

**THE CITY OF TORONTO**

**Clerk's Department**

**Minutes of the Meetings of the North York Community Council**

**Wednesday, December 9, 1998.**

The North York Community Council met on Wednesday, December 9, 1998, in the Council Chamber, North York Civic Centre, commencing at 10:00 a.m.

**Members Present:**

Councillor Berger, Chair  
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.**

On motion by Councillor Li Preti, Black Creek, the Minutes of the meetings of the North York Council held on November 12, 1998, and November 16, 1998, were confirmed.

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**465. COMMITTEES - COMMITTEE OF ADJUSTMENT - APPEAL BY CUSTODIA RIZZO - 31 KIRBY ROAD - ONTARIO MUNICIPAL BOARD DECISION - NORTH YORK HUMBER.**

The North York Community Council had before it a report (October 2, 1998) from the City Solicitor, recommending that the report be received as information.

The North York Community Council received the foregoing report.

(City Solicitor - December 17, 1998)

**(Clause 28(a), Report No. 15)**

**466. AMENDMENT OF PARKING PROHIBITIONS - TOTHILL ROAD - NORTH YORK HUMBER.**

The North York Community Council had before it a report (November 25, 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 any time on the north side of Tothill Road, from Apted Avenue to a point 90 metres west and on the south side from a point 90 metres west of Apted Avenue to the west limit of Tothill Road.

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

(General Manager, Transportation Services, Works and Emergency Services - December 22, 1998)

**(Clause 2, Report No. 15)**

**467. ALL WAY STOP CONTROL - MANIZA ROAD AND PLEWES ROAD - SCHOOL BUS LOADING ZONE - PLEWES ROAD - NORTH YORK SPADINA.**

The North York Community Council had before it a report (November 23, 1998) from the Director, Transportation Services, District 3, recommending that:

- (1) 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 Maniza Road/Plewes Road intersection;

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- (2) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking on the north side of Plewes Road, between the hours of 8:00 a.m. and 5:00 p.m., Monday to Friday, from Maniza Road to a point 30 metres west; and
- (3) By-law No. 32759, of the former City of North York, be amended to relocate the existing school bus loading zone on the south side of Plewes Road, westerly.

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

(General Manager, Transportation Services, Works and Emergency Services -  
December 22, 1998)

**(Clause 4, Report No. 15)**

**468. GRANT OF EASEMENT - 115 GORDON BAKER ROAD - SENECA HEIGHTS.**

The North York Community Council had before it a report (November 17, 1998) from the Director, Transportation Services, District 3, recommending that the applicant enter into a right-of-way agreement with the City to cross the 0.3 metre reserve to formalize the access arrangement of the existing driveway.

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

(General Manager, Transportation Services, Works and Emergency Services -  
December 22, 1998)

**(Clause 5, Report No. 15)**

**469. PARKING PROHIBITIONS - AMBROSE ROAD - SENECA HEIGHTS.**

The North York Community Council had before it a report (November 18, 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 any time on both sides of Ambrose Road, from the northerly limit of Sheppard Avenue East to the southerly limit of Maureen Drive.

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

(General Manager, Transportation Services, Works and Emergency Services -

December 22, 1998)

**(Clause 6, Report No. 15)**

**470. ALL WAY STOP CONTROL - PECKHAM AVENUE AND GREENWIN VILLAGE ROAD - NORTH YORK CENTRE.**

The North York Community Council had before it a report (November 16, 1998) from the Director, Transportation Services, District 3, recommending that Schedule XVIII 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 Peckham Avenue and Greenwin Village Road.

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

(General Manager, Transportation Services, Works and Emergency Services -  
December 22, 1998)

**(Clause 7, Report No. 15)**

**471. PARKING PROHIBITIONS - CANARCTIC DRIVE - NORTH YORK SPADINA.**

The North York Community Council had before it a report (November 12, 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 any time on the east side of Canarctic Drive, from the southerly limit of Wildcat Road to a point 270.0 metres south.

