

**DRAFT**

**THE CITY OF TORONTO**

**City Clerk's Office**

**Minutes of the Etobicoke Community Council**

**Meeting No. 4**

**May 7, 2003**

The Etobicoke Community Council met on Wednesday, May 7, 2003, in the Council Chambers, Etobicoke Civic Centre, 399 The West Mall, Toronto, commencing at 2:00 p.m.

Attendance:

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

	2:00 p.m. to 3:30 p.m.	6:35 p.m. to 9:50 p.m.
Councillor Rob Ford	X	X
Councillor Suzan Hall (Vice Chair)	X	X
Councillor Douglas Holyday	-	-
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 Lindsay Luby, the Minutes of the meeting of the Etobicoke Community Council held on April 2, 2003, were confirmed.

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On motion by Councillor Jones, the Etobicoke Community Council concurred in the introduction of new staff reports/communications included on the Added Starter Agenda as Items Nos. 20 to 25 and a new Item No. 26 submitted by Councillor Milczyn.

*(Also see Minute No. 4.26)*

At this point in the proceedings, Councillor Milczyn read a motion of condolence expressing sincere sympathy to the families, friends and neighbours of the seven victims of the tragic gas explosion at a plaza on Bloor Street West and Poplar Avenue on April 24, 2003, and called for a moment of silence in memory of the those who had perished.

**4.1 Reduction of Speed Limit from 50 km/h to 40 km/h on Braywin Drive  
(Ward 2 – Etobicoke North)**

The Etobicoke Community Council had before it a report (March 31, 2003) from the Director, Transportation Services, District 2, responding to a petition from residents of Golfwood Heights and Braywin Drive to investigate the installation of speed humps on both of these streets; and recommending that:

- (1) the speed limit on Braywin Drive, between St. Phillips Road and the west limit of Braywin Drive, 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.

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

**(Clause No. 1, Report No. 4)**

**4.2 Installation of Pedestrian Traffic Control Signals to Replace the Split Pedestrian Crossover - Albion Road, West of Kipling Avenue (Ward 1 – Etobicoke North)**

The Etobicoke Community Council had before it a report (April 17, 2003) from the Director, Transportation Services, District 2, advising that as part of a review of split pedestrian crossover locations in the City of Toronto, the existing split pedestrian crossover on Albion Road, 230.0 metres west of Kipling Avenue, was identified and investigated to determine if this control was operating satisfactorily at this location; and recommending that:

- (1) pedestrian traffic control signals be installed on Albion Road, 230.0 metres west of Kipling Avenue;
- (2) coincident with the installation of pedestrian traffic control signals, the existing split pedestrian crossover be removed; and

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- (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 Hall, the Etobicoke Community Council recommended to City Council the adoption of the aforementioned report.

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

**4.3 Introduction of Stopping Regulations – Central Street  
(Ward 6 – Etobicoke-Lakeshore)**

The Etobicoke Community Council had before it a report (April 17, 2003) from the Director, Transportation Services, District 2, responding to concerns from parents of children attending John English Public School respecting picking-up and dropping-off children on both sides of Central Street; and recommending that:

- (1) stopping be prohibited between 8:00 a.m. and 5:00 p.m., Monday to Friday, on both sides of Central Street between Hillside Avenue and a point 43.0 metres north of Hillside Avenue; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

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

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

**4.4 Introduction of Designated On-Street Parking for the Disabled on Sixteenth Street  
(Ward 6 – Etobicoke-Lakeshore)**

The Etobicoke Community Council had before it a report (April 4, 2003) from the Director, Transportation Services, District 2, responding to a request from the owners of 120 Sixteenth Street that parking for the disabled be designated on the west side of Sixteenth Street, on the section of road fronting their property; advising that this request is being made as the result of one of the owners of this single-family home being disabled and the fact that there is no driveway access to this property; and recommending that:

- (1) on-street parking for the disabled be designated on the west side of Sixteenth Street, between a point 131.0 metres south of New Toronto Street and a point 6.0 metres south thereof; and

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- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required.

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

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

**4.5 Introduction of Prohibition of Heavy Trucks on Martin Grove Road between Eglinton Avenue West and Highway No. 401 (Ward 4 – Etobicoke Centre)**

The Etobicoke Community Council had before it a report (April 17, 2003) from the Director, Transportation Services, District 2, responding to concerns raised by Councillor Gloria Lindsay Luby, Ward 4 – Etobicoke Centre, and Toronto Police Service, 23 Division, respecting heavy trucks travelling on Martin Grove Road, north of Eglinton Avenue West; and recommending that:

- (1) heavy trucks be prohibited to travel on Martin Grove Road between Eglinton Avenue West and Highway No. 401 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.

