

THE CITY OF TORONTO

Clerk's Department

Minutes of the Meetings of the North York Community Council

Wednesday, April 28, 1999.

The North York Community Council met on Wednesday, April 28, 1999, in the Council Chamber, North York Civic Centre, commencing at 11:00 a.m.

City Council, at its meeting held on April 27, 1999, decided that the North York Community Council meeting scheduled for April 28, 1999, commence at the hour of 11:00 a.m.

Attendance

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

	11:00 a.m. to 12:30 p.m.	2:00 p.m. to 5:15 p.m.
Councillor Berger, Chair	x	x
Councillor Augimeri	x	x
Councillor Chong	x	x
Councillor Feldman	x	x
Councillor Filion	x	x
Councillor Flint	x	x
Councillor Gardner	x	x
Councillor King	x	x
Councillor Li Preti	x	x
Councillor Mammoliti	x	x
Councillor Minnan-Wong	x	x
Councillor Moscoe	x	x
Councillor Sgro	x	x
Councillor Shiner	x	x

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Declarations of Interest

Councillor	Minute #	Reason for Declaration
Councillor Shiner	4.22	The Solicitor for the applicant is representing Councillor Shiner on another matter.
	4.24	Insofar as it relates to File No. UDZ-99-02 and File No. UDZ-99-09 - Brown, Dryer, Karol, identified in Exhibit No. 1 attached to the report (April 14, 1999) from the Acting Director, Community Planning, North District, in that the Solicitor for these applicants is representing Councillor Shiner on another matter.

Confirmation of Minutes

On motion by Councillor Feldman, North York Spadina, the minutes of the meetings of the North York Community Council held on March 29 and 30, 1999, were confirmed.

4.1 COMMUNITY FESTIVAL EVENT - SECOND HARVEST - TORONTO TASTE '99 - JUNE 6, 1999 - WINDFIELDS, CANADIAN FILM CENTRE - 2489 BAYVIEW AVENUE - NORTH YORK CENTRE SOUTH.

The North York Community Council had before it a communication (March 24, 1999) from Ms. Jacqueline Inwood, Event Manager, Toronto Taste '99, Second Harvest, advising North York Community Council of the Second Harvest's intention in applying for a liquor license for a community event to be held June 6, 1999.

The North York Community Council recommended to Council that the subject event be declared a community festival event.

(Clause 1, Report No. 4)

4.2 ADVERTISING SIGNS - REMOVAL FROM RESIDENTIAL PROPERTIES.

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The North York Community Council had before it a report (April 12, 1999) from the Director and Deputy Chief Building Official, providing a report regarding the existing Sign By-law and Building Division procedures with respect to land development signs placed on construction sites of single family dwellings, as requested by the North York Community Council at its meeting held on January 20, 1999, and recommending:

- (1) enforcement of the existing provisions of the Sign By-law:
 - (i) the Building Division of Urban Planning and Development Services continue to enforce the provisions of the Sign By-law as they pertain to land development signs, construction signs and posters on construction hoarding as off premise signs, until such time as the review of the Sign By-law across the City is complete;
- (2) that the City Solicitor be requested to prepare amendments to the Sign By-law as it pertains to land development signs as follows:
 - (i) define construction signs to avoid any confusion with Land Development signs as follows: “a Construction Sign is a temporary sign without a foundation, which is used to advertise the work or company performing work on a property or structure, which may only be displayed while the specific work related to that sign is in progress and has a maximum area of 1.1 sq. metres (12 sq. ft.), in a single family residential zone.” Further require the removal of construction signs once the work the sign was advertising is substantially complete;
 - (ii) limit the time frame that land development signs are permitted to remain to a maximum of six months after the issuance of a sign permit or 30 days after a construction is substantial complete;
 - (iii) limit the number of renewals of a permit for a Land Development sign to one, so that, the maximum length of time any land development sign could remain is one year. Further, do not allow for the renewal or subsequent permits for a land development sign, if an application for a building permit has not been submitted for the subject property; and
 - (iv) reduce the permitted sign area of land development signs in residential zones to 20 square feet for each lot, and where two or more lots are contiguous permit an individual sign to have a sign area equal to that permitted for each lot to a maximum of 80 square feet; and

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- (3) that the City Solicitor be requested to prepare amendments to the Sign By-law as it pertains to posters on construction hoarding:
- (i) specifically prohibit posters on hoarding unless approved by the Community Council in the form of a variance to the By-law.
- A. Councillor Flint, North York Centre South, moved that the North York Community Council recommend to Council the adoption of the foregoing report.
- B. Councillor Moscoe, North York Spadina, moved that posters on hoarding be permitted only in non-residential areas, in residential zones but only when approved by Council as a variance to the Sign By-law.

A recorded vote on Motion B. moved by Councillor Moscoe, North York Spadina, was as follows:

FOR: Councillors Moscoe, Gardner, Chong

AGAINST: Councillors Mammoliti, Li Preti, Feldman, Berger, Flint, Shiner

ABSENT: Councillors Sgro, Augimeri, Filion, Minnan-Wong, King

Lost

Upon the question of the adoption of motion A., moved by Councillor Flint, it was carried.

