

THE CITY OF TORONTO

Clerk's Department

Minutes of the Meeting of the North York Community Council

Wednesday, July 22, 1998.

The North York Community Council met on Wednesday, July 22, 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 Filion
Councillor Flint
Councillor Gardner
Councillor King
Councillor Li Preti
Councillor Mammoliti
Councillor Minnan-Wong
Councillor Moscoe
Councillor Sgro
Councillor Shiner

Confirmation of Minutes.

Councillor Flint moved that Minute No. 276 headed "Temporary Public Parking Lot - Zoning Application UD52-97-01 - 4155 Yonge Street - North York Centre South", of the Minutes of the meeting of June 24, 1998, be amended by adding at the beginning of part (2) of the recommendation, the words "with the exception of the single large billboard,".

Councillor Moscoe moved in reference to Minute No. 285 headed "Liquor Licence Application - Luxor Banquet Hall - 4250 Dufferin Street - North York Spadina", of the Minutes of the meeting of June 24, 1998, that the City Clerk be requested to review the

format of the Minutes of the North York Community Council to ensure consistency in the reporting of Council's decisions and that each minute clearly indicates whether or not a motion was adopted.

On motion by Councillor Flint, the Minutes of the meeting of the North York Community Council held on June 24, 1998, were confirmed, as amended.

294. 2008 TORONTO OLYMPIC BID - PUBLIC CONSULTATION.

The North York Community Council had before it a report (July 7, 1998) from the Commissioner of Economic Development, Culture and Tourism, outlining the public consultation process related to Toronto's bid to host the 2008 Olympics; setting out the details of Phase I of the process; and advising that a presentation will be made to the North York Community Council at a public meeting to be held on October 21, 1998 at 7:30 p.m.

The North York Community Council received the foregoing report.

(Commissioner of Economic Development, Culture and Tourism - July 31, 1998)

(Clause 30(a), Report No. 8)

295. COMMUNITY FESTIVAL EVENT - ST. BERNARD OF CLAIRVAUX CHURCH - ANNUAL FEAST OF ST. BERNARD - AUGUST 9, 1998 - 1789 LAWRENCE AVENUE WEST - NORTH YORK HUMBER.

The North York Community Council had before it a communication (July 6, 1998) from Ms. Sabina Farelli, St. Bernard of Clairvaux Fundraising Committee, requesting permission to proceed with an application for a Special Events Permit from the Alcohol and Gaming Commission of Ontario for an event to be held on August 9, 1998, from 4:00 p.m. to 11:00 p.m. on the outside premises of St. Bernard of Clairvaux Church, 1789 Lawrence Avenue West.

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

(Mr. Clare Lewis, Chair, Alcohol and Gaming Commission of Ontario - August 6, 1998)

(Clause 1, Report No. 8)

296. COMMUNITY FESTIVAL EVENT - YORK UNIVERSITY - CALUMET COLLEGE COUNCIL, STONG COLLEGE STUDENT GOVERNMENT AND BETHUNE COLLEGE COUNCIL - ORIENTATION EVENT - SEPTEMBER 12, 1998 - 4700 KEELE STREET - BLACK CREEK.

The North York Community Council had before it a communication (July 8, 1998) from Mr. Norman D. Crandles, Director, Hospitality, Food & Beverage Services, York University, requesting permission to proceed with an application for a Special Events Permit from the Alcohol and Gaming Commission of Ontario (Liquor Licence Board of Ontario) for a temporary extension to their liquor licence for an event to be held on September 12, 1998, from 8:30 p.m. to 2:00 a.m. on the outside premises of York University, 4700 Keele Street.

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

(Mr. Clare Lewis, Chair, Alcohol and Gaming Commission of Ontario - August 6, 1998)

(Clause 2, Report No. 8)

297. TRAFFIC MANAGEMENT PLAN - ST. ANDREWS COMMUNITY - NORTH YORK CENTRE SOUTH.

The North York Community Council had before it a report (July 10, 1998) from the Deputy Commissioner of Transportation, North York Civic Centre, recommending that:

- (a) two sets of speed humps be installed on Upper Canada Drive, for a six month period;
- (b) By-law No. 31878, of the former City of North York be amended to designate Upper Canada Drive, from Lord Seaton Road (westerly limit) to the easterly limit of Upper Canada Drive as a 40 km/h zone;
- (c) Schedule IX of By-law No. 31001, of the former City of North York be amended to install "No Stopping at Any Time" restrictions adjacent to the speed humps; and
- (d) Schedules XVII 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 intersections of Fenn Avenue with Upper Highland Crescent and Aldershot Crescent with Yorkminster Road.

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

(General Manager, Transportation Services, Works and Emergency Services - August 6, 1998)

(Clause 4, Report No. 8)

298. MODIFICATIONS TO THE INTERSECTION OF PEMBURY AVENUE WITH THE BAYVIEW AVENUE ACCESS RAMP - NORTH YORK CENTRE SOUTH.

The North York Community Council had before it a report (July 10, 1998) from the Deputy Commissioner of Transportation, North York Civic Centre, recommending that Pembury Avenue, at the intersection with the ramp from Lawrence Avenue East to southbound Bayview Avenue, be redesigned to discourage the high speed access to Pembury Avenue from the ramp while maintaining access to/from the greater community to the west of Bayview Avenue and south of Lawrence Avenue East.

On motion by Councillor Flint, North York Centre South, the North York Community Council deferred consideration of this matter to its meeting scheduled for October 14, 1998.

(Deputy Commissioner of Transportation, North York Civic Centre - July 31, 1998)

(Clause 30(c), Report No. 8)

299. PROPOSED PARKING PROHIBITIONS - RICHARD CLARK DRIVE - BLACK CREEK.

The North York Community Council had before it a report (July 10, 1998) from the Deputy Commissioner of Transportation, North York Civic Centre, recommending that Schedule VIII of By-Law No. 31001, of the former City of North York, be amended to prohibit parking on both sides of Richard Clark Drive, from the westerly limit of Smallwood Drive to the westerly limit of Richard Clark Drive.

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

(General Manager, Transportation Services, Works and Emergency Services - August 6, 1998)

(Clause 6, Report No. 8)

300. PARKING PROHIBITIONS - ALNESS STREET - NORTH YORK SPADINA.

The North York Community Council had before it a report (July 9, 1998) from the Deputy Commissioner of Transportation, North York Civic Centre, recommending that Schedule

VIII of By-Law No. 31001, of the former City of North York, be amended to prohibit parking at any time on the west side of Alness Street, from the northerly limit of Brisbane Road to the southerly limit of Martin Ross Avenue.

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

(General Manager, Transportation Services, Works and Emergency Services - August 6, 1998)

(Clause 7, Report No. 8)

301. DEDICATION OF 0.3 METRE RESERVE ACROSS THE WESTERLY LIMIT OF JOHN BEST AVENUE - AMENDMENT APPLICATION UDOZ-96-035 AND SUBDIVISION APPLICATION UDSB-1225 - 1082907 ONTARIO LIMITED - 40 DENISON ROAD AND 185 WRIGHT AVENUE - NORTH YORK HUMBER.

The North York Community Council had before it a report (July 2, 1998) from the Deputy Commissioner of Transportation, North York Civic Centre, recommending that the existing 0.3 metre reserve at the westerly limit of John Best Avenue be dedicated to facilitate connection of the proposed roadway to the existing roadway.

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

(General Manager, Transportation Services, Works and Emergency Services - August 6, 1998)

(Clause 8, Report No. 8)

302. FINAL PAYMENT CONTRACT NO. 971-030 - RECONSTRUCTION OF BEVERIDGE DRIVE, DRAYCOTT DRIVE, MISSION DRIVE AND SENECA HILL DRIVE - 1997 SUPPLEMENTARY BUDGET - DON PARKWAY.

The North York Community Council had before it a report (July 7, 1998) from the Director of Engineering, North York Civic Centre, recommending that the Chief Financial Officer and Treasurer be authorized to finalize payment of Contract No. 971-030 to Fufari Construction Co. Ltd.

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

(Chief Development Engineer, Works and Emergency Services, North York Civic Centre - August 6, 1998)

(Clause 9, Report No. 8)**303. ROADS - AMBROSE ROAD FROM MAUREEN DRIVE TO ARROWSTOOK ROAD - SENECA HEIGHTS.**

The North York Community Council had before it a report (July 8, 1998) from the Director of Engineering, North York Civic Centre, recommending that:

- (a) a sidewalk be constructed on the west side of Ambrose Road from Maureen Drive to Arrowstook Road; and
- (b) the cost of the sidewalk estimated at \$6,000.00 be financed from available funds in the 1998 Capital Budget, North York - Sidewalks & Walkways.

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

(Chief Development Engineer, Works and Emergency Services, North York Civic Centre - August 6, 1998)

(Clause 10, Report No. 8)**304. NORTH YORK LOCAL IMPROVEMENTS.**

The North York Community Council had before it a report (July 9, 1998) from the Director of Engineering, North York Civic Centre, recommending that:

- (a) the following projects be cancelled from the 1998 Local Improvement Program:
 - Franklin Avenue from Walker Road to 55m east;
 - Walker Road from Cameron Avenue to Franklin Avenue; and
 - Walker Road from Stuart Avenue to 40m north; and
- (b) Tregellis Road from Bombay Avenue to Sandringham Drive be added to the 1998 Local Improvement Program to replace the above noted cancelled projects.

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

(Chief Development Engineer, Works and Emergency Services, North York Civic Centre - August 6, 1998)

(Clause 12, Report No. 8)

305. PRELIMINARY EVALUATION REPORT - ZONING AMENDMENT AND DRAFT PLAN OF SUBDIVISION APPLICATION UDZ-98-13 AND UDSB-1238 - GLENARDA PROPERTIES LTD. - 20 BOND STREET - DON PARKWAY.

The North York Community Council had before it a report (July 8, 1998) from the Acting Commissioner of Planning, North York Civic Centre, reporting on an application to amend the Zoning By-law and approve a plan of subdivision to permit a mixed use development consisting of detached houses, townhouses, office and park land uses, and submitting recommendations with respect thereto.

The North York Community Council received the foregoing report.

(Acting Commissioner of Planning, North York Civic Centre - July 31, 1998)

(Clause 30(e), Report No. 8)

306. PRELIMINARY REPORT - ZONING AMENDMENT AND PLAN OF SUBDIVISION APPLICATION UDZ-97-43 AND UDSB-1237 - 295151 ONTARIO LIMITED - 65, 69, 71, 75, 81 AND 83 DREWRY AVENUE AND 55 AND 57 FAIRCHILD AVENUE - NORTH YORK CENTRE.

The North York Community Council had before it a report (July 9, 1998) from the Acting Commissioner of Planning, North York Civic Centre, reporting on an application to amend the Zoning By-law and approve a plan of subdivision to permit 32 three storey townhouses on a new public road connected to Drewry Avenue and 3 new small lot single family dwellings with frontage on Fairchild Avenue, and submitting recommendations with respect thereto.

The North York Community Council received the foregoing report.

