

THE CITY OF TORONTO

Clerk's Department

Minutes of the Meeting of the North York Community Council

Thursday, November 12, 1998.

The North York Community Council met on Thursday, November 12, 1998, in the Council Chamber, North York Civic Centre, commencing at 9:30 a.m.

Members Present:

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

Confirmation of Minutes.

On motion by Councillor Flint, North York Centre South, the Minutes of the meeting of the North York Community Council held on October 14, 1998, were confirmed.

The North York Community Council met **in-camera** to consider the following confidential matter:

Members Present:

Councillor Berger, Chair
Councillor Chong
Councillor Feldman
Councillor Flint
Councillor Gardner
Councillor King

Councillor Li Preti
Councillor Minnan-Wong
Councillor Sgro
Councillor Shiner

430. CONFIDENTIAL - 3885 YONGE STREET, KNOWN AS "THE JOLLY MILLER" - REPORT ON RFP RESPONSES - NORTH YORK CENTRE SOUTH.

The North York Community Council met in camera to discuss the following confidential reports:

- (i) Confidential (November 9, 1998) from the City Solicitor and the Chief Financial Officer and Treasurer;
- (ii) Confidential (October 29, 1998) from the Commissioner of Economic Development, Culture and Tourism; and
- (iii) (October 1, 1998) from the Commissioner of Economic Development, Culture and Tourism, Commissioner of Corporate Services and Chief Financial Officer and Treasurer.

The following persons appeared before the in camera meeting of the North York Community Council with respect to this matter:

- Mr. Peter Oliver, Partner, Oliver Bonacini Restaurants;
- Mr. Andrew Wilkes, Managing Partner, Prime Asset Management Corporation;
- Ms. Barbara Wilkes, Management Initiatives Inc.,
- Mr. Ken Lipson, Principal, Prime Asset Management;
- Mr. Angus Stein, Architect; and
- Mr. Grant Warfield, owner of Gaby's Restaurants.

It was the decision of the Community Council to consider this matter further in open session later in its meeting.

Councillor Feldman, North York Spadina, declared his interest in the foregoing matter as he resides in the immediate vicinity of The Jolly Miller.

**(See Minute No. 459)
(Clause 1, Report No. 13)**

Having concluded the in-camera portion of its meeting, the North York Community Council resumed its meeting in open session at 11:15 a.m.

431. POINT OF PERSONAL PRIVILEGE - COUNCILLOR BERGER.

Councillor Berger, North York Centre South, rose on a Point of Personal Privilege and read a prepared statement regarding a newspaper article printed in the Mirror dealing with Community Council meetings.

432. ZONING AMENDMENT APPLICATION UDOZ-88-037 - SENECA COLLEGE OF APPLIED ARTS AND TECHNOLOGY - 43 SHEPPARD AVENUE EAST - ONTARIO MUNICIPAL BOARD DECISION - NORTH YORK CENTRE.

The North York Community Council had before it a report (October 8, 1998) from the City Solicitor, reporting on the decision of the Ontario Municipal Board to allow the appeal by Seneca College from North York Council's refusal and recommending that the report be received as information.

The North York Community Council received the foregoing report.

(Clause 24(a), Report No. 13)

433. DESIGNATION BY-LAW - "OAKLEY" PROPERTY - PHILIP EDWARD BRENT - 288 OLD YONGE STREET (FORMERLY 264 OLD YONGE STREET) - NORTH YORK CENTRE SOUTH.

The North York Community Council had before it a report (October 15, 1998) from the City Solicitor, recommending approval to amend By-law No. 32852 to amend the legal description of the parcel on which the heritage building known as 'Oakley' is located.

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

(Clause 2, Report No. 13)

434. SIGN BY-LAW VARIANCE REQUEST - PATTISON OUTDOOR SIGNS - 4640 JANE STREET - BLACK CREEK.

The North York Community Council had before it the following communication and report:

- (i) (October 30, 1998) from Mr. Just Cole, Permits Coordinator, Leasing and Legislation, Pattison, withdrawing his application for a variance to the Sign By-law to permit a billboard sign at this location; and

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- (ii) (October 14, 1998) from the Director and Deputy Chief Building Official recommending approval of the requested minor variance from North York Sign By-law No. 30788 to permit the erection of an illuminated off-premise roof sign.

The North York Community Council withdrew the foregoing report (October 14, 1998) from the Director and Deputy Chief Building Official at the request of Mr. Just Cole, Pattison.

(Clause 24(b), Report No. 13)

435. SIGN BY-LAW VARIANCE REQUEST - GROUND SIGNAGE - NEON PRODUCTS - 55 ORFUS ROAD - NORTH YORK SPADINA.

The North York Community Council had before it a report (October 26, 1998) from the Director and Deputy Chief Building Official, recommending approval of the requested minor variance from North York Sign By-law No. 30788 to permit the erection of a ground sign.

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

(Clause 3, Report No. 13)

436. SIGN BY-LAW VARIANCE REQUEST - BILLBOARD ROAD SIGN - JUST COLE - 2013 FINCH AVENUE WEST - BLACK CREEK.

The North York Community Council had before it a report (October 29, 1998) from the Director and Deputy Chief Building Official, recommending approval of the requested minor variance from North York Sign By-law No. 30788 to permit the erection of an illuminated billboard sign.

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

(Clause 4, Report No. 13)

437. ALL WAY STOP CONTROL - FAYWOOD BOULEVARD AT FAITH AVENUE/INVERMAY AVENUE - NORTH YORK SPADINA.

The North York Community Council had before it a report (October 2, 1998) from the Director, Transportation Services, District 3, recommending that Schedules XVIII and XIX of By-law No. 31001 of the former City of North York, be amended to require traffic to stop on all approaches to the intersection of Faywood Boulevard at Faith Avenue/Invermay Avenue.

