

**THE CITY OF TORONTO**

**City Clerk's Office**

**Minutes of the Etobicoke Community Council**

**Meeting No. 2**

**March 3, 2003**

The Etobicoke Community Council met on Monday, March 3, 2003, in the Council Chambers, Etobicoke Civic Centre, 399 The West Mall, Toronto, commencing at 6:05 p.m.

Attendance:

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

	6:05 p.m. to 8:50 p.m.
Councillor Rob Ford	X
Councillor Suzan Hall (Vice Chair)	X
Councillor Douglas Holyday	X
Councillor Irene Jones	X
Councillor Gloria Lindsay Luby	X
Councillor Peter Milczyn (Chair)	X

Councillor Milczyn in the Chair.

**Confirmation of Minutes**

On motion by Councillor Lindsay Luby, the Minutes of the meeting of the Etobicoke Community Council held on January 21, 2003, were confirmed.

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On motion by Councillor Lindsay Luby, the Etobicoke Community Council concurred in the introduction of new staff reports/communications appearing on the Added Starter Agenda as Items Nos. 13 and 14.

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

The Etobicoke Community Council had before it a report (January 28, 2003) from the Director, Transportation Services, District 2, responding to a request from Councillor Suzan Hall, Ward 1 – Etobicoke North, to investigate the feasibility of reducing the speed limit on Humberline Drive; and recommending that:

- (1) the speed limit on Humberline Drive between Humberwood Boulevard and Humber College Boulevard 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.

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

**(Clause No. 1, Report No. 2)**

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

The Etobicoke Community Council had before it a report (January 13, 2003) from the Director, Transportation Services, District 2, advising that as a result of a request from Councillor Suzan Hall, Ward 1 – Etobicoke North, on behalf of residents of Avening Drive, speed studies were conducted on Avening Drive; and recommending that:

- (1) the speed limit on Avening Drive, between Silverstone Drive (north intersection) and Silverstone Drive (south intersection), 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.

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

**(Clause No. 2, Report No. 2)**

**2.3 Reduction of Speed Limit from 50 km/h to 40 km/h on Lakeshore Drive  
(Ward 6 – Etobicoke-Lakeshore)**

The Etobicoke Community Council had before it a report (January 28, 2003) from the Director, Transportation Services, District 2, advising that as a result of a request from Councillor Irene Jones, Ward 6 – Etobicoke-Lakeshore, on behalf of an area resident, an investigation was conducted concerning the issue of speeding on Lakeshore Drive; and recommending that:

- (1) the speed limit on Lakeshore Drive, between the west limit of the road (west of Thirteenth Street) and the east limit of the road (east of First 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.

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

**(Clause No. 3, Report No. 2)**

**2.4 Introduction of Left-turn Prohibition – 5229 Dundas Street West  
(Ward 5 – Etobicoke-Lakeshore)**

The Etobicoke Community Council had before it a report (January 29, 2003) from the Director, Transportation Services, District 2, advising that as part of the conditions of the approved site plan for the condominium development currently being constructed on lands known municipally as 5229 Dundas Street West, located on the south side of Dundas Street West, immediately west of the southbound ramp to Kipling Avenue, the driveway access from Dundas Street West will be designed to physically restrict northbound to westbound turning movements onto Dundas Street West, thus allowing right-out movements only; and recommending that:

- (1) northbound to westbound left turns be prohibited at all times at the Dundas Street West access driveway from 5229 Dundas Street West; 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.

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

**(Clause No. 4, Report No. 2)**

**2.5 Construction and Maintenance of Fire Routes (Various Wards)**

The Etobicoke Community Council had before it a report (February 11, 2003) from the District Chief, Fire Prevention, West Command, respecting the enactment of the appropriate by-law to allow the construction and maintenance of a fire route; 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) 312 Humber College Boulevard;
  - (b) 237 Queens Plate Drive;
  - (c) 330 Queens Plate Drive;
  - (d) 1608 The Queensway;
  - (e) 5 Marine Parade Drive;
  - (f) 527-535 Oxford Street; and
  - (g) 88 Palace Pier Court; and
- (2) the appropriate by-law be enacted by City Council.

