proposed in the applicant's letter of May 27, 2003, and more particularly described as the hatched portion of Part 19 on Attachment 1, appended to the report, be denied;
- (4) the applicant be required to fulfill the remainder of their parkland dedication requirement by a cash-in-lieu of parkland dedication payment to the satisfaction of the Commissioner, Economic Development, Culture and Tourism; and
- (5) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**32(a).** Communication (May 27, 2003) from B. S. Onyschuk, Gowlings, Lafleur Henderson LLP, on behalf of Waterford Developments Inc., owners of 2083-2095 Lake Shore Boulevard West, in connection with the foregoing matter, and requesting that the following alternative parkland cash-in-lieu requirement for these lands be endorsed and adopted:

- (a) City staff's on-site parkland credit should continue to be recognized for Parts 15, 17 and 18, amounting to .092 hectares;
- (b) City staff's off-site parkland credit should continue to be recognized for Parts 10, 21 and 22, amounting to .178 hectares; and
- (c) an additional off-site parkland credit should be recognized for the cross-hatched portion of Part 19 (with the curvature of Marine Parade Drive), which amounts to an additional .163 hectares.



**33. Final Report – Amendment to the Etobicoke Zoning Code to Implement the Kingsway/Bloor Street District Urban Design Guidelines - Bloor Street West, between Mimico Creek and Prince Edward Drive (Ward 5 – Etobicoke-Lakeshore)**

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

Report (August 14, 2003) from the Director, Community Planning, West District, respecting an amendment to the Etobicoke Zoning Code to rezone the Kingsway/Bloor Street district, extending between Mimico Creek in the west, to Prince Edward Drive in the east, from Limited Commercial to Limited Commercial – Avenues, to enable full implementation of the Kingsway/Bloor Street District Urban Design Guidelines and their incorporation into the Etobicoke Official Plan as an “Area of Special Identity”; 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 2; 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.

**34. Preliminary Report – Applications to Amend the Etobicoke Official Plan and Zoning Code; 1531201 Ontario Inc., c/o Lifetime Homes (Architects Alliance) 700 Evans Avenue; File No. TA CMB 2003 0008 (Ward 5 – Etobicoke-Lakeshore)**

Report (August 13, 2003) from the Director, Community Planning, West District, providing preliminary information on applications by 1531201 Ontario Inc., c/o Lifetime Homes (Architects Alliance) to amend the Etobicoke Official Plan and Zoning Code to permit redevelopment of the site with four high rise residential buildings, ranging in height from 30 storeys to 35 storeys, with 1,200 condominium dwelling units on lands known municipally as 700 Evans Avenue, located at the north-west corner of Evans Avenue and Sherway Gate; 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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**ETOBICOKE COMMUNITY COUNCIL  
SUPPLEMENTARY AGENDA  
MEETING No. 7**

**Date of Meeting:** Wednesday, September 10, 2003    **Enquiry:** Mary Casini  
**Time:** 2:00 p.m.    **Administrator**  
**Location:** Council Chambers    **416-394-8101**  
Etobicoke Civic Centre    **etcc@toronto.ca**  
399 The West Mall  
Toronto, Ontario

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**COMMUNICATIONS/REPORTS**

- 33. Final Report – Amendment to the Etobicoke Zoning Code to Implement The Kingsway/Bloor Street District Urban Design Guidelines - Bloor Street West, between Mimico Creek and Prince Edward Drive (Ward 5 – Etobicoke-Lakeshore)**

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

- 33(a).** Communications in support of the zoning by-law amendment, forwarded by Mary Campbell, Kingsway Park Ratepayers Inc., and a copy of each is on file in the City Clerk's Office, Etobicoke Civic Centre:
- (i) (August 30, 2003) from John Adamson;
  - (ii) (August 31, 2003) from Thomas Robins;
  - (iii) (September 2, 2003) from William Cowling; and
  - (iv) (September 2, 2003) from Mary Campbell, The Kingsway Park Ratepayers Inc.;

