

**THE CITY OF TORONTO**

**City Clerk's Office**

**Minutes of the Etobicoke Community Council**

**Meeting No. 3**

**April 2, 2003**

The Etobicoke Community Council met on Wednesday, April 2, 2003, in the Council Chambers, Etobicoke Civic Centre, 399 The West Mall, Toronto, commencing at 2:05 p.m.

Attendance:

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

	2:05 p.m. to 4:55 p.m.	6:35 p.m. to 8:35 p.m.
Councillor Rob Ford	X	X
Councillor Suzan Hall (Vice Chair)	X	X
Councillor Douglas Holyday	X	X
Councillor Irene Jones	X	X
Councillor Gloria Lindsay Luby	X	X
Councillor Peter Milczyn (Chair)	X	X

Councillor Milczyn in the Chair.

**Confirmation of Minutes**

On motion by Councillor Ford, the Minutes of the meeting of the Etobicoke Community Council held on March 3, 2003, were confirmed.

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On motion by Councillor Holyday, the Etobicoke Community Council concurred in the introduction of new staff reports/communications included on the Added Starter Agenda as Items Nos. 25 to 29 and a new Item No. 30 submitted by Councillor Peter Milczyn, Ward 5 – Etobicoke-Lakeshore.

**3.1 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)**

The Etobicoke Community Council had before it a 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.

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

**(Clause No. 1, Report No. 3)**

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

The Etobicoke Community Council had before it a 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;

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- (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.

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

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

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

The Etobicoke Community Council had before it a 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.

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

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

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

The Etobicoke Community Council had before it a 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

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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.

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

On motion by Councillor Milczyn, the Etobicoke Community Council recommended to City Council that:

- (1) the aforementioned report be adopted; and
- (2) the Toronto Police Service, Traffic Services, 22 Division, be notified of the amendment and be requested to enforce the new regulations with vigor in the initial stages.

Councillor Milczyn resumed the Chair.

**(Clause No. 4, Report No. 3)**

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

The Etobicoke Community Council had before it a 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;

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- (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.

The following persons appeared before the Etobicoke Community Council:

- Janice Etter; and filed a submission; and
- Rhona Swarbrick.
  - A. Councillor Ford moved that the Etobicoke Community Council recommend to City Council that the aforementioned report be adopted subject to deleting the following Item (C), under the heading “Conclusions” in the report:

“(C) that the issue of “Pedestrian Sensitive Areas” be referred to the Transportation Infrastructure Management Section, to bring forward to the Toronto Pedestrian Committee for discussion.”
  - B. Councillor Hall moved that Motion A. by Councillor Ford be amended to provide that “Item (C)” not be deleted from the report.

Upon the question of Motion B. by Councillor Hall, it was Carried.

Upon the question of adoption of Motion A. by Councillor Ford, having regard for action taken on Motion B., the first part only was Carried, viz:

“the aforementioned report be adopted”.

The action taken by the Etobicoke Community Council is, therefore, as follows:

“The Etobicoke Community Council recommends to City Council the adoption of the report (March 13, 2003) from the Director, Transportation Services, District 2.”

**(Clause No. 5, Report No. 3)**

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

The Etobicoke Community Council had before it a 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.

Rhona Swarbrick appeared before the Etobicoke Community Council; and filed a submission.

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

On motion by Councillor Milczyn, the Etobicoke Community Council recommended to City Council the adoption of the aforementioned report, subject to excluding the newspaper box location at the Royal York Subway, north-east side, as listed in the communication dated February 19, 2003, from Now Communications Inc.

Councillor Milczyn resumed the Chair.

**(Clause No. 6, Report No. 3)**

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

The Etobicoke Community Council had before it a 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”.

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The Etobicoke Community Council also had before it 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].

On motion by Councillor Hall, the Etobicoke Community Council recommended to City Council:

- (1) the adoption of the aforementioned report;
- (2) the enactment of the draft by-law in the form presented; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

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

**3.8 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)**

*(Deferred)*

The Etobicoke Community Council had before it a 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.
  - A. Councillor Holyday moved that the Etobicoke Community Council recommend to City Council adoption of the aforementioned joint report. **(Not put having regard for the action taken on Motin B. by Councillor Jones.)**
  - B. Councillor Jones moved that the Etobicoke Community Council defer consideration of the aforementioned joint report until its meeting scheduled to be held on May 7, 2003. **(Carried)**

(Sent to: Commissioner, Works and Emergency Services; Commissioner, Corporate Services; c. Al Smithies, Manager, Traffic Planning/Right-of-Way Management; Mike Saffran, Valuator/Negotiator – April 4, 2003)

**(Clause No. 20(a), Report No. 3)**

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

The Etobicoke Community Council had before it a 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.