(Clause 2, Report No. 4)

4.3 SCHOOL BUS LOADING ZONE - LAMBERTON BOULEVARD - BLACK CREEK.

The North York Community Council had before it a report (April 15, 1999) from the Director, Transportation Services, District 3, recommending that By-law No. 32759, of the former City of North York, be amended as follows:

- (1) that the existing loading zone on the south side of Lamberton Boulevard, from a point 85 metres west of the westerly limit of Clayhall Crescent to a point 40 metres westerly thereof, be deleted; and
- (2) that a loading zone on the south side of Lamberton Boulevard, from a point 115 metres west of the westerly limit of Clayhall Crescent to a point 55 metres westerly thereof, be added.

The North York Community Council recommended to Council the adoption of the foregoing report.

(Clause 3, Report No. 4)

4.4 TEMPORARY ROAD CLOSURE - NORTH YORK BOULEVARD - NORTH YORK CENTRE.

The North York Community Council had before it a report (March 11, 1999) from the Director, Transportation Services, District 3, recommending that:

- (1) by enactment of a confirmatory By-law adopting this report, North York Boulevard be closed temporarily on Sunday, May 30, 1999, from 7:00 a.m. to 11:00 a.m., subject to the applicant's compliance with Procedural By-law No. 27433 of the former City of North York; and
- (2) during the temporary closure, there shall be no use of the closed roadway for vehicular traffic except under the authority of a permit issued by the Commissioner of Works and Emergency Services.

The North York Community Council recommended to Council the adoption of the foregoing report.

(Clause 4, Report No. 4)

4.5 TEMPORARY ROAD CLOSURE - CORTLEIGH BOULEVARD - NORTH YORK CENTRE.

The North York Community Council had before it a report (April 14, 1999) from the Director, Transportation Services, District 3, recommending that:

- (1) by enactment of a confirmatory By-law adopting this report, Cortleigh Boulevard, between Alexandra Wood and Proudfoot Avenue, be closed temporarily on Monday, May 24, 1999, from 5:00 p.m. to 10:00 p.m., subject to the applicant's compliance with Procedural By-law No. 27433, of the former City of North York; and
- (2) during the temporary closure, there shall be no use of the closed road for vehicular traffic except under the authority of a permit issued by the Commissioner of Works and Emergency Services.

The North York Community Council recommended to Council the adoption of the foregoing report.

(Clause 5, Report No. 4)**4.6 ALL WAY STOP CONTROL - BLOSSOMFIELD DRIVE AT DANE AVENUE - NORTH YORK SPADINA.**

The North York Community Council had before it a report (March 30, 1999) from the Director, Transportation Services, District 3, recommending that Schedules XVIII and XIX of By-law No. 31001, of the former City of North York, be amended to require traffic to stop on all approaches to the intersection of Blossomfield Drive and Dane Avenue.

The North York Community Council recommended to Council the adoption of the foregoing report.

(Clause 6, Report No. 4)**4.7 TURN RESTRICTIONS - WOOD AVENUE AT THE SOUTHBOUND BAYVIEW AVENUE ACCESS RAMP FROM LAWRENCE AVENUE EAST, LAWRENCE AVENUE EAST AT MILDENHALL ROAD AND ST. LEONARD'S AVENUE AT BAYVIEW AVENUE - NORTH YORK CENTRE SOUTH.**

The North York Community Council had before it a report (April 1, 1999) from the Director, Transportation Services, District 3, recommending that appropriate by-laws be enacted to:

- (1) prohibit southbound right turns to Wood Avenue from the access ramp from Lawrence Avenue East to southbound Bayview Avenue, between 7:00 a.m. and 9:00 a.m., Monday to Friday;
- (2) amend the current restrictions to prohibit southbound right turns to St. Leonard's Avenue from Bayview Avenue, between 7:00 a.m. and 8:00 a.m., Monday to Friday, buses exempted; and
- (3) amend the current restrictions to prohibit eastbound right and westbound left turns to Mildenhall Road from Lawrence Avenue East, between 8:00 a.m. and 9:00 a.m., Monday to Friday, buses exempted.

On motion by Councillor Flint, North York Centre South, the North York Community Council deferred sine die, the foregoing report.

(Clause 25(b), Report No. 4)**4.8 PARKING PROHIBITIONS - DUDLEY AVENUE - NORTH YORK CENTRE.**

The North York Community Council had before it a report (March 31, 1999) from the Director, Transportation Services, District 3, recommending that Schedule VIII of By-Law No. 31001, of the former City of North York, be amended to prohibit parking from 8:30 a.m. to 4:30 p.m., Monday to Friday, on the west side of Dudley Avenue, from the northerly limit of Craigmere Crescent to the northerly limit of Anndale Drive.

The North York Community Council recommended to Council the adoption of the foregoing report.

(Clause 7, Report No. 4)

4.9 INTRODUCTION OF A 40 KM/H SPEED ZONE - SCARSDALE AVENUE - DON PARKWAY.

The North York Community Council had before it a report (March 30, 1999) from the Director, Transportation Services, District 3, recommending that By-Law No. 31878, of the former City of North York, be amended to introduce a 40 km/h speed limit on Scarsdale Avenue from the southerly limit of York Mills Road to the northerly limit of Bond Avenue.