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

(Clause 6, Report No. 13)

438. ALL WAY STOP CONTROL - EXBURY ROAD AND PARENT AVENUE - NORTH YORK BLACK CREEK.

The North York Community Council had before it a report (October 22, 1998) from the Director, Transportation Services, District 3, recommending that Schedules XVIII and XIX of the former North York By-law No. 31001, be amended to require traffic to stop on all approaches to the intersection of Exbury Road and Parent Avenue.

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

(Clause 8, Report No. 13)

439. PARKING PROHIBITIONS - GLEN PARK AVENUE - NORTH YORK SPADINA.

The North York Community Council had before it a report (October 22, 1998) from the Director, Transportation Services, District 3, recommending that Schedule VIII of By-law No. 31001 of the former City of North York, be amended to prohibit parking at anytime on the south side of Glen Park Avenue, from Marlee Avenue to a point 37.0 metres west of Marlee Avenue.

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

(Clause 9, Report No. 13)

440. PARKING PROHIBITIONS - GLENALLAN ROAD - NORTH YORK CENTRE SOUTH.

The North York Community Council had before it a report (October 26, 1998) from the Director, Transportation Services, District 3, recommending that Schedule VIII of By-law No. 31001 of the former City of North York, be amended to install 'No Parking 8:00 a.m. to 5:00 p.m., Monday to Friday' prohibition on both sides of Glenallan Road, from the westerly limit of Mildenhall Road to the easterly limit of Strathgowan Crescent.

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

(Clause 10, Report No. 13)**441. PROPOSED PARKING PROHIBITIONS - HAVEN ROAD - NORTH YORK SPADINA.**

The North York Community Council had before it a report (October 26, 1998) from the Director, Transportation Services, District 3, recommending that Schedule VIII of By-law No. 31001 of the former City of North York, be amended to prohibit parking on both sides of Haven Road, from the northerly limit of Glen Park Avenue to the southerly limit of Glen Long Avenue.

The North York Community Council also had before it a petition (undated) signed by approximately 16 residents of Haven Road, in support of the proposed parking prohibitions.

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

(Clause 11, Report No. 13)**442. PARKING AND STOPPING PROHIBITIONS.**

The North York Community Council had before it a report (October 27, 1998) from the Director, Transportation Services, District 3, recommending that Schedules VIII and IX of By-law No. 31001 of the former City of North York, be amended to allow for the coordination of the entries between the traffic by-law and signs posted on specific roadways.

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

(Clause 12, Report No. 13)**443. STOPPING PROHIBITIONS - CONNAUGHT AVENUE BETWEEN LARIVIERE ROAD AND FARGO AVENUE - NORTH YORK CENTRE.**

The North York Community Council had before it a report (October 27, 1998) from the Director, Transportation Services, District 3, recommending that Schedule IX of By-law No. 31001 of the former City of North York, be amended to prohibit stopping on both sides of Connaught Avenue between the hours of 8:00 a.m. and 9:00 p.m., from Lariviere Road to Fargo Avenue.

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

(Clause 13, Report No. 13)

444. ALL WAY STOP CONTROL - PATRICIA AVENUE AT FARGO AVENUE - NORTH YORK CENTRE.

The North York Community Council had before it a report (October 30, 1998) from the Director, Transportation Services, District 3, recommending that Schedules XVIII and XIX of By-law No. 31001 of the former City of North York, be amended to require traffic to stop at all approaches to the intersection of Patricia Avenue at Fargo Avenue.

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

(Clause 14, Report No. 13)

445. PRELIMINARY EVALUATION REPORT - ZONING AMENDMENT APPLICATION UDZ-98-23 AND SITE PLAN APPLICATION UDSP-98-159 - THE URBAN DESIGN WORKSHOP - 139 TO 147 DORIS AVENUE - NORTH YORK CENTRE

The North York Community Council had before it a report (October 27, 1998) from the Director, Community Planning, North District, reporting on an application to amend the Zoning By-law to permit a 24 unit 4 storey condominium townhouse development; and recommending that staff continue processing the application in the manner outlined in the report.

The North York Community Council received the foregoing report.

(Clause 24(c), Report No. 13)

446. SIGN BY-LAW VARIANCE REQUEST - BILLBOARD ROOF SIGN - LEROY CASSANOVA - 4140 BATHURST STREET - NORTH YORK SPADINA.

The North York Community Council had before it a report (October 27, 1998) from the Director and Deputy Chief Building Official, recommending that the request for a variance from North York Sign By-law No. 30788 to permit the erection of a billboard roof sign, be refused.

Mr. Leroy Cassanova, Omni, The Outdoor Company, appeared before the North York Community Council in connection with this matter.

On motion by Councillor Feldman, North York Spadina, the North York Community Council deferred sine die consideration of the request referred to in the foregoing report.

(Clause 24(d), Report No. 13)

447. SIGNBY-LAW VARIANCE REQUEST - BILLBOARD ROOF SIGN - RAFFAELLA RUSSO - 373 WILSON AVENUE - NORTH YORK CENTRE SOUTH.

The North York Community Council had before it a report (October 27, 1998) from the Director and Deputy Chief Building Official, recommending that the request for a minor variance from North York Sign By-law No. 30788 to permit the erection of a billboard roof sign, be refused.

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

- Ms. Raffaella Russo; and
- Mr. Jim Ditrani.

On motion by Councillor Feldman, North York Spadina, the North York Community Council deferred consideration of the foregoing report to its next regular meeting scheduled for December 9, 1998.