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

**(Clause No. 6, Report No. 2)**

**2.6 Fire Route Designation – 1950 The Queensway (Ward 5 – Etobicoke-Lakeshore)**

The Etobicoke Community Council had before it a report (February 11, 2003) from the District Chief, Fire Prevention, West Command, 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:

- (1) the final designation of a Fire Route under Chapter 134 of the Etobicoke Municipal Code be approved at 1950 The Queensway; and
- (2) the appropriate by-law be enacted by City Council.

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

**(Clause No. 7, Report No. 2)**

**2.7 Dedication and Naming of City-owned Lands – “Sherway Gardens Road”  
(Ward 5 – Etobicoke-Lakeshore)**

The Etobicoke Community Council had before it a report (February 13, 2003) from the City Surveyor, Works and Emergency Services, recommending that:

- (1) the City-owned lands extending between The Queensway and Sherway Gate, being Parts 25, 27, 28 and 30 on Plan 64R-16731, be dedicated as public highway and named "Sherway Gardens Road";
- (2) the Etobicoke Community Council authorize public notice be given in time for this matter to be considered at the Etobicoke Community Council meeting of April 2, 2003, to allow the bill to be introduced at City Council's meeting of April 14, 2003; 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:

- (1) adopted Recommendations Nos. (2) and (3) in the aforementioned report; and
- (2) requested the Director, Transportation Services, District 2, to submit a report to the Etobicoke Community Council at its meeting scheduled to be held on April 2, 2003, on safety issues including a review of the lighting on the ring road and the layout of Sherway Gardens Road.

(Sent to: Director, Transportation Services, District 2; c. City Surveyor; Desmond Christopher, Supervisor, Street and Parcel Mapping; Lorraine Searles-Kelly, Solicitor – March 5, 2003)

**(Clause No. 12(b), Report No. 2)**

**2.8 Black History Month 2003**

The Etobicoke Community Council had before it a communication (November 28, 2002) addressed to Councillor Peter Milczyn from Mr. Morley S. Wolfe, Chair, Toronto

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Residents in Partnership (TRIP), requesting an opportunity to present the official educational Black History poster to local residents and the Etobicoke Community Council in commemoration of Black History Month 2003.

Fred Poku-Bonsu, Committee Member of Toronto Residents in Partnership (TRIP), presented the Chair of the Etobicoke Community Council with the Black History Month 2003 poster created this year by artist Jacqueline Ward.

Fred Poku-Bonsu introduced the following recipients, and the Chair of the Etobicoke Community Council presented each with a copy of the Black History Month 2003 poster:

- Mashaka Daniel;
- Horace Thorne; and
- Pat Patterson.

The following recipients were unable to attend the meeting and were presented with a copy of the poster in absentia:

- Claudia Zanatta-Weekes; and
- John Kam.

The Etobicoke Community Council received the aforementioned communication and presentation.

**(Clause No. 12(a), Report No. 2)**

## **2.9 Appointments – Assembly Hall Advisory Committee and Mimico Village Business Improvement Area**

The Etobicoke Community Council had before it a communication (February 17, 2003) from the City Clerk, Nominations and Appointments, forwarding a communication (December 30, 2002) from Councillor Peter Milczyn, Ward 5 – Etobicoke-Lakeshore, submitting his resignation from the Assembly Hall Advisory Committee and the Mimico Village Business Improvement Area; and providing information regarding the status of appointments to these bodies.

On motion by Councillor Jones, the Etobicoke Community Council recommended to City Council that the resignation of Councillor Peter Milczyn, Ward 5 – Etobicoke-Lakeshore, from the Assembly Hall Advisory Committee and the Mimico BIA be accepted and further, that the vacancies not be filled during the current term of Council.