The North York Community Council recommended to Council the adoption of the foregoing report.

(Clause 8, Report No. 4)

4.10 TEMPORARY ROAD CLOSURE - KENNETH AVENUE - NORTH YORK CENTRE.

The North York Community Council had before it a report (April 15, 1999) from the Director, Transportation Services, District 3, recommending that:

- (1) by enactment of a confirmatory By-law adopting this report, Kenneth Avenue, between McKee and Church Avenues, be closed temporarily on Saturday, June 12, 1999, from 10:30 a.m. to 3:00 p.m., subject to the applicant's compliance with Procedural By-law No. 27433 of the former City of North York; and
- (2) during the temporary closure, there shall be no use of the closed road for vehicular traffic except under the authority of a permit issued by the Commissioner of Works and Emergency Services, Toronto Police Services, Toronto Fire Services and Ambulance Services.

The North York Community Council recommended to Council the adoption of the foregoing report.

(Clause 9, Report No. 4)

4.11 PARKING PROHIBITIONS - CLAIR ROAD - NORTH YORK HUMBER.

The North York Community Council had before it a report (April 15, 1999) from the Director, Transportation Services, District 3, recommending that Schedules VIII and IX of By-law No. 31001, of the former City of North York, be amended to prohibit parking at any time on the north side of Clair Road, from Mayberry Road to Jane Street.

The North York Community Council recommended to Council the adoption of the foregoing report.

(Clause 10, Report No. 4)

4.12 TEMPORARY ROAD CLOSURE - MILDENHALL ROAD AND CHELTENHAM AVENUE - NORTH YORK CENTRE SOUTH.

The North York Community Council had before it a report (April 15, 1999) from the Director, Transportation Services, District 3, recommending that:

- (1) by enactment of a confirmatory By-law adopting this report, Mildenhall Road, between Rochester and Buckingham Avenues, and Cheltenham Avenue, between St. Ives Crescent and Mildenhall Road, be closed temporarily on Saturday, June 5, from 7:00 a.m. to 9:30 p.m., subject to the applicant's compliance with Procedural By-law No. 27433 of the former City of North York; and
- (2) during the temporary closure, there shall be no use of the closed road for vehicular traffic except under the authority of a permit issued by the Commissioner of Works and Emergency Services, Toronto Police Services, Toronto Fire Services and Ambulance Services.

The North York Community Council recommended to Council the adoption of the foregoing report.

(Clause 11, Report No. 4)

4.13 ALL WAY STOP CONTROL - KING HIGH AVENUE (EAST LEG) AT INVERMAY AVENUE - NORTH YORK SPADINA.

The North York Community Council had before it the following reports from the Director, Transportation Services, District 3:

- (i) (April 23, 1999) submitting further information and recommending adoption of the report; and

- (ii) (March 1, 1999) recommending that Schedules XVIII and XIX of By-law No. 31001, of the former City of North York, be amended to require traffic to stop on all approaches to the intersection of King High Avenue (east leg) and Invermay Avenue.

On motion by Councillor Feldman, North York Spadina, the North York Community Council recommended to Council that:

- (1) the reports (April 23, 1999 and March 1, 1999) from the Director, Transportation Services, District 3, be received;
- (2) speed humps be installed on Invermay Avenue; and
- (3) the implementation of an all way stop control at the intersection of King High Avenue (east leg) and Invermay Avenue, be deferred for six months in order to allow the Director, Transportation Services, District 3, to review the traffic impact resulting from the installation of the noted speed humps on Invermay Avenue and in order to determine whether a stop sign would be necessary.

(Clause 12, Report No. 4)

4.14 PAYMENT-IN-LIEU OF PARKING - LOPES BROS. CONTRACTING - 1721 JANE STREET (UDZ-97-37) - NORTH YORK HUMBER.

The North York Community Council had before it a report (April 13, 1999) from the Director, Transportation Services, District 3, reporting on a request to reduce the parking rate for payment-in-lieu of parking as it relates to 1721 Jane Street and to refund part of the payment, and recommending that the report be received as information.

Mr. Peter Cheatley, Planning Consultant, appeared before the North York Community Council on behalf of the applicant, in connection with the foregoing matter.

- A. Councillor Sgro, North York Humber, moved that the report (April 13, 1999) from the Director, Transportation Services, District 3, be received as information and the parking rate to be applied to the one space parking deficiency remain at \$7,500.00.
- B. Councillor Mammoliti, North York Humber, moved that the North York Community Council recommend to Council that the report (April 13, 1999) from the Director, Transportation Services, District 3, be received; and that the request by the

applicant's consultant to reduce the parking rate from \$7,500.00 to \$2,500.00 for payment-in-lieu of parking for the one space parking deficiency, be approved.