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

(Sent to: City Council – April 3, 2003)

**(Clause No. 10, Report No. 3)**

### **3.10 Appointments to the Etobicoke Community Preservation Panel**

The Etobicoke Community Council had before it a 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.

On motion by Councillor Hall, the Etobicoke Community Council recommended to City Council the adoption of the recommendation contained in the aforementioned confidential communication; 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.

(Sent to: City Council – April 3, 2003)

**(Clause No. 11, Report No. 3)**

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

The Etobicoke Community Council had before it a 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:

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- (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.
  - A. Councillor Ford moved that the Etobicoke Community Council recommend to City Council that the aforementioned report be received. **(Lost)**
  - B. Councillor Jones moved that the Etobicoke Community Council recommend to City Council the adoption of the aforementioned report. **(Carried)**

**(Clause No. 12, Report No. 3)**

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

The Etobicoke Community Council had before it a 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 Richview Square Ltd., contained in the report dated February 21, 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 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”

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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

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- (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.

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

**(Clause No. 13, Report No. 3)**

### **3.13 West District Study – A Process Framework**

The Etobicoke Community Council had before it a 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.

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

- A. Councillor Milczyn moved that the Etobicoke Community Council request the Commissioner, Corporate Services, and the Commissioner, Urban Development Services, to:
- (1) develop a plan for an urban design charette of the three sites in Etobicoke; and
  - (2) ensure that any community consultation related to the provision of future services in the areas of York and Etobicoke be held as one meeting in each of the community council areas related to this matter. **(Carried)**

Councillor Milczyn resumed the Chair.

- B. Councillor Jones moved that the Etobicoke Community Council request the Commissioner, Corporate Services, and the Commissioner, Urban Development Services, to establish a policy with respect to affordable housing within this process. **(Carried)**

(Sent to: Commissioner, Corporate Services; Commissioner, Urban Development Services; c. Director, Community Planning, West District; Director, Business and Strategic Innovation, Facilities and Real Estate; Anne Milchberg, Manager, Business and Strategic Innovation, Facilities and Real Estate; Patsy Morris, Administrator, Administration Committee; Glenda Jagai, Administrator, Humber York Community Council – April 4, 2003)

**(Clause No. 20(c), Report No. 3)**

**3.14 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)**

The Etobicoke Community Council had before it a 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.

On motion by Councillor Jones, the Etobicoke Community Council recommended to City Council the adoption of the aforementioned report subject to striking out Recommendation No. (3) and inserting in lieu thereof the following:

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- “(3) the Part Lot Control Exemption By-law be submitted for Council adoption once:
- (i) the Site Plan Control Agreement, pursuant to Section 41 of the Planning Act, has been registered; and
  - (ii) confirmation has been received from the Finance Department that all tax arrears and current taxes owing are paid in full.”

**(Clause No. 15, Report No. 3)**

**3.15 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)**

The Etobicoke Community Council held a statutory Public Meeting on April 2, 2003, and appropriate notice of this meeting was given in accordance with the Planning Act.

The Etobicoke Community Council had before it a 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.

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

**(Clause No. 16, Report No. 3)**

**3.16 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)**

The Etobicoke Community Council held a statutory Public Meeting on April 2, 2003, and appropriate notice of this meeting was given in accordance with the Planning Act.

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The Etobicoke Community Council had before it a 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.

Ken Slater, applicant, appeared before the Etobicoke Community Council.

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

- A. Councillor Milczyn moved that the Etobicoke Community Council recommend to City Council the adoption of the aforementioned report subject to adding the following Recommendation No. (3):

“(3) any parkland dedication funds derived from this project be directed to the new parkette on site.” **(Carried)**

Councillor Milczyn resumed the Chair.

- B. Councillor Jones moved that the Etobicoke Community Council recommend to City Council that the Director, Community Planning, West District, be requested to have particular regard in the site plan process for the connection from the proposed park to the Mimico Creek. **(Carried)**

**(Clause No. 17, Report No. 3)**

**3.17 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)**

The Etobicoke Community Council held a statutory Public Meeting on April 2, 2003, and appropriate notice of this meeting was given in accordance with the Planning Act.