(Acting Commissioner of Planning, North York Civic Centre - July 31, 1998)

(Clause 30(g), Report No. 8)

307. PRELIMINARY REPORT - ZONING AMENDMENT APPLICATION UDZ-98-12 - TAK ON DEVELOPMENTS LTD. - 221 FINCH AVENUE EAST - NORTH YORK CENTRE.

The North York Community Council had before it a report (July 7, 1998) from the Acting Commissioner of Planning, North York Civic Centre, reporting on an application to amend

the Zoning By-law to permit redevelopment of the site with a 3-storey semi-detached dwelling, and submitting recommendations with respect thereto.

The North York Community Council received the foregoing report.

(Acting Commissioner of Planning, North York Civic Centre - July 31, 1998)

(Clause 30(h), Report No. 8)

308. RECOMMENDATIONS REPORT - ZONING AMENDMENT AND SITE PLAN APPLICATION UDZ-97-12 AND UDSP-97-042 - EDILCAN DEVELOPMENT CORPORATION - 16, 18, 20, 26 AND 30 BYNG AVENUE - NORTH YORK CENTRE.

The North York Community Council had before it a report (July 8, 1998) from the Acting Commissioner of Planning, North York Civic Centre, reporting on an application to amend the Zoning By-law to permit one 14 storey residential apartment building with 136 units having frontage on Byng Avenue, and submitting recommendations with respect thereto.

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

(Acting Commissioner of Planning, North York Civic Centre - July 31, 1998)

(Clause 30(j), Report No. 8)

309. RECOMMENDATIONS REPORT - ZONING AMENDMENT APPLICATION AND SITE PLAN APPLICATION UDZ-98-04 AND UDSP-98-015 - OXFORD HILLS DEVELOPMENTS (HORSHAM) INC. - 24, 26, 36, 38 AND 44 HORSHAM AVENUE - NORTH YORK CENTRE.

The North York Community Council had before it a report (July 7, 1998) from the Acting Commissioner of Planning, North York Civic Centre, reporting on an application to amend the Zoning By-law and site plan application to permit a 16 unit 3 storey freehold townhouse development, and submitting recommendations with respect thereto.

The North York Community Council recommended to Council that the foregoing report be received and that staff be authorized to schedule a public meeting on October 14, 1998.

(Acting Commissioner of Planning, North York Civic Centre - July 31, 1998)

(Clause 30(k), Report No. 8)**310. RECOMMENDATIONS REPORT - ZONING AMENDMENT AND SITE PLAN APPLICATION UD52-97-04 AND UDSP-98-13 - SHAFTESBURY DEVELOPMENT LTD. - 4935 - 4937 YONGE STREET - NORTH YORK CENTRE.**

The North York Community Council had before it a report (July 7, 1998) from the Acting Commissioner of Planning, North York Civic Centre, reporting on an application to amend the Zoning By-law and site plan application for a 3-year temporary use by-law to permit the existing parking lot to remain on the site and recommending that the application be refused.

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

(Executive Director, Urban Planning, Urban Planning and Development Services - August 6, 1998)

(Clause 14, Report No. 8)**311. SITE SPECIFIC BY-LAWS STUDY UD43-SSB - ALL NORTH YORK COMMUNITY COUNCIL WARDS.**

The North York Community Council had before it a report (July 8, 1998) from the Acting Commissioner of Planning, North York Civic Centre, reporting on the progress in the Site Specific By-law Study, and to obtain Community Council's concurrence on the planning principles that are to be applied to the study.

On motion by Councillor Moscoe, North York Spadina, the North York Community Council received the foregoing report and requested the Acting Commissioner of Planning, North York Civic Centre, to consult with each Councillor before releasing the list of sites in each particular ward.

(Acting Commissioner of Planning, North York Civic Centre - July 31, 1998)

(Clause 30(l), Report No. 8)**312. REFUND OF REIMBURSEMENT PAID FOR DAMAGE TO CITY TREES - 105 WIGMORE DRIVE - DON PARKWAY.**

The North York Community Council had before it a report (June 5, 1998) from the Commissioner, Economic Development, Culture and Tourism, recommending that the \$500.00 damage reimbursement be retained by the City and applied towards the costs for

City arborists to perform remedial pruning to rectify the damage caused by the unauthorized and improper pruning of two trees in front of 105 Wigmore Drive

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

(Commissioner of Economic Development, Culture and Tourism - August 6, 1998)

(Clause 22, Report No. 8)

313. PROPOSED SALE OF LOT 198 - WOBURN AVENUE, REGISTERED PLAN M-108 - NORTH YORK CENTRE SOUTH.

The North York Community Council had before it a communication (June 8, 1998) from the City Clerk, advising that City Council at its meeting held on June 3, 4 and 5, 1998, struck out and referred back to the North York Community Council for further consideration Clause 28 of Report No. 7 of the Corporate Services Committee, headed "Proposed Sale of Lot 198 - Woburn Avenue, Registered Plan M-108 - North York Centre South".

The North York Community Council recommended to Council the adoption of the report (May 4, 1998) from the Commissioner of Corporate Services embodied in the foregoing Clause 28 of Report No. 7 of the Corporate Services Committee.

(Commissioner of Corporate Services - August 6, 1998)

(Clause 23, Report No. 8)

314. ZONING AMENDMENT APPLICATION UDZ-97-27 - ZONING BY-LAW NO. 331-1998 - SHELL CANADA LIMITED - 2831 BAYVIEW AVENUE - NORTH YORK CENTRE SOUTH.

The North York Community Council had before it a report (July 10, 1998) from the Acting Commissioner of Planning, North York Civic Centre, recommending that the report be received for information purposes and that the Ontario Municipal Board be advised accordingly.

The North York Community Council received the foregoing report and directed that the Ontario Municipal Board be advised accordingly.

(Acting Commissioner of Planning, North York Civic Centre - July 31, 1998)

(Clause 30(o), Report No. 8)

315. OFFICIAL PLAN AND ZONING AMENDMENT APPLICATION UDOZ-88-40 - ZONING BY-LAW NO. 330-1998 - R. G. THWAITES - 15 CAMERON AVENUE - NORTH YORK CENTRE.

The North York Community Council had before it a report (July 10, 1998) from the Acting Commissioner of Planning, North York Civic Centre, recommending that the report be received for information purposes and that the Ontario Municipal Board be advised accordingly.

The North York Community Council received the foregoing report and directed that the Ontario Municipal Board be advised accordingly.

(Acting Commissioner of Planning, North York Civic Centre - July 31, 1998)

(Clause 30(p), Report No. 8)

316. REALLOCATION OF APPROVED 1998 CAPITAL BUDGET - CLANTON PARK - NORTH YORK SPADINA.

The North York Community Council had before it a report (July 9, 1998) from the Commissioner, Economic Development, Culture and Tourism, recommending that:

(1) the approved capital funding for facility improvements at Clanton Park ((98 Project No. 697 - \$780,000.00) and the multi sport pads at the Glen Long (96 Project No. 007 - \$100,000.00) and Irving W. Chapley Rinks (98 Project No. 699 - \$100,000.00) be utilized as follows:

- a) upgrade the existing building at Clanton Park \$100,000.00;
- b) redevelop the Glen Long A.I.R. \$468,000.00;
- c) redevelop the Irving W. Chapley A.I.R. \$310,000.00;
- d) additional amenities at the two A.I.R.'s \$102,000.00; and

(2) the appropriate City officials take the necessary action to give effect thereto.

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

(Commissioner of Economic Development, Culture and Tourism - August 6, 1998)

(Clause 24, Report No. 8)

317. SHEPPARD SUBWAY STATUS OF PERMITS AND APPROVALS.

The North York Community Council had before it a communication (June 19, 1998) from Mr. Vincent Rodo, General Secretary, Transit Commission, forwarding Toronto Transit Commission Report No. 30 (June 17, 1998), entitled "Sheppard Subway Status of Permits and Approvals" for the information of North York Community Council.

The North York Community Council also had before it a copy of a memorandum (June 22, 1998) from the Acting Commissioner of Planning, North York Civic Centre, addressed to Councillor Shiner, forwarding an updated summary of the chronology of events for each subway station on the Sheppard line as well as a brief overview of the site plan approval process.

- A. Councillor Shiner, Seneca Heights, moved that the Toronto Transit Commission be requested to:
- (1) stop construction on the Sheppard Subway until such time as the necessary approvals and permits have been received from the appropriate City of Toronto departments and that the Executive Director of Building Services be instructed to issue stop work orders; and
 - (2) obtain site plan approval prior to tendering contracts and that if the Toronto Transit Commission does not have the appropriate approvals in place stop work orders be issued by City staff.
- B. Councillor King, Seneca Heights, moved that the Toronto Transit Commission be requested to direct its staff to work with the local Councillors on the site plan applications in the project areas and on the emergency exits immediately.

Recorded votes on the adoption of the foregoing recommendations were as follows:

Part 1 of motion A. by Councillor Shiner:

FOR: Councillors Mammoliti, Sgro, Li Preti, Augimeri, Feldman, Berger, Flint, Gardner, Filion, Minnan-Wong, Shiner, King

AGAINST: Councillor Chong

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ABSENT: Councillor Moscoe

Carried

Part 2 of motion A. by Councillor Shiner:

FOR: Councillors Mammoliti, Feldman, Berger, Flint, Filion, Minnan-Wong,
Shiner

AGAINST: Councillors Sgro, Li Preti, Gardner, Chong, King

ABSENT: Councillors Moscoe, Augimeri

Carried

Motion B. by Councillor King:

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

AGAINST: NIL

ABSENT: Councillors Moscoe, Augimeri

Carried

(Clause 3, Report No. 8)

318. STREET VENDING PERMIT APPLICATION NO. 97 - THE DONWAY EAST - DON PARKWAY.

The North York Community Council had before it a report (July 10, 1998) from the Deputy Commissioner of Transportation, North York Civic Centre, recommending that the Commissioner of Works and Emergency Services be directed to issue a permit for the sale of hot dogs and sausages within the municipal boulevard adjacent to Don Mills Collegiate Institute.

The North York Community Council also had before it a communication (July 21, 1998) from Mr. Sunny Chhabra, Barrister and Solicitor, expressing his opposition to the manner in which this matter has been dealt with by the City of Toronto.

On motion by Councillor Minnan-Wong, Don Parkway, the North York Community Council deferred consideration of this matter to its next meeting scheduled for September 16, 1998.

(Deputy Commissioner of Transportation, North York Civic Centre - July 31, 1998)

(Clause 30(b), Report No. 8)

319. PRELIMINARY EVALUATION REPORT - PRINCIPLES OF LAND USE REPORT - ZONING AMENDMENT AND PLAN OF SUBDIVISION APPLICATION UDZ-97-36 AND UDSB-1233 - ELDERBROOK DEVELOPMENTS LTD. - NORTHWEST CORNER OF FINCH AVENUE WEST AND YORK GATE BOULEVARD - BLACK CREEK.