A recorded vote on motion B. moved by Councillor Mammoliti, was as follows:

FOR: Councillors Mammoliti, Li Preti, Augimeri, Berger, Flint, Gardner

AGAINST: Councillors Sgro, Moscoe, Feldman, Fillion, King

ABSENT: Councillors Chong, Minnan-Wong, Shiner

Carried

Having regard for the foregoing decision of the North York Community Council, the foregoing motion A. by Councillor Sgro, was deemed redundant and was not voted upon.

(Clause 13, Report No. 4)

4.15 CURB CUT - 67 CLAVER AVENUE - NORTH YORK SPADINA.

The North York Community Council had before it a report (December 4, 1998) from the Director, Transportation Services, District 3, reporting on a request for a curb cut extension and recommending that no immediate action be taken as the resident has the maximum driveway width permitted.

On motion by Councillor Moscoe, North York Spadina, the North York Community Council recommended to Council that the foregoing report be received; and the request by the property owner of 67 Claver Road for a 1.4 metre curb cut extension be approved.

(Clause 14, Report No. 4)

4.16 SEWER AND WATER CONNECTION CHARGES - 1999 - ALL NORTH YORK COMMUNITY COUNCIL WARDS.

The North York Community Council had before it a report (April 13, 1999) from the Commissioner of Works and Emergency Services, providing a report on the issues embodied in Clause 2 of Report No. 2 of the North York Community Council, adopted by City Council on March 2, 3, and 4, 1999, wherein the Commissioner of Works and Emergency Services was requested to:

- (1) contact the Toronto Home Builders Association advising them of the new fees for the sanitary sewer and storm sewer connection charges, and to obtain their comments on how these fees compare to fees in other parts of the GTA; and
- (2)
 - (a) the specific bids made by all contractors and which contractors were awarded the tenders throughout the entire City of Toronto;
 - (b) the contractors that were used last year in each area and the associated costs; and
 - (c) the areas in the City of Toronto that are not required to install storm sewer connections to infill and new homes; which of these areas have combined sewers and if these homes are allowed to be built with only a sanitary sewer, how the area could be converted from combined sewer systems in the future;

On motion by Councillor Flint, North York Centre South, the North York Community Council received the foregoing report.

(Clause 25(c), Report No. 4)

4.17 SIDEWALKS - LOCAL IMPROVEMENT INITIATIVES IN THE APPROVED 1999 CAPITAL BUDGET - NORTH YORK CENTRE AND NORTH YORK CENTRE SOUTH.

The North York Community Council had before it a report (April 14, 1999) from the Director, Engineering Services, Districts 3 and 4, requesting direction on the construction of sidewalks included with road improvement projects in the 1999 Capital Budget, Local Improvement Initiatives, and recommending that:

- (1) North York Community Council give direction on the construction of sidewalks included on Local Improvement Initiative road improvement projects on Frontenac Avenue, from Chicoutimi Avenue to west limit, Arjay Crescent, from Bayview Avenue to Bayview Avenue, Lytton Boulevard, from Bathurst Street to east limit and Whitman Street from Nipigon Avenue to south limit (subject to approval of the road improvement projects by residents through the Local Improvement Act process.);
- (2) any funds made available by the cancellation of sidewalks be made available for other sidewalk works to be built in the 1999 construction year under the North York Transportation Project Line TR604, Sidewalks and Walkways; and
- (3) the appropriate City officials be authorized and directed to take the necessary actions to give effect thereto.

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- A. Councillor Filion, North York Centre, moved that the North York Community Council recommend to Council that:
- (1) the foregoing report be adopted subject to deferring consideration of the construction of sidewalks on Whitman Street in order to allow the Ward Councillors an opportunity to consult with residents; and
 - (2) the Director, Engineering Services, Districts 3 and 4, be requested to meet with the Ward Councillors prior to these matters proceeding to the North York Community Council for approval in order to allow Ward Councillors an opportunity to consult with residents.
- B. Councillor Flint, North York Centre South, moved in amendment to Part (2) of Councillor Filion's motion, that:
- (2) the Director, Engineering Services, Districts 3 and 4, be requested to meet with the Ward Councillors for the purpose of establishing an inclusive process for dealing with local initiatives as a result of petitions and City initiatives.

Upon the question of the adoption of the foregoing motion B. by Councillor Flint, it was carried.

Upon the question of the adoption of Part (1) of the foregoing motion A. by Councillor Filion, it was carried.

Having regard for the foregoing decision of the North York Community Council, Part (2) of the foregoing motion A. by Councillor Filion was deemed redundant and was not voted upon.

(Clause 15, Report No. 4)

4.18 ENCROACHMENT - APOTEX REALTY INC. - UNDERGROUND UTILITIES - ORMONT DRIVE, GARYRAY DRIVE AND WESTON ROAD - NORTH YORK HUMBER.

The North York Community Council had before it a report (April 14, 1999) from the Director, Engineering Services, Districts 3 and 4, requesting Council approval to enter into an encroachment agreement with Apotex Realty Inc. to permit the installation, ownership and maintenance of underground fibre optic conduits by Apotex Realty Inc. within the public road allowance at various locations; and recommending that the proposed encroachments be approved by the City subject to the following conditions:

- (1) the owner enter into an encroachment agreement with the City including the terms and conditions as set out in this report and such other terms as may be required by the Commissioner of Works and Emergency Services and the City Solicitor; and
- (2) the appropriate City officials be authorized to do all things necessary.