**(Clause No. 9, Report No. 2)**

**2.10 Objection to Designation of 15 Judson Street – Mimico Railway Station  
(Ward 6 – Etobicoke-Lakeshore)**

The Etobicoke Community Council had before it a report (January 13, 2003) from the City Clerk advising that pursuant to the action of City Council at its regular meeting held on November 26, 27 and 28, 2002, Notice of Intention to Designate 15 Judson Street as a property of architectural value or interest was served on 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 a newspaper on December 10, 2002; further advising that a Notice of Objection has been received from Maureen Merrill, Blaney McMurtry, Barristers and Solicitors, on behalf of Remicorp Industries Inc.; and recommending that:

- (1) in accordance with Subsection 29 (7) of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, the matter be referred to the Conservation Review Board for a hearing and report; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

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

- David Hanna, and filed a submission;
  - Sandy Eathorne and Sharon McGonigle, Guide Leaders, Mimico Girl Guides, and the following members of the Mimico Girl Guides:
    - Suzanne Poldon;
    - Alison Holmes;
    - Jenny Nerbowski;
    - Katelyn Eathorne;
    - Emma Stengs;
    - Julie Belair;
    - Aisling McManus; andMilissa Lecznar, and submitted a petition containing approximately 240 signatures; and
  - Chad Koptach, Blaney McMurtry, on behalf of Remicorp Industries Inc.
- A. Councillor Ford moved that the Etobicoke Community Council recommend to City Council that the aforementioned report be received. **(Having regard for the Solicitor's advice that Section 29(7) of the Ontario Heritage Act contains mandatory wording requiring Council to refer this matter to the Conservation Review Board for a hearing and report when a Notice of Objection to the proposed designation has been received, the Chair ruled the motion out of order.)**

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- B. Councillor Jones moved that the Etobicoke Community Council:
- (1) recommend to City Council the adoption of the aforementioned report (January 13, 2003) from the City Clerk;
  - (2) request the Commissioner, Economic Development, Culture and Tourism, to submit a report directly to Council, for consideration with this matter, on the possibility of conducting a feasibility study on the relocation and restoration of the Mimico Railway Station, such report to include the cost of a feasibility study, the time required to complete the study, and potential funding sources including a partnership amongst the Heritage Etobicoke Foundation, the Etobicoke Historical Society and the Canadian Aeronautical Preservation Association;
  - (3) request the City Solicitor to submit a report directly to Council, for consideration with this matter, on Council's ability to withdraw the Intention to Designate 15 Judson Road (Mimico Railway Station) at this point in the process; and
  - (4) request the City Clerk to advise the Conservation Review Board of the Etobicoke Community Council action with regard to No. (2) above. **(Carried)**

(Sent to: Maureen Merrill, Blaney McMurtry, Barristers and Solicitors; Rita Caldarone, Administrative Clerk, Conservation Review Board; Commissioner, Economic Development, Culture and Tourism; City Solicitor; c. Other Interested Persons; Glenda Williams, City Clerk's Office – March 5, 2003)

**(Clause No. 10, Report No. 2)**

**2.11 Final Report – Application to Amend the Etobicoke Zoning Code  
Princess Garden Management, 1137-1141 Royal York Road  
File No. TA ZBL 2001 0002 (Ward 4 – Etobicoke Centre)**

The Etobicoke Community Council held a continuation of a statutory Public Meeting commenced on January 21, 2003.

The Etobicoke Community Council had before it a communication (February 17, 2003) from the City Clerk advising that the Etobicoke Community Council, at its meeting held on January 21, 2003, during consideration of reports (January 17, 2003 and



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December 18, 2002) from the Director, Community Planning, West District, respecting the application by Princess Garden Management (1137-1141 Royal York Road) to amend the Etobicoke Zoning Code:

- (1) deferred consideration of this matter to a continuation of the Public Meeting at its meeting scheduled to be held on March 3, 2003, at 7:00 p.m.;
- (2) directed that no further notice of the continuation of the Public Meeting be provided;
- (3) requested the Director, Community Planning, West District, to submit a report to the Etobicoke Community Council on:
  - (a) further refinement of the draft bill; and
  - (b) the impact of reducing the height of the proposed building to a 10-storey or 14-storey building; and
- (4) requested the Director, Transportation Services, District 2, to submit a report to the Etobicoke Community Council, for consideration with this matter, on proposed traffic improvements suggested as part of the proposal as well as any other additional changes that could be undertaken to the right-of-way on Royal York Road in the vicinity of Royal York Court and the grade separation, specifically looking at reducing the pavement cross-section.