The North York Community Council had before it a report (July 7, 1998) from the Acting Commissioner of Planning, North York Civic Centre, reporting on principles of development that will provide the basis for considering a rezoning application and re-subdivision of the lands at the northwest corner of Finch Avenue West and York Gate Boulevard to permit 220 freehold townhouse units and 775 condominium apartment units on the lands west of York Gate Boulevard between Finch Avenue and the Hydro corridor, and submitting recommendations with respect thereto.

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

- (i) (July 21, 1998) from Ms. Lindsay Dale-Harris, Bousfield, Dale-Harris, Cutler and Smith Inc., Planning Consultant on behalf of the applicant requesting the Community Council to direct that no further studies will be required, provided that the total number of units does not exceed 436; and
- (ii) (July 20, 1998) from Ms. Ruth Morris, Executive Director, Black Creek Focus, advising of her concerns with the proposed application.
 - A. Councillor Li Preti, Black Creek, moved that Mr. Marion Hull be permitted to address the Community Council on behalf of the applicant.
 - B. Councillor Mammoliti, North York Humber, moved that the foregoing motion by Councillor Li Preti be amended to permit the applicant to address the Community Council for a maximum of five minutes.

Councillor Flint expressed her opposition to hearing a speaker on this item.

On motion by Councillor Moscoe, North York Spadina, the North York Community Council held this item down for consideration later in the meeting.

(See Minute No. 322)

(Clause 13, Report No. 8)

320. TRAFFIC AREA MANAGEMENT PLAN - TEDDINGTON PARK/WANLESS PARK AREA - NORTH YORK CENTRE SOUTH.

The North York Community Council had before it a report (July 10, 1998) from the Deputy Commissioner of Transportation, North York Civic Centre, recommending that:

- (a) the Traffic Area Management Plan being proposed by the Toronto District, for the Teddington Park/Wanless Park area, proceed as described in their attached report;
- (b) staff of the Transportation Division continue to monitor the effect of the proposed traffic area plan on North York streets; and
- (c) staff of the North York District report back to the North York Community Council in six months upon completion of the test of the traffic area management plan.

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

(General Manager, Transportation Services, Works and Emergency Services - August 6, 1998)

(Clause 5, Report No. 8)

321. POST ROAD ROAD ALLOWANCE EAST OF BRIDLE HEATH GATE - NORTH YORK CENTRE SOUTH.

The North York Community Council had before it a report (June 23, 1998) from the Commissioner of Transportation, North York Civic Centre, recommending that:

- (a) the unimproved portion of the Post Road road allowance which extends east of Bridle Heath Gate be legally closed and dedicated as parkland; and
- (b) the closure be subject to the provision of utility easements as required.

Councillor Flint, North York Centre South, moved that the foregoing report be adopted with the following amendment:

- (1) the eastern portion of the Post Road road allowance be dedicated as parkland; and
- (2) the use of the portion that abuts No. 1 Bridle Heath Gate be deferred to a future date.

The North York Community Council held this item down for consideration later in the meeting.

(See Minute No. 342)

(Clause 30(d), Report No. 8)

322. PRELIMINARY EVALUATION REPORT - PRINCIPLES OF LAND USE REPORT - ZONING AMENDMENT AND PLAN OF SUBDIVISION APPLICATION UDZ-97-36 AND UDSB-1233 - ELDERBROOK DEVELOPMENTS LTD. - NORTHWEST CORNER OF FINCH AVENUE WEST AND YORK GATE BOULEVARD - BLACK CREEK.

The North York Community Council continued its consideration of the foregoing matter.

Ms. Lindsay Dale-Harris, Bousfield, Dale-Harris, Cutler and Smith Inc., Planning Consultant on behalf of the applicant, appeared before the North York Community Council in connection with the foregoing matter.

On motion by Councillor Li Preti, Black Creek, the North York Community Council recommended to Council that:

- (1) the foregoing report (July 7, 1998) from the Acting Commissioner of Planning, North York Civic Centre, be adopted;
- (2) the Commissioner of Economic Development, Culture and Tourism be requested to:
 - (a) consult with the appropriate officials of the provincial Ministry of Natural Resources; the Ministry of Community and Social Services; and the Ministry of Citizenship, Culture and Recreation; and the appropriate officials of the federal Ministry of Canadian Heritage/Parks Canada; and

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- (b) report back to the Community Council meeting to be held on September 16, 1998, on grants and programs which may be available through these agencies that would enable the acquisition of these lands for parks and community related purposes; and
- (3) if this property is developed under any Arterial Corridor Area (ACA) designation, opportunities be provided for employment uses on the Finch frontage lands.

(Executive Director, Urban Planning, Urban Planning and Development Services - August 6, 1998)

(See Minute No. 319)

(Clause 13, Report No. 8)

323. PRELIMINARY EVALUATION REPORT - OFFICIAL PLAN AND ZONING AMENDMENT APPLICATION UDOZ-95-21 - DANGREEN PROPERTIES INC. - NORTHEAST CORNER OF BAYVIEW AVENUE AND SHEPPARD AVENUE EAST - SENECA HEIGHTS.

The North York Community Council had before it a report (July 8, 1998) from the Acting Commissioner of Planning, North York Civic Centre, reporting on an application to amend the Official Plan and Zoning By-law to permit mixed used development at the corner of Bayview Avenue and Sheppard Avenue East in the context of a comprehensive development plan for the Dangreen Properties Inc./Bayview Village Shopping Centre (Orlando Corporation) block and submitting recommendations with respect thereto.

- A. Councillor Shiner, Seneca Heights, moved that the foregoing be received subject to recommendation (w) contained therein being deleted and replaced with "A parking demand analysis be completed by all parties."
- B. Councillor Filion, North York Centre, moved that:
 - (1) public hearings be held on all preliminary evaluation reports; and
 - (2) a public hearing on this matter be scheduled for the next meeting of the North York Community Council to be held on September 16, 1998.
- C. Councillor Flint, North York Centre South, moved that the foregoing report be referred back to the Acting Commissioner of Planning, North York Civic Centre, to be brought forward after further consultation with the community in conjunction with the local Councillors.

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- D. Councillor Moscoe, North York Spadina, moved that Part 1 of the foregoing motion B. by Councillor Filion be referred to the Acting Commissioner of Planning, North York Civic Centre, for comment.
- E. Councillor Moscoe, North York Spadina, moved that the North York Community Council adjourn for lunch.

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

(Acting Commissioner of Planning, North York Civic Centre - July 31, 1998)

(Clause 30(i), Report No. 8)

The North York Community Council recessed at 12:46 p.m. and reconvened at 2:13 p.m. in the Council Chamber, North York Civic Centre.

Members Present:

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

Councillor Berger assumed the Chair.

324. NOTICE PROVISIONS FOR OFFICIAL PLAN AMENDMENTS - UD03-HOP - ALL NORTH YORK COMMUNITY COUNCIL WARDS.

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As directed by the North York Community Council at its meeting held on May 27, 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 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.

No individuals appeared before the North York Community Council in connection with the foregoing matter.

On motion by Councillor Feldman, North York Spadina, the North York Community Council recommended to Council the adoption of Official Plan Amendment No. 462 attached as Appendix 3 to the foregoing report.

(Executive Director, Urban Planning, Urban Planning and Development Services - August 6, 1998)

(Clause 15, Report No. 8)

325. ZONING AMENDMENT APPLICATION UDZ-97-37 - LOPES BROS. CONTRACTING - 1721 JANE STREET - NORTH YORK HUMBER.

In accordance with the with the Planning Act, a further statutory public meeting was held by the North York Community Council in order to provide all owners and tenants who may not have received the notice for the previous meeting, an opportunity to submit their comments.

The North York Community Council had before it a report (May 13, 1998) from the Acting Commissioner of Planning, North York Civic Centre, providing recommendations with respect to the subject application.

Mr. Peter Cheatley, Planning Consultant, appeared before the North York Community Council on behalf of the applicant in connection with the foregoing matter and indicated that the applicant concurred with the staff recommendations.

On motion by Councillor Mammoliti, North York Humber, the North York Community Council recommended to Council that application UDZ-97-37 submitted by Lopes Bros. Contracting for 1721 Jane Street, be approved subject to the

recommendations contained in the foregoing report (May 13, 1998) from the Acting Commissioner of Planning, North York Civic Centre.

(Executive Director, Urban Planning, Urban Planning and Development Services - August 6, 1998)

(Clause 16, Report No. 8)

326. OFFICIAL PLAN AND ZONING AMENDMENT APPLICATION UD0Z-98-03 - ROWLAND LINCOLN MERCURY - SOUTH OF EGLINTON AVENUE EAST AND NORTH OF JONESVILLE CRESCENT - DON PARKWAY.

As directed by the North York Community Council at its meeting held on April 1, 1998, 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 report and communications:

- (i) (June 22, 1998) from the Acting Commissioner of Planning, North York Civic Centre, providing recommendations with respect to the subject application;
- (ii) (July 20, 1998) from Mr. Ron Hart and Ms. Helen Hansen, North York Cycling and Pedestrian Committee, expressing their concerns with the application;
- (iii) (July 8, 1998) from Chris and Danny Papagiannis advising of their opposition to the application;
- (iv) (July 7, 1998) from Mr. Michael Tappenden, President, Paul Willison Limited, in support of the application;
- (v) (July 6, 1998) from Mr. Michael Martan, President, Don Valley Volkswagen Ltd., in support of the application;
- (vi) (July 6, 1998) from Ms. Anne L. Andrew, expressing her concerns with the proposed application, together with a petition signed by 9 area residents; and
- (vii) (June 29, 1998) from Mr. Bryndon Davies, Vice-president, Parkway Honda, in support of the application.

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A staff presentation was made by Franco Romano, Senior Planner, Planning Department, North York Civic Centre.

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

- Ms. Linda Kaye, PMB, Planning Consultant, on behalf of the applicant, Rowland Lincoln Mercury, who commented on the merits of the application and the concerns raised by the area residents. She also indicated that the applicant concurred with the staff recommendations with the exception of Recommendation 2(ii). She requested that this recommendation be amended to reflect a maximum gross floor area of 2,200 square metres in order to include the mezzanine area which was excluded from the calculation.
- Ms. Helen Hansen, on behalf of the North York Cycling and Pedestrian Committee, who filed a written submission, expressed the Committee's concerns with the proposed vehicle dealership and restaurant replacing public utility land and space which could be used for a future trailway and park. The Committee was also concerned about the precedent setting nature of the application because it could encourage others to file similar proposals thereby creating a corridor which is inappropriate and unusable for recreational and transportation purposes. She also indicated that commercial uses will restrict opportunities for full development of a trail and park system.
- Ms. Amy Baker, who filed a written submission, commented in opposition to the application. Her primary objections were with respect to increased traffic, and the negative impact on the surrounding residential area from the noise generated by the test driving of vehicles, the intercom, car alarms and automobile repair operations.

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

- (1) the application submitted by Rowland Lincoln Mercury regarding Official Plan and Zoning Amendment Application for south of Eglinton Avenue East and north of Jonesville Crescent, be approved; and
- (2) the foregoing report (June 22, 1998) from the Acting Commissioner of Planning be adopted subject to Recommendation No. (2)(ii) contained therein being amended to read as follows:

“(2)(ii) Maximum gross floor area: 2,200 square metres.”

