

THE CITY OF TORONTO

Clerk's Department

Minutes of the Meeting of the North York Community Council

Wednesday, May 27, 1998.

The North York Community Council met on Wednesday, May 27, 1998, in the Council Chamber, North York Civic Centre, commencing at 10:00 a.m.

Members Present:

Councillor Berger, Chair
Councillor Augimeri
Councillor Chong
Councillor Feldman
Councillor Fillion
Councillor Flint
Councillor Gardner
Councillor King
Councillor Li Preti
Councillor Mammoliti
Councillor Minnan-Wong
Councillor Moscoe
Councillor Sgro
Councillor Shiner
Mayor Lastman, ex-officio

Councillor Berger assumed the Chair.

Confirmation of Minutes.

On motion by Councillor Mammoliti, North York Humber, the Minutes of the meeting of the North York Community Council held on May 6, 1998, were confirmed.

On motion by Councillor Flint, North York Centre South, the North York Community Council directed that Item No. 36 regarding Pylon Sign, 3338 Dufferin Street, (North York

Spadina) be considered at 4:30 p.m. after the public meetings and that the applicant be advised accordingly.

185. Community Festival Event - Philippine Centennial Commission, Canada Chapter - Pistahan Filipino (Philippine Fiesta) - June 26, 27 and 28, 1998 - Mel Lastman Square - North York Centre.

The North York Community Council had before it a memorandum (May 11, 1998) from Jaye Robinson, Interim Lead, Special Events, forwarding a request from the Deputy Co-ordinator, Philippine Centennial Commission, Canada Chapter, for permission to proceed with an application for a Special Events Permit from the Liquor Control Board of Ontario for an event to be held June 26, 27 and 28, 1998, in Mel Lastman Square.

The North York Community Council recommended to Council that the festival being held by the Philippine Centennial Commission, Canada Chapter, be declared a community festival event.

(Mr. Clare Lewis, Chair, Liquor Licence Board of Ontario - June 12, 1998)

(Clause 7, Report No. 6)

186. Community Festival Event - Trade and Culture Events - Caribbean Sunfest 1998 - July 17 to July 19, 1998 - Mel Lastman Square - North York Centre.

The North York Community Council had before it a memorandum (May 7, 1998) from Jaye Robinson, Interim Lead, Special Events, forwarding a request from the Organizer, Trade and Culture Events, for permission to proceed with an application for a Special Events Permit from the Liquor Control Board of Ontario for an event to be held July 17 to July 19, 1998, in Mel Lastman Square.

The North York Community Council recommended to Council that Caribbean Sunfest 1998 be declared a community festival event.

(Mr. Clare Lewis, Chair, Liquor Licence Board of Ontario - June 12, 1998)

(Clause 8, Report No. 6)

187. Community Festival Event - The Ferrari Club Of America (East and Central Canada Region) - June 11, 1998 - E. T. Seton Park - 770 Don Mills Road - Don Parkway.

The North York Community Council had before it a communication (April 28, 1998) from Mr. Randolph S. Paisely, Concours Chairman, The Ferrari Club of America, requesting permission to proceed with an application for a Special Events Permit from the Liquor Control Board of Ontario for an event to be held June 11, 1998 in E. T. Seton Park at 770 Don Mills Road.

The North York Community Council recommended to Council that the outdoor event being held by the Ferrari Club of America be declared a community festival event.

(Mr. Clare Lewis, Chair, Liquor Licence Board of Ontario - June 12, 1998)

(Clause 9, Report No. 6)

188. 40 KM/H Speed Zone - Roanoke Road - Don Parkway.

The North York Community Council had before it a report (May 14, 1998) from the Commissioner of Transportation, North York Civic Centre, recommending enactment of a by-law to implement a 40 km/h speed zone on Roanoke Road, from the easterly limit of Underhill Drive to a point 120 metres east of the easterly limit of Monarchwood Crescent.

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

(Jim Kinrade, Transportation Department - June 12, 1998)

(Clause 10, Report No. 6)

189. Traffic Management Plan - Glenbrook Avenue - North York Spadina.

The North York Community Council had before it a report (May 15, 1998) from the Commissioner of Transportation, North York Civic Centre, recommending that:

- (1) the traffic management plan previously approved by North York Council for a test period, be removed; and
- (2) staff of the Works and Emergency Services Department and the Toronto Police Service monitor traffic conditions on Glenbrook Avenue and take any appropriate remedial action to address traffic safety.

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

(Jim Kinrade, Transportation Department - June 12, 1998)

(Clause 11, Report No. 6)

190. Traffic Management Plan - Dane Avenue - North York Spadina.

The North York Community Council had before it a report (May 15, 1998) from the Commissioner of Transportation, North York Civic Centre, recommending that:

- (1) the traffic management plan previously approved by North York Council, for a test period, be removed;
- (2) staff of the Works and Emergency Services Department implement three speed humps, in accordance with Council Policy, for a test period;
- (3) staff of the Works and Emergency Services Department continue to work with the residents of Dane Avenue during implementation of the test; and
- (4) staff of the Works and Emergency Services Department report back to Council within six months after implementation, on their effectiveness in controlling vehicle speeds.

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

(Jim Kinrade, Transportation Department - June 12, 1998)

(Clause 13, Report No. 6)

191. Turn Restriction - Barber Greene Road - Don Parkway.

The North York Community Council had before it a report (May 15, 1998) from the Commissioner of Transportation, North York Civic Centre, recommending enactment of a by-law to delete the "No Left Turn" restriction for westbound traffic on Barber Greene Road at the first driveway access west of Don Mills Road.

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

(Jim Kinrade, Transportation Department - June 12, 1998)

(Clause 14, Report No. 6)

192. School Bus Loading Zone - Bannerman Street - North York Humber.

The North York Community Council had before it a report (May 15, 1998) from the Commissioner of Transportation, North York Civic Centre, recommending enactment of a by-law to permit the installation of a School Bus Loading Zone on the east side of Bannerman Street, from a point 37 metres north of the northerly limit of Rustic Road to a point 20 metres northerly.

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

(Jim Kinrade, Transportation Department - June 12, 1998)

(Clause 15, Report No. 6)

193. All Way Stop Control - Doon Road at Highland Crescent - North York Centre South.

The North York Community Council had before it a report (May 15, 1998) from the Commissioner of Transportation, North York Civic Centre, recommending enactment of a by-law to require traffic to stop on all approaches to the intersection of Doon Road at Highland Crescent.

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

(Jim Kinrade, Transportation Department - June 12, 1998)

(Clause 16, Report No. 6)

194. Stopping Prohibitions - Connaught Avenue and Lariviere Avenue - North York Centre.

The North York Community Council had before it a report (May 15, 1998) from the Commissioner of Transportation, North York Civic Centre, recommending enactment of a by-law to prohibit stopping between the hours of 8:00 a.m. to 9:00 p.m., on both sides of

Connaught Avenue, between Yonge Street and Lariviere Avenue, and on Lariviere Avenue, between the south limit of Lariviere Avenue and Patricia Avenue.

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

(Jim Kinrade, Transportation Department - June 12, 1998)

(Clause 17, Report No. 6)

195. Parking Prohibition Amendments - Hobart Drive - Seneca Heights.

The North York Community Council had before it a report (May 15, 1998) from the Commissioner of Transportation, North York Civic Centre, recommending enactment of a by-law to prohibit parking between 8:00 a.m. and 6:00 p.m., Monday to Friday, on the west side of Hobart Drive, from the south limit of 50 Hobart Drive to the north limit of Van Horne Avenue.

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

(Jim Kinrade, Transportation Department - June 12, 1998)

(Clause 18, Report No. 6)

196. Temporary Road Closure - Logandale Road - North York Centre.

The North York Community Council had before it a report (May 19, 1998) from the Commissioner of Transportation, North York Civic Centre, recommending enactment of a by-law to grant permission for the temporary road closure of Logandale Road, on Wednesday, July 1, 1998, from 3:00 p.m. to 8:00 p.m., subject to the applicant's compliance with Procedural By-law No. 27433 of the former City of North York.

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

(Jim Kinrade, Transportation Department - June 12, 1998)

(Clause 19, Report No. 6)

197. Preliminary Report - Zoning Amendment Application UDZ-98-09 - Peter Roh - 85 Steeles Avenue East - North York Centre.

The North York Community Council had before it a report (May 11, 1998) from the Acting Commissioner of Planning reporting on an application to amend the Zoning By-law to permit a business office (accounting office) as a home office within a portion of an existing single detached dwelling and recommending that the application be referred to the North York Planning Department to continue processing in the manner outlined in the report.

The North York Community Council received the foregoing report and authorized staff to schedule a community consultation meeting.

(Acting Commissioner of Planning, North York Civic Centre - June 2, 1998)

(Clause 28(g), Report No. 6)

198. Notice Provisions for Official Plan Amendments - UD03-HOP - All North York Community Council Wards.

The North York Community Council had before it a report (May 12, 1998) from the Acting Commissioner of Planning reporting on the alternative notice procedure in the Official Plan which should be amended to permit a notice period of twenty days for "old" Planning Act applications, and to permit current applications submitted under Bill 29 to proceed with the statutory twenty day notice period; and recommending:

- (1) that notice be given for a statutory public meeting to consider an amendment to the Official Plan to revise the Alternative Notice Procedure as described in the report.

The North York Community Council received the foregoing report and directed that a statutory public meeting be held at a future meeting of the North York Community Council with appropriate notice being forwarded to all concerned.

(Acting Commissioner of Planning, North York Civic Centre - June 2, 1998)

(Clause 28(j), Report No. 6)

199. Recommendation Report - Zoning Amendment Application UDZ-97-32 - L & A International Management Inc. - William Carson Crescent - North York Centre South.