The North York Community Council recommended to Council the adoption of the foregoing report.

(Clause 16, Report No. 4)

4.19 ENCROACHMENT - ZONING AMENDMENT APPLICATION NO. UDZ-97-32 AND SITE PLAN APPLICATION NO. SPC-98-110 - L & A MANAGEMENT (WILLIAM CARSON HOLDING LTD.) - 11 WILLIAM CARSON CRESCENT - NORTH YORK CENTRE SOUTH.

The North York Community Council had before it a report (April 14, 1999) from the Director, Engineering Services, Districts 3 and 4, requesting Council approval to enter into an encroachment agreement with L & A Management to permit a retaining wall, gabion baskets and catchbasin on an existing City storm sewer easement; and recommending that the proposed encroachments be approved by the City subject to the following conditions:

- (1) the owner(s) enter into an agreement with the City with terms to the satisfaction of the Commissioner of Works and Emergency Services and the City Solicitor; and
- (2) the appropriate City officials be authorized to do all things necessary.

The North York Community Council recommended to Council the adoption of the foregoing report.

(Clause 17, Report No. 4)

4.20 PRELIMINARY EVALUATION REPORT - ZONING AMENDMENT APPLICATION UDZ-99-03 - EDUARDO MANAPUL - 276 DUPLEX AVENUE - NORTH YORK CENTRE.

The North York Community Council had before it a report (March 29, 1999) from the Acting Director, Community Planning, North District, providing preliminary comments on an application to amend the Zoning By-law to permit a portion of a residence to be used as a physiotherapy clinic at 276 Duplex Avenue; and recommending that staff continue processing the application in the manner outlined in the report.

The North York Community Council received the foregoing report.

(Clause 25(d), Report No. 4)

4.21 PRELIMINARY EVALUATION REPORT - ZONING AMENDMENT APPLICATION UDZ-99-08 - CASSELS BROCK & BLACKWELL - 267 FINCH AVENUE EAST - NORTH YORK CENTRE.

The North York Community Council had before it a report (April 6, 1999) from the Acting Director, Community Planning, North District, providing preliminary comments on an application to amend the Zoning By-law to permit the redevelopment of the site with 4 three-storey townhouse units; and recommending that staff continue processing the application in the manner outlined in the report.

The North York Community Council received the foregoing report.

(Clause 25(e), Report No. 4)

4.22 PRELIMINARY EVALUATION REPORT - ZONING AMENDMENT APPLICATION UDZ-99-09 AND SITE PLAN AMENDMENT APPLICATION UDSP-99-028 - BROWN, DRYER, KAROL (JUDY COHEN IN TRUST) - 718 SHEPPARD AVENUE WEST - NORTH YORK SPADINA.

The North York Community Council had before it a report (April 12, 1999) from the Acting Director, Community Planning, North District, providing preliminary comments on an application to amend the Zoning By-law to permit the redevelopment of the site with a three storey retirement home consisting of 30 units; and recommending that staff continue processing the application in the manner outlined in the report.

On motion by Councillor Feldman, North York Spadina, the North York Community Council received the foregoing report; and requested the Acting Director, Community Planning, North District, to convey to the applicant that his plans should be revised in order to reflect a building having a front yard setback in accordance with the Sheppard West/Dublin Secondary Plan.

Councillor Shiner, Seneca Heights, declared his interest in the foregoing matter in that the Solicitor for the applicant is representing Councillor Shiner on another matter.

(Clause 25(f), Report No. 4)

4.23 REFERRAL OF APPLICATION FOR ZONING BY-LAW AMENDMENT - TOR-BEL DEVELOPMENTS LIMITED - 906 SHEPPARD AVENUE WEST (UDZ-98-20) - NORTH YORK SPADINA.

The North York Community Council had before it a report (April 12, 1999) from the Acting Director, Community Planning, North District, reporting on an appeal of zoning by-law amendment application UDZ-98-20 filed by Murray H. Chusid, solicitor for the applicant, Tor-bel Developments Limited; and recommending that the report be received for information.

On motion by Councillor Moscoe, North York Spadina, the North York Community Council recommended to Council that the Acting Director, Community Planning, North District, be directed to:

- (1) oppose the referral of the application to the Ontario Municipal Board;
- (2) provide notice of the statutory public meeting for the May 26, 1999 meeting of the North York Community Council; and
- (3) advise the Ontario Municipal Board accordingly.

(Clause 18, Report No. 4)

4.24 REPORT - NEW DEVELOPMENT APPLICATIONS FOR NORTH DISTRICT.

The North York Community Council had before it a report (April 14, 1999) from the Acting Director, Community Planning, North District, reporting on new development applications (zoning and official plan amendments, lifting of (H) holding zone designations and plans of subdivision) received by the Planning Division, North District, from January 1, 1999 to March 30, 1999, and recommending that the report be received for information.

On motion by Councillor Li Preti, Black Creek, the North York Community Council received the foregoing report.