(Clause 17, Report No. 8)

327. OFFICIAL PLAN AND ZONING AMENDMENT APPLICATION UD0Z-97-48 - HAR-RU HOLDINGS LIMITED - 1 CANYON AVENUE - WARD 9 - NORTH YORK CENTRE SOUTH.

As directed by the North York Community Council at its meeting held on February 18, 1998, 1998, appropriate notice of this public meeting was given in accordance with the Planning Act and the regulations thereunder.

The North York Community Council also had before it a report (June 24, 1998) from the Acting Commissioner of Planning, providing recommendations with respect to the subject application.

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

- (i) (July 20, 1998) from Teresa Hyatt, expressing her concerns with the application.
- (ii) (July 13, 1998) from Mr. Raymond H. Mikkola, Fraser & Beatty, Barristers and Solicitors, Solicitor on behalf of the owner of the property;
- (iii) (June 30, 1998) from Mr. Jerry Willer, advising of his concerns with the application; and
- (iv) (June 25, 1998) from Ms. Rose Silverman, advising of her objection to the application.

A staff presentation was made by Karen Whitney, Planner, Planning Department, North York Civic Centre.

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

- Mr. Raymond H. Mikkola, Solicitor on behalf of the applicant, Har-ru Holdings Limited, who indicated that the applicant concurred with the staff recommendations and with North York Community Council Recommendation No. 2 that the undertaking referred to in Recommendation No. (1) be subject to the approval of the North York Community Council through the site plan process.
- Mr. Julian Jacobs, Architect on behalf of the applicant, who commented on the architectural aspects and the merits of the proposed apartment building. In his

opinion, the proposal is appropriate as it meets the intent of the Official Plan policies for residential intensification.

- Mrs. Haneford, who spoke in opposition to the application. Her primary objections were with respect to increased traffic; insufficient parking for visitors; air and noise pollution; overview and shadow impact.
- Mr. Joseph Spring, who spoke in opposition to the application. He was primarily concerned with the intensification of this site and the traffic that would be generated by the proposed development.
- Ms. Teresa Hyatt, who outlined her opposition to the application. She was concerned about increased population and the impact on existing retail services in the area; the integrity of the valley being jeopardized by the proposed apartment building; and increased pedestrian and commuter congestion.
- Ms. Debbie Edelist, who expressed her opposition to the location of the proposed entrance to the apartment building and its proximity to the existing apartment building at 15 Canyon Avenue.
- Mr. George Jolson, who expressed concern with the parking being proposed for the new apartment building.

Councillor Berger appointed Councillor Feldman Acting Chair and vacated the Chair.

A. Councillor Berger, North York Centre South, moved that the report (June 24, 1998) from the Acting Commissioner of Planning, North York Civic Centre, be adopted and that application UD0Z-97-48 - Har-ru Holdings Limited, be approved as set out in that report, subject to the following:

- (1) Recommendation No. 3 (a)(ii) be deleted and replaced with the following:

“an undertaking from the owner that arrangements will be made, upon consultation with the tenants of the existing rental building, to create in the B1 level of the existing rental building, meeting and recreational facilities occupying, in the aggregate, approximately 150 square metres, within such location or locations as the owner shall designate”; and
- (2) that this undertaking be subject to the approval of the North York Community Council through the site plan process.

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- B. Councillor Flint, North York Centre South, moved that the foregoing motion A. by Councillor Berger, North York Centre South, be amended as follows:
- (1) not less than \$25,000.00 be spent on the recreational facilities; and
 - (2) there be, as a condition of approval, safe access and egress to this condominium from Sheppard Avenue West and that this be worked out in connection with the site plan process and at the expense of the applicant.
- C. Councillor Moscoe, North York Spadina, moved that Part (1) of the foregoing motion B. by Councillor Flint, North York Centre South, be amended by striking out the amount of \$25,000.00 and inserting in lieu thereof the amount of \$50,000.00.
- D. Councillor Shiner, Seneca Heights, moved that the \$50,000.00 be secured by letter of credit, such letter of credit to be received prior to the enactment of the zoning by-law; and that the facility be built within one year of the enactment of the by-law.

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

FOR: Councillors Mammoliti, Sgro, Li Preti, Moscoe, Flint, Filion, Shiner, King, Augimeri

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

ABSENT: NIL

Carried

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

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

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

AGAINST: Councillor Mammoliti

ABSENT: NIL

Carried

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

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FOR: Councillors Mammoliti, Sgro, Li Preti, Moscoe, Augimeri, Flint, Filion, Minnan-Wong, Shiner, King

AGAINST: Councillors Feldman, Berger, Gardner, Chong

ABSENT: NIL

Carried

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

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

AGAINST: NIL

ABSENT: NIL

Carried

(Executive Director, Urban Planning, Urban Planning and Development Services - August 6, 1998)

(Clause 18, Report No. 8)

Councillor Berger resumed the Chair.

328. ZONING AMENDMENT APPLICATION UDZ-96-30 - HARRY SNOEK - 15-19 FINCH AVENUE WEST AND 7-11 BLAKELY ROAD - NORTH YORK CENTRE.

As directed by the North York Community Council at its meeting held on June 24, 1998, appropriate notice of this continuation of the statutory public meeting was given in accordance with the Planning Act and the regulations thereunder.

The North York Community Council had before it the following reports

- (i) (March 18, 1998) from the Acting Commissioner of Planning, North York Civic Centre, providing recommendations with respect to the subject application;
- (ii) (July 10, 1998) from the Commissioner of Works and Emergency Services and the Commissioner of Urban Planning and Development Services regarding a strategy for the implementation of the North York Centre Plan Service Road, in response to

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North York Community Council's requests at its meetings of May 6, 1998 and June 24, 1998; and

- (iii) (July 10, 1998) from the Toronto Transit Commission reporting on the estimation of the percentage of transit versus auto use at this location both with and without a direct subway connection, in response to North York Community Council's request at its meeting of May 6, 1998.

A staff presentation was made by Karen Whitney, Planner, Planning Department, North York Civic Centre.

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

- Ms. Kim Kovar, Solicitor, on behalf of the applicant, Harry Snoek, who indicated that this development does not trigger the need to build the functional section of the service road but the applicant has acquired 11 Blakeley Road so that it can be used for the future service road. She also agreed with the recommendations contained in the joint report from the Commissioner of Works and Emergency Services and the Commissioner of Urban Planning and Development Services regarding a strategy for the implementation of the North York Centre Plan service road. Insofar as this development was concerned, it does comply with both the Uptown Plan policies and the policies in Official Plan Amendment 447. She concluded by requesting the Community Council to approve the application.
- Mr. Peter Cheatley, Planning Consultant, on behalf of the 15 property owners on Lorraine Drive, who indicated that these residents wish to reserve their right to file an appeal. He further indicated that these property owners will be filing a rezoning application for the lands on the west side of Lorraine Drive and east of Blakeley. Mr. Harry Snoek is also one of the owners of property within that block and the residents would be discussing with him the possibility of joining their group for the rezoning of those lands. The residents will be working on the submission of their own rezoning application but wish to reserve their right to appeal at a later date regarding any amending by-law for this site.
- A. Councillor Gardner, North York Centre, moved that the report (March 18, 1998) from the Acting Commissioner of Planning, be adopted; and that application UDZ-96-30 - Harry Snoek, be approved as set out in the foregoing report.
- B. Councillor Filion, North York Centre, moved that:
 - (1) the application be approved in principle;

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- (2) the Commissioner of Urban Planning and Development Services be requested to prepare for the North York Community Council, a transportation analysis for this development based on the 24 percent transit use noted in the report from the Toronto Transit Commission; and that such report include any transportation improvements that may be required to deal with traffic from this site; and
- (3) the by-law not be enacted until such time as Council has dealt with this report.

Part (1) of the foregoing motion B. by Councillor Filion was ruled by the Chair to be out of order.

A recorded vote on Part (2) of the foregoing motion B. by Councillor Filion, was as follows:

FOR: Councillors Mammoliti, Moscoe, Augimeri, Berger, Flint, Gardner, Chong, Filion, Minnan-Wong, King

AGAINST: Councillors Sgro, Li Preti, Feldman

ABSENT: NIL

Carried

A recorded vote on Part (3) of the foregoing motion B. by Councillor Filion was as follows:

FOR: Councillors Mammoliti, Moscoe, Augimeri, Flint, Filion

AGAINST: Councillors Sgro, Li Preti, Feldman, Berger, Gardner, Chong, Minnan-Wong, King

ABSENT: NIL

Lost

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

FOR: Councillors Sgro, Li Preti, Augimeri, Feldman, Berger, Flint, Gardner, Chong, Minnan-Wong, King

AGAINST: Councillors Mammoliti, Moscoe, Filion

ABSENT: NIL

Carried

(Executive Director, Urban Planning, Urban Planning and Development Services - August 6, 1998)

(Clause 19, Report No. 8)

329. STRATEGY FOR THE IMPLEMENTATION OF THE NORTH YORK CENTRE PLAN SERVICE ROAD - NORTH YORK CENTRE.

The North York Community Council, at its meeting held on June 24, 1998, in connection with the zoning amendment application UDZ-96-30 - Harry Snoek, requested that staff of the Real Estate Division be directed to negotiate, and bring to Council for approval, a Purchase and Sale Agreement for the acquisition of 31 Lorraine Drive, at fair market value and in accordance with the City's acquisition/purchasing policies, for parks purposes, utilizing funds from the Parkland Acquisition Account (Account No. 007-435-000); and that staff of the Transportation Department, North York Civic Centre, bring forward a plan and timetable for the completion of the service road for its meeting of July 22, 1998.

The North York Community Council had before it a joint report (July 10, 1998) from the Commissioner of Works and Emergency Services and the Commissioner of Urban Planning and Development Services regarding a strategy for the implementation of the North York Centre Plan Service Road, in response to North York Community Council's requests at its meetings of May 6, 1998 and June 24, 1998.

- A. Councillor Gardner, North York Centre, moved that it be recommended to Council that the foregoing joint report (July 10, 1998) from the Commissioner of Works and Emergency Services and the Commissioner of Urban Planning and Development Services, be adopted.
- B. Councillor Filion, North York Centre, moved that the foregoing motion A. by Councillor Gardner, be amended to provide that the Chief Financial Officer be requested to consider, as part of her current review of the development charges by-law for the City of Toronto, the land acquisition cost required for implementation of the North York Centre Plan service road.