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

(General Manager, Transportation Services, Works and Emergency Services -  
December 22, 1998)

**(Clause 8, Report No. 15)**

**472. SCHOOL BUS LOADING ZONE - YATESCASTLE DRIVE - NORTH YORK BLACK CREEK.**

The North York Community Council had before it a report (November 9, 1998) from the Director, Transportation Services, District 3, recommending that By-law No. 32759, of the former City of North York, be amended to install a school bus loading zone on the east side

of Yatescastle Drive, from a point 39 metres north of Spenny Valley Drive to a point 30 metres northerly thereof.

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

(General Manager, Transportation Services, Works and Emergency Services -  
December 22, 1998)

**(Clause 9, Report No. 15)**

**473. SCHOOL BUS LOADING ZONE - LAMBERTON BOULEVARD - BLACK CREEK.**

The North York Community Council had before it a report (November 10, 1998) from the Director, Transportation Services, District 3, recommending that By-law No. 32759, of the former City of North York, be amended to install a school bus loading zone on the south side of Lamberton Boulevard, from a point 85 metres west of Clayhall Crescent to a point 40 metres westerly thereof.

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

(General Manager, Transportation Services, Works and Emergency Services -  
December 22, 1998)

**(Clause 10, Report No. 15)**

**474. SCHOOL BUS LOADING ZONE - DAYSTROM DRIVE - NORTH YORK HUMBER.**

The North York Community Council had before it a report (November 2, 1998) from the Director, Transportation Services, District 3, recommending that By-law No. 32759, of the former City of North York, be amended to install a school bus loading zone on the west side of Daystrom Drive, from a point 42 metres south of Lindylou Road to a point 94 metres south of Lindylou Road.

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

(General Manager, Transportation Services, Works and Emergency Services -  
December 22, 1998)

**(Clause 11, Report No. 15)**

**475. ALL WAY STOP CONTROL - ELLERSLIE AVENUE AT STAFFORD ROAD - NORTH YORK CENTRE.**

The North York Community Council had before it a report (November 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 Ellerslie Avenue at Stafford Road.

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

(General Manager, Transportation Services, Works and Emergency Services -  
December 22, 1998)

**(Clause 12, Report No. )**

**476. ALL WAY STOP CONTROL - GLENGROVE AVENUE AND WEST GROVE CRESCENT - NORTH YORK CENTRE SOUTH.**

The North York Community Council had before it a report (November 26, 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 West Grove Crescent at Glengrove Avenue.

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

(General Manager, Transportation Services, Works and Emergency Services -  
December 22, 1998)

**(Clause 13, Report No. 15)**

**477. PARKING/STOPPING PROHIBITIONS - DUCKWORTH STREET AND THURODALE AVENUE - NORTH YORK HUMBER.**

The North York Community Council had before it a report (October 21, 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 as follows:

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- (1) parking be prohibited at anytime, Monday to Friday, on both sides of Duckworth Street, between Lawrence Avenue West and Thurodale Avenue;
- (2) parking be prohibited at anytime, Monday to Friday, on both sides of Thurodale Avenue, between Martin Drive to Renfield Street;
- (3) stopping be prohibited from 8:00 a.m. to 6:00 p.m., Monday to Friday, on the east side of Duckworth Street, between Lawrence Avenue West and Thurodale Avenue; and
- (4) stopping be prohibited from 8:00 a.m. to 6:00 p.m., Monday to Friday, on the south side of Thurodale Avenue, between Tedder Street and Renfield Street.

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

(General Manager, Transportation Services, Works and Emergency Services -  
December 22, 1998)

**(Clause 14, Report No. 15)**

**478. TRAFFIC CALMING - NORELCO DRIVE - NORTH YORK HUMBER.**

The North York Community Council had before it a report (October 23, 1998) from the Director, Transportation Services, District 3, recommending that the existing traffic calming measures, as approved on September 17, 1997, by Council for the former City of North York, be maintained permanently.

