

THE CITY OF TORONTO

Clerk's Department

Minutes of the Special Meetings of the North York Community Council

Monday, November 16, 1998.

The North York Community Council met on Monday, November 16, 1998, in the Council Chamber, North York Civic Centre, commencing at 7:00 p.m.

Members Present:

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

465. OPTIONS FOR WARD BOUNDARY CHANGES.

The North York Community Council had before it the following:

- (1) report (October 26, 1998) from the City Clerk and the Commissioner of Urban Planning and Development Services providing options for: (a) minor refinements to the existing 28 City wards, and (b) ward boundary divisions to permit single member ward representation;
- (2) report (November 5, 1998) from the City Clerk advising that the York Community Council on November 4, 1998, recommended to the North York Community Council that consideration be given to allowing the area located south of Highway 401 (Ward 6, North York Humber) to the proposed north boundary (Woodward Avenue/CN Rail) as noted on the map attached to its report, to be included as part of a continuing community of Ward 27, York Humber;

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- (3) (November 16, 1998) from Mr. Wayne Long, Chair Development Committee, York Mills Valley Association, submitting their comments on the proposed change of boundaries;
- (4) (November 16, 1998) from Mr. Eric E. Parker, President, Lawrence Park-Bayview Property Owners Association, forwarding their submission concerning ward boundary changes;
- (5) (November 12, 1998) from Ms. Lorna R. Marsden, President and Vice-Chancellor, York University, expressing the views of York University with respect to the proposed ward boundary changes; and
- (6) (November 12, 1998) from Mr. Steve Pitt, President, Oakdale Acres Ratepayers' Association, expressing support with the proposal.

A staff presentation was made by John Hollins, Director of Elections, Clerk's Division, and Peter Fay, Senior Policy and Planning Analyst, Clerk's Division.

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

- Mr. Dominic Di Luca, President of the Stanley Community Centre Seniors' Club, who was in favour of splitting the wards into two;
- Mr. Hank Mulder, President of 325 Bogert Avenue Tenants' Association, who spoke in opposition to the wards being split;
- Mr. Jim Loftus, President of the 7 Roanoke Road Tenants' Association, who had concerns over the splitting of neighbourhoods;
- Mr. Morry Smith, who was in favour of retaining two Councillors per ward; and
- Mr. John Maletich, who spoke in favour of splitting the existing wards.

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

- (1) Recommendations (3), (4), (5) and (6) contained in the joint report dated October 16, 1998 from the City Clerk and Commissioner of Urban Planning and Development Services, be adopted;
- (2) the option outlined in Map 8-3a be adopted with the following amendments:

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- (a) that the Lawrence Heights Community not be divided and the portion of Lawrence Heights Community currently shown in the neighbouring Ward be incorporated into the area shown on Map 8-3a; and
 - (b) the Canyon Avenue area be moved into the ward outlined in Option 8-3a; and
- (3) every resident in the City of Toronto who it is proposed to move from one Community Council Area to another area be notified of such move, by direct mail, by the Urban Environment and Development Committee.
- B. Councillor Sgro, North York Humber, moved that the option outlined in Map 6-1a, be adopted.
- C. Councillor Shiner, Seneca Heights, moved that the option outlined in Map 12-1a, be adopted.
- D. Councillor Li Preti, Black Creek, moved that:
 - (1) Recommendation (1) contained in the joint report dated October 16, 1998 from the City Clerk and Commissioner of Urban Planning and Development Services, be adopted; and
 - (2) the option outlined in Map 7-1a be adopted.
- E. Councillor Minnan-Wong, Don Parkway, moved that the option outlined in Map 11-2a be adopted with the following amendment:
 - (a) that the eastern boundary be extended starting from the Hydro Corridor and Victoria Park Avenue south to Sunrise Avenue then westerly from Sunrise Avenue to the C.N. rail lines.
- F. Councillor Gardner, North York Centre, moved that the option outlined in Map 10-1a be adopted.

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- G. Councillor Flint, North York Centre South, moved that there be no boundary changes contemplated at this time that changes the boundaries of the former Municipalities.
- H. Councillor Berger, North York Centre South, moved that should a decision be made to revert back to the single ward system, that the boundaries of the former City of North York be maintained.

Upon the question of the adoption of motion H. by Councillor Berger, North York Centre South, it was carried.

(Urban Environment and Development Committee - November 17, 1998)

(Clause 1(a), Report No. 14)

The North York Community Council considered the following item which had been called for a special meeting on November 16, 1998 following completion of its consideration of the options for ward boundary changes.

466. 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 staff presentation was made by Mr. David Spence, Community Planning, Urban Environment and Development Services.

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

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Council, the adoption of his motion moved at the meeting of the Urban Environment and Development Committee meeting held on November 2, 1998.

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

- (1) the amendments to 135.1 and 135.5 as proposed by Councillor Moscoe be deleted and that the recommendations of the Commissioner of Urban Planning and Development Services with respect to these two sections be adopted; and
- (2) that a further clause 135.6 be added as follows:

135.6 Council may consider exempting specific sites or areas from the restrictions imposed by policies 135.2, 135.3, 135.4 and 135.5, if the following conditions exist:

- (i) the building is functionally obsolete;
- (ii) it is no longer economically feasible to retrofit the building for the purposes of preserving the stock;
- (iii) the existing building is a blight on the neighbourhood characteristic; and
- (iv) the in-situ tenants want to buy the building.

B. Councillor Mammoliti, Black Creek, moved that any buildings with two or more major work orders on them be included in the restrictions.

C. Councillor Flint, North York Centre South, moved that:

- (1) Council may exempt properties, generally, specifically, or in areas included in official plan amendments or detailed secondary plans, from the provisions of this official plan amendment whenever desirable for the purposes of good planning; and
- (2) that 135.4 as outlined in the motion moved by Councillor Moscoe at the meeting of the Urban Environment and Development Committee meeting on November 2, 1998 be amended by deleting the words “acquiring or” so that it reads as follows:

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135.4 to seek the retention of rented residential units, and to consider leading the property where such units are at risk of being demolished.

- D. Councillor Moscoe, North York Spadina, moved that the part (2) of the motion moved by Councillor Feldman, North York Spadina, and part (1) of the motion moved by Councillor Flint, North York Centre South, be referred to the Commissioner of Urban Planning and Development Services for a report to the November 30th meeting of the Urban Environment and Development Committee:

Upon the question of the adoption of motion D. by Councillor Moscoe, North York Spadina, it was carried.

Upon the question of the adoption of part (2) of motion C. by Councillor Flint, North York Centre South, it was lost.

Upon the question of the adoption of motion B. by Councillor Mammoliti, Black Creek, it was carried.

A recorded vote on the adoption of motion A., as amended, was as follows:

FOR: Councillors Mammoliti, Moscoe, Feldman, Berger, Flint, Gardner, Minnan-Wong, King

AGAINST: NIL

ABSENT: Sgro, Li Preti, Augimeri, Chong, Filion, Shiner

(Commissioner of Urban Planning and Development Services - November 18, 1998)

(Clause 1(b), Report No. 14)

The North York Community Council adjourned its special meetings at 10:26 p.m.

Chair.