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

**(Clause No. 5, Report No. 4)**

**4.6 Boulevard Parking Agreement – Islington Florist and Garden Centre Ltd. 1144 Islington Avenue (Ward 5 – Etobicoke-Lakeshore)**

The Etobicoke Community Council had before it a report (April 9, 2003) from the Director, Transportation Services, District 2, respecting an application by Islington Florist and Garden Centre Ltd. to authorize nine parking stalls in the boulevard area of Bering Avenue; and recommending that:

- (1) Etobicoke Community Council allow the applicant to maintain nine vehicle parking stalls within the boulevard area of Bering Avenue;
- (2) the applicant enter into a boulevard parking agreement;

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- (3) boulevard parking stalls are for use by the applicant's employees and/or patrons 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, shall sign the boulevard parking area 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 Hall, the Etobicoke Community Council recommended to City Council the adoption of the aforementioned report.

**(Clause No. 6, Report No. 4)**

**4.7 Request for Endorsement of "The Taste of The Kingsway" Festival  
Bloor Street West between Montgomery Road and Prince Edward Drive  
(Ward 5 – Etobicoke-Lakeshore)**

The Etobicoke Community Council had before it a report (April 2, 2003) from the Director, Transportation Services, District 2, responding to a request from the Kingsway Business Improvement Association respecting permission to close Bloor Street West, between Montgomery Road and Prince Edward Drive to vehicular traffic on September 5 – 7, 2003, for the purpose of holding the fourth annual "The Taste of The Kingsway" street festival; and recommending that the report be received for information.

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

On motion by Councillor Milczyn, the Etobicoke Community Council received the aforementioned report.

Councillor Milczyn resumed the Chair.

**(Clause No. 20(f), Report No. 4)**

**4.8 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.

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

On motion by Councillor Milczyn, the Etobicoke Community Council:

- (1) deferred consideration of the aforementioned joint report to its meeting scheduled to be held on June 11, 2003, pending notification to the abutting property owners; and

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- (2) requested the Director, Community Planning, West District, to submit a report on the status of the proposed development at 3391 Bloor Street West to the immediate north of the Lane to its meeting scheduled to be held on June 11, 2003.

Councillor Milczyn resumed the Chair.

(Sent to: Director, Community Planning, West District; c. N. Richard; Leona Wisniewski; Eros Fiacconi, EGF Associates; Commissioner, Works and Emergency Services; Commissioner, Corporate Services – May 14, 2003)

**(Clause No. 20(a), Report No. 4)**

**4.9 Designation of Richview Cemetery Under Part IV of the Ontario Heritage Act (Ward 3 - Etobicoke Centre)**

The Etobicoke Community Council had before it a report (March 24, 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. 14 contained in Report No. 1 of The Etobicoke Community Council, headed “Designation of Property Under Part IV of the Ontario Heritage Act, Richview Cemetery”, Notice of Intention to designate 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 February 21, 2003; further advising that no objections have been received; and recommending that:

- (1) Council authority be granted for the introduction of the necessary Bill in Council to designate Richview Cemetery 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.

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

**(Clause No. 13, Report No. 4)**

**4.10 Encroachment Agreement - Outdoor Marketing Display  
2974A Bloor Street West (Ward 5 – Etobicoke-Lakeshore)**

The Etobicoke Community Council had before it a report (March 21, 2003) from the District Manager, Municipal Licensing and Standards, West District, respecting an application by Yie Minh Li, operating as Sunny Land Products, to lease 2.34 square metres of the municipal boulevard for the purposes of displaying merchandise at the front of 2974A Bloor Street West; and recommending that the application be approved, subject to the following conditions:

- (1) entering into an Encroachment Agreement with the City of Toronto;
- (2) paying an annual fee to the City of Toronto for use of the road allowance in the amount of \$21.72 per square metre with fees being subject to change;
- (3) providing a certificate of insurance evidencing a third-party bodily injury and property damage in the amount of \$2,000,000.00, or such other coverage and greater amount as the City of Toronto may require, naming the City of Toronto as an additional insured party under the policy; and
- (4) the applicant conducting business in compliance with the requirements of all City of Toronto road allowance by-laws.

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

**(Clause No. 9, Report No. 4)**

**4.11 Request for Fence Variance – 3526 Lake Shore Boulevard West  
(Ward 6 – Etobicoke-Lakeshore)**

The Etobicoke Community Council had it before it a communication (April 10, 2003) from Councillor Irene Jones, Ward 6 – Etobicoke-Lakeshore, advising that Marino D’Alessandro, Property Owner, Marino’s Subaru Fine Cars, has requested to appear in deputation before the Etobicoke Community Council at its meeting on May 7, 2003, respecting a variance of the fence by-law to permit a ten foot sheet metal fence that is presently in place at 3526 Lake Shore Boulevard West; and forwarding correspondence providing background details.