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

- (i) (January 17, 2003) from the Director, Community Planning, West District, advising that changes to the draft by-law may be required before the by-law is enacted; and recommending that:
  - (1) the Director, Community Planning, West District, report to the Etobicoke Community Council meeting scheduled to be held on April 2, 2003, on further refinement of the draft bill;
  - (2) the meeting on April 2, 2003, be a continuation of the January 21, 2003 statutory Public Meeting; and
  - (3) the Etobicoke Community Council set a specific time for the continuation of the Public Meeting.
- (ii) (December 18, 2002) from the Director, Community Planning, West District, respecting an application by Princess Garden Management to amend the Etobicoke Zoning Code to permit the development of an infill 17-storey terraced apartment building on lands known municipally as 1137-1141 Royal York Court,

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located north of Dundas Street West, on the east side of Royal York Road, accessed by Royal York Court; and recommending that City Council:

- (1) amend the Zoning Code for the former City of Etobicoke substantially in accordance with the draft Zoning By-law Amendment appended to the report as Attachment No. 5;
  - (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
  - (3) before introducing the necessary Bills to City Council for enactment, require the owner to enter into a Section 37 agreement to ensure that: rental increases in the existing rental building will not be for the improvements to the lands or construction of the new building; tenants facing the new building will be given an allowance to purchase window coverings for privacy purposes; warning clauses regarding noise will be inserted in purchase and sale agreements and rental agreements and the tenants in the existing rental building will have access to the ground floor amenity space of the proposed building; and
  - (4) before introducing the necessary Bills to City Council for enactment, require the owner to enter into an agreement with the City respecting transportation improvements on Royal York Road and Royal York Court, and a sidewalk on Royal York Court, and any other services deemed necessary by Works and Emergency Services.
- (iii) (February 11, 2003) from the Director, Transportation Services, District 2, responding to a request by the Etobicoke Community Council at its meeting held on January 21, 2003, for a report on the proposed traffic improvements suggested as part of the proposal for the 224 unit high-rise residential apartment building at 1137-1141 Royal York Court, as well as any other additional changes that could be undertaken to the right-of-way on Royal York Road in the vicinity of Royal York Court and the grade separation, specifically looking at reducing the pavement cross-section; and recommending that the report be received for information.
- (iv) (February 24, 2003) from the Director, Community Planning, West District, responding to a request from the Etobicoke Community Council at its meeting held on January 21, 2003, for a report on the further refinement of the draft bill and the impact of reducing the height of the proposed building at 1137-1141 Royal York Court from 10 to 14 storeys; and recommending that City Council:
- (1) request the Director, Community Planning, West District, to finalize amendments to the Zoning Code for the former City of Etobicoke that either enacts the recommendations of the December 18, 2002 staff report,

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or enables Option C as attached to this report, if Council determines that a lower building height is desirable;

- (2) before introducing the necessary Bill to City Council for enactment, require the owner to enter into an agreement with the City respecting transportation improvements on Royal York Road and Royal York Court, a sidewalk on Royal York Court, and any other services deemed necessary by Works and Emergency Services; and
  - (3) before introducing the necessary Bill to City Council for enactment, require the owner to enter into an agreement with the tenants with respect to window coverings, use of new amenity space, use of the internal open space area, and rent increases.
- (v) (February 28, 2003) communication from Sal and Mary Merenda.
- (vi) (undated) petition forwarded by Sal Merenda containing 49 signatures from area residents in opposition to the proposed development at 1137-1141 Royal York Road.

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

- Paul Rycroft, on behalf of the applicant;
- Stephen Thiele, and filed a submission;
- Stan Tweedie;
- Sal Merenda;
- Steven Church;
- John Wiktorczyk, Humber Valley Village Residents Association, and submitted a petition;
- John Lynskey, Royal York Garden's Tenant Association; and
- Donna Quance.