The North York Community Council had before it a report (May 14, 1998) from the Acting Commissioner of Planning reporting on an application to amend the Zoning By-law to permit a six storey 134 unit apartment building on the east side of William Carson Crescent.

The North York Community Council received the foregoing report and directed that a statutory public meeting be held at a future meeting of the North York Community Council with appropriate notice being forwarded to all concerned.

(Acting Commissioner of Planning, North York Civic Centre - June 2, 1998)

(Clause 28(k), Report No. 6)

200. Temporary Public Parking Lot - Zoning Application UD52-97-01 - 4155 Yonge Street - North York Centre South.

The North York Community Council had before it a communication (May 12, 1998) from Nick Spensieri, Toronto Parking Authority, requesting consideration of a two year extension of the temporary zoning for a paid parking facility at 4155 Yonge Street.

The North York Community Council received the foregoing communication and directed that a statutory public meeting be held at a future meeting of the North York Community Council with appropriate notice being forwarded to all concerned.

(Nick Spensieri, Toronto Parking Authority - June 2, 1998)

(Clause 28(l), Report No. 6)

201. Sidewalk (East Side) - Shermount Avenue from Glencairn Avenue to Hillmount Avenue - North York Spadina.

The North York Community Council had before it a report (May 13, 1998) from the Deputy Commissioner of Public Works, North York Civic Centre, recommending that:

- (1) the City construct a sidewalk on the east side of Shermount Avenue from the south limit of 713 Glencairn Avenue to Hillmount Avenue at an estimated cost of \$7,000.00 financed from the 1998 Capital Budget item for new sidewalk construction (North York);
- (2) the construction of the above sidewalk be co-ordinated with sidewalk construction requirements of Site Plan Control Application No. UDSP-98-035, Glencairn Baptist Church; and
- (3) the appropriate City officials be authorized and directed to take the necessary actions to give effect thereto.

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

(Stan Bertoia, Director of Engineering, Works and Emergency Services - June 12, 1998)

(Clause 21, Report No. 6)

202. Retaining Wall and Sidewalk Extension - Glazebrook Avenue - North York Centre South.

The North York Community Council had before it a report (May 13, 1998) from the Deputy Commissioner of Public Works, North York Civic Centre, recommending that:

- (1) the retaining wall and sidewalk on Glazebrook Avenue be constructed at an estimated cost of \$25,000.00 financed from the 1998 Capital Budget item for new sidewalk construction (North York); and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

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

(Stan Bertoia, Director of Engineering, Works and Emergency Services, North York Civic Centre - June 12, 1998)

(Clause 22, Report No. 6)

203. Committee of Adjustment - UDCA-98-16 - Custodia Rizzo - 31 Kirby Road - Request for Staff Attendance at the Ontario Municipal Board Hearing - North York Humber.

The North York Community Council had before it a memorandum (May 21, 1998) from Councillor George Mammoliti, North York Humber, forwarding a memorandum from the Acting Commissioner of Planning and the City Solicitor, North York Civic Centre, recommending that staff be requested to attend the Ontario Municipal Board hearing of this application in order to defend the Committee of Adjustment's decision and uphold the by-laws.

The North York Community Council recommended to City Council that, as requested by Councillor Mammoliti, the attendance of staff of the North York

Planning and Transportation Departments at the Ontario Municipal Board hearing of this application, be approved.

(Paul Bedford, Executive Director and Chief Planner, Urban Planning and Development Services; Doug Floyd, Interim Functional Lead, Transportation - June 12, 1998)

(Clause 24, Report No. 6)

204. Construction Noise By-law Violations - Investigations.

The North York Community Council endorsed the following resolution by Councillor Filion, North York Centre:

“WHEREAS the City has a by-law which prohibits construction noise before 7:00 a.m., after 7:00 p.m. and on Sundays; and

WHEREAS Councillors have received numerous complaints about builders who do not adhere to these by-laws; and

WHEREAS early-morning, evening and weekend construction noise greatly diminishes residents’ rights to the peaceful enjoyment of their homes; and

WHEREAS our by-law enforcement section currently places the onus on residents to compile records, prepare evidence and testify in court in order to act against those breaking the by-law; and

WHEREAS such practices make sense in the case of barking dogs and other irregular noise but are clearly inappropriate in cases of repeated and predictable noise by-law violations from construction noise; and

NOW THEREFORE BE IT RESOLVED that inspectors be available to investigate construction sites for noise by-law violations prior to 7:00 a.m., after 7:00 p.m. and on Sundays where there are complaints of repeated violations which could be readily documented by staff; and

BE IT FURTHER RESOLVED that the City Solicitor report back on what other measures, such as a bond which would be forfeited upon conviction for violation of a noise by-law, to discourage developers from blatantly ignoring city by-laws.”

(City Solicitor - June 2, 1998)

(Clause 28(p), Report No. 6)

205. Noise By-law Exemption - Surentec Inc. - Sheppard Centre - North-east corner of Yonge Street and Sheppard Avenue East - North York Centre.

The North York Community Council had before it a report (May 5, 1998) from the City Solicitor, North York Civic Centre, recommending that the request by Surentec Inc. for an exemption to North York Noise By-law No. 31317, as amended, be refused.

Mr. Michael Hackl, Kerzner, Papazian, MacDermid, Barristers and Solicitors, and Mr. Glen Schabler, Project Manager, Surentec Inc., appeared before the North York Community Council in connection with the foregoing matter.

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

(Mr. Glen Schabler, Project Manager, Surentec Inc. - June 12, 1998)

(Clause 1, Report No. 6)

206. Boulevard Leasing Cafe - La Fontina Restaurant - 85 Kincourt Street - North York Humber.

The North York Community Council had before it a report (May 15, 1998) from the Commissioner of Transportation, North York Civic Centre, recommending that the application to lease a portion of the boulevard at 85 Kincourt Road be approved, subject to the following conditions:

- (1) no permanent structure be erected on the boulevard;
- (2) an anchored portable railing be placed around the proposed cafe area;
- (3) the applicant enter into an agreement to indemnify and save harmless the City of Toronto from any action, claim, damage or loss whatsoever arising from the issuance of the licence or the use to be provided or anything done or neglected to be done in connection with the said use; and
- (4) the provision of \$2,000,000.00 (two million dollars) of liability insurance, naming the City of Toronto as co-insured.

On motion by Councillor Mammoliti, North York Humber, the North York Community Council recommended to Council the adoption of the foregoing report.

(Jim Kinrade, Transportation Department - June 12, 1998)

(Clause 12, Report No. 6)

207. Proposals Report - Development Concept for the Downsview Area Secondary Plan - North York Spadina.

Mayor Lastman declared his interest on this matter as follows:

- (i) as it relates to the City-owned lands at the southeast corner of the William R. Allen Road and Sheppard Avenue West, in that his younger son lives in the area; and
- (ii) as it relates to Block "H", in that the applicant's solicitor is a partner at the same law firm as his older son, who is not a real estate lawyer and does not personally act on this file.

Councillor Li Preti declared his interest on this matter, as it relates to the city-owned lands at the southeast corner of Sheppard Avenue West and the William R. Allen Road, in that he owns a property in the vicinity.

The North York Community Council had before it the following:

- (i) Report (May 13, 1998) from the Acting Commissioner of Planning, North York Civic Centre, forwarding the Development Concept for Downsview report dated May 1998; and recommending that:
 - (1) Council endorse the Development Concept attached to this report as the basis for preparing the Downsview Area Secondary Plan;
 - (2) staff bring forward a secondary plan for the Downsview Area following additional public consultation and provide notice of the Statutory Public Meeting at the appropriate time;
 - (3) staff prepare a transportation Master Plan in support of the Downsview Area Secondary Plan and any environmental assessments for transportation works that may be required;

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- (4) the draft Downsview Urban Design Study, prepared by consultants Cochrane Brook, be received and staff be directed to consult further with the public and affected stakeholders and that once refined, the urban design principles be incorporated as part of the Downsview Area Secondary Plan;
 - (5) staff report back on the findings of the public open houses and meetings to be held on June 1, 9 and 11, and consult with the public, interest groups, affected agencies and others to secure input on the Development Concept and transportation Master Plan;
 - (6) staff finalize reports on applications UDOZ-97-28 (Heathmount A & E Corp.) UDOP-97-29 (Canada Lands Company Limited) and UDOZ-97-41 (Price-Costco Canada Inc.), and provide notice of the Statutory Public Meetings at the appropriate time;
 - (7) the Downsview Community Advisory Panel continue to meet with staff, City consultants and others as part of the continuing public consultation process of providing input to policies in the secondary plan and the refinement of implementation issues and development applications; and
 - (8) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.
- (ii) Communication (May 13, 1998) from Mr. Stephen Glogowski, Project Director, Canada Lands Company, requesting an opportunity to present a video focusing on the large park being planned for the Downsview Lands by the Federal Government;
 - (iii) Communication (May 26, 1998) from Mr. J.M. Purnell expressing his objections to the specific development proposals being considered for the Downsview lands; and
 - (iv) Motion from Councillor Michael Feldman, North York Spadina.

A staff presentation was made by Thomas Keefe, Downsview Project Manager, Planning Department, North York Civic Centre.

A presentation was also made by Mr. Doug Allingham, totten sims hubicki associates, engineers architects and planners, on the Master Plan Transportation Study.

The North York Community Council deferred consideration of this matter until after the 1998 Environment Awards of Merit presentations.

(See Minute No. 209)

(Clause 28(m), Report No. 6)

208. 1998 Environment Awards of Merit.

Councillor Berger welcomed students and staff from Chaminade College School, Grenoble Public School, St. Paschal Baylon School and the Toronto Herschel School, winners of the 1998 School Environment Awards of Merit.

The North York Environment Committee created these awards to recognize North York schools and students for their efforts to create a clean, green and healthy environment.