(Clause 24(e), Report No. 13)

448. 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 the following:

- (i) transmittal letter (November 2, 1998) from the City Clerk, advising that City Council at its meeting held on October 28, 29 and 30, 1998, adopted, without amendment, a motion by Councillor Flint, North York Centre South, wherein it recommended that Clause 11 of Report No. 8 of the North York Community Council, headed 'Sidewalks - Local Improvement Initiatives in the Approved 1998 Capital Budget - North York Spadina, North York Centre and North York Centre South, be re-opened and referred back to the North York Community Council for consideration at its November 12, 1998 meeting in order to allow local residents an opportunity to speak on the issue;

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- (ii) (November 9, 1998) from Ms. Bonnie Novack, objecting to the construction of the sidewalks on Wimpole Drive;
- (iii) (November 9, 1998) from Mr. Michael Croghan, objecting to the construction of the sidewalks on Wimpole Drive and forwarding a copy of a letter (October 19, 1998) of objection addressed to the City Solicitor; and
- (iv) (September 28, 1998) from Dr. Philip and Mrs. Bonnie Novack.

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

- Ms. Sandra Bleeman; and
- Ms. Diana Rosenswag.

On motion by Councillor Flint, North York Centre South, the North York Community Council recommended to Council that the construction of sidewalks on Wimpole Drive from Bayview Avenue to Forest Heights Boulevard, as part of the Local Improvement Initiative Projects referred to in the foregoing report (July 9, 1998) from the Director of Engineering, North York Civic Centre, be approved.

**(See Minute No. 332, Minutes of Meeting of North York Community Council
held on July 22, 1998)**

(Clause 17, Report No. 13)

**449. COMMUNITY AND SOCIAL PLANNING COUNCIL OF TORONTO -
INFORMATION SESSION - STREET YOUTH/SQUEEGEE KIDS.**

The North York Community Council had before it a communication (October 15, 1998) from Ms. Ellen Ostofsky, Community Planner, North York Community Social Planning Council, requesting the opportunity to address the North York Community Council to provide an information session and show a video on the street youth/squeegee kid issue.

The North York Community Council also viewed a video presentation entitled "Squeegeeing in Toronto" and was provided with a copy of a publication entitled "Surviving the Streets - Street Youth and Squeegeeing in Toronto", a copy of which is on file in the office of the City Clerk, North York Civic Centre.

The following persons also addressed the North York Community Council with respect to this matter:

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- Ms. Karen Wirsig, Community Social Planning Council of Toronto;
- Ms. Ellen Ostofsky, Community Planning, Social Planning Council; and
- Mr. Steve Geatz, Shout Clinic.

The North York Community Council received the presentation by Ms. Ellen Ostofsky, Community Planning, Social Planning Council, regarding the life of kids involved in squeegeeing in Toronto.

(Clause 24(f), Report No. 13)

The North York Community Council recessed at 12:58 p.m. and reconvened at 2:12 p.m. in the Council Chamber, North York Civic Centre.

Members Present:

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

Councillor Berger assumed the Chair.

**450. SUPPLEMENTARY REPORT NO. 1 - ZONING AMENDMENT APPLICATION
UDZ-97-20 - 799806 ONTARIO LTD. - 303 FINCH AVENUE EAST - NORTH YORK
CENTRE.**

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

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

- (i) (September 26, 1997) from the Commissioner of Planning, former City of North York, providing recommendations with respect to the subject application; and
- (ii) Supplementary Report No. 1 (October 8, 1998) from the Director, Community Planning, North District.

Ms. Muriel Drummond appeared before the North York Community Council in connection with the foregoing matter.

On motion by Councillor Gardner, North York Centre, the North York Community Council recommended to Council that application UDZ-97-20 submitted by 799806 Ontario Ltd., be approved subject to the recommendations contained in the foregoing reports (September 26, 1997) from the Commissioner of Planning, former City of North York, and (October 8, 1998) from the Director, Community Planning, North District.

(Clause 20, Report No. 13)

451. NEIGHBOURHOOD TRAFFIC MANAGEMENT PLAN - EMPRESS AVENUE - NORTH YORK CENTRE.

The North York Community Council had before it a report (October 28, 1998) from the Director, Transportation Services, District 3, recommending that:

- (1) the Neighbourhood Traffic Management Plan, as described in the report and in accordance with policy, be approved for installation as a temporary six month test;
- (2) the installation of three proposed speed humps be deferred until the Spring of 1999;
- (3) Transportation Services staff report back to North York Community Council upon the completion of the six month test, in accordance with policy, regarding the effectiveness of the measures and appropriate recommendations as to whether the plan should be made permanent; and
- (4) By-law No. 31878, of the former City of North York be amended to reduce the speed limit on Empress Avenue, through the traffic calmed area, to 40 km/h.

The North York Community Council also had before it a communication (November 8, 1998) from Tina Mei Ho Tsai, Gary Yen and Cindy Yen.

Ms. Lola Bartoszewicz appeared before the North York Community Council in connection with the foregoing matter.

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- A. Councillor Flint, North York Centre South, moved that there be no traffic calming devices installed on Empress Avenue between Willowdale Avenue and Yonge Street.

- B. Councillor Moscoe, North York Spadina, moved that:
 - (1) the foregoing report (October 28, 1998) from the Director, Transportation Services, District 3, be adopted; and

 - (2) the Commissioner of Works and Emergency Services provide a report to a future meeting of the North York Community Council on the impact of the proposed speed humps on emergency response times for ambulances and fire trucks.