Councillor Shiner, Seneca Heights, declared his interest in File No. UDZ-99-02 and File No. UDZ-99-09 - Brown, Dryer, Karol, listed in Exhibit No. 1 attached to the foregoing report (April 14, 1999) from the Acting Director, Community Planning, North District, in that the Solicitor for these applicants is representing Councillor Shiner on another matter.

(Clause 25(g), Report No. 4)

4.25 PRELIMINARY EVALUATION REPORT - OFFICIAL PLAN AMENDMENT APPLICATION UDOP-99-07 - AIRD & BERLIS - JANE PEPINO - 2-10 WINGREEN COURT - DON PARKWAY.

The North York Community Council had before it a report (April 15, 1999) from the Acting Director, Community Planning, North District, providing preliminary comments on an application to amend the Official Plan to permit intensified residential redevelopment; and recommending that:

- (1) the applicant be advised that the following are required prior to a Final Report:
 - (a) a clear planning rationale for the proposal as discussed in Section 1(a) of this report;
 - (b) an acceptable re-housing strategy which addresses replacement rental housing and the accommodation of existing tenants;
 - (c) all submission requirements for official plan amendments and rezonings, as described in the City's common application form; and
 - (d) an appropriate traffic impact analysis; and
- (2) once the conditions set out in Recommendation (1) have been met, that:
 - (a) staff, in consultation with the local Councillors, schedule a community consultation meeting with the tenants and with the residents; and
 - (b) staff prepare a Final Report evaluating the proposal and provide Notice of the statutory public meeting at the appropriate time.

On motion by Councillor Chong, Don Parkway, the North York Community Council recommended to Council that the foregoing report be approved.

(Clause 25(h), Report No. 4)

4.26 PRINCIPLES OF DEVELOPMENT REPORT - ZONING AMENDMENT APPLICATION UDZ-98-13 AND DRAFT PLAN OF SUBDIVISION APPLICATION UDSB-1238 - GLENARDA PROPERTIES LTD. - 20 BOND AVENUE - DON PARKWAY.

The North York Community Council had before it a report (April 14, 1999) from the Acting Director, Community Planning, North District, providing a report establishing principles of

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development for the applications filed by Glenarda Properties Ltd. for the redevelopment of lands at 20 Bond Avenue, which applications have been referred to the Ontario Municipal Board by the applicant, and submitting recommendations with respect thereto.

The North York Community Council also had before it the following communications:

- (i) (April 28, 1999) from Ms. Bonnie Kennedy, expressing her concerns with the proposed development;
- (ii) (April 28, 1999) from Mr. John G. Croutch, expressing his concerns with the proposed development;
- (iii) (April 28, 1999) from Mr. Kevin O'Sullivan, Chair, Executive Committee of the Working Group for 20 Bond Avenue, advising of the Working Committee's position and concerns with the proposed development;
- (iv) (April 28, 1999) from Mr. Kevin O'Sullivan, Chair, Executive Committee of the Working Group for 20 Bond Avenue, submitting the minutes of the meeting of the Executive Committee of the Working Group for 20 Bond Avenue;
- (v) (undated) from J. Kelly, expressing concerns with the proposed development;
- (vi) (April 27, 1999) from Mr. Martin M. Poizner, expressing his concerns with the proposed development; and
- (vii) (March 18, 1999) from Mr. H. J. Jochem, General Manager, Intertechnology Inc., advising of his concerns with the proposed development.

A staff presentation was made by Ms. Gwen Manderson, Senior Planner, Community Planning, North District.

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

- Ms. Claudia Pedone, who spoke in opposition to the application. Her primary concerns were with respect to overview, loss of privacy and any change in grading at the rear of her property which abuts the subject lands.. She also commented on the inadequate screening at the rear of her property and suggested that certain measures be taken in order to mitigate the negative impact of the proposed development.

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- Mr. Jeff Woodlock, on behalf of Ash Temple Ltd., who spoke in opposition to the application and expressed concerns with regard to traffic safety in relation to the volume of truck traffic and their requirements for manoeuvring into the loading dock areas. He also expressed concerns with regard to the safety of children residing across the street from an industrial area. He further advised of his concerns regarding the security of the industrial property, such as people parking after hours on their property and individuals using their industrial refuse containers. In concluding he indicated that Ash Temple Ltd. have been at their current location for the past 22 years and would like to remain in this industrial area. However, given the proximity of the proposed residential development to their building and the possibility of complaints being lodged by future residents of this subdivision regarding their industrial operation, they may have to relocate elsewhere.

- Mr. Kevin O'Sullivan, Chair, on behalf of the Executive Committee of the Working Group for 20 Bond Avenue, who spoke in opposition to the application and advised that the consensus of the Working Group for 20 Bond Avenue is that the proposed development be designated Residential Density One and zoned R4.
 - A. Councillor Minnan-Wong, Don Parkway, moved that the live-work component not be approved; that the application be revised to reflect an R4 zoning to permit single family dwellings; that the road be reconfigured to reflect a curvilinear road pattern and that community consultation continue.