The Etobicoke Community Council also had before it a report (May 1, 2003) from the District Manager, Municipal Licensing and Standards, West District, respecting a request by Marino D’Alessandro, owner of 3526 Lake Shore Boulevard West and operator of the Marino’s Lakeshore Auto Mall thereon, for an exemption to the Toronto Municipal Code, Chapter 447 Fences, to permit an existing 3-metre (10-foot) high corrugated sheet metal fence to remain on the property; and recommending that:



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- (1) the fence be reduced to a height of 2.5 metres; and
- (2) the corrugated sheet metal panels be replaced by wooden boards or such materials other than those prohibited in Chapter 447 of the Toronto Municipal Code, Fences.

The following persons appeared before the Etobicoke Community Council:

- Marino D'Alessandro, Marino's Sabaru Fine Cars;
- Ari Berman on behalf of Ryszard and Ursula Kotlarz, and filed a submission; and
- Patricia Martin.

On motion by Councillor Jones, the Etobicoke Community Council:

- (1) deferred consideration of the aforementioned report to its meeting scheduled to be held on June 11, 2003; and
- (2) requested the District Manager, Municipal Licensing and Standards, to:
  - (a) undertake a survey of the property owners on the west side of 32<sup>nd</sup> Street respecting the fence and any drainage issues; and
  - (b) submit a report on the status of the road allowance to the Etobicoke Community Council at its meeting scheduled to be held on June 11, 2003.

(Sent to: District Manager, Municipal Licensing and Standards;  
c. Marino D'Alessandro, Marino's Suburu Fine Cars; Ari Berman on behalf  
of Ryszard and Ursula Kotlarz; Patricia Martin – May 12, 2003)

**(Clause No. 20(b), Report No. 4)**

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

*(Deferred)*

The Etobicoke Community Council had before it a report (April 17, 2003) from the District Manager, Municipal Licensing and Standards, West District, responding to a request from the Etobicoke Community Council at its meeting on April 2, 2003, for a report on the refusal of an application for sidewalk/boulevard vending privileges at Rexdale Boulevard and Queen's Plate Drive and the subsequent appeal and request from

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the applicant that a probationary period be granted to determine whether or not a hotdog vending cart would be feasible for the area; and recommending that:

- (1) until the harmonized vending by-law is passed, the following procedures be implemented:
  - (a) new vending applications on former Metropolitan Roads be examined using the former City of Toronto Municipal Code, Chapter 315, Street Vending, appended to the report as Attachment No. 1; and
  - (b) new vending permits being issued during this time only be valid until the passage of the harmonized vending by-law; and
- (2) Ken Street be advised to resubmit an application for a new location on former Metropolitan Roads.

Ken Street appeared before the Etobicoke Community Council.

- A. Councillor Ford moved that the Etobicoke Community Council recommend that sidewalk/boulevard vending privileges be permitted:
  - (1) at the corner of Rexdale Boulevard and Queen's Plate Drive; or **(Lost)**
  - (2) 30 metres north of Rexdale Boulevard on the west side of Queen's Plate Drive. **(Lost)**

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

- B. Councillor Milczyn moved that the Etobicoke Community Council recommend the adoption of the aforementioned report, subject to striking out Recommendations Nos. (1) and (2) and inserting in lieu thereof the following:
  - “(1) the application for this location, whether or not it is a full or probationary vending permit, be refused; and
  - (2) the applicant consider a new location and resubmit his application to Municipal Licensing and Standards.” **(Carried)**

Councillor Milczyn resumed the Chair.

**(Clause No. 10, Report No. 4)**

**4.13 Avenues Study – Implementation Report (Phase 3)  
The Queensway between the Mimico Creek Valley and Kipling Avenue  
(Ward 5 – Etobicoke-Lakeshore)**

The Etobicoke Community Council held a statutory Public Meeting on May 7, 2003, and appropriate notice of this meeting was given in accordance with the Planning Act.

The Etobicoke Community Council had before it a report (April 14, 2003) from the Director, Community Planning, West District, respecting implementation strategies to achieve the revitalization of The Queensway between the Mimico Creek Valley and Kipling Avenue as an “Avenue”; advising that this portion of The Queensway was selected as one of four pilot study areas of the Avenues; further advising that the Avenues Study was undertaken as part of an ongoing work leading to the development of the City’s new Official Plan; and recommending that:

- (1) the Etobicoke Official Plan be amended substantially in accordance with the draft Official Plan amendment appended to this report as Attachment No. 3, if the new City of Toronto Plan has not yet come into force as it affects the subject area;
- (2) the Etobicoke Zoning Code be amended substantially in accordance with the draft Zoning By-law amendment appended to the report as Attachment No. 4;
- (3) the City Solicitor be authorized to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
- (4) City Council support in principle the streetscape improvements to The Queensway right-of-way, shown conceptually on Attachment Nos. 5a, 5b and 5c, and that Urban Development Services (City Planning) in consultation with the Works and Emergency Services and the Economic Development, Culture and Tourism Departments, the Toronto Parking Authority and the Toronto Transit Commission further develop the streetscape improvements for the area, and City staff report the findings to Community Council in 2004;
- (5) Urban Development Services Department (City Planning) through the development application review process, ensure that new or renovated buildings are designed in a manner that supports the objectives of the report;
- (6) Urban Development Services (City Planning) and the Economic Development, Culture and Tourism (Parks and Recreation Planning) Departments work with local land owners to secure publicly accessible open space, parkland and other landscaped open space that may create linear connections within the Study Area as shown on the Concept Plan (Attachments Nos. 2A, 2B and 2C) and, in particular, that staff be directed to initiate discussion with the owner of 784 The Queensway (The Beer Store) to achieve these objectives;

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- (7) Urban Development Services (City Planning) through any initiatives related to streetscape, bikeway connections and access improvements, work with the appropriate Departments/Agencies to review opportunities to enhance lighting and signage in the area;
- (8) Urban Development Services (City Planning) in consultation with the Works and Emergency Services Department, the Toronto Parking Authority and the Toronto Transit Commission, prepare a strategy for increasing public parking supply, both on-street and in municipal parking lots, to support the objectives of the report, and City staff report the findings to Community Council in 2004;
- (9) City Council adopt the Design Guidelines included as part of Attachment No. 5 to the report, to serve as a framework for growth along this section of The Queensway; and
- (10) City Council request that Urban Development Services (City Planning) establish a District Public Art Plan and City Planning staff report the findings to Community Council in 2004.

The Etobicoke Community Council also had before it a communication (May 6, 2003) from Patrick Berne, 14050112 Ontario Inc.

The following persons appeared before the Etobicoke Community Council:

- Patrick Berne, 1405012 Ontario Inc.;
- Perry Vagnini;
- John Menecola;
- Sam DeCaria;
- Elizabeth Cochrane-Burse;
- Lucio Vaccarello; and
- Margaret Grainger.

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

A. Councillor Milczyn moved that the Etobicoke Community Council:

- (1) recommend the adoption of the aforementioned report subject to:

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- (a) adding the words “adult entertainment establishments as defined by the Municipal Act, 2001”, after the words “massage parlours” under “A. Permitted Uses” of the draft by-law;
  - (b) advising the staff of the Municipal Licensing Division of the provisions of the new by-law; and
  - (c) indicating a maximum height of six storeys on the property municipally known as 1050 The Queensway on Schedule B1 of the draft by-law; and **(Carried as amended by Motion B. (1) by Councillor Jones.)**
- (2) request the Director, Community Planning, West District, to submit a report:
- (a) directly to City Council at its meeting scheduled to be held on May 21, 22 and 23, 2003, on any provisions which will be required to provide for a buffer between the Avenue zoning and adjacent industrial/commercial zoning; and
  - (b) to the Etobicoke Community Council at its meeting scheduled to be held on June 11, 2003, on the status of the application to amend the official plan and zoning code for 1050 The Queensway. **(Carried)**

Councillor Milczyn resumed the Chair.

B. Councillor Jones moved that:

- (1) the foregoing Motion A. (1) by Councillor Milczyn be amended by adding the following new Recommendation No. (d):
  - (d) deleting the zoning symbols from Schedule B1 of the draft by-law by; and **(Carried)**
- (2) the Director, Community Planning, West District, be requested to submit a report to the Etobicoke Community Council at its meeting scheduled to be held on June 11, 2003, on the ability of the City to secure community improvements for the adjacent businesses and communities through development occurring pursuant to the Avenue by-law. **(Carried)**

(Sent to: Director, Community Planning, West District; c. Other Interested Persons; City Solicitor; Commissioner, Works and Emergency Services; Maurice Anderson, Toronto Parking Authority; Rick Ducharme, Chief General Manager, Toronto Transit Commission – May 12, 2003)

**(Clause No. 15, Report No. 4)**

**4.14 Community Improvement Plan – New Toronto Area Including a Pilot Revitalization Incentive Program (Ward 6 – Etobicoke-Lakeshore)**

The Etobicoke Community Council held a statutory Public Meeting on May 7, 2003, and appropriate notice of this meeting was given in accordance with the Planning Act.