Each school made presentations of their winning projects. Councillor Berger, on behalf of the Members of Council, congratulated the winners of the 1998 Environment Awards of Merit.

Councillor Berger, assisted by Mayor Lastman and the local Councillors, presented each school with a scroll. Later this year a tree will be planted in each school's name in a North York park of its choice.

(Clause 28(a), Report No. 6)

The North York Community Council recessed at 12:45 p.m. and reconvened at 1:24 p.m. in the Council Chamber, North York Civic Centre.

Members Present:

Councillor Berger, Chair
Councillor Augimeri
Councillor Chong
Councillor Feldman
Councillor Fillion
Councillor Flint
Councillor Gardner
Councillor King
Councillor Li Preti
Councillor Mammoliti
Councillor Minnan-Wong
Councillor Moscoe
Councillor Sgro

Councillor Shiner
Mayor Lastman, ex-officio

209. Proposals Report - Development Concept for the Downsview Area Secondary Plan - North York Spadina.

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

- Mr. Tony Varone on behalf of the Balmoral Homeowners' Association;
- Mr. Vince Lombardi, President, Downsview Lands Community Voices;
- Mr. Scott Cavalier on behalf of DownsView International Campus of Technology Inc.; and
- Mr. Stephen Diamond, Solicitor, on behalf of Destination Technodome.

A. Councillor Moscoe, North York Spadina, moved that the North York Community Council:

- (i) concur with the foregoing report (May 13, 1998) from the Acting Commissioner of Planning, North York Civic Centre, subject to recommendations (1) and (6) being amended to read as follows:

- “(1) Council endorse the public circulation of the Development Concept attached to this report as the basis for preparing the Downsview Area Secondary Plan; and

- (6) staff bring forward reports on applications UDOZ-97-28 (Heathmount A & E Corp.) and UDOZ-97-41 (Price-Costco Canada Inc.), and provide notice of the Statutory Public Meetings in co-operation with the respective Councillors; that no statutory public hearings be held until such time as the Federal Government has confirmed the establishment of the Downsview Trust”;

- (ii) request that:

- (1) (a) the Board of Trustees of the Mount Sinai Cemetery be made aware of the statement on page 5 of the planning report (May

1998) entitled "Development Concept for Downsview" and discussions with the Board be initiated to explore the extent to which a connection through their lands is possible and under what conditions; and

- (b) meetings with the Cemetery board include the local Councillors;
- (2) staff of the Cultural Affairs Division and the Urban Planning and Development Services Department report jointly on the means of incorporating public art into major projects and use as its basic model the public art requirements which have been applied to such major projects as:
- (a) The Skydome;
 - (b) BCE Place; and
 - (c) Metro Hall;
- (3) the public art requirements be incorporated into planning reports on all major projects;
- (4) staff, as part of the secondary plan, initiate a separate study on how traffic from the de Havilland plant will be "redirected to the edges of the community" including a revised parking lot structure for the de Havilland plant;
- (5) staff undertake a local traffic management study to develop a plan to prevent traffic infiltration into residential neighbourhoods east of the William R. Allen Road, and in so doing review the official plan designations of Wilson Heights Boulevard south of Sheppard and Faywood Avenue with a view to revising the status of these roads in the light of changed land use on the Downsview Base lands;
- (6) a comprehensive review of all parking on the Downsview lands be undertaken and an overall parking plan be integrated into the secondary plan;
- (7) the Toronto Parking Authority report on the feasibility of accepting responsibility for building and managing all parking for both public and private recreational uses on the Downsview lands and applying the revenues generated from parking to public purpose including:

- (a) low or no cost parking for public recreational activities;
 - (b) commuter parking at subway stations;
 - (c) commercial parking for existing retail strips; and
 - (d) the design of parking facilities that compliment the urban environment from both a design and environmental perspective;
- (8) a major neighbourhood parks facility be incorporated into the City of Toronto owned lands east of the William R. Allen Road to serve both the recreational needs of the communities to the east and northeast and to serve as part of the development buffer for existing residential neighbourhoods;
- (9) plans for the Transit Road extension be immediately discussed with the TTC and that Planning staff report on the following:
- (a) the effect of using Transit Road as a major entry to the Technodome on bus operations of the Wilson Yard;
 - (b) the impact of Transit Road on the Wilson Subway station and Kiss and Ride facility;
 - (c) the effect on Wilson yard operations of extending Transit Road northward; and
 - (d) proposals for addressing any related TTC concerns;
- (10) apart from the two anchor stores proposed for Block "H", staff report on measures that would:
- (a) enhance the Wilson Avenue streetscape and encourage the continuation of a small retail orientation along Wilson Avenue;
 - (b) encourage the developer of Block "H" to incorporate the south Wilson station's parking lot into the site in order to build subway oriented retail into the development;
 - (c) make provisions for the relocation of commuter parking to the Downsview stations; and
 - (d) utilize the development of Block "H" as the catalyst for streetscape improvements along Wilson Avenue including a voluntary contribution from the developer towards the rehabilitation of the Wilson Avenue streetscape from Bathurst Street to Keele Street;

- (11) similar voluntary contributions be encouraged from major commercial recreational developers toward the enhancement of the Wilson Avenue streetscape;
- (12) discussions with respect to the covenants on the 30 hectare parcel of vacant land owned by Toronto on the southeast corner of Sheppard Avenue and the William R. Allen Road move to the political level and that the MP for the area be requested to meet with the Toronto Councillors representing the area and a representative from the Mayor's office including appropriate staff at all levels to discuss an arrangement that would respect the following principles:
 - (a) City of Toronto's objective to apply proceeds from the sale of these lands towards the Sheppard subway;
 - (b) a revenue sharing arrangement that would allow excess revenues generated from the sale of these lands to be applied towards the support of public recreational facilities on the Downsview lands; and
 - (c) an urban design that is compatible with the surrounding communities;
- (13) staff meet with the Downsview Community Arts Project and Downsview Collegiate and report on:
 - (a) the feasibility of developing an Arts Park project for either the Downsview green or other Downsview lands facilities;
 - (b) enhancing and extending other components of The Downsview Collegiate Arts Campus Studio projects onto the Downsview lands;
 - (c) incorporating "Arts Park" into the secondary plan; and
 - (d) securing the participation of developers in the studio and Arts Park project;
- (14) the capacity of the road network serving the Technodome be maximized by the installation of an area wide SCOOT system provided as a requirement of approval of the Technodome;
- (15) up to 50 copies of the Development Concept for Downsview report be provided to each Councillor whose wards are affected for distribution to the public; and

- (16) additional copies of the Development Concept for Downsview be made available to the public at a minimal cost.

B. Councillor Augimeri, Black Creek, moved:

- (1) that the report entitled "Development Concept for Downsview" be revised as follows:

- (a) Page 4 - Section (b) 1. headed "Key Planning Goals" - the last sentence to read as follows:

"Opportunities to enhance, restore or recreate natural physical processes, systems and features on the Downsview Lands, including watershed management of stormwater, wildlife habitat and renaturalized landscapes will be pursued with the input of the Toronto and Region Conservation Authority.";

- (b) Page 5 - Planning Goal 2. to read as follows:

"Development of a unique and high quality built environment in a "park-like" setting which limits vehicle circulation through the parkland in order to minimize impact that successfully accommodates the constraints imposed by the physical characteristics of the lands and exploits the exceptional topography and vistas presented by them.";

- (c) Page 9 - Item (b) in Section C headed "Key Transportation Goals" to read as follows:

"(b) Future road connections to the adjacent arterial network will be located and designed to minimize the potential for vehicles to infiltrate through the adjacent communities such as Grandravine Drive and Whitburn Crescent and shall provide the appropriate integration with the surrounding arterial road network to provide the adjacent communities with access to the Downsview Land's amenities.";

- (2) that staff provide a report on the addition of the words "roads and parking lots" after the word "building" to Item (b) of the Section headed "Development Strategies" on Page 12 of the Development Concept for Downsview;

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- (3) the endorsement, in principle, of a three million square foot Research/Technology Park and that the Transportation Master Plan in support of the Downsview Area Secondary Plan examine alternatives to accommodate a development of this size which operates on a 24 hour cycle, 7 days a week;
- (4) that the Commissioner of Urban Planning and Development Services together with the Commissioner of Works and Emergency Services develop a comprehensive plan to deal with the low water pressure in Downsview as part of the re-development of the Downsview Base lands; and
- (5) that the Federal Government be required to confirm the establishment of the Downsview Trust prior to the approval of applications UDOZ-97-28 (Heathmount) and UDOZ-97-41 (Costco).

C. Councillor Li Preti, Black Creek, moved that:

- (1) the Federal Government be advised that the North York Community Council seeks assurances that sufficient funds will be generated through development to design and implement the park in consultation with the community, the Commissioner of Economic Development, Culture and Tourism and the Commissioner of Urban Planning and Development Services;
- (2) the Mayor be requested to meet with the Prime Minister's Office with regard to the Federal Government's commitment for the park; and
- (3) Part (3) of Councillor Augimeri's motion be amended to read as follows:
 - “(3) the Transportation staff explore the possibility of a three million square foot Research/Technology Park and that the Transportation Master Plan in support of the Downsview Area Secondary Plan examine alternatives to accommodate a development of this size which operates on a 24 hour cycle, 7 days a week.”

D. Councillor King, Seneca Heights, moved that:

- (1) Councillor Moscoe's motion to amend recommendation (6) contained in the report (May 13, 1998) from the Acting Commissioner of Planning be amended to provide that staff report to the next meeting of the North York Community Council on their ability to get a response from the Federal Government with regard to the Trust; and

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- (2) the Transportation staff be requested to work with the Toronto and Region Conservation Authority to develop a plan to manage storm water on these parking lots.

Upon the question of the adoption of the proposed amendment to recommendation (6) contained in Part (i) of the foregoing motion A. by Councillor Moscoe, it was carried.