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

(General Manager, Transportation Services, Works and Emergency Services -  
December 22, 1998)

**(Clause 16, Report No. 15)**

**479. ST. BASIL'S COMMUNITY CENTRE PROJECT - STATUS REPORT.**

The North York Community Council had before it a report (November 27, 1998) from the Commissioner, Economic Development, Culture and Tourism, recommending that:

- (1) the report be received as information; and

- (2) a further report be submitted in January 1999 recommending a specific course of action.

The North York Community Council received the foregoing report.

(Director of Parks and Recreation, North District, Economic Development, Culture and Tourism - December 17, 1998)

**(Clause 28(c), Report No. 15)**

**480. APPEAL OF OFFICIAL PLAN AMENDMENT NO. 467 - RESCINDING SPECIFIC DEVELOPMENT POLICY C.9.140, UDOP-381 - 88 - 102 ELLERSLIE AVENUE - NORTH YORK CENTRE.**

The North York Community Council had before it a report (November 5, 1998) from the Director, Community Planning, North District, reporting on notices of appeal which have been filed objecting to Official Plan No. 467, adopted by Council on October 1, 1998; and recommending that the report be received for information.

The North York Community Council received the foregoing report.

(Director, Community Planning, North District, Urban Planning and Development Services Department - December 17, 1998)

**(Clause 28(d), Report No. 15)**

**481. REFERRAL OF APPLICATION FOR OFFICIAL PLAN AMENDMENT - APPEAL OF APPLICATION FOR ZONING BY-LAW AMENDMENT, REFERRAL OF APPLICATION FOR APPROVAL OF PLAN OF SUBDIVISION - GREATWISE DEVELOPMENTS CORPORATION - 305-308 POYNTZ AVENUE AND 314-317 & 325 BOGERT AVENUE, UD0Z-95-19 AND UDSB-1743 - NORTH YORK CENTRE.**

The North York Community Council had before it a report (November 5, 1998) from the Director, Community Planning, North District, reporting on appeals of official plan and zoning by-law amendment application UD0Z-95-19 and subdivision application UDSB-1224 filed by the solicitor for the applicant; and recommending that the report be received for information.

The North York Community Council received the foregoing report.

(Director, Community Planning, North District, Urban Planning and Development Services Department - December 17, 1998)



**(Clause 28(e), Report No. 15)****482. PROPOSED ZONING BY-LAW - 130 INDUSTRY STREET - UD03-ISS - NORTH YORK HUMBER.**

The North York Community Council had before it a report (November 16, 1998) from the Director, Community Planning, North District, reporting on a request by the North York Community Council to review in conjunction with the Black Creek Task Force (now known as the Black Creek Business Area Association), the appropriateness of the industrial zoning adjacent to the R. DiBattista lands at 665 Trethewey Drive and recommending that the report be received and staff be authorized to schedule a public meeting.

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

(Director, Community Planning, North District, Urban Planning and Development Services Department - December 17, 1998)

**(Clause 28(f), Report No. 15)****483. PRELIMINARY EVALUATION REPORT - ZONING AMENDMENT APPLICATION UDZ-98-26 - ESFANDIAR AGHAEI - 162 FINCH AVENUE EAST - NORTH YORK CENTRE.**

The North York Community Council had before it a report (November 23, 1998) from the Director, Community Planning, North District, reporting on an application to amend the Zoning By-law to permit the redevelopment of the site with a three storey, semi-detached dwelling; and recommending that staff continue processing the application in the manner outlined in the report.

The North York Community Council received the foregoing report.

(Director, Community Planning, North District, Urban Planning and Development Services Department - December 17, 1998)

**(Clause 28(g), Report No. 15)****484. PRELIMINARY EVALUATION REPORT - ZONING AMENDMENT APPLICATION UDZ-98-27 - ESFANDIAR AGHAEI - 204 FINCH AVENUE EAST - NORTH YORK CENTRE.**

The North York Community Council had before it a report (November 23, 1998) from the Director, Community Planning, North District, reporting on an application to amend the

Zoning By-law to permit the redevelopment of the site with a three storey, semi-detached dwelling. and recommending that staff continue processing the application in the manner outlined in the report.