The Etobicoke Community Council had before it a joint report (April 23, 2003) from the Commissioner, Economic Development, Culture and Tourism, Commissioner, Urban Development Services, and the Chief Financial Officer respecting a Community Improvement Plan (CIP) for the New Toronto Area, including a Revitalization Incentive Program, designed to stimulate reinvestment and redevelopment of the New Toronto Area for employment uses, consistent with the policies contained in the new Official Plan and Toronto Economic Development Strategy; and recommending that:

- (1) City Council designate the New Toronto Area as shown in Attachment No. 2 to the report as a Community Improvement Project Area;
- (2) City Council adopt a Community Improvement Plan and Revitalization Incentive Program for the New Toronto Area as set out in Attachment No. 3 of the report, which Revitalization Incentive Program includes:
  - (a) Rehabilitation Grants; and
  - (b) Commercial/Industrial Façade Improvement Grants;
- (3) the City Solicitor be directed to introduce the necessary Bills in Council to give effect to the foregoing;
- (4) City Council authorize the City Solicitor to make such stylistic and technical changes to the draft by-law attached to this report as may be required;
- (5) the Commercial Façade Improvement Grant Program, approved by Council at its meeting held on October 8, 2000, be expanded to include industrial facades within the New Toronto Community Improvement Project Area, and that the City Solicitor be authorized to make any necessary technical amendments to the approved terms, conditions, criteria and letter of understanding to render them applicable to industrial facades;

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- (6) Council approve the Rehabilitation Grants outlined in the Revitalization Incentive Program as set out in Attachment No. 3, delegate administration of the Rehabilitation Grants to the Commissioner, Economic Development, Culture and Tourism, and his or her designate, and authorize the Commissioner, Economic Development, Culture and Tourism, and his or her designate, to sign grant agreements, in a form satisfactory to the City Solicitor, on behalf of the City;
- (7) Rehabilitation Grants be deemed to be in the interests of the municipality;
- (8) the Community Improvement Plan be forwarded to the Ministry of Municipal Affairs and Housing for approval;
- (9) the Province of Ontario be requested to allow an amount equivalent to the education portion of property taxes to be included in grant amounts provided under the Revitalization Incentive Program, and to reduce the City of Toronto's education tax levy by a corresponding amount in each year of the program's operation; and
- (10) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of all necessary bills.

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

- (i) (April 30, 2003) from Geoff Woods, Development Review Coordinator, Canadian National Railway Properties;
- (ii) (April 22, 2003) from Bob Berry, Islington Ratepayers Association; and
- (iii) (May 1, 2003) from Al Brezina, President, South Etobicoke Industrial Employers Association.

The following persons appeared before the Etobicoke Community Council:

- Gerald Smith;
- Elaine Gurney; and
- Fred Azman.

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

(Sent to: Policy and Finance Committee – May 7, 2003)

**(Clause No. 16, Report No. 4)**

**4.15 Application for Draft Plan of Condominium; Mainline Planning Services Inc.  
40 Rabbit Lane; File No. TA CDC 2003 0001 (Ward 3 - Etobicoke Centre)**

The Etobicoke Community Council had before it a report (March 24, 2003) from the Director, Community Planning, West District, respecting an application by Mainline Planning Services Inc. to convert an equity co-ownership building to condominium tenure on lands known municipally as 40 Rabbit Lane; and recommending that:

- (1) City Council grant Draft Plan of Condominium approval for 40 Rabbit Lane, consisting of 19-units within a 2-storey building, subject to the conditions of the report; and
- (2) prior to the registration of the condominium:
  - (a) a chronoflex be submitted, as required by the Works and Emergency Services Department;
  - (b) redline revisions to the draft plan be made as required; and
  - (c) confirmation be made that all fire protection measures in this project have been completed, to the satisfaction of the Toronto Fire Services.

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

**(Clause No. 17, Report No. 4)**

**4.16 Application to Amend the Etobicoke Official Plan and Zoning Code  
125 The Queensway (Baldwin & Franklin, Architects) and  
125 QW-1 and 125 QW-2 Inc. (Owners); File No. TA CMB 2002 0008  
(Ward 5 – Etobicoke-Lakeshore)**

The Etobicoke Community Council had before it a report (April 14, 2003) from the Director, Community Planning, West District, on a pending Ontario Municipal Board (OMB) hearing respecting an application by 125 The Queensway (Baldwin & Franklin, Architects) and 125 QW-1 and 125 QW-2 Inc. (Owners) to amend the Etobicoke Official Plan and Zoning Code to permit the development of six free standing, one-storey retail/commercial buildings on lands known municipally as 125 The Queensway, located on the south side of The Queensway, east of High Street and west of the Humber River; advising that the Official Plan application was appealed to the OMB for a hearing pursuant to Section 22 (7) of the Planning Act, in that Council neglected to both give notice of a public meeting within 45 days of receipt of the application and to make a decision thereon within 90 days after receipt of the application; that the zoning code amendment application was appealed to the OMB for a hearing pursuant to



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Section 34 (11) of the Planning Act, in that Council neglected to make a decision within 90 days after receipt of the application; and recommending that City Council:

- (1) advise the OMB that Council has no objection to the enactment of the Official Plan amendment and the Zoning Code amendment (Attachments Nos. 5 and 6) substantially as contained in the report provided that the OMB does not issue its order until such time as the conditions respecting infrastructure and servicing matters as outlined in Section 11.1 of the report are addressed to the satisfaction of the City;
- (2) authorize City staff to secure site plan details and conditions to approval as outlined in Section 10 of the report; and
- (3) authorize the City Solicitor and other appropriate staff to attend the Ontario Municipal Board hearing in support of the position set out in the report.