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

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

(Clause 7, Report No. 13)

452. OFFICIAL PLAN AND ZONING AMENDMENT APPLICATION UD0Z-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 (October 26, 1998) from the Director, Community Planning, North District, reporting on an application to amend the Official Plan and Zoning By-law to permit mixed use 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) and submitting recommendations with respect thereto.

On motion by Councillor Shiner, the North York Community Council recommended to Council the adoption of the foregoing report subject to the following amendments:

- (1) Principle (a) be amended to read:

“Intensification of this block to facilitate the proposed massing concept as detailed in Schedule “C” to the staff report dated July 8, 1998, should be a municipal objective”;

- (2) Principle (i) be amended to read:

“There should be no change to the Commercial FSI of 1.0 to 1.5 permitted on the Orlando site with regard to intensification of the Bayview Village Shopping Centre site.”

- (3) Principle (j) be amended to read:

“A minimum of 1.5 m² of private indoor recreational space per residential dwelling unit and a minimum of 1.5 m² of private outdoor recreational space per residential dwelling unit should be provided by the new development.”; and

- (4) Principle (z) be numbered as (aa) and a new Principle (z) be added as follows:

“(z) Dangreen and Orlando should undertake a joint parking demand study based upon the full built out development concept for the block.”.

(See Minute No. 461)
(Clause 18, Report No. 13)

453. ZONING AMENDMENT AND SUBDIVISION APPLICATIONS UDZ-97-52 AND UDSB-1235 - GRAYWOOD DEVELOPMENTS LIMITED - BLOCK BOUNDED BY ROCHEFORT DRIVE AND FERRAND DRIVE - DON PARKWAY.

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

The North York Community Council had before it report (October 15, 1998) from the Director, Community Planning, North District, providing recommendations with respect to the subject application.

Mr. John Bousfield, Planning Consultant, appeared before the North York Community Council in connection with the foregoing matter on behalf of the applicant, Graywood Developments Limited, and indicated that the applicant concurred with the staff recommendations.

- A. Councillor Chong, Don Parkway, moved that the North York Community Council recommend to Council that applications UDZ-97-52 and UDSB-1235 submitted by Graywood Developments Limited, be approved as set out in the foregoing report.

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B. Councillor Flint, North York Centre South, moved that an additional condition be incorporated as part of Recommendation Number 2, which condition shall read as follows:

“(2) (ix) that the subdivision application be subject to site plan approval and the site plan include design features and elevations to the satisfaction of the Director, Community Planning, North District.”

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

Upon the question of the adoption of motion A. by Councillor Chong, as amended, it was carried.

(Clause 21, Report No. 13)

454. 5 PERCENT CASH-IN-LIEU OF PARKLAND DEDICATION - 693316 ONTARIO LIMITED - 508-518 COLDSTREAM AVENUE - NORTH YORK SPADINA.

The North York Community Council had before it a report (August 18, 1998) from the Director of Policy and Development, Economic Development, Culture and Tourism, recommending that the 5 percent cash-in-lieu of parkland dedication payment remain applicable for this development.

Mr. Harold Elston appeared before the North York Community Council with respect to this matter.

On motion by Councillor Moscoe, North York Spadina, the North York Community Council recommended to Council that the foregoing report (August 18, 1998) from the Director of Policy and Development, Economic Development, Culture and Tourism, not be adopted; and that the total cash-in-lieu of parkland dedication payment be \$27,000.00 for the three new lots created and \$1,000.00 for each of the remaining seven lots, for a combined total figure of \$34,000.00.

(Clause 15, Report No. 13)

455. PROPOSED PARKING PROHIBITIONS - OLD ORCHARD GROVE - NORTH YORK CENTRE SOUTH.

The North York Community Council had before it a report (August 31, 1998) from the Director, Transportation Services, District 3, recommending that Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking from 9:00 a.m. to 5:00 p.m., Monday to Friday, on the north side of Old Orchard Grove, between Barse Street and Falkirk Street.

On motion by Councillor Flint, North York Centre South, the North York Community Council recommended that the foregoing report be received and no action taken.

(Clause 5, Report No. 13)

456. 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.

- A. Councillor Flint, North York Centre South, the North York Community Council recommended to Council that the report (July 10, 1998) from the Deputy Commissioner of Transportation, North York Civic Centre, not be adopted and that access to/from Pembury Avenue be closed permanently at its intersection with the Bayview Avenue access ramp.
- B. Councillor Li Preti, Black Creek, moved that the Director, Transportation Services, District 3, be requested to report back to the North York Community Council after one year on the impact on the neighbourhood of the closing of Pembury Avenue.

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

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

(Clause 19, Report No. 13)

457. 1999 CAPITAL WORKS PROGRAM.

The North York Community Council had before it the following Resolution from Councillor Li Preti, Black Creek:

WHEREAS in 1990 the PRIDE program and Project Rebirth commenced improvements to the northeast quadrant of the Jane and Finch intersection, including the Ontario Hydro Lands, Driftwood and Edgeley Park; and

WHEREAS on June 11, 1997, the former City of North York Council approved the concept design developed by staff for the Jane and Finch Streetscape; and

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WHEREAS on April 29, 1998, the City of Toronto Council approved \$85,000.00 for the services of consultants to produce the detailed design, working drawings, and tender ready documents for the first phase (approximately two and a half kilometers) of the streetscape project; and

WHEREAS a team of consultants has been retained to produce the detailed design, working drawings and tender ready documents for the first phase of the streetscape project by March 1999; and

WHEREAS upon approval of the construction budget, the construction of the streetscape is anticipated to commence in June 1999 and be completed by November 1999; and

WHEREAS on September 15, 1998, the Jane and Finch Community was awarded the Trillium Award, which recognizes the achievements of the many community organizations in the area; and