A recorded vote on the foregoing motions A. and B. was as follows:

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FOR: Councillors Mammoliti, Sgro, Li Preti, Moscoe, Augimeri, Feldman, Berger, Flint, Gardner, Chong, Filion, Minnan-Wong, King

AGAINST: NIL

ABSENT: Councillor Shiner

Carried

(Commissioner of Works and Emergency Services and Commissioner of Urban Planning and Development Services - August 6, 1998)

(Clause 20, Report No. 8)

330. DOWNSVIEW AREA SECONDARY PLAN - OFFICIAL PLAN AMENDMENT NO. 464 - NORTH YORK SPADINA.

As directed by the North York Community Council at its meeting held on May 27, 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 report and communications:

- (i) (July 7, 1998) from the Acting Commissioner of Planning, North York Civic Centre, providing recommendations with respect to the subject application;
- (ii) (July 10, 1998) from Mr. Michael Bowman, Osler, Hoskin and Harcourt, Barristers and Solicitors, Solicitor on behalf of Bombardier Inc., owner of the Bombardier Aerospace (deHavilland) aircraft manufacturing facility; and
- (iii) (July 15, 1998) from Mr. James Purnell and Dr. Ruth-Burnice McKay advising of their concerns with the Downsview plans and with regard to the timing of the public hearing thereon.

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

- (i) (July 22, 1998) from Mr. Steven A. Zakem, Aird and Berlis, Barristers and Solicitors, Solicitor on behalf of Loblaw Properties Limited, expressing concerns and comments with regard to O.P.A. No. 464;
- (ii) (July 22, 1998) from Ms. Helen Mills, Chair, Lost Rivers Project, The North Toronto Green Community, expressing her concerns on the overall environmental impact of the proposed development;

- (iii) Fax communication dated July 22, 1998, from The Honourable Arthur C. Eggleton, Minister of National Defence, confirming the establishment of CLC Downsview Inc. under the Canada Business Corporation Act which now formally establishes the entity to manage the lands and develop the parkland and other uses; and stating that the balance of the provisions will be in place by the end of September in time to meet the stated requirement prior to the issue of any building permits;
- (iv) (July 21, 1998) from Mr. and Mrs. Robert Hansen, advising of their objections to the proposed development;
- (v) (July 21, 1998) from Mr. Paul P. Ginou, Fraser and Beatty, Barristers and Solicitors, Solicitor on behalf of Canada Lands Company CLC Limited, requesting that the Official Plan not be referred back to staff as requested by the Toronto District School Board;
- (vi) (July 21, 1998) from Ms. Christine M. Silversides, Shibley Righton, Barristers and Solicitors, Solicitor on behalf of the Toronto District School Board, requesting that the draft OPA No. 464 be referred back to City staff for a further discussion with representatives of the Toronto District School Board;
- (vii) (July 21, 1998) from Mr. Paul P. Ginou, Fraser & Beatty, Barristers and Solicitors, Solicitor on behalf of Canada Lands Company CLC Limited, requesting that the recommendations contained in the report (July 17, 1998) from the Acting Commissioner of Planning be adopted;
- (viii) (July 21, 1998) from Mr. Stephen H. Diamond, McCarthy Tétrault, Solicitor on behalf of Destination: Technodome, expressing strong support for the general thrust of the proposed OPA 464 and raising a number of concerns, particularly with regard to public art, the designation of parkland within Downsview and to sub-section 11.4(a)(iv) which refers to price;
- (ix) (July 19, 1998) from Mr. and Mrs. A. Gartner, expressing their opposition with the proposed development and stating that this land should be used for low density housing and park land only;
- (x) (July 13, 1998) from Ms. Karen Fraser, Planner, CN Engineering Services, recommending polices she would like included in the Secondary Plan; and
- (xi) (July 4, 1998) from Mr. Jim Purnell forwarding his deputation and requesting deferral of the item in order to receive further public input.

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Staff presentations were made by Tom Keefe, Manager (Downsview), Planning Department, North York Civic Centre and Roberto Stopnicki, Deputy Commissioner of Transportation, North York Civic Centre.

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

- Mr. Arnold Tenney, President and CEO of Arc International Corporation, on behalf of Chesswood Arena;
- Ms. Jan Kuzina, who also filed a written submission;
- Ms. Chaya Levinson, on behalf of Mr. Joseph Winter, who also filed Mr. Winter's written submission;
- Mr. Jay Peterson, Business Representative, Toronto Central Ontario Building Trades Council;
- Mr. Vince Lombardi;
- Mr. Jim Purvis;
- Ann Hershtal, who also filed a written submission ;
- Mrs. Chaya Levinson;

The North York Community Council recessed at 6:28 p.m. and reconvened at 8:17 p.m. in the Council Chamber, North York Civic Centre.

Members Present:

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

Councillor Berger assumed the Chair.

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- Mr. Toni Varone, Balmoral Homeowners' Association;
- Mr. Jeff Chelin, on behalf of the Tudor Chesswood Business Association;
- Mr. Norman Winter, who also filed a written submission;
- Mr. Richard Gilbert, on behalf of the Tudor Chesswood Business Association;
- Ms. Eve Jesin;
- Mr. Massimo Dante;
- Mr. Gerrit de Boer on behalf of Idomo Furniture;
- Mr. Andy Doudoumis;
- Mrs. Miriam Sweet-Goldstein, who also filed a written submission;
- Mr. David Birnbaum;
- Mr. Jeffrey Dorfman;
- Ms. Christine Silversides, Solicitor on behalf of the Toronto District School Board and Trustee Sheine Mankofsky, North York Spadina;
- Ms. Natalie Litwin, who also filed a written submission;
- Mr. Marvin Sigler, on behalf of the Clanton Park Synagogue, the Chevra Mishnais Congregation and on his own behalf and filed a copy of a submission by Dr. George Rothenstein, President, Clanton Park Synagogue;
- Mrs. Rebecca Birnbaum;

A. Councillor Augimeri, Black Creek, moved that:

WHEREAS Toronto City Council on July 8, 1998, adopted Clause 36 of Report No. 7 of the North York Community Council; and

WHEREAS Recommendation No. 4 states 'that the public meeting on this item scheduled for July 22, 1998, is being held on the understanding that a large portion of the meeting will be taken up with the briefing and presentation and that no person should have any expectation that this will be the only meeting on this item'; and

WHEREAS many residents who may wish to attend the Public Hearing cannot attend because they are on holiday; and

WHEREAS 3:00 p.m. on a work day in the middle of summer is not an appropriate time to consider a matter of such great impact on tens of thousands of our citizens; and

WHEREAS community residents were given revised information on the Official Plan Amendments, as late as Monday, July 20, 1998, and have therefore not had sufficient time to review the information; and

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THEREFORE BE IT RESOLVED THAT this Public Hearing on the Downsview Area Secondary Plan, Official Plan Amendment No. 464, continue on September 16, 1998, at 8:00 p.m. during the next meeting of the North York Community Council.

- B. Councillor Mammoliti, North York Humber, moved that the Community Council continue its meeting to complete the agenda.
- C. Councillor Chong, Don Parkway, moved that the Community Council extend this meeting to 11:00 p.m. and consider what it will do at that time.

Upon the question of the adoption of the foregoing C. by Councillor Chong, it was carried.

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- Professor Eleazar Birnbaum;
 - Ms. Gemma Connolly;
 - Mr. Stewart Richardson, who filed a copy of his submission and a petition signed by approximately 100 residents in opposition to the development of high density residential and commercial properties within 200 metres (approximately) of Banting Avenue, Reiner Road, Findlay Boulevard and Sheppard Avenue West;
 - Ms. Rina Camarra;
 - Mr. Michael Homsy and Mr. Scott Cavalier on behalf of Downsview International Centre for Technology;
 - Mr. Keith Cooper on behalf of LIUNA Local No. 183;
 - Mr. Joe Riggillo;

Councillor Feldman, North York Spadina, moved that the Community Council complete this item and all those items that are time sensitive before adjourning.

A recorded vote taken at this point in the meeting on the foregoing motion A. by Councillor Augimeri to continue the public hearing on this matter on September 16, 1998, at 8:00 p.m. was as follows:

FOR: Councillors Augimeri, Filion

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

ABSENT: NIL

Lost

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Upon the question of the adoption of the foregoing motion by Councillor Feldman, North York Spadina, to complete this item and all those items that are time sensitive, it was carried.

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- Ms. Diana Iorio;
 - Mr. Carmine Casciato;
 - Mr. Jim Wega;
 - Ms. Jackie Albani;
 - Mr. Albert Krivickas, who filed a written submission;
 - Ms. Maurice Coulter;
 - Mr. Anthony Perruzza; and
 - Mr. Paul Ginou, Solicitor, who filed a written submission, and Mr. David Sadowski on behalf of Canada Lands.

The issues raised by the residents who addressed the North York Community Council related to:

- traffic;
- overflow parking in adjacent neighbourhoods;
- expediency of the approval process;
- market impact analysis;
- environmental impacts related to air quality, health and noise;
- identification of a school site; and
- creation of new jobs.

A. Councillor Feldman, North York Spadina, moved that:

- (1) the by-law attached to the July 7, 1998, report of the Acting Commissioner of Planning, North York Civic Centre, to adopt the final draft of Official Plan Amendment No. 464, the Downsview Area Secondary Plan, be enacted;
- (2) the Downsview Urban Design Study attached to the July 7, 1998, report of the Acting Commissioner of Planning, North York Civic Centre, be adopted as an appendix to Official Plan Amendment No. 464, the Downsview Area Secondary Plan, to provide urban design guidelines for development in the Secondary Plan Area;
- (3) the Transportation Master Plan attached to the July 7, 1998, report of the Acting Commissioner of Planning, North York Civic Centre, be adopted

which will satisfy Phases 1 and 2 of the Municipal Class Environmental Assessment and be used as a basis for future environmental assessment studies that will be required for specific transportation projects; and

- (4) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

B. Councillor Moscoe, North York Spadina, moved that:

I. the Transportation Master Plan be amended as follows:

- (1) Section 2.1.1, Principles (p. I-4), by adding to principle No. 6 (Protection of Rail Corridor) the following:

“Canada Lands shall bear the primary responsibility for protecting this rail corridor.”;

- (2) Section 2.1.1, Principles (p. I-4), by adding to principle No. 9 in the last line the words “proposed and” so that it reads:

“9. The provision of parking on developments within the Downsview Lands must recognize the potential for spillover into the adjacent residential and industrial communities and districts. Measures to control parking demand and protect sensitive areas abutting the Downsview Lands must be thoroughly addressed in the context of proposed and future development.”