The Etobicoke Community Council also had before it a communication (May 6, 2003) from Peter Neilson, Shibley Righton, Barristers and Solicitors.

The following persons appeared before the Etobicoke Community Council:

- Michael Kovacevic, Goodman and Carr, on behalf of the applicant;
- Mark Franklin, Baldwin and Franklin Architects; and
- Peter Neilson and William Northcote, Shibley Righton, Barristers and Solicitors, on behalf of Ontario Food Terminal Board.

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

A. Councillor Milczyn moved that the Etobicoke Community Council:

- (1) amend the aforementioned report by:
  - (a) striking out the words "Section 11.1" of Recommendation No. (1) and inserting in lieu thereof "Section 12.1"; and
  - (b) striking out the words "Section 10" of Recommendation No. (2) and inserting in lieu thereof "Section 11"; and **(Carried)**
- (2) recommend that the aforementioned report be adopted, as amended; **(Lost)**

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- (3) request that the Commissioner, Economic Development, Culture and Tourism, and the Commissioner, Urban Development Services, or their designates, be directed to attempt to mediate the conflict between the applicant and the Ontario Food Terminal Board either at the Ontario Municipal Board or some other venue; and **(Carried)**
- (4) request the Director, Community Planning, West District, to secure through the site plan and development agreement, off-site improvements to the sidewalk and pedestrian routes connecting the site to The Queensway, Humber Loop TTC facility and pedestrian walkway to Lake Shore Boulevard, if the application by 125 The Queensway (Baldwin & Franklin, Architects) and 125 QW-1 and 125 QW-2 Inc. (Owners) to amend the Etobicoke Official Plan and Zoning Code is approved by the Ontario Municipal Board. **(Carried)**

Councillor Milczyn resumed the Chair.

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

- (1) the application by 125 The Queensway (Baldwin & Franklin, Architects) and 125 QW-1 and 125 QW-2 Inc. (Owners) to amend the Etobicoke Official Plan and Zoning Code be refused; and **(Carried)**
- (2) the City Solicitor be directed to attend the Ontario Municipal Board hearing in support of Council's decision to refuse the application and to retain any necessary consultants. **(Carried)**

(Sent to: Commissioner, Economic Development Culture and Tourism; Commissioner, Urban Development Services; City Solicitor; Director, Community Planning, West District; c. Other Interested Persons – May 12, 2003)

**(Clause No. 18, Report No. 4)**

**4.17 Final Report – Application to Amend the Etobicoke Official Plan and Zoning Code Jane Dundas Holdings Inc. (In Equity), 691 Scarlett Road File No. TA CMB 2002 0018 (Ward 2 - Etobicoke North)**

The Etobicoke Community Council held a statutory Public Meeting on May 7, 2003, and appropriate notice of this meeting was given in accordance with the Planning Act.

The Etobicoke Community Council had before it a report (April 4, 2003) from the Director, Community Planning, West District, respecting an application by Jane Dundas Holdings Inc. (In Equity) to amend the Etobicoke Official Plan and Zoning Code to permit the development of three semi-detached dwellings on lands known municipally as 691 Scarlett Road, located on the south-east corner of Scarlett Road and Kingdom Street; and recommending that City Council refuse the application.

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

- (i) (April 23, 2003) from Evelyn Zarb;
- (ii) (April 29, 2003) from Narsinghdev Sunda;
- (iii) (May 2, 2003) from Cherry Brown; and
- (iv) (undated) from Debbie Lilley.