Upon the question of the adoption of Part (1) of the foregoing motion D. by Councillor King, amending Part (i) of the foregoing motion A. by Councillor Moscoe, it was carried.

Upon the question of the adoption of Part (2) of the foregoing motion D. by Councillor King, it was carried.

Upon the question of the adoption of the remainder of the foregoing motion A. by Councillor Moscoe, it was carried.

Upon the question of the adoption of Part (3) of the foregoing motion B. by Councillor Augimeri, with the amendment proposed in Part (3) of the foregoing motion C. by Councillor Li Preti, it was carried.

Upon the question of the adoption of Part (4) of the foregoing motion B. by Councillor Augimeri, it was carried.

Upon the question of the adoption of Part (5) of the foregoing motion B. by Councillor Augimeri, it was carried.

Upon the question of the adoption of Part 1(a) of the foregoing motion B. by Councillor Augimeri, it was carried. Councillor Mammoliti was opposed.

Upon the question of the adoption of Part 1(b) of the foregoing motion B. by Councillor Augimeri, it was carried. Councillor Flint was opposed.

Upon the question of the adoption of Part 1(c) of the foregoing motion B. by Councillor Augimeri, it was carried.

Upon the question of the adoption of Part (2) of the foregoing motion B. by Councillor Augimeri, it was carried.

Upon the question of the adoption of Parts (1) and (2) of the foregoing motion C. by Councillor Li Preti, it was carried.

(Steven Glogowski, Project Director, Canada Lands Company - June 2, 1998)

(See Minute No. 207)

(Clause 28(m), Report No. 6)

The North York Community Council recessed at 3:15 p.m. and reconvened at 3:49 p.m. in the Council Chamber, North York Civic Centre.

Members Present:

Councillor Berger, Chair
Councillor Chong
Councillor Feldman
Councillor Fillion
Councillor Flint
Councillor Gardner
Councillor King
Councillor Li Preti
Councillor Mammoliti
Councillor Minnan-Wong
Councillor Moscoe
Councillor Sgro
Councillor Shiner

Absent:

Councillor Augimeri

210. Statutory Public Meeting regarding Official Plan and Zoning Amendment Application 0Z-88-40 - R.G. Thwaites to convert and expand an existing single dwelling residence to allow an office building - 15 Cameron Avenue - North York Centre.

As directed by the North York Community Council, at its meeting held on April 1, 1998, appropriate notice of this second public meeting was given in accordance with the Planning Act and the regulations thereunder.

The North York Community Council had before it a report (September 4, 1997) from the Commissioner of Planning providing recommendations with respect to the subject application.

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

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- (i) (February 4, 1998) from the Acting Commissioner of Planning attaching a draft official plan amendment and draft zoning by-law to permit office uses as an exception to the existing R6 zone, as directed by the former North York Planning Committee, at its meeting held on September 10, 1997;
- (ii) (April 15, 1998) from the City Clerk forwarding Clause 1 of Report No. 2 of the North York Community Council, headed “Official Plan and Zoning Amendment Application 0Z-88-40 - R.G. Thwaites - 15 Cameron Avenue - Ward 10 - North York Centre”, referring the matter back to the North York Community Council for further consideration;
- (iii) (May 22, 1998) from the property owners of 30, 39 and 44 Cameron Avenue, outlining their objections to the application;
- (iv) (May 17, 1998) from T.M. Callaghan, 54 Franklin Avenue, in opposition to the application;
- (v) (May 11, 1998) from Joanne M. McKenna, 50 Cameron Avenue, in opposition to the application;
- (vi) (May 8, 1998) from Honey Wagman and Melvin Wagman, 48 Cameron Avenue, in opposition to the application; and
- (vii) (May 6, 1998) from Stephen R. Jakob, 46 Cameron Avenue, outlining his objections to the application.

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

- Mr. R.G. Thwaites, 145 Franklin Avenue, applicant, who explained the merits of the application. In his opinion, the proposal represents an appropriate interim use of the property, provides a suitable buffer and will enhance the neighbourhood;
- Mr. Alex Dyrow, 67 Bogert Avenue, who commented in support of the application; and
- Mr. Peter Peterson, 12 Forence Avenue, who expressed his support for the application stating that the proposal is an appropriate use of the lands and provides an adequate buffer between the existing commercial and residential uses in the area.

Councillor Gardner, North York Centre, moved that the Draft Official Plan Amendment No. 455 and the Draft By-law attached to the memorandum (February

4, 1998) from the Acting Commissioner of Planning, with respect to the Official Plan and Zoning Amendment submitted by R.G. Thwaites regarding 15 Cameron Avenue, be adopted.

A recorded vote on the motion by Councillor Gardner was as follows:

FOR: Mammoliti, Sgro, Li Preti, Feldman, Berger, Gardner, Chong

AGAINST: Moscoe, Flint, Filion, Minnan-Wong, Shiner

ABSENT: Augimeri, King

Carried

(Paul Bedford, Executive Director and Chief Planner, Urban Planning and Development Services - June 12, 1998)

(Clause 2, Report No. 6)

211. Statutory Public Meeting regarding proposed Amendment to Low Lot By-law No. 7273 for Lots 799 and 800, Plan M-108 (between 446 and 466 Bedford Park Avenue) - North York Centre South.

As directed by the North York Community Council, at its meeting held on April 1, 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 the following communications:

- (i) Clause 29 embodied in Report No. 4 of the North York Community Council, as adopted by the Council of the City of Toronto at its meeting held on April 16, 1998;
- (ii) Draft by-law to amend the City of North York By-law No. 7273 for the public meeting; and
- (iii) (May 19, 1998) from Steve Lewis, spokesperson for a number of residents on Bedford Park Avenue, in opposition to the proposed amendment to Low Lot By-law No. 7273.

A staff presentation was made by Raffi Bedrosyan, Chief Development Engineer, Works and Emergency Services, North York Civic Centre.

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

- Mr. Steve Lewis, 461 Bedford Park Avenue, who spoke in opposition to the proposed amendment to lift Low Lot By-law No. 7273 from Lots 799 and 800. His primary concerns were with respect to possible drainage and flooding problems and liability in the event damage occurs to his property as well as other properties on Bedford Park Avenue.
- Mr. Phil Drozinka, 466 Bedford Park Avenue, who outlined his objections to the proposed amendment to Low Lot By-law No. 7273. He was particularly concerned about the negative impact on property values of surrounding properties and the liability issue.
- Mr. David Dolman, 467 Bedford Park Avenue, who was also in opposition to the proposed amendment to the Low Lot By-law No. 7273 and who indicated that he concurred with the comments of the previous speakers.
- Mr. John Andriano, agent on behalf of the property owner of Lots 799 and 800, who spoke in support of the proposed amendment to lift Low Lot By-law No. 7273 from the lots in question.
- Mr. Sam Roth, 446 Bedford Park Avenue, who spoke in opposition to the proposed amendment to the Low Lot By-law No. 7273.
- Mr. Benjamin Schultz, Architect, on behalf of the property owner of Lots 799 and 800, who clarified certain aspects with respect to the type and size of dwelling that could be constructed on the subject lands.

On motion by Councillor Flint, North York Centre South, the North York Community Council deferred consideration of the Draft By-law to amend the City of North York By-law No. 7273, as amended, to its next meeting scheduled for June 24, 1998.

(Acting Commissioner of Planning, North York Civic Centre - June 2, 1998)

(Clause 28(b), Report No. 6)

- 212. City Powers, Policies and Procedures Re: The Conversion to Condominium and Demolition of Rental Housing Before and After the Proclamation of the Tenant Protection Act.**

The North York Community Council had before it a communication (May 20, 1998) from the City Clerk advising that the Urban Environment and Development Committee on May 19, 1998, directed that a copy of the report (May 1, 1998) from the Commissioner of Urban Planning and Development Services and the communication (March 12, 1998) from the City Clerk, be forwarded to the Community Councils for review.

The North York Community Council received the foregoing communication.

(City Clerk - June 2, 1998)

(Clause 28(s), Report No. 6)

213. Statutory Public Meeting regarding Zoning Amendment Application UDZ-97-27 - Shell Canada Limited to permit Shell Canada Limited to redevelop their existing service station site - 2831 Bayview Avenue - North York Centre South.

As directed by the North York Community Council, at its meeting held on May 6, 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 23, 1998) from the Acting Commissioner of Planning providing recommendations with respect to the subject application.

A staff presentation was made by Michael Saunders, Planner, Planning Department, North York Civic Centre.

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

- Mr. Bernard Fox, 26 Rean Drive, who spoke in opposition to the car wash establishment proposed because it would generate additional traffic congestion in the area and would only aggravate the existing situation at the Bayview-Sheppard intersection;
- Mr. Murray Balshin, 16 Medlock Drive, who spoke in opposition to the application stating that his primary objections were with respect to the car wash use proposed and the negative impact it would create on the existing traffic congestion in the area. Mr. Balshin also had environmental and safety concerns about the proposed use in

light of the number of children that attend the daycare facility at the YMCA located nearby.