- (3) Section 2.1.1, Objectives (p. I-5), by replacing the following sentence in Item 5:

“Consideration will be given to the specific needs of the mobility challenged.”

with the following:

“All transportation facilities shall be designed to provide full accessibility to citizens with disabilities. In that regard, every proposed land use application shall be required to provide for the approval of the Commissioner of Urban Environment and Development an ‘access for disabled citizens’ plan.”;

- (4) Wilson Avenue
 - (i) provision for the widening of Wilson Avenue which was inserted into the official plan of the former Municipality of Metropolitan Toronto by amending a map – be deleted;
 - (ii) alternatively the “Wilson Avenue Revitalization Study” include the necessary transportation improvements to Wilson Avenue from the western boundary of the Ministry of Transportation and Communication lands (west of Keele Street) to Avenue Road, and the study be considered in conjunction with a review of:
 - (a) present and future land use;
 - (b) parking requirements;
 - (c) upgrades to streetscape amenities; and
 - (d) public policy with respect to future road widening;
 - (iii) particular attention be given to developing a public strategy to mitigate the deteriorating condition of strip plazas including the legislative, planning, and traffic management tools available and those required to effect improvements;
- (5) Section 2.2.1, Objectives (pI-4), by adding to Item No. 8 the following:

“The land surface devoted to parking shall be minimized.”;
- (6) Section 2.2.1, Objectives (p. I-7), by adding to Item No. 9 the following:

“Parking facilities shall be designed to preclude reliance on off site parking.”;
- (7) Section 4.2.2, Transit Facilities (p. I-21), be amended to provide that staff report further on the following statement in section A) T.T.C. Subway Facilities:

“It has been concluded that there is justification to revisit the alignment for the Yonge - Spadina loop with consideration to extend to Sheppard and Spadina subways lines parallel to Sheppard Avenue.”;

- (8) Section 4.3, Constraints and Issues (p. I-23), be amended to provide that the original wording in the first draft of the Transportation Master Plan for the second point on page I-23 be restored so that it reads:

“There are two subway stations in the immediate vicinity of the Downsview Lands, namely the Wilson and Downsview stations. Methods to accommodate additional person carrying capacity from either of these subway stations and/or through a potential extension of either the Spadina or Sheppard subway lines must be explored to ensure that the ultimate developments as proposed in the Secondary Plan can be achieved.”;

- (9) Section 3.5, Other Area Roadways (p. II-12), be amended by deleting the specific example:

“such as Dufferin Street north of Finch Avenue”;

- (10) Section 3.5, Other Area Roadways – Recommended Road Widening (p. II-12), be amended to further clarify its intent by adding:

“between Dufferin Street and Transit Road.”

so that it reads:

“Implement widening on Wilson Avenue between Dufferin Street and Transit Road as part of the development of the Commercial Retail land use district in conjunction with the extension of Transit Road south of Wilson Avenue to Dufferin Street.”;

- (11) Section 2, Managing Transportation Supply (p. III-9), by adding:

“Additional monitoring be undertaken at the intersection of Wilson Heights and Wilson Avenue to review the measures that may be required to reduce infiltration of traffic into local neighbourhoods.”;

- (12) Section 2.0, Managing Transportation Supply, Exhibit 8, 2011 Planning Horizon Road Modifications, be amended by:

- (i) extending the proposed deletion of the HOV lanes on the Allen Road from Transit Road to Sheppard as far north as Finch Avenue,

- (ii) consideration be given to establishing exclusive bus lanes where appropriate; and
 - (iii) the recently opened one-way entrance to Old Dufferin Street north of Sheppard for inbound vehicles be reviewed for possible closure to protect this neighbourhood from itinerant parking;
- (13) Section 2.2, Interim Planning Horizon, be amended as follows:
- (i) add to Item (d), Intersection Improvements (page III-10), the following:

“Initiate expansion of the City’s SCOOT traffic adaptive system to serve the Downsview lands linked to the major intersections within the secondary plan.”; and
 - (ii) amend Item (e), Property Protection (page III-10), by clarifying this statement to indicate that it specifically refers to Chesswood Avenue;
- (14) Section 2.1 (b), Guiding Principles, Commitments and Future Study Requirements
- (i) General Principles - Parking, be amended by adding the following additional sub-sections:

“2.1.25 All parking areas in all land use districts shall be hard-surfaced and built to municipal standards.”; and

2.1.26 To ensure protection for the environment parking surfaces shall be limited to no more than 50 percent of the land area of any given site exclusive of landscaped areas, but in no case shall parking surfaces in a land use district exceed more than 30 acres.”;
 - (ii) Section 2.3 (a), Transportation and Traffic, which reads:

“Adjacent residential and industrial communities and districts will not be negatively impacted by traffic infiltration and spillover parking.”

be amended by adding thereto the following:

“and in that regard parking pricing policy shall be designed to discourage spillover parking.”; and

II. Downsview Area Secondary Plan, Official Plan Amendment No. 464:

(15) that the Commissioner of Urban Planning and Development Services be requested:

- (i) in cooperation with Canada Lands Co. Ltd., to develop a plan for staging the removal of existing chain link fencing with a view to making the area as open as possible; and
- (ii) to review the present use of barbed wire in relation to each land use district, and make specific recommendations with respect to its conformity with the by-laws of the municipality and its retention only where deemed appropriate;

(16) (i) Section 5.2, Public Art, by deleting from sub-section (b) (ii) the words:

“as a guideline”;

(ii) Section 7.1, Transportation and Circulation Policies - General, by adding thereto the following:

“(d) Transportation infrastructure facilities shall have as a first priority the intent to mitigate impact on the surrounding residential community.”;

(iii) Section 7.4, Transportation and Circulation Policies - Parking, by adding thereto the following:

“Council shall, in co-operation with the Toronto Transit Commission and the Toronto Parking Authority, undertake a review of provisions for commuter parking in relation to the Wilson and Downsview stations.”

- (iv) Section 10.1.2 (b), Parks and Open Space - Land Use and Density, by deleting the word “restaurants” and replacing it with:

“food service outlets to serve park patrons”; and
 - (v) Section 10.1.3 (b), Parks and Open Space - Development Policies, by deleting the word “restaurants” and replacing it with:

“food service outlets to serve park patrons”;
- (17) Section 10.2.3, Residential Density One (RD1) - Development Policies, by deleting the following sub-section (g):
- “The public park on RD1 lands east of the Allen Road should be part of a recreational trail connecting the parkland, activity plaza and walkway west of the Allen Road, the pedestrian and trail linkage on the lands designated Mixed Commercial Residential, and the City’s trail system east of Wilson Heights Boulevard.”;
- (18) (i) Section 10.5.2 - Sport and Entertainment (SE) - Land Use and Density - by deleting “1.0 FSI” and replacing it with “.875 FSI”;
 - (ii) Section 10.5.3, Sport and Entertainment (SE) - Development Policies, by adding to sub-section (c) the following:

“Guidelines for the nature and form of the activity plaza shall be determined during the zoning process in consultation with the neighbouring community.”; and
 - (iii) Section 10.5.3, Sport and Entertainment (SE) - Development Policies, by adding the following additional subsection (e):

“(e) To discourage off site parking, charges for long term parking shall be built into the price of admission to venues with rebates or discounts to encourage the use of public transit.
- Charges will be permitted for short term parking and preferred parking located in close proximity to the facility.”;

- (19) Section 10.8.3, Mixed Commercial Residential (MCR) - Development Policies, by deleting the following sub-section:

“(c) A pedestrian and trail linkage should be provided to connect the public park and recreational trail on RD1 lands south of Reiner Road to the parkland, activity plaza and walkway located west of the Allen Road.”;

III. General Provisions

- (20) Density Transfer

No density transfer between or among land use districts within the Secondary Plan area shall be permitted.;

- (21) Toronto Lands

Council defer consideration of the designation of “Toronto Lands”, being those lands east of Allen Road, until such time as the agreed upon discussions with federal officials have been reported to the North York Community Council.;

That staff use as guidelines for these discussions the principles established by the proposed secondary Plan.”;

- (22) the Commissioner of Urban Planning and Development Services be requested to undertake a plan review for the northwest and northeast quadrants of the Allen Road and Sheppard Avenue and that staff be requested to facilitate that review as expeditiously as possible and that it be done in conjunction with the Allen\Sheppard Urban Design Study incorporated in the current Urban Planning and Development Services Department’s work program.;

- (23) School Board Submissions

As per the request of the Toronto District School Board, new policies to identify an elementary school site in the Downsview Secondary Plan be added, before it is approved, and that policies requiring a site specific per residential unit educational levy be established to ensure that the necessary school facilities are available to service future residents of the Downsview lands.;

- (24) Secondary Plan

Section 9, Municipal Servicing, by deleting sub-section (b) which reads:

“Council encourages the provision of conduits and associated infrastructure within the municipal road allowance to support the future installation of telecommunications networks.

and replacing it with the following:

“Conduits and associated infrastructure to support the installation of future telecommunications networks within the road allowance shall be provided.”;

- (25) Section 10.2.3, Residential Density One (RD1) - Development Policies, be amended by deleting the following subsection (d):

“(d) When approving development in the south neighbourhood, Council will secure a linear open space incorporating a pedestrian walkway that connects the Park and Open Space lands to Mt. Sinai Cemetery and Wilson Avenue.”

and replacing it with the following:

“(d) When approving development in the south neighbourhood, no direct access shall be permitted from lands in the Secondary Plan area to Wilson Avenue through the Mt. Sinai Cemetery.”; and

- (26) the Community Advisory Panel (CAP) continue to meet to review zoning applications and related studies to make recommendations thereon to staff and Council.

Councillor Moscoe requested that the following parts of his motion be deferred and be brought forward at the time the zoning by-law amendment for Destination: Technodome is considered:

- (14)(i) the Transportation Master Plan be amended by adding to Section 2.1 (b), Guiding Principles, Commitments and Future Study Requirements - General Principles - Parking, the following subsection:

“2.1.26 To ensure protection for the environment, parking surfaces shall be limited to no more than 50 percent of the land area of any given site exclusive of

landscaped areas, but in no case shall parking surfaces in a land use district exceed more than 30 acres.”;

- (18)(iii) Section 10.5.3, Sport and Entertainment (SE) - Development Policies, of OPA No. 464 be amended by adding the following additional subsection (e):

“(e) To discourage off site parking, charges for long term parking shall be built into the price of admission to venues with rebates or discounts to encourage the use of public transit.

Charges will be permitted for short term parking and preferred parking located in close proximity to the facility.”