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

**(Clause No. 19, Report No. 4)**

**4.18 Preliminary Report – Application to Amend the Etobicoke Official Plan and Zoning Code; Princeway Investments Limited (Quadrangle Architects) 2 and 6 Royal York Road; File No. TA CMB 2003 0004 (Ward 6 – Etobicoke-Lakeshore)**

The Etobicoke Community Council had before it a report (April 16, 2003) from the Director, Community Planning, West District, providing preliminary information on an application by Princeway Investments Limited (Quadrangle Architects) to amend the Etobicoke Official Plan and Zoning Code to permit the development of a 7-storey rental apartment building connecting 2 and 6 Royal York Road and incorporating 41 rental units and a new 4-storey building (condominium), including 41 condominium units, on lands known municipally as 2 and 6 Royal York Road, located in the south-west quadrant of Royal York Road and Lake Shore Boulevard West; and recommending that:

- (1) staff be directed to schedule a community consultation meeting together with the Ward Councillor;

- (2) notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (3) notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

On motion by Councillor Jones, the Etobicoke Community Council approved the aforementioned report, subject to striking out Recommendation (2) and inserting in lieu thereof the following:

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

(Sent to: Director, Community Planning, West District; c. Peter Smith, Bousfield, Dale-Harris Cutler & Smith Inc. – May 12, 2003)

**(Clause No.20(g), Report No. 4)**

#### **4.19 Request for Noise By-law Exemption - Works and Emergency Services Resurfacing Projects (Ward 2 – Etobicoke North, Ward 3 – Etobicoke Centre, Ward 4 – Etobicoke Centre and Ward 6 – Etobicoke-Lakeshore)**

The Etobicoke Community Council had before it a report (April 16, 2003) from the Director, District Engineering, respecting exemptions under Municipal Code Chapter 591 – Noise (re-enacted under Bylaw 111-2003), to allow night and weekend work to take place for the duration of the projects listed in the report; and recommending that City Council grant the exemptions to Municipal Code Chapter 591 – Noise, to the Works and Emergency Services Department to facilitate the pavement reconstruction and watermain installations at specific intersections as detailed in the report.

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

**(Clause No. 8, Report No. 4)**

#### **4.20 Request for Endorsement of the Lakeshore Community Festival for Liquor Licensing Purposes**

The Etobicoke Community Council had before it a communication (April 26, 2003) from Dr. Irene Cop, Chair, Lakeshore Community Festival, requesting a resolution from Council for liquor licensing purposes for the 30th Annual Lakeshore Community Festival to be held on the Assembly Hall grounds on Saturday, June 14, 2003.

On motion by Councillor Jones, the Etobicoke Community Council recommended that City Council, for liquor licensing purposes, declare the Lakeshore Community Festival, to be held on Saturday, June 14, 2003, to be an event of municipal and/or community significance, and advise the Alcohol and Gaming Commission of Ontario that it has no objection to it taking place.

**(Clause No. 11, Report No. 4)**

#### **4.21 Request for Endorsement of The Kingsway Summer Sidewalk Festival for Liquor Licensing Purposes**

The Etobicoke Community Council had before it a communication (April 28, 2003) from Henny Varga, Chair, Kingsway BIA, requesting a resolution from Council for liquor licensing purposes for The Kingsway Summer Sidewalk Festival to be held on Saturday, June 14, 2003.

On motion by Councillor Lindsay Luby, the Etobicoke Community Council recommended that Council, for liquor licensing purposes, declare The Kingsway Summer Sidewalk Festival, to be held on Saturday, June 14, 2003, to be an event of municipal and/or community significance, and advise the Alcohol and Gaming Commission of Ontario that it has no objection to it taking place.

**(Clause No. 12, Report No. 4)**

#### **4.22 Selected Avenues Studies for 2003 and 2004 – File No. 002050**

The Etobicoke Community Council had before it a communication (April 28, 2003) from the City Clerk, Planning and Transportation Committee, advising that the Planning and Transportation Committee at its meeting held on April 28, 2003, amended the report (April 8, 2003) from the Commissioner, Urban Development Services by:

- (1) adding to the list of 2004 Avenue Studies contained on Page 4 of the report, the following Avenue Study:

"St. Clair Avenue from Keele Street to Scarlett Road"; and

- (2) directing the Commissioner, Urban Development Services to fast track the "Bloor Street between Mimico Creek and Prince Edward Drive (West District)" study, included as item (c) in the report;

and forwarding the report, as amended, to the Etobicoke, North York and Toronto East Community Councils to endorse the planning studies for 2003 outlined in the report at their May meeting and requesting that their recommendations to initiate the studies be

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forwarded back to the Planning and Transportation Committee for its meeting of June 3, 2003.

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

Councillor Milczyn moved that the Etobicoke Community Council recommend that the Commissioner, Urban Development Services be requested to consider adding the following to the list of 2004 Avenue Studies, if feasible:

- (1) Bloor Street between Prince Edward Drive and the Humber River; and **(Withdrawn)**
- (2) Dundas Street North between Royal York Road and the Humber River. **(Carried)**

Councillor Milczyn resumed the Chair.

(Sent to: Planning and Transportation Committee; Commissioner, Urban Development Services – May 9, 2003)

**(Clause No. 20(c), Report No. 4)**

#### **4.23 Reconstruction of Royal York Road from Mimico Creek to Dundas Street West**

The Etobicoke Community Council had before it a communication (May 1, 2003) from Mary Campbell, President, Kingsway Park Ratepayers Inc., requesting that the design parameters as noted in the communication be included in the options to be considered by staff, Council and neighbourhood residents for the project respecting the reconstruction of Royal York Road from Mimico Creek to Dundas Street West.