The Etobicoke Community Council had before it a 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

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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; and
  - (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.

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

- (i) (March 24, 2003) from Robert Kaross; and forwarding a petition containing 39 signatures; and
- (ii) (March 31, 2003) from Stefan Wolf, Pastor of Martin Luther Church.

The following persons appeared before the Etobicoke Community Council:

- Deborah Scott, Scott Morris Architects, on behalf of the applicant; and filed a submission;
- Robert Kaross; and
- Jian Hua Liang.

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- A. Councillor Jones moved that the Etobicoke Community Council:
- (i) recommend to City Council the adoption of the aforementioned report subject to adding the following new Recommendation No. 5:
    - “(5) the appropriate City officials be authorized and directed to take whatever action may be necessary to comply with the provisions of the report, including authorization to enter into a façade preservation agreement, satisfactory to the Director, Community Planning, West District, and the Manager, Preservation Services”; and **(Carried)**
  - (ii) request the Director of Building and Deputy Chief Building Official, West District, to submit a report directly to Council for consideration with this matter on whether or not there will be any impact on the adjacent restaurant business and proposed action to mitigate these concerns. **(Withdrawn having regard for the action taken on Motion B.(i) by Councillor Milczyn.)**

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

- B. Councillor Milczyn moved that the Etobicoke Community Council recommend to City Council that:
- (i) the developer be required, as part of the development agreement, to reimburse all reasonable costs of the abutting property, where the restaurant is located, to upgrade its mechanical systems to be in compliance with the appropriate Ministry of the Environment regulations; and **(Carried)**
  - (ii) the developer be required to produce a noise and vibration study related to the operation of the underground garage and the garage door adjacent to the property at 17 Superior Avenue and to put in place any noise and vibration attenuation measures that may be reasonable to lessen the impact on the property owner. **(Carried)**

Councillor Milczyn resumed the Chair.

**(Clause No. 18, Report No. 3)**

**3.18 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)**

The Etobicoke Community Council held a statutory Public Meeting on April 2, 2003, and appropriate notice of this meeting was given in accordance with the Planning Act.

The Etobicoke Community Council had before it a 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.

The following persons appeared before the Etobicoke Community Council:

- Franco Romano, Land Use Planner, on behalf of the applicant;
- Carmine Scopelliti;
- William Murawsky; and
- Sylvia Giovanella.

On motion by Councillor Ford, the Etobicoke Community Council recommended to City Council the adoption of the aforementioned report, subject to deleting Recommendation No. (2) and inserting in lieu thereof, the following:

- “(2) retain the existing Second Density Residential (R2) zoning on the site which permits single-family detached dwellings only.”

**(Clause No. 19, Report No. 3)**

**3.19 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)**

The Etobicoke Community Council had before it a 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.

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

On motion by Councillor Milczyn, the Etobicoke Community Council adopted the aforementioned report, subject to striking out Recommendations Nos. (1) and (2) and inserting in lieu thereof the following Recommendation and re-numbering the remaining Recommendation accordingly:

- “(1) in lieu of holding a community consultation meeting together with the Ward Councillor, the Director, Community Planning, West District, be requested to forward a communication brief to property/business owners within 120 metres of the subject site, advising of the rezoning application; and”

Councillor Milczyn resumed the Chair.

(Sent to: Director, Community Planning, West District; c. Ronald Richards, R. G. Richards & Associates – April 4, 2003)

**(Clause No. 20(g), Report No. 3)**

**3.20 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)**

The Etobicoke Community Council had before it a 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.

On motion by Councillor Lindsay Luby, the Etobicoke Community Council adopted the aforementioned report, subject to striking out Recommendation No. (2) and inserting in lieu thereof the following:

“(2) the notification area for the community consultation be to landowners and residents beyond 120 metres of the site as determined in consultation with the Ward Councillor; and”.

(Sent to: Director, Community Planning, West District; c. Leona Savole, The Rockport Group – April 4, 2003)

**(Clause No. 20(h), Report No. 3)**

**3.21 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)**

The Etobicoke Community Council had before it a 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

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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.

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

- (i) (April 1, 2003) from A. Brezina, President, The South Etobicoke Employers' Association; and
- (ii) (April 2, 2003) from Stephen Diamond, McCarthy Tetrault LLP.

The following persons appeared before the Etobicoke Community Council:

- Dennis Trinaistich, on behalf of Kraft Canada Inc.; and
- Suzanne Keckley, Member, Humber Bay Shores Condominium Association.