WHEREAS the Jane and Finch community has worked diligently to redefine its image, in order to reflect the cultural richness and community building strengths; and

WHEREAS the collaborative efforts of the community have challenged the media to examine their role in creating negative perceptions; and

WHEREAS increased positive support has strengthened the community's determination to build on, and benefit from, the history and experience of its cultural mosaic; and

WHEREAS the beautification of the area's public open spaces and streets would serve to improve the safety and image of this area as well as revitalize the neighbourhood; and

WHEREAS the Jane and Finch intersection has been identified as having a high percentage of red light runners causing a large number of accidents; and

WHEREAS the completion of the streetscape project would be the fulfilment of hopes and dreams that have emerged from years of dialogue and planning;

NOW THEREFORE BE IT RESOLVED that, \$1.7 million for the implementation of the first phase of the streetscape project be approved as part of the 1999 Capital Works Budget and \$1.785 million be included as part of the Capital Works Program for completion of phase two in the year 2000."

The North York Community Council recommended to the Budget Committee the adoption of the foregoing Resolution from Councillor Li Preti, Black Creek.

(Clause 24(g), Report No. 13)

458. OFFICIAL PLAN AND ZONING AMENDMENT APPLICATION UDOZ-95-17 - ALBERT DE LUCA - 129 WILLOWDALE AVENUE - ONTARIO MUNICIPAL BOARD APPEAL - RETENTION OF OUTSIDE PLANNING CONSULTANT - NORTH YORK CENTRE.

The North York Community Council had before it a report (October 30, 1998) from the City Solicitor recommending that a maximum of \$10,000.00 be allocated to the Legal Division from the Corporate Contingency Account to retain a planning witness with respect to the pending Ontario Municipal Board appeal on 129 Willowdale Avenue.

The North York Community Council also had before it a communication (November 5, 1998) from Mr. Wm. J. Dolan, B.A., Planning Consultant.

Mr. William Dolan appeared before the North York Community Council with respect to this matter.

- A. Councillor Feldman, North York Spadina, moved that the foregoing report (October 30, 1998) from the City Solicitor not be adopted.
- B. Councillor King, Seneca Heights, moved that staff of the Legal Division be instructed not to appear at the Ontario Municipal Board to oppose this appeal.

A recorded vote on the recommendation moved by Councillor Feldman, as amended by Councillor King, was as follows:

FOR: Sgro, Feldman, Berger, Gardner, Chong, King

AGAINST: Moscoe, Flint

ABSENT: Mammoliti, Li Preti, Augimeri, Filion, Minnan-Wong, Shiner

Carried

(Clause 22, Report No. 13)

459. 3885 YONGE STREET, KNOWN AS "THE JOLLY MILLER" - REPORT ON RFP RESPONSES - NORTH YORK CENTRE SOUTH.

The North York Community Council had before it a report (October 1, 1998) from the Commissioner of Corporate Services and the Chief Financial Officer and Treasurer recommending approval in principle to negotiate a lease with a single proponent for the tenancy of the property at 3885 Yonge Street know as "The Jolly Miller".

On motion by Councillor Flint, North York Centre South, the North York Community Council recommended to Council the adoption of the report (October 1, 1998) from the Commissioner of Corporate Services and the Chief Financial Officer and Treasurer.

**(See Minute No. 430)
(Clause 1, Report No. 13)**

460. OFFICIAL PLAN POLICIES AND RELATED BY-LAWS REGARDING THE CONVERSION TO CONDOMINIUMS AND DEMOLITION OF RENTAL HOUSING.

The North York Community Council had before it a transmittal letter (November 3, 1998) from the City Clerk, advising that the Urban Environment and Development Committee on November 2, 1998, endorsed Recommendation No. (9) of the report (October 15, 1998) from the Commissioner of Urban Planning and Development Services, regarding Official Plan policies and related by-laws regarding conversion to condominium and demolition of rental housing, and requested that any comments from Community Councils be forwarded to the November 30, 1998 meeting of the Urban Environment and Development Committee.

- A. Councillor Moscoe, North York Spadina, moved that the recommendations contained in the report (October 15, 1998) from the Commissioner of Urban Planning and Development Services be adopted with the amendments moved by Councillor Moscoe at the Urban Environment and Development Committee meeting on November 2, 1998.
- B. Councillor Flint, North York Centre South, moved that consideration of this matter be deferred until November 16, 1998 and that a special meeting of the North York Community Council be called for immediately following the special meeting being held to consider the ward boundary changes and that the necessary documentation be provided and that appropriate staff be in attendance.

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

461. OFFICIAL PLAN AND ZONING AMENDMENT APPLICATION UD0Z-95-21 - DANGREEN PROPERTIES INC. - NORTHEAST CORNER OF BAYVIEW AVENUE AND SHEPPARD AVENUE EAST - SENECA HEIGHTS.

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On motion by Councillor Moscoe, North York Spadina, the North York Community Council re-opened this matter for further consideration.

On motion by Councillor King, Seneca Heights, Principle (i) as amended by Councillor Shiner, Seneca Heights, was further amended to read as follows:

“Intensification of the Orlando site should take place in the current F.S.I. of 1.0 to 1.5.”.