- Mr. Abraham Rashid, Director, YMCA Facility, who spoke on behalf of the YMCA, and expressed their traffic concerns with the application and the proposed car wash use affecting access into the YMCA facility by its members. In light of the proximity of their daycare facility, Mr. Rashid was also concerned about the negative impact from the carbon monoxide fumes of cars waiting to be washed. Mr. Rashid concluded by requesting that appropriate landscaping and screening be provided in order to reduce the impact of the proposed car wash use.
- Mr. Robert Dragicevic, on behalf of the applicant, Shell Canada Limited, explained the merits of the application addressing the concerns raised and indicated that in terms of this application, the issues with respect to traffic have been canvassed with North York and Metro Transportation staff as well as the TTC and there will be curb improvements and upgrades that will occur at the intersection. All of the accesses will be restricted to right-in and right-out. Mr. Dragicevic further indicated that Shell Canada will be required to provide acoustical fencing, the details of which will be further discussed at the time of site plan review. Other urban design issues such as the screening, landscaping and aesthetic provisions will also be reviewed at that time. In addition he stated that these locations have been identified by the City as appropriate locations for car wash establishments. In this particular case, the facility can accommodate from 45 to 60 vehicles per hour as well as provision for 24 stacking places.
- A. Councillor Flint, North York Centre South, moved that the report from the Acting Commissioner of Planning dated April 23, 1998, be adopted and the application UDZ-97-27 - Shell Canada Limited be approved as set out in that report with the following additional conditions:
 - (i) in connection with the site plan, the number and location of curb cuts be re-evaluated; and
 - (ii) the length of the median on Bayview Avenue, south of Sheppard Avenue East, be re-examined.
- B. Councillor Shiner, Seneca Heights, moved in amendment to the foregoing motion A. by Councillor Flint that:
 - (i) the length of the median on Bayview Avenue, south of Sheppard Avenue East, be extended to prohibit southbound left turns from the gasoline/service station onto Bayview Avenue with the necessary modifications being made

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to facilitate access to the apartment buildings on the west side of Bayview Avenue.

- C. Councillor Moscoe, North York Spadina, moved that the application UDZ-97-27 - Shell Canada Limited be approved subject to the deletion of the car wash.

A recorded vote on the foregoing motion C. by Councillor Moscoe, was as follows:

FOR: Mammoliti, Sgro, Moscoe, Filion, Shiner, King

AGAINST: Feldman, Berger, Flint, Gardner, Chong, Minnan-Wong

ABSENT: Li Preti, Augimeri

The foregoing motion C. by Councillor Moscoe was lost.

A recorded vote on the foregoing motion B. by Councillor Shiner was as follows:

FOR: Mammoliti, Sgro, Moscoe, Berger, Flint, Gardner, Chong, Filion, Minnan-Wong, Shiner, King

AGAINST: Feldman

ABSENT: Li Preti, Augimeri

Carried

A recorded vote on the foregoing motion A. by Councillor Flint, as amended by Councillor Shiner, was as follows:

FOR: Sgro, Feldman, Berger, Flint, Gardner, Chong, Minnan-Wong

AGAINST: Mammoliti, Moscoe, Filion, Shiner, King

ABSENT: Li Preti, Augimeri

Carried

(Paul Bedford, Executive Director and Chief Planner, Urban Planning and Development Services - June 12, 1998)

(Clause 3, Report No. 6)

214. Statutory Public Meeting regarding Official Plan and Zoning Amendment Application UD0Z-94-34 - T.W.S. Developments Limited - 797 Don Mills Road - Don Parkway.

As directed by the North York Community Council at its meeting held on May 6, 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 23, 1998) from the Acting Commissioner of Planning, reporting on an application to permit the residential conversion of the existing vacant office building located at the southeast corner of Don Mills Road and Eglinton Avenue East (Mony Life Building) and submitting recommendations with respect thereto.

On motion by Councillor Minnan-Wong, Don Parkway, the North York Community Council deferred consideration of the foregoing report to its next meeting scheduled for June 24, 1998, and that it be considered as a continuation of the public meeting on that date at 2:20 p.m.

(Acting Commissioner of Planning, North York Civic Centre - June 2, 1998)

(Clause 28 (c), Report No. 6)

215. Statutory Public Meeting regarding Official Plan, Zoning Amendment and Subdivision Application UD0Z-97-39, UDSB-1236 - Topview Developments Limited to permit the residential development of the lands for 12 detached houses on the north side of Risa Boulevard and 4 detached houses on the south side of Risa Boulevard - East Portion of 2781-2801 Dufferin Street (north side of Risa Boulevard), East of 2775 Dufferin Street (south side of Risa Boulevard) - North York Spadina.

As directed by the North York Community Council, at its meeting held on February 18, 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 28, 1998) from the Acting Commissioner of Planning providing recommendations with respect to the subject application.

The North York Community Council also had before it a communication (May 21, 1998) from Mr. Adam J. Brown, Brown, Dryer, Karol, Barristers and Solicitors, Solicitor on behalf of the applicant.

A staff presentation was made by Randy Jones, Planner, Planning Department, North York Civic Centre.

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

- Ms. Jean Devana, 108 Stayner Avenue, who spoke on behalf of herself and Ms. Anna Shuryn, property owner of 31 Risa Boulevard, and expressed their concerns with the proposed development. Ms. Devana requested that a retaining wall be erected by the applicant in order to ensure that no drainage problems occur as a result of any grading changes required for the new development.
- Mr. Adam Brown, Solicitor, who spoke on behalf of the applicant, Topview Developments Limited, and commented on the merits of the application. During his submission he indicated that the final plan is a result of a significant amount of input from the community and planning staff, including a reduction of the overall number of units proposed, the elimination of semi-detached homes, the increase in the resulting lot frontages, and compliance with the Works Department requirements with respect to the size of the cul-de-sac. Mr. Brown further indicated that the applicant would be willing to erect a fence and a zero to two-foot retaining wall in order to address the concerns raised by the neighbouring property owners. In concluding he stated that the applicant concurred with the recommendations contained in the planning report subject to Recommendation 2.1 (ii) being amended to reflect a minimum rear yard setback of 4.3 metres instead of 6.0 metres and subject to Recommendation 2.1 being amended by adding a single exception which would permit a maximum coverage of 39% for Lot 2.
- Mr. Frank Spezzano, on behalf of his father who lives at 207 Times Road, requested additional information about the proposal and requested clarification on the number and size of lots proposed.

On motion by Councillor Moscoe, North York Spadina, the North York Community Council recommended to Council that the report from the Acting Commissioner of Planning dated April 28, 1998, be adopted and the Application UD0Z-97-39 and UDSB-1236 - Topview Developments Limited be approved as set out in that report with the following revisions and additional condition:

- (i) recommendation 2.1 be amended by adding a single exception which would permit a maximum coverage of 39% for Lot 2;
- (ii) recommendation 2.1 (ii) be amended to reflect a minimum rear yard setback of 4.3m instead of 6.0m; and

- (iii) the provision of a retaining wall adjacent to 31 Risa Boulevard, the form of which is to be determined through the site plan process.

(Paul Bedford, Executive Director and Chief Planner, Urban Planning and Development Services - June 12, 1998)

(Clause 4, Report No. 6)

216. Statutory Public Meeting regarding Zoning Amendment Application UDZ-97-49 - Vincent Planning and Development Consultants Inc. to permit a retail store on the vacant portion of the site, south of the existing development - 1675 Jane Street - North York Humber.

As directed by the North York Community Council, at its meeting held on February 18, 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 (May 7, 1998) from the Acting Commissioner of Planning providing recommendations with respect to the subject application.

The North York Community Council also had before it a communication (May 12, 1998) from Ms. Dorothy Stewart, 17 Ellis Avenue, advising of her opposition to the application.

Mr. Adam Brown, Solicitor, on behalf of Vincent Planning and Development Consultants Inc., appeared before the North York Community Council and he indicated that a number of community meetings have been held on this application. The final plan before the Community Council is in response to the concerns raised by neighbouring property owners and it is acceptable to all parties involved.

On motion by Councillor Sgro, North York Humber, the North York Community Council recommended to Council that the report from the Acting Commissioner of Planning dated May 7, 1998, be adopted and the application UDZ-97-49 - Vincent Planning and Development Consultants Inc. be approved as set out in that report.

(Paul Bedford, Executive Director and Chief Planner, Urban Planning and Development Services - June 12, 1998)

(Clause 5, Report No. 6)

217. Statutory Public Meeting regarding Official Plan and Zoning Amendment Application UD0Z-96-27 and UD52-97-03 - 1190082 Ontario Limited to permit a residential development on the site - 22 Old York Mills Road - North York Centre South.

As directed by the North York Community Council, at its meeting held on April 1, 1998, appropriate notice of this public meeting was given in accordance with the Planning Act and regulations thereunder.

The North York Community Council had before it reports (April 28, 1998) from the Acting Commissioner of Planning providing recommendations with respect to the subject applications.

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

- (i) (April 29, 1998) from Mr. David R. Thexton, outlining his objections to the application;
- (ii) (May 1, 1998) from Mr. Tim Sheeres outlining his intention to address the North York Community Council on this matter;
- (iii) (May 5, 1998) from Ms. Barbara Wilkes, advising of her opposition to the application;
- (iv) (May 22, 1998) from Ms. Pamela J. Spence and Mr. Robert W. Turner, advising of their objections to the application;
- (v) (May 23, 1998 and May 25, 1998) from Dr. Frank W. B. VanBork, outlining his concerns with the application;
- (vi) (May 25, 1998) from Ms. Morag Fitzgerald outlining her concerns and identifying outstanding issues which should be resolved;
- (vii) (May 26, 1998) from John P. Wleugel advising of his support for the application but requesting that the issues regarding parking on Old York Mills Road; control of traffic flow on Campbell Crescent both during and after construction and improved and safe pedestrian walkway on Campbell Crescent be addressed by Council; and
- (viii) (May 27, 1998) from Mrs. M.W.E. Kidd in favour of the proposed development.

A staff presentation was made by Alan Binks, Planner, Planning Department, North York Civic Centre.