On motion by Councillor Jones, the Etobicoke Community Council adopted the aforementioned report, subject to amending Recommendation No. (1) by adding after the word "deferred", the word "indefinitely".

(Sent to: Director, Community Planning, West District; c. Stephen Diamond, McCarthy Tetrault Barristers & Solicitors; Dennis A. Trinaistich, Barrister and Solicitor; Jennifer Bozzo, Gagnon Law Bozzo Urban Planners Ltd.; A. Brezina, The South Etobicoke Employers' Association; Suzanne Keckley, Humber Bay Shores Condominium Association – April 4, 2003)

**(Clause No. 20(i), Report No. 3)**

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

The Etobicoke Community Council had before it a 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.

The Etobicoke Community Council also had before it a communication (March 19, 2003) addressed to Councillor Doug Holyday from the Eringate Community Residents Association, forwarding a submission and a petition containing 776 signatures.

Lynne Urszenyi, Eringate Community Residents' Association, appeared before the Etobicoke Community Council.

On motion by Councillor Holyday, the Etobicoke Community Council adopted the aforementioned report, subject to striking out Recommendations Nos. (1) and (2) having regard that the community consultation was held on March 19, 2003, and inserting in lieu thereof the following Recommendations:

- “(1) the Director, Community Planning, West District, in consultation with the Ward Councillor, schedule an Open House to be held before the end of April 2003 at the Etobicoke Civic Centre between 4:00 p.m. and 8:00 p.m.; and
- (2) notice for the Open House be given to all interested parties at the expense of the applicant; and”.

(Sent to: Director, Community Planning, West District; c. Ken Slater, Tilak Corporation; Lynne Urszenyi, Eringate Community Residents' Association – April 4, 2003)

**(Clause No. 20(j), Report No. 3)**

**3.23 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)**

The Etobicoke Community Council had before it a 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.

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

On motion by Councillor Milczyn, the Etobicoke Community Council adopted the aforementioned report, subject to striking out Recommendation No. (2) and inserting in lieu thereof the following:

“(2) the notification area for the community consultation be to landowners and residents beyond 120 metres of the site as determined in consultation with the Ward Councillor; and”.

Councillor Milczyn resumed the Chair.

(Sent to: Director, Community Planning, West District; c. William Holman, St. Andrews Lane Inc. – April 4, 2003)

**(Clause No. 20(k), Report No. 3)**

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

The Etobicoke Community Council had before it a 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.

Ken Street appeared before the Etobicoke Community Council; and submitted photographs of the site.

- A. Councillor Ford moved that the Etobicoke Community Council recommend to City Council that the application be granted on a probationary basis until September 2003 for vending privileges on Rexdale Boulevard, 1.3 metres west of Queen's Plate Drive. **(Not put having regard for the action taken on Motion B. by Councillor Jones.)**

The Chair ruled that Ken Street not be allowed to speak again once the discussion had gone into Committee.

Councillor Ford challenged the ruling of the Chair.

On a motion to uphold the ruling of the Chair, it was Carried.

- B. Councillor Jones moved that Etobicoke Community refer the aforementioned communication to the Commissioner, Urban Development Services, with a request that she submit a report thereon to the Etobicoke Community Council at its next meeting scheduled to be held on May 7, 2003. **(Carried)**

(Sent to: Ken Street; Commissioner, Urban Development Services; c. Curtis Sealock, District Manager, Municipal Licensing and Standards; Allan Smithies, Manager, Traffic Planning/Right-of-Way Management – April 4, 2003)

**(Clause No. 20(e), Report No. 3)**

**3.25 City Staff Attendance at Ontario Municipal Board Hearing; Appeal of Committee of Adjustment Decision – 256 The Kingsway (Ward 4 – Etobicoke Centre)**

The Etobicoke Community Council had before it a communication (March 21, 2003) from Councillor Gloria Lindsay Luby, Ward 4 – Etobicoke Centre, respecting a Committee of Adjustment decision to refuse an application for variances from the Etobicoke Zoning Code at 256 The Kingsway to permit the conversion of an existing

residential dwelling into a private Montessori school, having a maximum of 60 students and 3 staff members 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 be authorized to attend the Ontario Municipal Board hearing and arrange for the appropriate planning witnesses in support of the Committee of Adjustment decision.”