**(Please note that there is no material attached for this item.)**

- 35. Sale of Surplus Vacant Land – North Side of Maidacraft Place between 14 and 23 Maidacraft Place (Ward 4 – Etobicoke-Centre)**

Report (August 19, 2003) from the Commissioner, Corporate Services, recommending that:

- (1) the Offer to Purchase from Giuseppe Petrolo and Maria Petrolo to purchase the City-owned parcel of vacant land on the north side of Maidacraft Place between 14 and 23 Maidacraft Place, being part of Block D, Plan M1524, in the amount of \$10,000.00, be accepted on the terms outlined in the body of the report, and that either one of the Commissioner, Corporate Services, or the Director, 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.

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

Communication (September 2, 2003) from the City Clerk advising that the Etobicoke Sign Variance Advisory Committee at its meeting held on September 2, 2003, recommended to the Etobicoke Community Council that:

- (1) the report dated June 3, 2003, from the Director of Building and Deputy Chief Building Official, West District, embodying an application by Javeid Akhtar, Kwality Signs Inc., on behalf of 7-Eleven Canada Inc., for approval of variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, to permit three gas bar fascia and two weather canopy signs at 980 Islington Avenue, recommending that the request for variance be refused, be adopted;
- (2) the report dated June 3, 2003, from the Director of Building and Deputy Chief Building Official, West District, embodying an application by Svetlana Levant, Pride Signs Ltd., on behalf of Tansglobe Management, for approval of variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, to permit a ground sign closer to the lot line than permitted at 300 The East Mall and also to permit an existing ground sign to remain as a second ground sign, recommending that the request for variance for 0.9 metres of setback from the street line be approved, provided the applicant obtains clearance from the Transportation Division, Works and Emergency Services, prior to issuance of a sign permit, and the request for variance for a second ground sign along The East Mall frontage be refused and the existing ground sign be removed for the reasons outlined in the report, be adopted;

- (3) the application by Javeid Akhtar, Kquality Signs Inc., on behalf of Pat Lacivita, The Great Atlantic and Pacific Company of Canada Limited, for approval of variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, to permit one first-party illuminated advertising fascia sign at 5559 Dundas Street West, contained in the report dated August 19, 2003, from the Director 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 displays the registered business identification name, not an advertising slogan;
- (4) the report dated August 20, 2003, from the Director of Building and Deputy Chief Building Official, West District, respecting an application by James Johnston, Zip Signs Limited, on behalf of Paul Mantella, Fima Developments, for approval of variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, to permit one first-party non-illuminated sidewall fascia sign on the existing commercial building at 1880 The Queensway, be adopted;
- (5) the application by Keith Dudley, Krislee Signs, on behalf of David Beare, First Pro Developments Limited, for approval of variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, to permit one first-party fascia sign on the sidewall (south elevation) of the building at 181 North Queen Street, contained in the report dated August 20, 2003, from the Director 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 apparent impact on the residential community;
- (6) the report dated August 8, 2003, from the Director of Building and Deputy Chief Building Official, West District, respecting an application by Peter Hood, Steel Art Signs, on behalf of Kim Valliere, Riokim Holdings, for approval of variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, to permit a second first-party fascia sign on the south elevation of the building at 1530 Albion Road, be adopted;
- (7) the report dated August 8, 2003, from the Director of Building and Deputy Chief Building Official, West District, respecting an application by Donald Chow, Archicon Canada Inc., on behalf of Steve Fletcher, Director of Restaurant Design, Cara Operations, for approval of variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, to permit two illuminated first-party fascia signs to be erected on the east elevation at 269 Rexdale Boulevard, be adopted;
- (8) the report dated August 8, 2003, from the Director of Building and Deputy Chief Building Official, West District, respecting an application by Kuljit Dhaliwal, Managing Director, 878617 Ontario Ltd., on behalf of Safari Auto Body, for approval of variance from Chapter 215, Signs, of the former City of Etobicoke