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

- Mr. Steve Upton on behalf of the applicant, 1190882 Ontario Limited, who commented on the merits of the application. During his submission Mr. Upton indicated that a meeting had been held with Councillor Flint and the ratepayer associations to explain the revisions. Many of the concerns raised were site plan issues and those would be further addressed at the site plan review stage. Mr. Upton further indicated that the applicant concurred generally with the recommendations contained in the staff report with the exception of Recommendation 2.3 requiring that the maximum number of dwelling units shall be 141, of which a minimum of 25% of the units shall be affordable units.
- Mr. Tim Sheeres, 23 Donwoods Drive, who spoke in opposition to the application and was particularly concerned with the height of the proposed development and the additional traffic that would it generate. Mr. Sheeres further indicated that in the event approval was granted, the height limit should be restricted to seven storeys.
- Ms. Pamela Spence, 4 Donwoods Grove, who spoke on her behalf and on behalf of Wayne Long, Chair, Development Committee, York Mills Valley Association. She indicated that Mr. Long had four major concerns dealing with the height and size, siting of the building, traffic and the transfer of density from the Shell property to the subject property. Ms. Spence further indicated that she was concerned about the increased traffic that would occur on her street as a result of this development. She also requested that consideration of this project be deferred until the height, density issue and traffic solutions can be worked out.
- Mrs. Marjorie Kidd, 7 Campbell Crescent, supported the application and was of the opinion that the proposed development would be preferable to the eyesore the residents have been living with for a number of years. While she recognized that the issue regarding access to Campbell Crescent would be dealt with at a later date, she would prefer a ruling at this time that it not be used as an access to the building site.
- Dr. John Relton, 6 Old Yonge Street, who spoke in support of the application.
- Ms. Morag Fitzgerald, 9 Campbell Crescent, who expressed her concerns with the application which were with respect to the building height, access to the building, landscaping and the general appearance of the building. Ms. Fitzgerald suggested that the building height be lowered; that significant traffic calming techniques be implemented and landscaping and exterior conformity be provided which would best meet the needs of the entire community.

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- Mr. Ying Hope, 75 York Mills Road, Suite 203, concurred with the opposition expressed by the previous speakers. During his submission he indicated that he was particularly concerned with the size, height and bulk of the project. In his opinion, the development, as submitted, is not in keeping with the area and would establish an undesirable precedent for the future use of 45 York Mills Road. He concluded by requesting a review by the planners of 45 York Mills Road and the York Mills Study undertaken and endorsed by North York Council in 1991 with a view to restricting the height and density.
 - Mr. J. Burford, 245 Old York Mills Road, who spoke in opposition to the application. He was particularly concerned about the building mass; the floor areas being excluded from the Gross Floor Area calculation and the height and additional superstructures proposed. He requested that the City land sale, density transfer and additional superstructures not be allowed and that the areas within the building be included in the calculation of Gross Floor Area. In concluding he suggested that the Official Plan be seen as a maximum and not as a minimum.
 - Ms. Barbara Anderson, 32 York Ridge Road, who indicated that she was opposed to the application. Her primary objections were with respect to the height, increased traffic and the precedent this development would set for the future development of 45 York Mills Road.
- A. Councillor Flint, North York Centre South, moved that the reports from the Acting Commissioner of Planning dated April 28, 1998, be adopted and the applications UD0Z-96-27 and UD52-97-03 - 1190082 Ontario Limited be approved as set out in the foregoing reports with the following additional conditions:
- (i) recommendation 2.3 be amended to permit a maximum of 120 units, of which a minimum of 15% shall have a maximum floor area of 76m² for one bedroom units and 97m² for two bedroom units or any combination thereof.
 - (ii) the Planning Department, in consultation with the community and Ward Councillors, review the lands at 45 York Mills Road in light of the previous York Mills study endorsed by North York Council in October 1991, for a future report to the North York Community Council; and
 - (iii) the concerns outlined in the communication dated May 26, 1998 from Mr. J.P. Wleugel, (property owner of 5 Campbell Crescent) be referred to the Planning staff for consideration during the site plan process.
- B. Councillor Moscoe, North York Spadina, moved in amendment to the foregoing motion A, by Councillor Flint, North York Centre South, that:

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- (i) the Gross Floor Area include the recreational amenity and storage space;
- (ii) the density be reduced by 20%; and
- (iii) the building height be reduced by one storey.

A recorded vote on Part (i) of amendment B. by Councillor Moscoe was as follows:

FOR: Mammoliti, Moscoe, Flint, Filion, King

AGAINST: Sgro, Berger, Gardner, Shiner

ABSENT: Li Preti, Augimeri, Feldman, Chong, Minnan-Wong

Carried

A recorded vote on Part (ii) of amendment B. by Councillor Moscoe was as follows:

FOR: Moscoe, Filion

AGAINST: Mammoliti, Sgro, Berger, Flint, Gardner, Shiner, King

ABSENT: Li Preti, Augimeri, Feldman, Chong, Minnan-Wong

Part (ii) of amendment B. by Councillor Moscoe, was lost.

A recorded vote on Part (iii) of amendment B. by Councillor Moscoe was as follows:

FOR: Moscoe, Flint, Filion

AGAINST: Mammoliti, Sgro, Berger, Gardner, Shiner, King

ABSENT: Li Preti, Augimeri, Feldman, Chong, Minnan-Wong

Part (iii) of amendment B. by Councillor Moscoe, was lost.

A recorded vote on Part (i) of motion A. by Councillor Flint was as follows:

FOR: Moscoe, Flint, Gardner, Filion, King

AGAINST: Mammoliti, Sgro, Berger, Shiner

ABSENT: Li Preti, Augimeri, Feldman, Chong, Minnan-Wong

Carried

A recorded vote on Part (ii) of motion A. by Councillor Flint was as follows:

FOR: Berger, Flint, Gardner, Filion, King

AGAINST: Mammoliti, Sgro, Moscoe, Shiner

ABSENT: Li Preti, Augimeri, Feldman, Chong, Minnan-Wong

Carried

A recorded vote on Part (iii) of motion A. by Councillor Flint was as follows:

FOR: Berger, Flint, Gardner, Filion, Shiner, King

AGAINST: Mammoliti, Sgro, Moscoe

ABSENT: Li Preti, Augimeri, Feldman, Chong, Minnan-Wong

Carried

The main motion moved by Councillor Flint to approve these applications carried, as amended.

Councillor Feldman declared his interest in the foregoing matter in that he lives in the vicinity of the subject lands.

(Paul Bedford, Executive Director and Chief Planner, Urban Planning and Development Services - June 12, 1998)

(Clause 6, Report No. 6)

218. Recommendation Report - Zoning Amendment Application UD0Z-97-42 - Rita Malcolm - 27 Marshlynn Avenue - North York Humber.

The North York Community Council had before it a report (May 13, 1998) from the Acting Commissioner of Planning reporting on an application to amend the Zoning By-law to permit a commercial use (beauty salon) within a portion of the existing dwelling as a home business; and submitting recommendations with respect thereto.

On motion by Councillor Mammoliti, North York Humber, the North York Community Council deferred the foregoing report to its next meeting to be held on June 24, 1998.

(Clause 28(i), Report No. 6)

219. Recommendation Report - Zoning Amendment Application UDZ-97-37 - Lopes Bros. Contracting - 1721 Jane Street - North York Humber.

The North York Community Council had before it a report (May 13, 1998) from the Acting Commissioner of Planning reporting on an application to amend the Zoning By-law to allow the existing one storey commercial building and parking lot which fronts onto Jane Street to be maintained and to develop the eastern portion of the property which fronts onto Hearne Avenue, with 2 semi-detached dwellings (4 units); and submitting recommendations with respect thereto.

The North York Community Council received the foregoing report and directed that a statutory public meeting be held at a future meeting of the North York Community Council with appropriate notice being forwarded to all concerned.

(Acting Commissioner of Planning, North York Civic Centre - June 2, 1998)

(Clause 28(h), Report No. 6)

220. Community Festival Event - Club Epiphany - Summer Family Celebrations - June 28, July 19, July 26, August 2, August 3 and August 30, 1998 - 11 Arrow Road - North York Humber.

The North York Community Council had before it a communication (May 20, 1998) from Ms. Phyllis James, Managing Director, Club Epiphany, requesting permission to proceed with an application for a Special Events Permit from the Liquor Control Board of Ontario for a variety of events to be held on June 28, July 19, July 26, August 2, August 3 and August 30, 1998, at the outside area of their establishment.

On motion by Councillor Sgro, North York Humber, the North York Community Council deferred the foregoing communication to its next meeting to be held on June 24, 1998.

(Phyllis James, Managing Director, Club Epiphany Restaurant and Lounge - June 2, 1998)

(Clause 28(n), Report No. 6)

221. Pylon Sign - 3338 Dufferin Street - North York Spadina.

The North York Community Council had before it a report (May 19, 1998) from the Chief Building Official/Building Commissioner recommending that the request by Mr. R. E. Christie for a variance from the Sign By-law to permit a double sided ground sign to overhang onto City-owned property, be denied as a minor variance from the sign by-law.

The North York Community Council also had before it a communication (May 11, 1998) from Ms. Stacey Scribner, Director, Store Development, The Great Canadian Bagel, regarding a pylon sign at 3338 Dufferin Street.

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

- (a) the foregoing report (May 19, 1998) from the Chief Building Official/Building Commissioner be received; and
- (b) the application to erect a ground sign at 3338 Dufferin Street, as submitted, be approved as a minor variance from the sign by-law.

(Mr. R. E. Christie, 3338 Dufferin Street - June 12, 1998)

(Clause 23, Report No. 6)

The North York Community Council recessed at 7:04 p.m. and reconvened at 8:40 p.m. in the Council Chamber, North York Civic Centre.