C. Councillor Augimeri, Black Creek, moved that:

- (1) (a) Section 11.3.1, Transportation Master Plan, Item (e) of the OPA be amended by deleting “Grandravine Drive” and replacing it with “Finch Avenue”, so that it now reads:

“(e) a centre turn lane on Keele Street from Wilson Avenue to Finch Avenue”; and

- (b) the Transportation Master Plan be amended to provide that a centre turn lane on Keele Street from Wilson Avenue to Grandravine Drive be entirely constructed in the Interim Planning Horizon;

- (2) the Transportation Master be amended to provide that a centre turn lane on Keele Street from Grandravine Drive to Finch Avenue be constructed as part of the 2011 Planning Horizon;

- (3) the Transportation Master Plan be amended to state that there will be no extension of either Grandravine Drive, nor of Whitburn Crescent, east of Keele Street;

- (4) Section 10.3.2 (c), Research-Technology Park (RTP) - Land Use and Density, be amended to read as follows:

“It is intended that the lands designated Research-Technology Park be developed up to a maximum gross floor area of 278,700 sq. m. (3,000,000 sq. ft.). The development will be limited to a maximum gross floor area of 92,900 sq. m. (1,000,000 sq. ft.) until such time as detailed transportation and parking studies demonstrate to the satisfaction of the City that this level of development can be supported.”;

- (5) Section 10.5.2. (a), Sport and Entertainment (SE) - Land Use and Density, by adding the words “excluding gambling casinos” to the end of the sentence;
- (6) Section 10.7.2 (a) (i), Commercial Retail - Land Use and Density, be amended by deleting “supermarkets” as a permitted use;
- (7) Section 10.4.2 (c), Cultural Campus (CC) - Land Use and Density, be corrected to read “35 acres” instead of 25 acres;
- (8) Section 11.8 (a), Future Studies, be amended to provide that the second sentence read as follows:

“A study will be undertaken by Canada Lands Co. Ltd., in consultation with the City and other stakeholders, to identify the purpose and function of the park and open space area and may include other parts of the Secondary Plan area.”;

- (9) no site specific zoning be approved by the City until financial securing of the construction and maintenance costs of the Park and Public Facilities is in place or a letter of credit is obtained by the City from the federal government;
- (10) the park be opened, and related programs established, at the same time as Destination: Technodome;
- (11) a report be conducted on the highest and best use of public lands in the Downsview Secondary Plan Area by a land economist to determine if the value of the lands has been maximized;
- (12) prior to adoption of the Secondary Plan, a cost/benefit analysis of the lands be made available to the community for review;
- (13) prior to any decision being made to extend either the Spadina subway line north, or the Sheppard subway line west, a full process of public consultation be undertaken beginning with a public meeting on the issue; and
- (14) the following be referred to the Commissioner of Urban Planning and Development Services:

“That City staff prepare a Secondary Plan for the entire Sheppard Avenue and Allen Road intersection which includes both land parcels to the south and to the north, and that this Secondary Plan be approved before any zoning applications are dealt with by Council within the Downsview Area Secondary Plan.”

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A recorded vote on Parts (1) to (4) of the foregoing motion C. by Councillor Augimeri, was as follows:

FOR: Councillors Mammoliti, Sgro, Li Preti, Moscoe, Augimeri, Feldman, Flint, Filion, King

AGAINST: Councillors Berger, Gardner, Chong, Minnan-Wong, Shiner

ABSENT: NIL

Carried

A recorded vote on Part (5) of the foregoing motion C. by Councillor Augimeri, was as follows:

FOR: Councillors Sgro, Li Preti, Moscoe, Augimeri, Feldman, Flint, Filion, Minnan-Wong, Shiner, King

AGAINST: Councillors Mammoliti, Berger, Gardner, Chong

ABSENT: NIL

Carried

A recorded vote on Part (6) of the foregoing motion C. by Councillor Augimeri was as follows:

FOR: Councillors Augimeri, Filion

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

ABSENT: NIL

Lost

A recorded vote on Part (7) of the foregoing motion C. by Councillor Augimeri was as follows:

FOR: Councillors Mammoliti, Sgro, Li Preti, Moscoe, Augimeri, Feldman, Flint, Gardner, Filion, Minnan-Wong, Shiner, King

AGAINST: Councillors Berger, Chong

ABSENT: NIL

Carried

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Wednesday, July 22, 1998.

A recorded vote on Part (8) of the foregoing motion C. by Councillor Augimeri was as follows:

FOR: Councillors Mammoliti, Moscoe, Augimeri, Feldman, Berger, Flint, Gardner, Chong, Filion, King

AGAINST: Councillors Sgro, Li Preti, Minnan-Wong, Shiner

ABSENT: NIL

Carried

A recorded vote on Part (9) of the foregoing motion C. by Councillor Augimeri was as follows:

FOR: Councillors Mammoliti, Augimeri, Filion

AGAINST: Councillors Sgro, Li Preti, Moscoe, Feldman, Berger, Flint, Gardner, Chong, Minnan-Wong, Shiner, King

ABSENT: NIL

Lost

A recorded vote on Part (10) of the foregoing motion C. by Councillor Augimeri was as follows:

FOR: Councillors Augimeri, Filion

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

ABSENT: NIL

Lost

A recorded vote on Part (11) of the foregoing motion C. by Councillor Augimeri was as follows:

FOR: Councillor Augimeri

AGAINST: Councillors Mammoliti, Sgro, Li Preti, Moscoe, Feldman, Berger, Flint, Gardner, Chong, Filion, Minnan-Wong, Shiner, King

ABSENT: NIL

Lost

A recorded vote on Part (12) of the foregoing motion C. by Councillor Augimeri was as follows:

FOR: Councillors Mammoliti, Augimeri, Filion

AGAINST: Councillors Sgro, Li Preti, Moscoe, Feldman, Berger, Flint, Gardner, Chong, Minnan-Wong, Shiner, King

ABSENT: NIL

Lost

A recorded vote on Part (13) of the foregoing motion C. by Councillor Augimeri was as follows:

FOR: Councillors Mammoliti, Sgro, Li Preti, Moscoe, Augimeri, Feldman, Berger, Gardner, Chong, Filion, Minnan-Wong, Shiner, King

AGAINST: Councillor Flint

ABSENT: NIL

Carried

Part (14) of the foregoing motion C. by Councillor Augimeri was carried.

A recorded vote on the foregoing motion B. by Councillor Moscoe, save and except Parts (17) and (21), and including the deferral of parts 14(i) and 18(iii), was as follows:

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

AGAINST: NIL

ABSENT: NIL

Carried

A recorded vote on Parts (17) and (21) of the foregoing motion B. by Councillor Moscoe, was as follows:

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

AGAINST: NIL

ABSENT: Councillor Li Preti

Carried

(Councillor Li Preti, having previously declared his interest in this matter, refrained from voting on parts (17) and (21) of the foregoing motion B. by Councillor Moscoe.)

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

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

AGAINST: Councillors Augimeri, Filion

ABSENT: NIL

Carried

Councillor Li Preti declared his interest in 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.

(Clause 28, Report No. 8)

331. INTERIM REPORT - ZONING FRAMEWORK - OFFICIAL PLAN AND ZONING AMENDMENT APPLICATION UD0Z-97-28 - HEATHMOUNT A. E. CORPORATION (DESTINATION: TECHNODOME) - NORTH YORK SPADINA.

The North York Community Council had before it a report (July 10, 1998) from the Acting Commissioner of Planning, North York Civic Centre, reporting on the status of the Destination: Technodome application and to illustrate, for the information of Council and the community, a zoning framework, that could be applied to the Destination: Technodome proposal, based upon the draft Downsview Area Secondary Plan. This framework will assist Council, applicants and the community to understand how the Secondary Plan will be implemented for this significant proposal and provide certainty for all parties with respect to the implementation process. The report also identifies matters that are outstanding and must be addressed by the landowner and/or applicant prior to the enactment of a Zoning By-law.

A. Councillor Moscoe, North York Spadina, moved that:

- (1) the Commissioner of Urban Planning and Development Services be requested to undertake the following studies to be considered with this zoning application:
 - (i) a review of parking requirements for stadia and theatres within the G.T.A., with particular attention to those associated with theme or amusement parks including but not limited to:

- Kingswood (Canada's Wonderland)
- Molson Amphitheatre (Ontario Place)
- Copp's Coliseum (Hamilton)
- Ford Centre (North York)
- Markham Centennial Arena
- Markham Theatre
- Ice Gardens - York University
- North York Centennial Arena

- (ii) an examination of parking pricing, and pricing policies in the vicinity of, and/or associated with large stadia and other large volume traffic generating venues including but not limited to:

- Exhibition Place and The National Trade Centre;
- Woodbine Racetrack;
- T.T.C. Commuter Lots; and
- Skydome;

and that this study include both public and private lots;

- (iii) a review of bus parking requirements and a comparison of bus parking provisions at a variety of similar venues including but not limited to:

- Skydome;
- Air Canada Centre (To Open February, 1999); and
- Canada's Wonderland;

- (iv) a review of parking requirements for employees in comparison with parking provisions for employees at a variety of similar venues and the incorporation of employee parking assumptions into previous parking and transportation studies;

- (2) the applicant and/or landowner be required to submit a plan for the staging of construction and the routing of construction vehicles with particular emphasis on confining these vehicles to routes that will not impact on residential neighbourhoods, and have a minimum impact on neighbouring industrial and commercial zones, to the satisfaction of the Works and Emergency Services Department, Transportation Services (North York);

- (3) the report (July 10, 1998) from the Acting Commissioner of Planning be received subject to the following:

- (i) Section 3.0 (i) be amended to provide for an independent review of all parking studies undertaken to date to be commissioned by the

Works and Emergency Services Department, Transportation Services, and paid for by the applicant; and

(ii) Notification of the public hearing on this matter to include a mail distribution to all residents and business in all areas bounded by Jane Street on the west, Finch Avenue on the north, Bathurst Street on the east, and Highway 401 on the south;

(iii) Size of Venue

(a) No individual venue shall be permitted to be of a size that will generate sufficient traffic to exceed the capacity of the road system; and in that regard staff, on the basis of a careful analysis, will recommend the maximum size of any particular venue, including the proposed 12,500 seat arena; and

(b) the following be deferred for consideration with the zoning application:

“That until such time as the appropriate studies are completed a cap of 4,000 seats shall be established.;

(iv) Staff address the issue of deliveries to the Technodome and report to Council through the zoning process; and

(4) the applicant and/or landowner be required to undertake an environmental analysis to determine the level of air emissions which will result from the vehicles expected to be generated by the Technodome; and

(5) Canada Lands Co. Ltd. provide certification acceptable to City staff that all PCB's and munitions (other than those currently being utilized for military purposes) have been removed from the site.

B. Councillor Augimeri, Black Creek, moved that the following be referred to the Commissioner of Urban Planning and Development Services for a report thereon to the Community Council:

“That the Section 37 Agreement include a clause which mandates the developer to provide a market impact study for any future use which is not compatible with the surrounding land uses. The study would be required for any use over 50,000 sq. ft. and shall have an impact area of a 2 km. radius.”

A recorded vote on the foregoing motions A. and B. was as follows:

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

AGAINST: NIL

ABSENT: NIL

Carried

(Commissioner of Urban Planning and Development Services - August 6, 1998)

(Clause 29, Report No. 8)

332. SIDEWALKS - LOCAL IMPROVEMENT INITIATIVES IN THE APPROVED 1998 CAPITAL BUDGET - NORTH YORK SPADINA, NORTH YORK CENTRE AND NORTH YORK CENTRE SOUTH.

The North York Community Council had before it a report (July 9, 1998) from the Director of Engineering, North York Civic Centre, recommending that:

- (a) North York Community Council give direction on the construction of sidewalks on Local Improvement Initiative projects on York Downs Drive from Almore Avenue to Yeomans Road, Wimple Drive from Bayview Avenue to Forest Heights Boulevard, Stafford Road from Betty Ann Drive to Eilerslie Avenue, Alfred Avenue from Dudley Avenue to 80m West, Maplehurst Avenue from Willowdale Avenue to West End, Greenfield Avenue from Dudley Avenue to 80m West and Fenn Avenue from York Road to South limit (subject to approval of the projects by residents through the Local Improvement Act process);
- (b) any funds made available by the cancellation of sidewalks be made available for other sidewalk works to be built in 1998 construction year under the North York Transportation Project Line 604, Sidewalks and Walkways; and
- (c) the appropriate City officials be authorized and directed to take the necessary actions to give effect thereto.