Municipal Code, to permit a first-party ground sign at 32 Stoffel Drive, recommending that the request for variance be refused, be adopted;

- (9) the report dated August 8, 2003, from the Director of Building and Deputy Chief Building Official, West District, respecting an application by Stephen Stockley, Steel Art Signs, on behalf of Bruce Bridgeford, Director of Humber College, for approval of variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, to permit one first-party ground sign at 205 Humber College Boulevard, be adopted;
- (10) the application by Lynn Andrews, Acme Neon Signs (Windsor) Ltd., on behalf of Paul Johnstone, Pharma Plus Drugmart, for approval of variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, to permit three illuminated first-party fascia signs to be erected on an existing parapet wall at 250 Wincott Drive, contained in the report dated August 8, 2003, from the Director of Building and Deputy Chief Building Official, West District, wherein it recommended that the request for variance be refused, be adopted, having regard that the plaza in which the Pharma Plus Drugmart is located is far from Eglinton Avenue and that erecting signage on the parapet wall is a reasonable request; and
- (11) the report dated August 8, 2003, from the Director of Building and Deputy Chief Building Official, West District, respecting an application by Sid Paul, PDA Architects, on behalf of Jay Smith, Shoppers Drug Mart, for approval of variance from Chapter 215, Signs, of the former City of Etobicoke Municipal Code, to permit three illuminated first-party fascia signs and one non-illuminated fascia sign on the entrance canopy at 123 Rexdale Boulevard, be adopted.

### **37. Request for Fence Variance – 1 Bradfield Avenue (Ward 5 – Etobicoke-Lakeshore)**

Report (September 2, 2003) from the District Manager, Municipal Licensing and Standards, West District, respecting a request by the owner of 1 Bradfield Avenue for an exemption to the Toronto Municipal Code, Chapter 447, Fences, to permit a close boarded wooden fence to be constructed to a height of 1.83 metres along the front property at 1 Bradfield Avenue; and recommending that the fence be constructed to conform with the requirements of the Municipal Code, Chapter 447, in that the close boarded fence constructed within the owner's front yard be limited in height to 1.0 metre, within 2.4 metres setback from the property line, 1.2 metres in height at a point 2.4 metres from the property line to the front wall of the dwelling and 2.0 metres in height beyond that point.

**38. Installation of Turn Prohibitions into a New Driveway to Woodbine Racetrack at the West Intersection of Rexdale Boulevard and Queen's Plate Drive (Ward 2 – Etobicoke North)**

Report (August 28, 2003) from the Director, Transportation Services, District 2, responding to a request by Woodbine Entertainment to both Transportation Services and the Toronto Transit Commission (TTC) to consider a proposal to allow TTC buses to enter Woodbine Racetrack at a new driveway to be constructed immediately opposite Queen's Plate Drive on the south side of Rexdale Boulevard; advising that the driveway will be for TTC vehicles only, with access being prohibited to all other motorists; further advising that funding will be provided by the proponent; and recommending that:

- (1) the eastbound right turn and southbound through movement be prohibited at all times at the west intersection of Rexdale Boulevard and Queen's Plate Drive/Woodbine Racetrack driveway, except for buses;
- (2) the westbound to southbound left turn be prohibited at all times at the west intersection of Rexdale Boulevard and Queen's Plate Drive/Woodbine Racetrack driveway;
- (3) improvements to the south approach of the Rexdale Boulevard and Queen's Plate Drive intersection are designed and constructed to the satisfaction of both the Transportation Services Division and the TTC, and at no cost to the municipality; 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.