The North York Community Council received the foregoing report.

(Director, Community Planning, North District, Urban Planning and Development Services Department - December 17, 1998)

**(Clause 28(h), Report No. 15)**

**485. 1998 PROPOSED ADDITIONS TO THE CITY OF TORONTO'S INVENTORY OF HERITAGE PROPERTIES, NORTH YORK DISTRICT - BLACK CREEK, NORTH YORK SPADINA, NORTH YORK CENTRE SOUTH AND DON PARKWAY.**

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

- (i) (November 24, 1998) from the Commissioner, Economic Development, Culture and Tourism, recommending that:
  - (1) the twenty-six (26) properties outlined in Appendix "A" be added to the Inventory of Heritage Properties for the North York district, as per the recommendations of the North York Heritage Committee (Local Architectural Conservation Advisory Committee); and
  - (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto; and
- (ii) (October 19, 1998) from the Manager, Culture Division, North York, recommending that:
  - (1) the North York Heritage Committee (LACAC) approve the properties identified in Appendix 'A' of this report for inclusion in the Inventory of Heritage Properties in the North York region.
  - (2) this report and North York LACAC's recommendation be forwarded to City Council through the North York Community Council for consideration; and
  - (3) Council for the City of Toronto be asked to add these properties to the Inventory of Heritage Properties for North York.

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

(Commissioner of Economic Development, Culture and Tourism -  
December 22, 1998)

**(Clause 19, Report No. 15)**

**486. YORK UNIVERSITY SCHOLARSHIP AWARD WINNER.**

Councillor Berger welcomed Nadine Stolpner, the 1998 recipient of the York University Scholarship Award, which is given to the person who best meets the required criteria of excellent academic achievements, has a genuine need for financial assistance, and an interest in urban studies.

The scholarship also requires the student to be involved with working in the community. Nadine has demonstrated that she has all the qualifications needed to be awarded the scholarship.

Councillor Berger, assisted by Councillor Sgro and Councillor Moscoe, on behalf of the Members of Council and the citizens of the former City of North York, presented Nadine with the Scholarship Award and wished her every success in the future.

**(Clause 28(i), Report No. 15)**

**487. 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.

On motion by Councillor Moscoe, North York Spadina, the North York Community Council deferred consideration of the foregoing report to its next meeting scheduled for January 20, 1999.

(Ms. Raffaella Russo - December 17, 1998)

**(Clause 28(b), Report No. 15)**

**488. TRAFFIC MANAGEMENT PLAN - WENDELL AVENUE, GARY DRIVE AND YELLAND STREET - NORTH YORK HUMBER.**

The North York Community Council had before it a report (November 25, 1998) from the Director, Transportation Services, District 3, recommending that:

- (a) the two gateway narrowings, median and pinch points on Wendell Avenue between Gary Drive and Pellatt Road, traffic circle at the intersection of Gary Drive and Wendell Avenue, the two gateway narrowings at the intersection of Gary Drive and Yelland Street, be approved for permanent installation; and
- (b) staff of the Works and Emergency Services and Technical Services Department be directed to design, tender and construct the traffic calming measures as detailed in the report, subject to their approval in the 1999 Capital Budget.

The North York Community Council also had before it a communication (December 2, 1998) from Councillor Sgro, North York Humber, together with a letter sent to the community on this issue.

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

- Mr. Alan Coulter;
- Ms. Gillian Zidner;
- Mr. Ken Park;
- Mr. Fulvio Sansone; and
- Mr. James Zidner.