On motion by Councillor Moscoe, the North York Community Council recommended to Council the adoption of the foregoing report subject to the following amendments to Recommendation (a):

- (1) that sidewalks be deleted from the Local improvement Initiative projects for Stafford Road, Alfred Avenue and Maplehurst Avenue; and

- (2) the installation of sidewalks on York Downs Drive from Almore Avenue to Yeomans Road be deferred sine die to permit the Ward Councillors to have some consultation thereon.

(Chief Development Engineer, Works and Emergency Services, North York Civic Centre - August 6, 1998)

(Clause 11, Report No. 8)

333. PRELIMINARY REPORT - OFFICIAL PLAN AND ZONING AMENDMENT APPLICATION UD0Z-98-11 - SANMAL INVESTMENTS LIMITED - 699 SHEPPARD AVENUE EAST - NORTH YORK CENTRE SOUTH.

The North York Community Council had before it a report (July 8, 1998) from the Acting Commissioner of Planning, North York Civic Centre, reporting on an application to amend the Official Plan and Zoning By-law to permit development of this site in two phases; firstly to convert the existing one storey post office to a retail building and subsequently to develop the site with a 5 storey, commercial building at 2.0 F.S.I., and submitting recommendations with respect thereto.

The North York Community Council recommended to Council that the foregoing report be referred back to the Acting Commissioner of Planning, North York Civic Centre, to be brought forward after further consultation with the community in conjunction with the local Councillors.

(Acting Commissioner of Planning, North York Civic Centre - July 31, 1998)

(Clause 30(f), Report No. 8)

334. EVALUATION OF UNLEASHED DOG AREA - SHERWOOD PARK - NORTH YORK CENTRE SOUTH.

The North York Community Council had before it the following Resolution (June 8, 1998) by Councillor Joanne Flint, North York Centre South:

WHEREAS dogs in the unleashed area of Sherwood Park continue to run out of control;

AND WHEREAS unleashed dogs are causing long-term damage to the undergrowth of the forest area;

AND WHEREAS unleashed dogs frequently run onto private property, destroying gardens and frightening residents, including young children;

AND WHEREAS professional dog walkers, who walk up to a dozen dogs each, are increasing users of the park;

AND WHEREAS many local residents no longer use their neighbourhood park, preferring to go elsewhere so as to avoid unleashed dogs;

AND WHEREAS there have been many reports from joggers of menacing dogs, and at least one biting incident that resulted in a muzzling order;

AND WHEREAS there is increased public anxiety about uncontrolled dogs due to reports in the media about vicious attack;

AND WHEREAS local residents who have volunteered many hours planting new trees, flowers and shrubs are discouraged because unleashed dogs have destroyed much of their work;

AND WHEREAS measures taken last year to protect the forest undergrowth have resulted in more damage to unprotected areas;

THEREFORE BE IT RESOLVED THAT the evaluation of the unleashed dog area in Sherwood Park scheduled for September 1998 be commenced immediately.

On motion by Councillor Flint, the North York Community Council recommended to Council:

- (1) the adoption of the foregoing Resolution from Councillor Joanne Flint, North York Centre South; and
- (2) that the Commissioner of Economic Development, Culture and Tourism be requested to report thereon to the North York Community Council.

(Councillor Flint, North York Centre South - August 6, 1998)

(Clause 21, Report No. 8)

335. 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, forwarding a request from the owner of

77 The Bridle Path for compensation for costs incurred as a result of damage to his sprinkler system by the contractor during the local improvements to The Bridle Path area last year.

On motion by Councillor Flint, North York Centre South, the North York Community Council deferred consideration of this matter to its next meeting scheduled for September 16, 1998.

(Councillor Flint, North York Centre South - July 31, 1998)

(Clause 30(m), Report No. 8)

336. PROPOSED AMENDMENT TO LOW LOT BY-LAW NO. 7273 - LOTS 799 AND 800, PLAN M-108 (BETWEEN 446 AND 466 BEDFORD PARK AVENUE) - NORTH YORK CENTRE SOUTH.

The North York Community Council had before it a draft by-law to amend the City of North York By-law No. 7273, as amended; and

The North York Community Council also had before it a communication (July 21, 1998) from Mr. Alan S. Lam, M. Eng., P. Eng., Principal, Greenland Engineering Group, requesting a deferral on behalf of the applicant.

On motion by Councillor Flint, 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 September 16, 1998.

(Acting Commissioner of Planning, North York Civic Centre - July 31, 1998)

(Clause 30(n), Report No. 8)

337. GUIDELINES FOR DETERMINING CITY-WIDE INTERESTS IN PLANNING MATTERS.

The North York Community Council had before it a communication (July 14, 1998) from the City Clerk, advising that the Urban Environment and Development Committee on July 13, 1998, approved Recommendation No. (3) of the report (June 29, 1998) from the Commissioner of Urban Planning and Development Services and the City Clerk, regarding guidelines for determining City-wide interests in planning matters, and requesting that comments from Community Councils be forwarded to the July 29, 1998 City Council meeting.

The North York Community Council received the foregoing communication.

(Clause 30(q), Report No. 8)

338. SPEED HUMPS - NEWBURY LANE BETWEEN BATHURST STREET AND ARMOUR BOULEVARD - NORTH YORK CENTRE SOUTH.

The North York Community Council had before it the following Resolution by Councillor Joanne Flint, North York Centre South:

WHEREAS Newbury Lane from Bathurst Street to Armour Boulevard is scheduled for resurfacing later this summer; and

WHEREAS this block of Newbury Lane is used by many transient motorists as a “cut-off” from Bathurst Street to Armour Boulevard; and

WHEREAS residents, by petition, have requested the installation of speed humps to slow down vehicles on their block; and

WHEREAS all residents of the affected block of Newbury Lane have been made aware of the opportunity for speed humps by letter, survey and public meeting; and

WHEREAS more than the required 66 percent of residents have indicated their desire for speed humps; and

WHEREAS staff have determined and residents have agreed on the most suitable location for speed humps; and

WHEREAS speed humps can be installed in connection with the road resurfacing at no extra cost;

NOW THEREFORE BE IT RESOLVED THAT two speed humps of standard City design be installed on Newbury Lane between Bathurst Street and Armour Boulevard at suitable locations identified by the Works and Emergency Services Department, and Transportation Services, in connection with the 1998 road reconstruction.

The North York Committee Council recommended to Council the adoption of the foregoing Resolution from Councillor Joanne Flint, North York Centre South.

(Commissioner of Works and Emergency Services - August 6, 1998)

(Clause 25, Report No. 8)

339. SPEED HUMPS - RAEBURN AVENUE FROM BATHURST STREET TO ARMOUR BOULEVARD - NORTH YORK CENTRE SOUTH.

The North York Community Council had before it the following Resolution by Councillor Joanne Flint, North York Centre South:

WHEREAS Raeburn Avenue from Bathurst Street to Armour Boulevard is scheduled for resurfacing later this Summer; and

WHEREAS this block of Raeburn Avenue is used by many transient motorists as a “cutoff” from Bathurst Street to Armour Boulevard; and

WHEREAS residents, by petition, have requested the installation of speed humps to slow down vehicles on their block; and

WHEREAS all residents of the affected block of Raeburn Avenue have been made aware of the opportunity for speed humps by letter, survey and public meeting; and

WHEREAS 16 surveys were mailed out; 12 returned of which 10 indicated their desire for speed humps; and

WHEREAS staff have determined - and residents have agreed - on the most suitable location for speed humps; and

WHEREAS speed humps can be installed in connection with the road resurfacing at no extra cost;

THEREFORE BE IT RESOLVED THAT two (2) speed humps of standard City design be installed on Raeburn Avenue between Bathurst Street and Armour Boulevard at suitable locations identified by the Works and Emergency Services Department, and Transportation Services, in connection with the 1998 road reconstruction.

The North York Committee Council recommended to Council the adoption of the foregoing Resolution from Councillor Joanne Flint, North York Centre South.

(Commissioner of Works and Emergency Services - August 6, 1998)

(Clause 26, Report No. 8)

340. PAY PARKING - CIVIC GARDEN CENTRE.

The North York Community Council had before it the following Resolution by Councillor Joanne Flint, North York Centre South:

WHEREAS last year the Civic Garden Centre was identified by Metro Council as a location for pay parking; and

WHEREAS parking revenue from the Civic Garden Centre was included in the 1998 Toronto City budget; and

WHEREAS there are 42 volunteer groups with well over 1,000 active volunteers and even more members associated with the Civic Garden Centre (including 3 “resident” groups: Toronto Garden Club, Milne Garden Club and the Civic Garden Centre); and

WHEREAS a fully accessible teaching garden was recently opened at this location; and

WHEREAS the Civic Garden Centre is comparable to a community centre; and

WHEREAS there is no commuter parking problem at this time; and

WHEREAS pay parking will legitimize and increase the use by commuters; and

WHEREAS one meeting has been held between Parks Department staff, local Councillors and major stakeholders, at which it was agreed that more information was needed before any specific proposals for relief or exemption from parking fees could be recommended; and

WHEREAS August 1st, 1998 is the date targeted for the installation of pay parking;

THEREFORE BE IT RESOLVED that pay parking not be implemented at this time; and

BE IT FURTHER RESOLVED that staff be directed to continue discussions with volunteer groups, nearby community associations, Civic Garden Centre staff and local Councillors, in an effort to determine appropriate recommendations regarding the pay parking initiative; and

BE IT FURTHER RESOLVED that Councillors report back through the Community Council to Toronto City Council no later than October 1998.

The North York Committee Council recommended to Council the adoption of the foregoing Resolution from Councillor Joanne Flint, North York Centre South.

(Commissioner of Economic Development, Culture and Tourism - August 6, 1998)

(Clause 27, Report No. 8)

341. APPLICATIONS - OFFICIAL PLANS AND REZONING MATTERS.

The North York Community Council had before it a memorandum (July 22, 1998) from Councillor Flint, North York Centre South, recommending that the Planning Department inform local Councillors about all Official Plan and re-zoning applications immediately upon their receipt by means of a consent FYI item on the Community Council agenda; and that this consist of a photocopy of the application form, area map and accompanying letter from the applicant.

The North York Community Council deferred consideration of this matter to its next meeting scheduled for September 16, 1998.

(Councillor Flint, North York Centre South - July 31, 1998)

(Clause 30(r), Report No. 8)

342. POST ROAD ROAD ALLOWANCE EAST OF BRIDLE HEATH GATE - NORTH YORK CENTRE SOUTH.

The North York Community Council continued its consideration of the foregoing matter.

On motion by Councillor Flint, North York Centre South, the North York Community Council deferred consideration of the report (June 23, 1998) from the Commissioner of Transportation, North York Civic Centre, to its next meeting scheduled for September 16, 1998.

(Deputy Commissioner of Transportation, North York Civic Centre - August 6, 1998)

(See Minute No. 321)

(Clause 30(d), Report No. 8)

The North York Community Council adjourned its meeting at 1:35 a.m. on Thursday, July 23, 1998.

Chair.