Members Present:

Councillor Berger, Chair
Councillor Augimeri
Councillor Feldman
Councillor Filion
Councillor Flint
Councillor Gardner
Councillor Li Preti
Councillor Minnan-Wong
Councillor Moscoe
Councillor Sgro
Councillor Shiner

Absent:

Councillor Mammoliti
Councillor Chong
Councillor King

222. Draft Discussion Paper on the Roles and Responsibilities of Community Councils.

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

- (i) (April 15, 1998) from the City Clerk advising that the North York Community Council on April 1, 1998, deferred consideration of a notice of motion from Councillor Denzil Minnan-Wong, Don Parkway, and a report (January 30, 1998) the Solicitor, North York Civic Centre;
- (ii) (May 7, 1998) responses from Reverend Billy Richards, Pastor, Christian Centre and Ms. Annette Ross, Secretary, Anthony Community Association to the questionnaire; and
- (iii) (undated) from Mr. Dale Anderson, President, York Condominium Corporation No. 32.

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

- Mr. Alasdair Robertson, Bayview/Cummer Neighbourhood Association;
- Ms. Midge Day, York Mills Ratepayers Association;
- Mr. Wallace Winter;
- Mr. Ken Dunsmore, Don Mills Residents Inc.;
- Mr. Geoffrey Geduld;
- Mr. Noble Norval Harris, People's Church;
- Mr. Lorne Berg and Ms. Ella Jackson, Black Creek Business Area, who filed a copy of their submission dated May 27, 1998;

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- Mr. George Teichman, who filed a copy of his submission dated May 27, 1998, as well as a copy of the Position Paper on Community Council Powers dated September 24, 1997;
 - Mr. Eric Parker, Lawrence Park - Bayview Property Homeowners Association;
 - Mr. Tim Higgins, South Armour Heights Ratepayers Association; and
 - Ms. Rosemarie Brenwald.
- A. Councillor Minnan-Wong, Don Parkway, moved that the North York Community Council recommend to the Special Committee to Review the Final Report of the Toronto Transition Team that:
- (1) the Ontario Legislature be petitioned on an urgent basis to amend Bill 103 by deleting the current subsection 8(4) and substituting a provision substantially as follows:
 - 8(4) The City Council may, by by-law, assign to a Community Council, with respect to the part of the urban area that it represents, any function that City Council may carry out in respect of that part of the urban area; and
 - 8(4.1) Without limiting the generality of subsection (4), the City Council may assign to a Community Council the authority to make recommendations for by-laws which recommendations, subject to subsection (7), oblige the City Council to act under subsection (6); and
- this resolution be circulated to the other Community Councils in the City of Toronto.
- B. Councillor Filion, North York Centre, moved that:
- (1) the Chief Financial Officer and Treasurer be requested to develop a model whereby the Community Councils would have budgets which could be used for discretionary spending to reflect local priorities; and
 - (2) the Commissioner of Economic Development, Culture and Tourism be requested to report on how heritage issues such as the designation and preservation of heritage properties can be dealt with by Community Councils.

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- C. Councillor Flint, North York Centre South, moved in amendment to the motion by Councillor Filion, that such budgets be calculated on a per capita population basis.
- D. Councillor Flint, North York Centre South, moved that:
- (1) there be staff from the Clerk's Department on site to service the Community Council exclusively; and
 - (2) responsibility for the payment of Councillors' office expenses be transferred from the Clerk's Department to the Finance Department.
- E. Councillor Shiner moved that a model be implemented whereby the City Council will deal with major issues such as of waste disposal, sewage treatment, water treatment, police, fire, etc., and that Community Councils be left to deal with community issues.

Councillor Flint assumed the Chair.

- F. Councillor Berger moved that Community Councils determine their own procedural by-laws.

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

FOR: Berger, Flint, Filion, Minnan-Wong, Shiner

AGAINST: Moscoe, Augimeri, Feldman, Gardner

ABSENT: Mammoliti, Sgro, Li Preti, Chong, King

Carried

A recorded vote on motion B. by Councillor Filion, incorporating the proposed amendment in motion C. by Councillor Flint, was as follows:

FOR: Moscoe, Feldman, Berger, Flint, Gardner, Filion, Minnan-Wong, Shiner

AGAINST: Augimeri

ABSENT: Mammoliti, Sgro, Li Preti, Chong, King

Carried

A recorded vote on Part (2) of motion D. by Councillor Flint, was as follows:

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FOR: Feldman, Berger, Flint, Gardner, Filion, Minnan-Wong, Shiner

AGAINST: Moscoe, Augimeri

ABSENT: Mammoliti, Sgro, Li Preti, Chong, King

Carried

Upon the question of the adoption of Part (1) of motion D. by Councillor Flint, it was carried.

A recorded vote on motion E. by Councillor Shiner, was as follows:

FOR: Augimeri, Berger, Flint, Gardner, Filion, Minnan-Wong, Shiner

AGAINST: Moscoe, Feldman

ABSENT: Mammoliti, Sgro, Li Preti, Chong, King

Carried

A recorded vote on motion F. by Councillor Berger, was as follows:

FOR: Feldman, Berger, Flint, Gardner, Filion, Shiner

AGAINST: Moscoe, Augimeri, Minnan-Wong

ABSENT: Mammoliti, Sgro, Li Preti, Chong, King

Carried

(Special Committee to Review the Final Report of the Toronto Transit Team - June 2, 1998)

(Clause 28(d), Report No. 6)

Councillor Berger resumed the Chair.

223. Ward Boundary Review Process.

The North York Community Council had before it a communication (May 7, 1998) from the City Clerk advising that City Council at its Special Meeting held on April 28 and May 1,

1998, adopted, as amended, Clause 1 of Report No. 4A of the Urban Environment and Development Committee headed "Ward Boundary Review Process", viz:

"(8) Community Councils be requested to hold public meetings to invite the public's input on the matter of ward boundaries, ward division and governance, and report thereon through the Urban Environment and Development Committee."

A. Councillor Moscoe, North York Spadina, moved that North York Community Council recommend to the Urban Environment and Development Committee, that:

(1) the Commissioner of Urban Planning and Development Services be requested to review the current municipal boundaries and recommend changes that iron out some of the minor boundary anomalies; and

(2) Councillors be requested to submit suggestions for minor ward boundary changes and that the Commissioner of Urban Planning Development Services prepare a consolidated report to Council and that a public hearing be scheduled when the consolidated report comes forward.

B. Councillor Gardner, North York Centre, moved that staff take into account the population of the respective wards and attempt to keep the equalization of population while taking into consideration natural boundaries.

C. Councillor Minnan-Wong, Don Parkway, moved that the report on boundaries also include information on the provincial and federal models for electoral redistribution commissions.

D. Councillor Shiner, Seneca Heights, moved that, where appropriate, the Highway 401 be considered in areas for modifications of boundary lines.

Upon the question of the adoption of the foregoing motions A. by Councillor Moscoe, B. by Councillor Gardner and C. by Councillor Minnan-Wong, they were carried.

Upon the question of the adoption of the foregoing motion D. by Councillor Shiner, it was carried.

(Urban Environment and Development Committee - June 2, 1998)

(Clause 28(e), Report No. 6)

224. Encroachment - Apotex Inc. - Ormont Drive, Garyray Drive, Weston Road - Underground Utility - North York Humber.

The North York Community Council had before it a report (May 13, 1998) from the Deputy Commissioner of Public Works, North York Civic Centre, recommending that:

- (1) the City be authorized to enter into negotiations with Apotex Inc. toward an agreement to permit the installation, ownership and maintenance of underground fibre optic conduits within the public road allowance at various locations; and
- (2) the appropriate City officials report back to Council upon conclusion of the negotiations.

On motion by Councillor Moscoe, North York Spadina, the North York Community Council recommended to Council the adoption of the foregoing report; that the proposal respect the FCM model agreement; and that the agreement be negotiated through the local councillors.

(Stan Bertoia, Director of Engineering, Works and Emergency Services, North York Civic Centre - June 12, 1998)

(Clause 20, Report No. 6)**225. Letter of Understanding - Public Access to Duncan Mill Greenbelt During Bayview Glen Day Camp Hours of Operation.**

The North York Community Council had before it the following:

- (i) report (May 18, 1998) from the Commissioner of Economic Development, Culture and Tourism, recommending that:
 - (1) the Letter of Understanding regarding the April 14, 1997 License Agreement to operate Bayview Glen Day Camp at Duncan Mill Greenbelt be adopted as outlined in Appendix I to the report;
 - (2) discussions be undertaken with officials of the Toronto and Region Conservation Authority, Bayview Glen School, and the Parks and Recreation Division to consider watercourse initiatives on the Don River East affecting Duncan Mill Greenbelt; and
 - (3) appropriate City officials be directed to carry out all things necessary thereto; and

- (ii) e-mail communication (May 25, 1998) from Mr. Peter Honor, addressed to Councillor Minnan-Wong, requesting that the community be consulted before any further use of this greenbelt is undertaken by the MacMarmon Foundation and that the Foundation's actions with regard to wildlife in this area be monitored by the Animal Control Division, North York.

On motion by Councillor Minnan-Wong, Don Parkway, the North York Community Council recommended to Council that:

- (a) the foregoing report (May 18, 1998) from the Commissioner of Economic Development, Culture and Tourism, be adopted; and
- (b) the Commissioner of Economic Development, Culture and Tourism be requested to report back to the North York Community Council on the MacMarmon Foundation's actions with regard to the treatment of wildlife in this area.

Councillor Shiner, Seneca Heights, declared his interest in the foregoing matter in that his child attends a school in the area.

(Commissioner of Economic Development, Culture and Tourism - June 12, 1998)

(Clause 25, Report No. 6)

226. Proposed Policy For Renaming Of Parks.

The North York Community Council had before it a report (May 19, 1998) from the Commissioner of Economic Development, Culture and Tourism, recommending that the policy proposed therein be approved as follows:

- (1) Parks should generally be named on the basis of either the street or geographic area which most appropriately describes and identifies the location of the park;
- (2) Where an exception is being considered and the naming of a park after an individual or group is being recommended, the following criteria should apply:
- (a) the contributions of the individual or group must be well documented and broadly acknowledged within the community;
- (b) the contribution of land or money by the individual or group for the acquisition of parkland should be deemed to be substantial;

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- (c) a direct relationship should exist between the place of residence/activity of an individual/group and the park named;
- (d) the agreement of local residents in close proximity to the park shall be secured;
- (e) the agreement of the individual or next of kin in the case of deceased individuals, and of the duly elected senior representatives, in the case of groups, shall be obtained; and
- (f) name duplication, similar surrounding or cumbersome names should be avoided. Names which may be interpreted as an advertisement or being either discriminatory or connoting political affiliation must not be used.