 - B. Councillor Chong, Don Parkway, moved that:
 - (1) the foregoing report (April 14, 199) from the Acting Director, Community Planning, North District, not be adopted; and

 - (2) the Zoning Amendment and Draft Plan of Subdivision application, submitted by Glenarda Properties Limited be refused and the lands retain their current industrial designation and zoning of Industrial Zone One (M1).

 - C. Councillor Minnan-Wong, Don Parkway, moved that, to prepare for the Ontario Municipal Board hearing, the City Solicitor be directed to report to the North York Community Council on the retention of consultants as may be necessary to defend the City's position.

A recorded vote on motion C. moved by Councillor Minnan-Wong, was as follows:

FOR: Councillors Mammoliti, Li Preti, Moscoe, Feldman, Berger, Flint, Gardner, Chong, Minnan-Wong, Shiner and King

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AGAINST: NIL

ABSENT: Councillors Sgro, Augimeri and Filion

Carried

A recorded vote on a motion A. moved by Councillor Minnan-Wong, was as follows:

FOR: Councillors Mammoliti, Li Preti, Filion and Minnan-Wong

AGAINST: Councillors Moscoe, Feldman, Berger, Flint, Gardner, Chong, Shiner and King

ABSENT: Councillors Sgro and Augimeri

Lost

A recorded vote on motion B. moved by Councillor Chong, was as follows:

FOR: Councillors Li Preti, Moscoe, Feldman, Berger, Flint, Gardner, Chong, Filion, Minnan-Wong, Shiner and King

AGAINST: Councillor Mammoliti

ABSENT: Councillors Sgro and Augimeri

Carried

(Clause 19, Report No. 4)

4.27 RESIDENTIAL WATER SERVICE CONNECTION REPAIR PROGRAM.

The North York Community Council had before it a report (March 26, 1999) from the Director of Quality Control and Systems Planning, Water and Wastewater Services, Works and Emergency Services, referring two reports (October 23, 1998) from the General Manager, Water and Wastewater Services, and (November 20, 1998) from the Commissioner, Works and Emergency Services, both submitted to the Works and Utilities Committee, respecting a harmonized Residential Water Service Connection Repair Program which encompasses the categories: Breaks/Leaks, Standard Size of Water Service Connection, Minimum Acceptable Flow, Water Service Cleaning and the Water Service Connection Replacement/Upgrade Program, with the request that Community Council provide its comments thereon to the Works and Utilities Committee.

A. Councillor Shiner, Seneca Heights, moved that the foregoing reports be received and the North York Community Council recommend to the Works and Utilities Committee that:

- (1) the minimum acceptable flow of 18L/min., as outlined in the report (November 20, 1998) from the Commissioner of Works and Emergency Services, be the City standard; and
 - (2) the program be harmonized throughout the City of Toronto.
- B. Councillor Moscoe, North York Spadina, moved that the Commissioner of Works and Emergency Services be requested to bring forward to the next meeting of the North York Community Council scheduled for May 26, 1999, a report for information purposes, listing the property owners, on a Ward by Ward basis, who have applied for an upgrade in water service.

Upon the question of the adoption of the foregoing motions A. and B., it was carried.

(Clause 25(i), Report No. 4)

4.28 ALTERATION OF PEMBURY AVENUE - CONSTRUCTION OF TURNING CIRCLE BLOCKING ACCESS FROM THE RAMP TO BAYVIEW AVENUE - NORTH YORK CENTRE SOUTH.

The North York Community Council had before it a Draft By-law to authorize the alteration of Pembury Avenue by the construction of a turning circle blocking access from the ramp to Bayview Avenue southbound and a copy of Clause 13 of Report No. 19 of the North York Community Council, titled "Modifications to the Intersection of Pembury Avenue with the Bayview Avenue Access Ramp - North York Centre South", which was adopted without amendment by City Council at its meeting held on November 25, 26 and 27, 1998.

Notice with respect to the proposed enactment of the draft by-law was advertised in a daily newspaper on April 7, 13, 20 and 27, 1999.

No one addressed the North York Community Council with respect to the foregoing matter.

On motion by Councillor Flint, North York Centre South, the North York Community Council recommended to Council that a by-law in the form of the draft by-law be enacted, and that the necessary Bills be introduced in Council to give effect thereto.

(Clause 20, Report No. 4)

4.29 OFFICIAL PLAN AND ZONING AMENDMENT APPLICATION UDOZ-97-45 - 505000 N.B. INC. - 2800 BATHURST STREET - NORTH YORK SPADINA.

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As directed by the North York Community Council at its meeting held on January 21, 1998, appropriate notice of this public meeting was given in accordance with the Planning Act and the regulations thereunder.

The North York Community Council had before it a report (April 8, 1999) from the Acting Director of Community Planning, North District, providing recommendations with respect to the subject application.

The North York Community Council also had before it the following communications:

- (i) (April 27, 1999) from Dr. Howard Smith, advising of his opposition to the proposed development;
- (ii) (April 18, 1999) from Shaul Ezer, expressing objection to the proposed development of an apartment hotel;
- (iii) (April 14, 1999) from E. L. Weisz, expressing concerns with the proposed development;
- (iv) (April 12, 1999) from Mr. Allan Kazdan, outlining his opposition to the application;
- (v) (April 12, 1999) from Mr. Alex Bolton, outlining his objections to the proposed development; and
- (vi) (April 12, 1999) from Ms. Jean Kaydan, outlining her opposition to the application.