(See Minute No. 452)
(Clause 18, Report No. 13)

462. PURCHASE OF PARKLAND - NORTHWEST CORNER OF FINCH AVENUE WEST AND YORK GATE BOULEVARD - BLACK CREEK

The North York Community Council had before it the following Resolution from Councillor Li Preti, Black Creek:

WHEREAS the residential population of the Black Creek residential community will substantially increase with the addition of 220 freehold townhouse units and 775 apartment units on the lands located at the northwest corner of Finch Avenue West and York Gate Boulevard; and

WHEREAS the statutory parkland dedication has already been fulfilled for the plan of subdivision in which these lands are located; and

WHEREAS the City is not legally entitled to any further conveyance of parkland from this development;

NOW THEREFORE BE IT RESOLVED THAT:

- (a) the Commissioner of Economic Development, Culture and Tourism and the Commissioner of Corporate Services investigate the feasibility of purchasing land for use as parkland, to a maximum of 5 acres, from the current land owner, Elderbrook Developments; and
- (b) the Commissioner of Economic Development, Culture and Tourism and the Commissioner of Corporate Services report back to the North York Community Council on the options available to the City in order to pursue this matter.

The North York Community Council referred the foregoing Resolution by Councillor Li Preti, Black Creek, to the Commissioner of Economic Development, Culture and Tourism and the Commissioner of Corporate Services for a report back to the next regular meeting of the North York Community Council scheduled for December 9, 1998.

(Clause 24(h), Report No. 13)

The North York Community Council recessed at 5:40 p.m. and reconvened at 8:11 p.m. in the Council Chamber, North York Civic Centre.

Members Present:

Councillor Berger, Chair
Councillor Feldman
Councillor Flint
Councillor Gardner
Councillor King
Councillor Li Preti
Councillor Moscoe
Councillor Sgro
Councillor Shiner

Councillor Berger assumed the Chair.

463. AMENDMENTS TO THE DOWNSVIEW AREA TRANSPORTATION MASTER PLAN - NORTH YORK SPADINA.

The North York Community Council had before it a report (October 27, 1998) from the Director, Transportation Services, District 3, recommending that the revisions to the Downsview Area Transportation Master Plan set out in Schedule A of the report be adopted.

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

(Clause 16, Report No. 13)

464. OFFICIAL PLAN AND ZONING AMENDMENT APPLICATION UD0Z-97-28 - DESTINATION: TECHNODOME - HEATHMOUNT A.E. CORP. TO PERMIT "DESTINATION: TECHNODOME" - WEST OF W.R. ALLEN ROAD, SOUTH OF SHEPPARD AVENUE WEST - NORTH YORK SPADINA.

As directed by the North York Community Council at its meeting held on June 3, 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 reports:

- (i) Supplementary Report No. 1 (October 28, 1998) from the Director, Community Planning, North District, providing recommendations with respect to the subject application; and
- (ii) (October 22, 1998) from the Director, Community Planning, North District, providing recommendations with respect to the subject application.

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

- (a) (November 12, 1998) from Mr. Bruce H. Enggell, Solicitor, on behalf of 81956 Ontario Limited, property owners of 120 Regis Crescent and 99 Tuscan Gate, advising of his client's objection to the application;
- (b) (November 6, 1998) from Mr. Paul P. Ginou, Fraser, Milner, Barristers and Solicitors, Solicitor on behalf of Canada Lands Company CLC Limited and CLC Downsview Inc., commenting on the concerns raised at the meeting held with planning and transportation staff;
- (c) (November 8, 1998) from Mr. Bob Shour, advising of his objection to the application;
- (d) (November 3, 1998) from Mr. Dennis Colautti, advising of his objection to the application;
- (e) (November 1, 1998) from Mr. Morris Sosnovitch, advising of his objection to the application;

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- (f) (November 1, 1998) from Mr. Morris Sosnovitch, advising of his objection to the application and proposed project;
- (g) (October 31, 1998) from Mr. Bruce J. Gitelman, advising of his support of the proposal for the new Destination Technodome;
- (h) (October 29, 1998) from Mr. Jim Purnell, advising of his objection to the application;
- (i) (October 29, 1998) from Mr. Dick Fisher, Richard H. Fisher Insurance Agency Ltd., advising of his concerns with the application;
- (j) (October 29, 1998) from Mrs. Caradant, in support of the application;
- (k) (October 28, 1998) from M. J. Anderson, President, The Toronto Parking Authority, reporting on parking matters arising out of the redevelopment proposals for the Downsview area;
- (l) (October 28, 1998) from Mr. Paul P. Ginou, Fraser, Milner, Barristers and Solicitors, Solicitor on behalf of Canada Lands Company CLC Limited and CLC Downsview Inc., advising of their support of the application and concerns with the conditions of approval;
- (m) (October 28, 1998) from Mr. Frank Bruno, advising of his objection to the application;
- (n) (October 28, 1998) from Mr. Shalom Schachter, advising of his concerns with the application;
- (o) (October 27, 1998) from Dr. Jean O'Grady, advising of his opposition to the application;
- (p) (October 27, 1998) from Ms. Eleanor Richmond and Mr. Laurence Richard, expressing their concerns with the application;
- (q) (October 27, 1998) from Mr. Sam Pacht, advising of his objection to the application;
- (r) (October 24, 1998) from R. Burnice McKay and Ruth E. McKay advising of their concerns with the application;
- (s) (undated) from Mr. Stewart Richardson, expressing his comments with the application;

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- (t) (undated) from Mr. John Berke, addressed to Councillor Howard Moscoe, North York Spadina, advising of his opposition to the development; and
- (u) (undated) from Mr. Christopher York, commenting on ways in which the Dehavilland site can be used to improve the recycling and waste collection process.