On motion by Councillor Moscoe, North York Spadina, the North York Community Council recommended to the Community and Neighbourhood Services Committee the adoption of the foregoing report subject to the criteria proposed in section (d) contained therein being amended to read as follows:

- “(d) the agreement of local residents in close proximity to the park shall be secured by means of a mail ballot over a defined area to be carried out by City staff.”

(Community and Neighbourhood Services Committee - June 2, 1998)

(Clause 28(o), Report No. 6)

227. Claim - Reimbursement For Damages During The Bridle Path Area Road Reconstruction - 77 The Bridle Path - North York Centre South.

The North York Community Council had before it a memorandum (May 19, 1998) from Councillor Joanne Flint, North York Centre South, requesting consideration be given to the request by Mr. Perry Dellio for compensation for costs incurred as a result of damage to his sprinkler system during the local improvements to The Bridle Path last year.

On motion by Councillor Flint, North York Centre South, the North York Community Council deferred the foregoing communication to a subsequent meeting.

(Clause 28(q), Report No. 6)

228. North York Citizen Appointments to the Task Force to Develop a Strategy on Issues to the Elderly.

The North York Community Council had before it a memorandum (May 22, 1998) from Councillor Joanne Flint, North York Centre South, seeking Council's endorsement to appoint Ms. Beverley McClelland as a citizen member to the Task Force to Develop a Strategy on Issues to the Elderly and also submitting the names of Dr. G. W. Carter and Mr. Boyd Hipfner as representatives.

On motion by Councillor Flint, North York Centre South, the North York Community Council appointed Ms. Beverley McClelland to the Task Force to Develop a Strategy on Issues to the Elderly.

On motion by Councillor Moscoe, North York Spadina, the North York Community Council appointed Mr. Boyd Hipfner to the Task Force to Develop a Strategy on Issues to the Elderly.

(Councillor Flint, North York Centre South - June 2, 1998)

(Clause 28(r), Report No. 6)

229. Sale of Density from 29 Lorraine Drive to 15-27 Lorraine Drive - North York Centre.

The North York Community Council had before it a communication (May 21, 1998) from the City Clerk advising that City Council on May 13 and 14, 1998, struck out and referred to the North York Community Council for consideration Clause 8 of Report No. 5 of the Corporate Services Committee, headed "Sale of Density from 29 Lorraine Drive to 15-27 Lorraine Drive, File No. 98 (North York Centre - Ward 10)".

On motion by Councillor Moscoe, North York Spadina, the North York Community Council received the foregoing communication pending a further report from the Commissioner of Corporate Services to the North York Community Council.

(Commissioner of Corporate Services - June 2, 1998)

(Clause 28(t), Report No. 6)

230. Community Festival Event - All Saints Greek Orthodox Church - Greekfest 98 - July 3, 4 and 5, 1998 - Mel Lastman Square - North York Centre.

The North York Community Council had before it a communication (May 26, 1998) from Jaye Robinson, Interim Lead, Special Events, forwarding a request from the All Saints Greek

Orthodox Church for permission to proceed with an application for a Special Events Permit from the Liquor Control Board of Ontario for an event to be held July 3, 4 and 5, 1998, in Mel Lastman Square.

On motion by Councillor Gardner, North York Centre, the North York Community Council recommended that Greekfest 98 being held by the All Saints Greek Orthodox Church be declared a community festival event.

(Mr. Clare Lewis, Chair, Liquor Licence Board of Ontario - June 12, 1998)

(Clause 26, Report No. 6)

231. Damaged Sod - 2 Northgate Drive, Off Whitley Avenue Flankage - North York Spadina.

The North York Community Council had before it a report (February 10, 1998) from the Commissioner of Public Works which was deferred on April 1, 1998 and subsequently brought forward at the request of Councillor Moscoe.

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

- (1) the appropriate City officials be directed to replace the damaged sod at this location; and
- (2) the local councillor meet with the appropriate City officials to determine how they can reduce the cost.

(Stan Bertoia, Director of Engineering, Works and Emergency Services, North York Civic Centre - June 12, 1998)

(Clause 27, Report No. 6)

232. Woburn Avenue - Proposed Sale of Lot 198, Registered Plan M-108 - North York Centre South.

The North York Community Council had before it a communication (May 26, 1998) from the City Clerk advising that the Corporate Services Committee on May 25, 1998, directed that a copy of the report (May 4, 1998) from the Commissioner of Corporate Services be forwarded to the North York Community Council for comment thereon to the meeting of Council scheduled to be held on June 3, 1998.

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On motion by Councillor Flint, North York Centre South, the North York Community Council:

- (1) recommended to City Council that:
 - (a) the report (May 4, 1998) from the Commissioner of Corporate Services regarding the subject matter be referred to the North York Community Council for consideration;
 - (b) real estate matters under \$500,000.00, that are deemed by a Ward Councillor to be of special interest, be considered by the Corporate Services Committee and City Council at that Councillor's request;
 - (c) real estate matters under \$500,000.00, of local significance, be considered by the Community Council and City Council at a Councillor's request;
 - (d) matters related to the potential sale of any property be reported to the respective Community Council for comment before being considered by the Corporate Services Committee; and
 - (e) the Council Procedure By-law be amended accordingly; and
- (2) requested the Commissioner of Corporate Services to:
 - (a) notify all Councillors of all real estate related requests in their Wards and keep them informed of all ongoing negotiations; and
 - (b) advise Councillors of the details prior to the final conclusion of any transactions and before any reports are signed or the matter is considered by the Corporate Services Committee/Council.

(City Clerk - May 28, 1998)

(Clause 28(u), Report No. 6)

233. Sign By-law Variance Request - Trimark Trust - 5140 Yonge Street - North York Centre.

The North York Community Council had before it a report (May 19, 1998) from the Executive Director and Chief Building Official recommending approval of the requested minor variance from North York Sign By-law No. 30788.

On motion by Councillor Filion, North York Centre, the North York Community Council:

- (1) referred the foregoing report back to the Executive Director and Chief Building Official for further information; and
- (2) requested that the local Councillors be notified when a request for a variance to the Sign By-law is to be placed on an agenda.

(Executive Director and Chief Building Official - June 2, 1998)

(Clause 28(f), Report No. 6)

234. Traffic Signal Light - Bayview Avenue at Tudor Gate - North York Centre South.

The North York Community Council, having previously agreed to the introduction of an additional item by Councillor Flint, North York Centre South, recommended to the Urban Environment and Development Committee the adoption of the following motion (May 27, 1998) moved by Councillor Flint:

“WHEREAS a minimum of 45,000 vehicles per day travel Bayview Avenue; and

WHEREAS the distance between Post Road and York Mills Road makes it impossible to achieve necessary gaps in traffic for vehicles from Tudor Gate/Wilket Road to exit the neighbourhood safely during peak hours; and

WHEREAS residents in the Tudor Gate/Wilket Road area have no other choice but to exit their neighbourhood by Bayview Avenue; and

WHEREAS it is unsafe to do so for most of the day and early evening due to the increase of traffic on Bayview Avenue; and

WHEREAS there exists technology to coordinate signal lights so that Bayview Avenue traffic is not impeded while residents exit their community with the assurance of a signal light; and

WHEREAS there exists technology that would allow the Bayview Avenue light to remain green in off hours except for 10 second changes to allow vehicles to exit the Tudor Gate/Wilket Road neighbourhood; and

WHEREAS there have been repeated requests by residents to the City to provide safe exit and entry to their neighbourhood; and

WHEREAS a centre left turn lane has helped those who enter the neighbourhood but has not achieved safe exit; and

NOW THEREFORE BE IT RESOLVED that a traffic signal light be installed on Bayview Avenue at Tudor Gate; and

BE IT FURTHER RESOLVED that this light be activated in off-peak hours so as to allow a single vehicle to legally turn left onto Bayview Avenue; and

BE IT FURTHER RESOLVED that provision be made in the 1998 Transportation budget to cover the cost of installing this signal light.”

(Urban Environment and Development Committee - June 2, 1998)

(Clause 28(v), Report No. 6)

235. Pay Parking - Residential Areas - All North York Community Wards.

The North York Community Council, having previously agreed to the introduction of an additional item by Councillor Shiner, Seneca Heights, endorsed the following resolution by Councillor Shiner:

“WHEREAS the former City of North York’s by-laws required minimum parking standards for all residential, commercial, industrial and all other uses; and

WHEREAS these standards are meant to provide sufficient parking on site to support each use; and

WHEREAS on occasion, property owners have started to charge for the use of the parking spaces provided on their property; and

WHEREAS these properties sometimes are immediately adjacent to or in residential communities; and

WHEREAS visitors attempting to avoid paying the parking charges often park on nearby residential streets causing traffic congestion and safety concerns; and

WHEREAS this was not the intention of providing minimum parking on site; and

NOW THEREFORE BE IT RESOLVED that the Commissioner of Works and Emergency Services bring forward a report to North York Community Council on mechanisms available

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to ensure that charging for visitor parking in or near residential areas in the former City of North York is only permitted with Council's approval."

(Commissioner of Works and Emergency Services - June 2, 1998)

(Clause 28(w), Report No. 3)

The North York Community Council adjourned its meeting at 11:20 p.m.

Chair.