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

- Mr. Clifford Korman, Architect, on behalf of the applicant, who indicated that the applicant was in support of the staff recommendations;
 - Mr. Vince Pallotto, who spoke in opposition to the proposed development and expressed concerns with respect to the traffic impact on the surrounding community resulting from the proposed hotel. He also expressed concern with respect to the precedent being set by permitting a hotel in the area.
- A. Councillor Moscoe, North York Spadina, moved that the North York Community Council recommend to Council that the report (April 8, 1999) from the Acting Director, Community Planning, North District, be adopted; and that application UDOZ-97-45 - 505000 N.B. Inc., be approved subject to the conditions outlined in the report.

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- B. Councillor Moscoe, North York Spadina, moved that the Director, Transportation Services, District 3, be instructed to conduct a traffic study, in order to determine if the installation of a stop sign at Englemount Avenue and Glen Park Avenue meets the required technical requirements; and to report back to the North York Community Council at a future meeting.

A recorded vote on motion A. moved by Councillor Moscoe, was as follows:

FOR: Councillors Li Preti, Moscoe, Feldman, Berger, Flint, Gardner, Chong, Filion, King

AGAINST: NIL

ABSENT: Councillors Mammoliti, Sgro, Augimeri, Minnan-Wong, Shiner

Carried

Upon the question of the adoption of motion B. by Councillor Moscoe, it was carried.

(Clause 21, Report No. 4)

4.30 TEMPORARY ROAD CLOSURE - RIDLEY BOULEVARD - NORTH YORK CENTRE SOUTH.

The North York Community Council had before it a report (April 21, 1999) from the Director, Transportation Services, District 3, recommending that:

- (1) by enactment of a confirmatory By-law adopting this report, Ridley Boulevard, between Sandringham Drive and Bombay Avenue, should be closed temporarily on Monday, May 24, 1999, from 6:00 p.m. to 11:00 p.m., subject to the applicant's compliance with procedural By-law No. 27433 of the former City of North York; and
- (2) during the temporary closure, there shall be no use of the closed roadway for vehicular traffic except under the authority of a permit issued by the Commissioner of Works and Emergency Services.

On motion by Councillor Flint, North York Centre South, the North York Community Council recommended to Council the adoption of the foregoing report.

(Clause 22, Report No. 4)

4.31 TEMPORARY ROAD CLOSURE - BROOKFIELD ROAD - NORTH YORK CENTRE SOUTH.

The North York Community Council had before it a report (April 21, 1999) from the Director, Transportation Services, District 3, recommending that:

- (1) by enactment of a confirmatory By-law adopting this report, Brookfield Road, between Old Yonge Street and Plymbridge Crescent, be closed temporarily on Saturday, June 5, from 2:30 p.m. to 10:00 p.m., subject to the applicant's compliance with procedural By-law No. 27433 of the former City of North York; and
- (2) during the temporary closure, there shall be no use of the closed road for vehicular traffic except under the authority of a permit issued by the Commissioner of Works and Emergency Services.

On motion by Councillor Flint, North York Centre South, the North York Community Council recommended to Council the adoption of the foregoing report.

(Clause 23, Report No. 4)

4.32 CURB CUTS - CORNER PROPERTIES - ALL WARDS.

The North York Community Council had before it the following Resolution from Councillor Berger, North York Centre South:

WHEREAS in the past we have received requests from property owners of a corner lot located on a major arterial road and abutting a residential street, for a second curb cut on the residential side of the road abutting the property; and

WHEREAS by permitting a second curb cut on a secondary road creates a problem for the adjoining residential property, as the property receiving the curb cut builds a car parking platform, which usually is right next to the window of the adjoining house and affects the owner's life by the emission of fumes through the window; and

WHEREAS residents in the neighbourhood are unhappy about additional traffic by the creation of a second curb cut and parking for more cars; and

WHEREAS the by-law governing residential properties does not require more than one parking spot; and

WHEREAS up to now the works department has always complied with any application for a second curb cut without notifying the Local Councillor;

THEREFORE BE IT RESOLVED THAT the Local Councillor be advised prior to approving a second curb cut to a corner property, adjoining a major arterial road and

residential street, in order to receive input from the community, as to how it would affect the community and the neighbour of the adjoining house, and whether there are any objections to it.

On motion by Councillor Flint, North York Centre South, the North York Community Council recommended to Council the adoption of the foregoing Resolution.

(Clause 24, Report No. 4)

4.33 TRAFFIC CALMING STUDY - CHALKFARM DRIVE - NORTH YORK HUMBER.

The North York Community Council referred the request from Councillor Mammoliti, North York Humber, to conduct a traffic calming study of the Chalkfarm area to the Director, Transportation Services, District 3, for a report to the next meeting of the North York Community Council scheduled for May 26, 1999.

(Clause 25(a), Report No. 4)

The North York Community Council adjourned its meeting at 5:15 p.m., Wednesday, April 28, 1999.

Chair.