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

- A. Councillor Milczyn moved that the Etobicoke Community Council refer the aforementioned communication to the Commissioner, Works and Emergency Services, for consideration by Transportation Services staff during the design and public consultation portion of the reconstruction of Royal York Road commencing in 2004. **(Carried)**

Councillor Milczyn resumed the Chair.

- B. Councillor Jones moved that the Etobicoke Community Council request that prior to the reconstruction of Royal York Road between Dundas Street West and The Queensway, the Commissioner, Works

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and Emergency Services, submit a report to Etobicoke Community Council on implementing the master bike plan on this section of Royal York Road. **(Carried)**

(Sent to: Commissioner, Works and Emergency Services; c. Mary Campbell, President, Kingsway Park Ratepayers Inc. – May 12, 2003)

**(Clause No. 20(d), Report No. 4)**

**4.24 Application for Exemption from Part-Lot Control – Zanini Developments Inc.  
1 Beaverdale Road; File No. TA PLC 2001 0003 (Ward 5 – Etobicoke-Lakeshore)**

The Etobicoke Community Council had before it a report (May 6, 2003) from the Director, Community Planning, West District, respecting an application by Zanini Developments Inc. for an exemption from Part Lot Control to allow 21 townhouse dwellings to continue to be conveyed into separate ownership on lands known municipally as 1 Beaverdale Road; advising that the lands were previously the subject of an exemption from Part-Lot Control which was approved by City Council at its meeting held on February 13, 14 and 15, 2002; that the Part-Lot Control Exemption By-law No. 131-2002 was enacted on February 15, 2002, and has since expired; and recommending that:

- (1) the application be approved subject to the Part-Lot Control Exemption By-law expiring one year from the date of enactment and the said By-law applying only to those lands which were not separately conveyed pursuant to the previous Part-Lot Control Exemption By-law No. 131-2002;
- (2) prior to bringing the Bill forward for enactment, the applicant shall provide to the City Solicitor a legal description of the lands not conveyed pursuant to Part-Lot Control Exemption By-law No. 131-2002;
- (3) the City Solicitor be authorized to introduce the necessary By-law to Council; and
- (4) the appropriate City officials be authorized and directed to register the By-law on title.

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

**(Clause No. 14, Report No. 4)**

#### **4.25 Traffic Studies and Traffic Calming Request, District 2**

The Etobicoke Community Council had before it a communication (May 5, 2003) from Councillor Peter Milczyn, Ward 5 – Etobicoke-Lakeshore, respecting traffic studies and traffic calming requests in District 2; advising that since a City-wide traffic calming policy was passed by City Council in 2001, Etobicoke Councillors have received many requests by area residents surrounding the feasibility of traffic calming measures for their streets and neighbourhoods; further advising that funds for the installation of traffic calming measures must be made available in the Transportation Services Capital Budget; that Capital Budget funds for 2003 have already been committed to requests in other areas of the City; and recommending that the Director, Transportation Services, District 2, be requested to submit a report on traffic studies and traffic calming requests in District 2 to the Etobicoke Community Council for its meeting to be held on June 11, 2003.

On motion by Councillor Milczyn, the Etobicoke Community Council referred the aforementioned communication to the Director, Transportation Services, District 2, for a report thereon to the Etobicoke Community Council for its meeting scheduled to be held on June 11, 2003, or as soon as possible thereafter.

#### **(Clause No. 20(e), Report No. 4)**

(Sent to: Director, Transportation Services, District 2; c. Councillor Peter Milczyn, Ward 5 – Etobicoke-Lakeshore – May 12, 2003)

#### **4.26 Condolences - Gas Explosion on Bloor Street West and Poplar Avenue (Ward 5 – Etobicoke-Lakeshore)**

The Etobicoke Community Council had before it a motion from Councillor Peter Milczyn, Ward 5 – Etobicoke-Lakeshore, respecting the sad loss of seven residents of the close knit Etobicoke community in the tragic gas explosion at a plaza on Bloor Street West and Poplar Avenue on April 24, 2003; and containing the following Operative Paragraph:

**“NOW THEREFORE BE IT RESOLVED THAT** the City Clerk be directed to convey on behalf of the Members of City Council, and the 2.5 million residents, its sincere sympathy to the families, friends, neighbours and co-workers of those lost in the tragedy.”

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 motion.



Councillor Milczyn resumed the Chair.

**(Clause No. 7, Report No. 4)**

The Etobicoke Community Council adjourned its meeting at 9:50 p.m.

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Chair