A. Councillor Sgro, North York Humber, moved that the foregoing report (November 25, 1998) from the Director, Transportation Services, District 3, be adopted subject to adding new Recommendations No. (2) and No. (3), and renumbering Recommendation No. (2) to No. (4), as follows:

- (1) that the two gateway narrowings, median and pinch points on Wendell Avenue between Gary Drive and Pellatt Road, the traffic circle at the intersection of Gary Drive and Wendell Avenue, and the two gateway narrowings at the intersection of Gary Drive and Yelland Street be approved for permanent installation;

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- (2) a Working Committee of six residents be formed to work with the existing work group and staff of the Technical Services Division on the final design of the traffic calming measures;
- (3) no member of City staff, either full time or part time, be permitted to be a voting member on the Working Committee; and
- (4) that Staff of the Works and Emergency Services and Technical Services Department be directed to design, tender and construct the traffic calming measures as detailed in this report, subject to their approval in the 1999 Capital Budget.

B. Councillor Mammoliti, North York Humber, moved that the six residents forming the Working Committee must agree with the mandate of designing the permanent traffic calming devices and should they not be in agreement, must resign their position on the Working Committee.

A recorded vote on the adoption of motion B. by Councillor Mammoliti, was as follows:

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

AGAINST: Councillors Moscoe, King

ABSENT: Councillor Augimeri, Shiner

Carried

A recorded vote on Recommendation No. (3) moved by Councillor Sgro, North York Humber, that no member of City staff, either full time or part time, be permitted to be a voting member on the Working Committee, was as follows:

FOR: Councillors Sgro, Li Preti, Berger, Flint, Chong, King

AGAINST: Councillors Mammoliti, Moscoe, Feldman, Gardner, Filion, Minnan-Wong

ABSENT: Councillors Augimeri, Shiner

The motion moved by Councillor Sgro was declared by the Chair to be lost on a tie vote.

A recorded vote on Recommendation No (2) moved by Councillor Sgro, North York Humber, was as follows:

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

AGAINST: Councillors Flint, King

ABSENT: Councillors Augimeri, Shiner

Carried

The Clause carried, as amended.

(General Manager, Transportation Services, Works and Emergency Services -  
December 22, 1998)

**(Clause 3, Report No. 15)**

**489. STREET VENDING PERMIT APPLICATION NO. 111 - MARISABEL GEDINA RAVELO - 15 WALLINGFORD ROAD - APPEAL OF REFUSED APPLICATION - DON PARKWAY.**

The North York Community Council had before it a report (November 24, 1998) from the Director, Transportation Services, District 3, recommending that the report be received and the appeal of the decision to refuse the application not be supported.

On motion by Councillor Minnan-Wong, Don Parkway, the North York Community Council deferred consideration of the foregoing report to its next meeting scheduled for January 20, 1999.

(Director, Transportation Services, District 3, Works and Emergency Services -  
December 17, 1998)

**(Clause 28(j), Report No. 15)**

**490. TRAFFIC MANAGEMENT PLAN - BRADSTOCK ROAD AND HABITANT DRIVE - NORTH YORK HUMBER.**

The North York Community Council had before it a report (November 26, 1998) from the Director, Transportation Services, District 3, recommending that:

- (a) the two gateway narrowings and pinch point on Bradstock Road between Rivalda Road and Samba Drive, and the four sets of pinch points on Habitant Drive, between Bradstock Road and Imogene Avenue, be approved for permanent installation; and

- (b) staff of the Works and Emergency Services and Technical Services Department be directed to design, tender and construct the traffic calming measures as detailed in the report, subject to their approval in the 1999 Capital Budget.

On motion by Councillor Sgro, North York Humber, the North York Community Council recommended to Council the adoption of the foregoing report (November 26, 1998) from the Director, Transportation Services, District 3, subject to adding a new Recommendation (2) and renumbering Recommendation (2) to No. (3), viz:

- (1) that the two gateway narrowings and pinch point on Bradstock Road between Rivalda Road and Samba Drive, and the four sets of pinch points on Habitant Drive, between Bradstock Road and Imogene Avenue be approved for permanent installations;
- (2) that staff of the Works and Emergency Services Department, Technical Division, be directed to consult with all the residents on Bradstock Road to ensure that all their concerns have been resolved to the extent possible and any changes as a result of the discussions with the residents be included in the final design of the traffic calming measures; and
- (3) that staff of the Works and Emergency Services and Technical Services Department be directed to design, tender and construct the traffic calming measures as detailed in the report, subject to their approval in the 1999 Capital Budget.

