
**ETOBICOKE COMMUNITY COUNCIL
AGENDA
MEETING No. 4**

Date of Meeting:	Wednesday, May 7, 2003	Enquiry:	Lyn Morgan
Time:	2:00 p.m.		Acting Administrator
Location:	Council Chambers Etobicoke Civic Centre 399 The West Mall Toronto, Ontario		416-394-8101 etcc@toronto.ca

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

CONFIRMATION OF MINUTES

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

- 2:15 p.m. Respecting Item No. 11 – Deputation**
Request for Fence Variance – 3526 Lake Shore Boulevard West
(Ward 6 – Etobicoke-Lakeshore)
- 2:30 p.m. Respecting Item No. 15 – Deputation**
Application for Draft Plan of Condominium
Mainline Planning Services Inc., 40 Rabbit Lane
File No. TA CDC 2003 0001 (Ward 3 - Etobicoke Centre)
- 6:30 p.m. Respecting Item No. 17 – Public Meeting under the Planning Act**
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)
- 6:45 p.m. Respecting Item No. 13 – Public Meeting under the Planning Act**
Avenues Study – Implementation Report (Phase 3)
The Queensway between the Mimico Creek Valley and Kipling Avenue
(Ward 5 – Etobicoke-Lakeshore)

7:15 p.m. Respecting Item No. 14 – Public Meeting under the Planning Act
Community Improvement Plan – New Toronto Area Including a
Pilot Revitalization Incentive Program (Ward 6 – Etobicoke-Lakeshore)

7:45 p.m. Respecting Item No. 16 – Deputation
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)

COMMUNICATIONS/REPORTS

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

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.

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

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

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

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.

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

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,
- (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.

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

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.

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

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;
- (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.

**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)**

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.

**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 FROM APRIL 2, 2003 MEETING)

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.

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

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.

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

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.

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

<i>Deputation Item – 2:15 p.m. or as soon as possible thereafter.</i>

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.

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

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 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.

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

Public Meeting under the Planning Act – 6:45 p.m. or as soon as possible thereafter.

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;
- (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.

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

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

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;
- (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.

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

<i>Deputation Item – 2:30 p.m. or as soon as possible thereafter.</i>

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.

**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)**

Deputation Item – 7:45 p.m. or as soon as possible thereafter.

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 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.

**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)**

Public Meeting under the Planning Act – 6:30 p.m. or as soon as possible thereafter.

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 by Jane Dundas Holdings Inc. to permit the development of three semi-detached dwellings at 691 Scarlett Road.

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)

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.

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)

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.