A. Councillor Ford moved that the Etobicoke Community Council recommend to City Council that this matter be received. **(Lost)**

B. Councillor Jones moved that the Etobicoke Community Council recommend to City Council:

- (1) adoption of the original site plan subject to reducing the building from 17 storeys to 15 storeys, and reducing the number of units accordingly; and
- (2) that the Director, Community Planning, West District, submit a report directly to City Council on the necessary technical amendments to give effect thereto. **(Lost)**

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

- C. Councillor Milczyn moved that the Etobicoke Community Council recommend to City Council that Option 'C' appended to the report dated February 24, 2003, from the Director, Community Planning, West District, be approved, with a maximum height of 14 storeys. **(Lost)**
- D. Councillor Lindsay Luby moved that the Etobicoke Community Council recommend to City Council that all greenspace on site be accessible to the residents of both the existing building and the new building. **(Carried)**
- E. Councillor Milczyn moved that the Etobicoke Community Council:
  - (1) recommend to City Council that:
    - (a) Option 'C', appended to the report dated February 24, 2003, from the Director, Community Planning, West District, be approved, with a maximum height of 10 storeys; and
    - (b) the reports dated December 18, 2002, from the Director, Community Planning, West District, and February 11, 2003, from the Director, Transportation Services, District 2, be received; and
  - (2) request the Director, Community Planning, West District, to submit a report directly to Council, for consideration with this matter, on technical amendments and conditions to give effect to Recommendations Nos. D. and E.(1)(a) above. **(Carried)**

Councillor Milczyn resumed the Chair.

(Sent to: Director, Community Planning, West District; c. Other Interested Persons; Director, Transportation Services, District 2; Sharon Haniford, Solicitor – March 5, 2003)

**(Clause No. 11, Report No. 2)**

**2.12 Preliminary Report – Application to Amend the Etobicoke Zoning Code  
K & K Car Wash, 110 Rexdale Boulevard; File No. TA CMB 2002 0023  
(Ward 2 – Etobicoke North)**

The Etobicoke Community Council had before it a report (January 3, 2002) from the Director, Community Planning, West District, providing preliminary information on an application by K & K Car Wash to amend the Etobicoke Zoning Code to permit a convenience restaurant, car rental establishment and expanded convenience kiosk on lands currently occupied by a service station and car wash at 110 Rexdale Boulevard; advising that an application to the Committee of Adjustment for relief from the Etobicoke Zoning Code on November 14, 2002, was refused resulting in the applicant applying to Urban Development Services for a site specific zoning amendment; 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 Act.

On motion by Councillor Ford, the Etobicoke Community Council adopted the aforementioned report.

(Sent to: Mr. Michael Faric, Witney Bailey Associates; c. Director, Community Planning, West District – March 5, 2003)

**(Clause No. 12(c), Report No. 2)**

**2.13 Boulevard Parking Agreement - Greenspace Services Ltd.  
70 Ronson Drive (Ward 2 – Etobicoke North)**

The Etobicoke Community Council had before it a report (January 27, 2003) from the Director, Transportation Services, District 2, respecting an application by Greenspace Services Ltd. to authorize four boulevard parking stalls in the boulevard area of Ronson Drive; and recommending that:

- (1) Etobicoke Community Council allow the applicant to locate four vehicle parking stalls within the boulevard area of Ronson Drive;
- (2) the applicant enter into a boulevard parking agreement;

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- (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 their expense, register the boulevard parking agreement on-title to the satisfaction of the City Solicitor;
- (5) the applicant, at their expense, 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.

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

**(Clause No. 5, Report No. 2)**

**2.14 City Staff Attendance at Ontario Municipal Board Hearing  
Appeal of Committee of Adjustment Decision – 380 The East Mall  
(Ward 5 – Etobicoke-Lakeshore)**

The Etobicoke Community Council had before it a motion (undated) from Councillor Peter Milczyn, Ward 5 – Etobicoke Lakeshore, respecting a Committee of Adjustment decision to refuse an application for minor variances from the Zoning Code at 380 The East Mall (north portion of the Loblaws property) to permit the construction of a six bay gasoline service station and sales kiosk and the applicant's subsequent appeal to the Ontario Municipal Board; and containing the following Operative Paragraph:

**“NOW THEREFORE BE IT RESOLVED** that the City Solicitor send a member of her staff to attend the Ontario Municipal Board hearing and to make appropriate arrangements for expert witnesses to defend the Committee of Adjustment's decision.”

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

**(Clause No. 8, Report No. 2)**

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The Etobicoke Community Council adjourned its meeting at 8:50 p.m.

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Chair