(General Manager, Transportation Services, Works and Emergency Services  
- December 22, 1998)

**(Clause 1, Report No. 15)**

**491. ALL WAY STOP CONTROL - FLINDON ROAD AT ACACIA AVENUE/FLAXMAN ROAD - NORTH YORK HUMBER.**

The North York Community Council had before it a report (October 19, 1998) from the Director, Transportation Services, District 3, recommending that Schedules XVIII and XIV of By-law No. 31001, of the former City of North York, be amended to require traffic to stop on all approaches to the Flindon Road/Acacia Avenue/Flaxman Road intersection.

On motion by Councillor Sgro, North York Humber, the North York Community Council recommended to Council the adoption of the foregoing report and requested the Director, Transportation Services, District 3, to review the issue of left turns (northbound) off Weston Road onto Flindon Road and bring forward a report to the

next meeting of the Community Council scheduled for January 20, 1999 on what actions are required to address this situation.

(General Manager, Transportation Services, Works and Emergency Services - December 22, 1998)

**(Clause 15, Report No. 15)**

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

The North York Community Council had before it the following:

- (i) memorandum (November 26, 1998) from Councillor Feldman, North York Spadina, requesting that this matter be re-opened for further consideration ; and
- (ii) report (October 27, 1998) from the Director and Deputy Chief Building Official, recommending that the request for a variance from the sign by-law be refused.

On motion by Councillor Feldman, North York Spadina, the North York Community Council approved the re-opening of this item.

- A. Councillor Feldman, North York Spadina, moved that the report (October 27, 1998) from the Director and Deputy Chief Building Official not be approved and that the variance be granted.

The motion moved by Councillor Feldman, North York Spadina, was declared by the Chair to be lost on a tie vote.

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

(Mr. Leroy Cassanova, Omni, The Outdoor Company - December 22, 1998)

**(Clause 17, Report No. 15)**

**493. CURB CUT - 67 CLAVER AVENUE - NORTH YORK SPADINA.**

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



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On motion by Councillor Moscoe, North York Spadina, the North York Community Council referred this matter back to the Director, Transportation Services, District 3, for further discussion with the two local Councillors.

(Director, Transportation Services, District 3, Works and Emergency Services -  
December 22, 1998)

**(Clause 28(m), Report No. 15)**

**494. FEASIBILITY STUDY - YORKWOODS COMMUNITY CENTRE - BLACK CREEK.**

The North York Community Council had before it a report (November 26, 1998) from the Commissioner, Economic Development, Culture and Tourism, recommending that:

- (1) approval be given to spend \$30,000.00 for an outside feasibility study to be conducted by the North York Race and Ethnic Relations Committee, to determine the possible use of this property by the community;
- (2) this be a status report on the activities that have taken place to date. This update will be in addition to the report previously placed before North York Community Council October 14, 1998; and
- (3) terms of reference be developed by staff in conjunction with the Ward Councillors.
  - A. Councillor Flint, North York Centre South, moved that approval be given to spend \$30,000.00 to conduct an outside feasibility study and that proposals from three professional consulting companies be sought to conduct the study.
  - B. Councillor Mammoliti, North York Humber, moved that the words "outside feasibility study" be amended to read "community study".

It was the decision of the North York Community Council to hold this item down for discussion later in the meeting.

(Commissioner of Economic Development, Culture and Tourism -  
December 22, 1998)

**(See Minute No. 506)**  
**(Clause 18, Report No. 15)**

**495. NEW GARBAGE RECEPTACLES - OMG ADVERTISING.**

The North York Community Council had before it a communication (December 3, 1998) from Councillor Disero, Davenport, advising of a pilot project to replace all existing garbage containers with cans that have advertising on them and requesting comments from North York Community Council on whether or not they wish to participate in the project.