**39. Boulevard Parking Agreement – Tamara Green, 287-289 Bering Avenue (Ward 5 – Etobicoke-Lakeshore)**

Report (August 24, 2003) from the Director, Transportation Services, District 2, respecting an application by Tamara Green to authorize four parking stalls on the south side of Bering Avenue; and recommending that:

- (1) Etobicoke Community Council allow the applicant to locate four vehicle parking stalls within the boulevard area of Bering Avenue;
- (2) the applicant enter into a boulevard parking agreement;
- (3) the boulevard parking stalls are for use by the applicant's employees and visitors, and cannot be loaned, leased, rented or transferred;
- (4) the applicant, at her expense, register the boulevard parking agreement on-title to the satisfaction of the City Solicitor;

- (5) the applicant at her expense, shall individually sign each boulevard parking stall to the satisfaction of the Director, Transportation Services Division, District 2; and
- (6) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

**40. Boulevard Parking Agreement – De Zen Realty Company Limited  
23-31 Windsor Street (Ward 6 – Etobicoke-Lakeshore)**

Report (August 26, 2003) from the Director, Transportation Services, District 2, respecting an application by De Zen Realty Company Limited to authorize a maximum of 23 parking stalls in the boulevard area of Windsor Street; and recommending that:

- (1) Etobicoke Community Council allow the applicant to locate a maximum of 23 vehicle parking stalls within the boulevard area of Windsor Street;
- (2) the applicant enter into a boulevard parking agreement with the City of Toronto;
- (3) the boulevard parking stalls are for use by the applicant's employees and visitors, and cannot be loaned, leased, rented or transferred;
- (4) the applicant, at its expense, register the boulevard parking agreement on-title to the satisfaction of the City Solicitor;
- (5) the applicant at their expense, shall individually sign each boulevard parking stall to the satisfaction of the Director, Transportation Services Division, District 2; and
- (6) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

**41. Installation of Traffic Control Signals – The Queensway, East of High Street  
(Ward 5 – Etobicoke-Lakeshore)**

Report (September 4, 2003) from the Director, Transportation Services, District 2, respecting the installation of traffic control signals on The Queensway, east of High Street, at the driveways to 125 and 130 The Queensway; advising that the commercial property at 125 The Queensway is currently being redeveloped; that one of the conditions of site plan approval is the installation of traffic control signals at the main driveway to the site, opposite the driveway to the Humber Sewage Treatment Plant; further advising that the estimated total cost of \$200,000.00, including a one-time

maintenance fee of \$30,000.00 for the installation of traffic control signals is the responsibility of the developer; and recommending that:

- (1) traffic control signals be installed on The Queensway, east of High Street, at the driveways to 125 and 130 The Queensway;
- (2) installation of the traffic control signals be subject to the receipt of funding from the developer, 125 QW-1 Inc. and 125 QW-2 Inc.; 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.

**42. Application to Amend the Etobicoke Official Plan and Zoning Code for Site Plan Approval; St. Andrews Lane Inc. (William Holman, Architect)  
977-981 Kipling Avenue; File No. TA CMB 2003 0002  
(Ward 5 – Etobicoke-Lakeshore)**

Report (September 4, 2003) from the Director, Community Planning, West District, respecting an application by St. Andrews Lane Inc. (William Holman, Architect) to amend the Etobicoke Official Plan and Zoning Code for Site Plan Approval for a proposed 26 unit townhouse development at 977-981 Kipling Avenue; advising that the net density proposed is 97 units per hectare (39 units per acre) and the maximum net residential density permitted under the Medium Density Residential designation in the Etobicoke Official Plan is 75 units per hectare (30 units per acre); that the proposal does not address the site design issues identified in the Preliminary Report, primarily, because the number of units proposed leaves insufficient site area remaining to satisfactorily address those matters; further advising that the proposal does not promote the urban design goals under the City's Urban Design Guidelines for Infill Townhouses and the policies of the new Toronto Official Plan; that while the applicant has discussed with Planning staff two possible revised proposals which marginally reduced the number of townhouse units, no formal submission has occurred; that the Ontario Municipal Board has advised that the applicant has appealed the application; and recommending that City Council:

- (1) refuse the application by St. Andrews Lane Inc. to permit the development of 26 townhouse units; and
- (2) authorize the City Solicitor and City staff to appear and defend the refusal at the Ontario Municipal Board Hearing.