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

- Mr. Stephen Diamond, on behalf of the applicant, Destination Technodome, Heathmount A.E. Corp., who indicated that although there has been extensive consultation and progress has been made, a continuation of this public meeting in one month's time would allow the applicant an opportunity to resolve some of the outstanding issues. He therefore concurred with the deferral request suggested by the Mayor, Ward Councillors and residents.
- Mr. Paul Ginou, Solicitor on behalf of Canada Lands Company and CLC Downsview Inc., who indicated that he had no comments to make at this time but would like an opportunity to address the Community Council at the continuation of this public meeting.
- Mr. Garrit DeBoer, who thanked the applicant for conceding to the deferral request. However, in light of the Chairman's comments he was disappointed that he would only be given one opportunity to address the Community Council with respect to the application even though new information would be brought forward at the continuation of this public meeting.
- Mr. S. Hernick, who indicated that he would reserve his right to address the Community Council at the continuation of this public meeting.
- Mr. Jim Purnell, who expressed concern with the size and scale of the project. In his opinion, the number of visitors anticipated for the proposed theme park is excessive especially if the required road network is not in place.
- Ms. Rebecca Birnbaum, who expressed concern with the scale of the proposed theme park; increased traffic; overflow parking onto the residential streets; the character of the neighborhood being altered and negative impact on the quality of life. In her opinion consideration of this application should be deferred until such time as a full environmental assessment has been conducted.

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- Mr. Joel Cohen, expressed concern with the process. He also indicated that he was opposed to the proposed theme park especially since it would have an adverse impact on the residents in the area.
- Ms. Maxime Povering, who expressed concern with the scale of the proposed theme park. She also pointed out that existing theme parks found throughout the world are not located within a residential community as is the case in this proposal. She was concerned about the increased traffic and was of the opinion that this project would create traffic gridlock on streets such as the Allen Road and Sheppard Avenue.
- Mr. Vincent Lombardi, on behalf of the Downsview Lands Community Voice Association, who indicated that he would reserve his right to make comments on the report at the continuation of the public meeting. He also thanked the applicant and City staff for attempting to address their concerns and trying to reach a resolution. In addition he pointed out that many individuals as well as Annemarie Castrilli, M.P.P. were wondering why a full environmental assessment has not been conducted on this application.
- Mr. David Birnbaum, who commented on the negative impact of the proposed theme park on the residents in the community. He also pointed out that the studies that have been conducted thus far have inaccuracies. In concluding he indicated that he supported the request for deferral since many of the outstanding issues must be resolved.
- Mr. Ron Hart, on behalf of the North York Cycling and Pedestrian Committee, who indicated that he would like a pedestrian cycling trail and community bike parking being provided. He was also concerned about the large parking area and would prefer more greenspace and the parking being provided underground.
- Mr. Andy Doudoumis, on behalf of the Community Advisory Panel of Downsview, who supported the deferral request especially since there are still many outstanding issues. He was pleased that the applicant has finally shown a willingness to listen to the concerns of the residents.
- Mr. Albert Krivickas, who indicated that he had a number of concerns with the size and location and hours of operation of the proposed Technodome. He also indicated that in light of the developer's lack of experience in constructing theme parks, he should not be allowed to build one in the midst of a residential community. In addition he stated that the size of the proposed arenas and theatre should be reduced and the theme park should not be open beyond 10:00 p.m. in the evening.

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- Ms. Lisa Graham, who enquired whether any thought had been given to a contingency plan in the event the proposed theme park is not successful.
- Mr. Morris Sosnovitch, who indicated that he would reserve his right to make comments on the application at the continuation of the public meeting tentatively scheduled for December 9, 1998. He further indicated that he was concerned about the size of the proposed theme park and the traffic impact. He agreed with the deferral because it would allow an opportunity for further studies as suggested by Councillor Moscoe and would allow the community time to review these studies. In addition he suggested that these reports be made available to members of the ratepayer and neighbourhood groups prior to the next meeting. Since the effects of this development would be irreversible once built, the project should not be allowed until the requested studies have been undertaken.
- Mr. Lou D'Angelo, who indicated that he would reserve his right to make detailed comments at the continuation of the public meeting tentatively scheduled for December 9, 1998. He also indicated that no residential community has ever been asked to absorb the kind of development contemplated by the applicant. In addition he stated that he wanted to remain in the community and he looked forward to more community involvement and input.
- Mr. Bob Shour, who indicated that he would reserve his right to make detailed comments once the additional information has been received. His primary concerns were with respect to traffic and parking. In his opinion it would be impossible to place a theme park, the size of "Canada's Wonderland" or "Disneyworld" in this residential community without creating gridlock or parking problems on nearby streets.
- Mr. Arthur Little, who indicated that this site is inappropriate for the proposed use. He also believed that the benefits will not equal the social cost and there are a number of social consequences that should be dealt with.
- Ms. Annemarie Castrilli, M.P.P., who indicated that two weeks ago she attended a meeting at Faywood Public School at which time she discovered that the City and the Federal Government have decided not to conduct a full environmental assessment. She has subsequently written to the Minister of the Environment to look into this matter and requested that a full environmental assessment be conducted.
- Mr. Allan Ettenson, who indicated that while the City may benefit from tax revenues from the proposed development, it will not make up for the losses in property values that will be experienced by property owners in the area.