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

- (1) any proposal of this nature be subject to an open proposal call;
- (2) any proposal of this nature require the applicant to be responsible for collection and disposal of the waste and to provide for cleanliness and maintenance of the bins; and
- (3) any individual bins be removed at the request of City staff.

(General Manager, Solid Waste Management Services, Works and Emergency Services - December 17, 1998)

**(See Minute No. 507)**  
**(Clause 28(n), Report No. 15)**

**496. OFFICIAL PLAN AND ZONING AMENDMENT APPLICATION UDOZ-98-24 - CITY OF TORONTO - 29 LORRAINE DRIVE - NORTH YORK CENTRE.**

As directed by the North York Community Council at its meeting held on July 22, 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 (November 6, 1998) from the Director of Community Planning, North District, providing recommendations with respect to the subject application.

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 that:

- (1) the report (November 6, 1998) from the Director, Community Planning, North District, be adopted; and that application UDOZ-98-24 - City of Toronto, be approved as set out in the foregoing report; and

- (2) the Director, Community Planning, North District, be directed to prepare:
  - (a) an implementing Official Plan amendment which generally complies with the draft Official Plan Amendment attached as Schedule "D" to the report dated November 6, 1998; and
  - (b) an implementing zoning by-law which generally complies with the draft by-law attached as Schedule "E" to the report dated November 6, 1998.

(Executive Director and Chief Planner, City Planning Division, Urban Planning and Development Services - December 22, 1998)

**(Clause 20, Report No. 15)**

**497. NEIGHBOURHOOD TRAFFIC MANAGEMENT PLAN - ARMOUR BOULEVARD AND BOMBAY AVENUE - NORTH YORK CENTRE SOUTH.**

The North York Community Council had before it the following:

- (i) report (November 17, 1998) from the Director, Transportation Services, District 3, recommending that:
  - (1) the Neighbourhood Traffic Management Plan, as described in this report and in accordance with policy, be approved for installation as a temporary six month test;
  - (2) the installation of the speed humps be deferred until the Spring of 1999, or until such time as a report, identifying the impact speed humps have on emergency response times for fire and ambulance vehicles, has been received by North York Community Council from the Ambulance and Fire Services Division of the Works and Emergency Service Department;
  - (3) the estimated cost of \$185,000.00, for improvements at the Armour Boulevard/Bombay Avenue, Armour Boulevard/Lyonsgate Drive and Armour Boulevard/York Downs Drive intersections, be included for consideration as part of the 1999 Capital Budget item for Road Alterations;
  - (4) 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 a recommendation as to whether the plan be made permanent, including costs and budgeting; and

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- (5) By-Law No. 31878, of the former City of North York, be amended to reduce the speed limit on Armour Boulevard, York Downs Drive to Bombay Avenue, and Bombay Avenue, Armour Boulevard to Bideford Avenue to 40 Km/h.

On motion by Councillor Flint, North York Centre South, the North York Community Council recommended to Council the adoption of the following resolution:

WHEREAS a proposed traffic calming pilot project for the Summit Heights neighbourhood includes speed humps, gateway features and additional stop signs on Bombay Avenue and Armour Boulevard; and

WHEREAS many residents on the streets adjoining Bombay Avenue and Armour Boulevard are concerned that traffic on their streets will increase as drivers attempt to circumvent Bombay Avenue and Armour Boulevard in order to avoid traffic calming measures; and

WHEREAS concerns are greatest on streets nearest the Avenue Road/Bombay Avenue intersection;

NOW THEREFORE BE IT RESOLVED THAT vehicle counts be taken on side streets before and within two weeks after the traffic calming project is undertaken; and

BE IT FURTHER RESOLVED THAT, if volume on the side streets increases by 7 percent or more after the installation of temporary traffic calming measures, staff, in consultation with the Councillors and community representatives, be directed to investigate and propose measures to diminish this impact; and

BE IT FURTHER RESOLVED THAT a community meeting with affected residents be called, at which time staff will present these proposed measures and seek support to instigate additional traffic calming control measures as soon as possible for the duration of the Armour Boulevard/Bombay pilot.