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

**(Clause No. 8, Report No. 3)**

**3.26 City Staff Attendance at Ontario Municipal Board Hearing; Appeal of Committee of Adjustment Decision – 6 Colwood Road (Ward 4 – Etobicoke Centre)**

The Etobicoke Community Council had before it a communication (March 21, 2003) from Councillor Gloria Lindsay Luby, Ward 4 – Etobicoke Centre, respecting a Committee of Adjustment decision to refuse an application for variances from the Etobicoke Zoning Code at 6 Colwood Road to permit the construction of a new two-storey single family detached dwelling with an attached single-car garage 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 be authorized to attend the Ontario Municipal Board hearing and arrange for the appropriate planning

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

**(Clause No. 9, Report No. 3)**

**3.27 Civic Centre Food Services**

The Etobicoke Community Council had before it a communication (March 25, 2003) from the City Clerk advising that the Administration Committee at its meeting on March 25, 2003, during consideration of a report (March 18, 2003) from the Commissioner, Corporate Services, respecting Civic Centre food services, directed, amongst other things, that such report be forwarded to the Community Councils for information.

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On motion by Councillor Hall, the Etobicoke Community Council requested the Commissioner, Corporate Services, during any review of the lease agreements for food services at City Hall and the Civic Centres, to take into consideration the limitations placed on Councillors and community and school groups because of the prohibition on bringing food into City Hall and the Civic Centres.

(Sent to: City Council; Commissioner, Corporate Services; c. Victor Austin, Valuator/Negotiator, Facilities and Real Estate; Patsy Morris, Administrator, Administration Committee – April 4, 2003)

**(Clause No. 20(b), Report No. 3)**

**3.28 New Toronto Official Plan: Avenues Pilot Study – Implementation Report (Phase 3) The Queensway between the Mimico Creek Valley and Kipling Avenue (Ward 5 – Etobicoke-Lakeshore)**

The Etobicoke Community Council had before it a report (March 27, 2003) from the Director, Community Planning, West District, providing information on the implementation work (Phase 3) of the Avenues Pilot Study (The Queensway between the Mimico Creek Valley and Kipling Avenue) being conducted by City Planning staff in consultation with other City departments and will be the subject of a separate staff report to be presented at Etobicoke Community Council on May 7, 2003; and recommending that:

- (1) City Council authorize the notice for a Public Meeting under the Planning Act at the Etobicoke Community Council meeting currently scheduled for May 7, 2003, and
- (2) notice for the Public Meeting under the Planning Act be given to those on the Advisory Panel Members list, to those on the Avenues Study mailing list, and advertised in the local media according to the regulations under the Planning Act.

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

**(Clause No. 14, Report No. 3)**

**3.29 Outstanding Items - 2002**

The Etobicoke Community Council had before it a communication (March 31, 2003) from the City Clerk forwarding, in accordance with the Toronto Municipal Code Council Procedures Section 27-123, Outstanding Items list for the year 2002, for information.

On motion by Councillor Hall, the Etobicoke Community Council received the Outstanding Items for the year 2002.

**(Clause No. 20(f), Report No. 3)**

**3.30 Requirement for Irrigation Systems for Trees Planted on City Boulevards**

The Etobicoke Community Council had before it a communication (April 2, 2003) from Councillor Peter Milczyn, Ward 5 – Etobicoke-Lakeshore, respecting the survival trees on City streets and the installation of automatic watering systems; and recommending that:

- (1) all re-zoning and/or site plan approvals hereafter, within the Etobicoke Community Council area, which staff from the Forestry Division deem necessary for the long term viability of trees include, at the applicant's expense, an irrigation system with automatic timer where three or more trees are planted on the City's right-of-way boulevard;
- (2) such an irrigation system be to the satisfaction of the Commissioner of Works and Emergency Services, including requirements to maintain in good operational order; and
- (3) the appropriate City officials be authorized and directed to take necessary action to give effect thereto.

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

On motion by Councillor Milczyn, the Etobicoke Community Council referred the aforementioned communication to the Commissioner, Economic Development, Culture and Tourism, with a request that in consultation with the Commissioner, Works and Emergency Services, he submit a report thereon to the Etobicoke Community Council for its meeting scheduled to be held on May 7, 2003.

Councillor Milczyn resumed the Chair.

(Sent to: Commissioner, Economic Development, Culture and Tourism; Commissioner, Works and Emergency Services; c. Councillor Peter Milczyn, Ward 5 – Etobicoke-Lakeshore – April 4, 2003)

**(Clause No. 20(d), Report No. 3)**

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The Etobicoke Community Council adjourned its meeting at 8:35 p.m.

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Chair