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- Mr. Leon Wasser, who indicated that there are many outstanding issues that have not been fully addressed. He supported the deferral request and he urged the Community Council to support the request for the full environmental assessment.
- Mr. Stewart Richardson, who expressed concern about the impact of the proposed development on the existing infrastructure such as water pressure and road capacity. He was also concerned about overflow parking on nearby residential streets and he supported the request for a full environmental assessment.
- Mr. Saul Schipper, who expressed concern about potential problems being created for residents in the future and wondered what measures would be taken to preserve and protect the existing residential communities,

On motion by Councillor Moscoe, North York Spadina, the North York Community Council recommended that the following Resolutions be adopted and that further consideration of this matter be deferred until its next regular meeting scheduled for December 9, 1998:

- (1) “BE IT RESOLVED THAT:
 - (i) a Phase 2 Environmental Audit be undertaken on each site within the Downsview Land Use Plan including, but not limited to, all lands proposed to be used as parkland;
 - (ii) it be a requirement that all contaminants - but particularly PCB’s and munitions - other than those currently being used for military purposes have been removed from the site to the satisfaction of a qualified soils engineer employed by the City of Toronto and paid for by Canada Lands and/or the applicants for development within the Secondary Plan area, as the case may be; and
 - (iii) no building permits be issued and no parkland be permitted to be used, within the Downsview Lands, until such time as these conditions are met;
- (2) WHEREAS during the consideration of the Secondary Plan for the Downsview Lands, it was the intent that all permanent parking associated with Destination: Technodome Sports/Entertainment facility would be contained on site; and

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WHEREAS the Toronto Transit Commission has been involved in ongoing discussions with the applicant to develop a strategy whereby public transit is promoted to raise the transit modal split of Destination: Technodome;

THEREFORE BE IT RESOLVED THAT:

- (i) a study, to be funded by Heathmount A.E. Corporation, be undertaken by the City of Toronto's independent transportation consultant, to determine the following:
 - a. the impact on the parking supply requirements if the transit modal split for Destination: Technodome is increased;
 - b. the impact of providing free transit passes to all Destination: Technodome employees; and
 - c. the ability to provide all necessary parking on site;

and that the results of this study shall be presented at the North York Community Council meeting scheduled for December 9, 1998, along with any necessary supplementary staff reports.

- (3) BE IT RESOLVED THAT clause XI of Section 2.1 of Appendix A (Section 37 Agreements) be amended by the deletion of "where appropriate," on the second line, and substituting in its place the words "the applicant shall" so that the clause now reads:

"xi) Pay for the installation of new signal timing equipment, lane detectors, signal timing plans, etc., at intersections to be modified. Also the applicant shall pay all costs associated with the expansion of the City's SCOOT traffic adaptive system (or some other form of traffic responsive control). Ultimately, it may be desirable to have this system linked to the major intersections within the Secondary Plan area."

- (4) WHEREAS the Toronto Transit Commission raised concerns regarding the Official Plan and Transportation Master Plan;

THEREFORE BE IT RESOLVED THAT:

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- (i) concerns raised by the T.T.C. regarding the Official Plan and Transportation Master Plan be considered concurrently with the revised land use plan to be submitted by Canada Lands; and
 - (ii) the local councillors be involved in discussions between the City of Toronto and T.T.C. staff to develop language that can best accommodate acceptable amendments to the plan.
- (5) BE IT RESOLVED THAT recommendation 2(D)(ii) be amended by the addition of:
- “and a cash contribution of \$25,000.00 towards the establishment of a studio within the Downsview Collegiate Project.”
- so that the recommendation reads:
- “ii) a cash contribution to the City of \$25,000.00 towards the development of an Arts Park project within the Downsview Park and a cash contribution of \$25,000.00 towards the establishment of a studio within the Downsview Collegiate Project.”
- (6) The Commissioner of Works and Emergency Services be requested to:
- (a) report on drop-off and pickup facilities for both cars and buses, as to capacity requirements and locations;
 - (b) determine the number of taxi-stand spaces required to service Destination: Technodome, and the appropriate location(s);
 - (c) review and report on the feasibility of widening the ramp from southbound Allen Road to westbound Highway 401; and
 - (d) report on the provision of emergency services to the facility and community surrounding Destination: Technodome;
- (7) The Commissioner of Urban Planning and Development Services be requested to:
- (a) report on attaching a condition to the development agreement (Section 37) that the 10,000 seat Multi-Functional Arena only be permitted to open after:

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- (i) the balance of Destination: Technodome has been open and operating for a period of at least four months to allow patron attendance levels to stabilize; and
 - (ii) parking requirements have been reassessed by the City of Toronto's independent consultant; and
 - (iii) sufficient parking is made available to satisfy the demand for the stadium over and above parking requirements needed to service the remainder of the site based on actual use experience;
 - (b) review the setback requirements as they relate to other properties along the Allen Road and address the need for appropriate setbacks with respect to:
 - (i) sight-lines;
 - (ii) provision of landscaping;
 - (iii) public art; and
 - (iv) other matters related to the siting including entrances;
 - (c) report on progress made under Section 37 negotiations with respect to community benefits promised during the Destination: Technodome discussions; and
 - (d) report on how all arena/stadium activities can be accommodated within one or two facilities, rather than the four facilities proposed; and
- (8) The Toronto Police be requested to report on policing requirements for Destination: Technodome and make recommendations to North York Community Council at the meeting scheduled for December 9, 1998.
- (9) Recommendations 1(F) and 1(G), be referred to the Commissioner of Urban Planning and Design Services with a request to adjust these clauses to conform with the requirements of the Downsview Secondary Plan as approved by Council; and
- (10) the correspondence (and report) from Idomo dated November 12, 1998 and all the written submissions received at this meeting be referred to the Commissioner of Urban Planning and Development Services for a

supplementary report to be considered by Community Council on December 9, 1998”.

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

FOR: Councillors Sgro, Moscoe, Feldman, Berger, Flint, Gardner, Shiner, King

AGAINST: Nil

ABSENT: Councillors Augimeri, Chong, Fillion, Li Preti, Mammoliti. Minnan-Wong

Carried

Councillor Li Preti declared his interest in this matter since his principal residence is located within 600 metres from the subject site.

(Clause 23, Report No. 13)

The North York Community Council adjourned its meeting at 10:20 p.m.

Chair.