(Director, Transportation Services, District 3, Works and Emergency Services - December 22, 1998)

**(Clause 25, Report No. 15)**

**498. ZONING AMENDMENT APPLICATION Udz-98-21 - IDELS ARCHITECT INC. - 129 FINCH AVENUE EAST - NORTH YORK CENTRE.**

As directed by the North York Community Council at its meeting held on October 14, 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 (November 17, 1998) from the Director, Community Planning, North District, providing recommendations with respect to the subject application.

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

On motion by Councillor Chong, Don Parkway, the North York Community Council recommended to Council that the report (November 17, 1998) from the Director, Community Planning, North District, be adopted; and that application UDZ-98-21 - Idels Architect Inc., be approved as set out in the foregoing report.

(Executive Director and Chief Planner, City Planning Division, Urban Planning and Development Services - December 22, 1998)

**(Clause 21, Report No. 15)**

**499. ZONING AMENDMENT APPLICATION UDZ-98-22 - IDELS ARCHITECT INC. - 135 FINCH AVENUE EAST - NORTH YORK CENTRE.**

As directed by the North York Community Council at its meeting held on October 14, 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 (November 17, 1998) from the Director, Community Planning, North District, providing recommendations with respect to the subject application.

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

On motion by Councillor Flint, North York Centre south, the North York Community Council recommended to Council that the report (November 17, 1998) from the Director, Community Planning, North District, be adopted; and that application UDZ-98-22 - Idels Architect Inc., be approved as set out in the foregoing report.

(Executive Director and Chief Planner, City Planning Division, Urban Planning and Development Services - December 22, 1998)

**(Clause 22, Report No. 15)**

**500. SPEED HUMPS (3) - LYONSGATE DRIVE BETWEEN BATHURST STREET AND ARMOUR BOULEVARD - NORTH YORK CENTRE SOUTH.**

The North York Community Council had before it the following Resolution (December 9, 1998) from Councillor Flint, North York Centre South:

WHEREAS the residents on Lyongate Drive between Bathurst Street and Armour Boulevard have signed a petition requesting speed humps on their block; and

WHEREAS meetings between residents and the transportation staff have been held in accordance with the traffic calming policy; and

WHEREAS it has been determined that three speed humps properly distanced are required for maximum traffic speed efficiency; and

WHEREAS the design and location of these humps have met with the approval of local residents; and

WHEREAS Lyongate Drive is the next street to Raeburn, Romney, Newbury Lane, where recently installed humps have proved valuable in reduced speed of traffic; and

WHEREAS it is necessary and appropriate that the request for Lyongate Drive be considered in 1998 - the same year as other streets in the neighbourhood; and

NOW THEREFORE BE IT RESOLVED THAT three speed humps be constructed on Lyongate Drive in accordance with drawings prepared by the Transportation Department in co-operation with residents; and

BE IT FURTHER RESOLVED THAT a maximum of \$1,000.00 per hump be allocated for the traffic calming budget for this purpose.

A recorded vote on the adoption of the foregoing Resolution moved by Councillor Flint, North York Centre South, was as follows:

FOR: Mammoliti, Sgro, Li Preti, Berger, Flint, Chong

AGAINST: Feldman, Filion, Shiner

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ABSENT: Moscoe, Augimeri, Gardner, Minnan-Wong, King

Carried

(General Manager, Transportation Services, Works and Emergency Services -  
December 22, 1998)

**(Clause 27, Report No. 15)**

**501. ZONING AMENDMENT APPLICATION UDZ-98-09 - PETER ROH - 85 STEELES AVENUE EAST - NORTH YORK CENTRE.**

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 (November 18, 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 and report:

- (a) (December 5, 1998) from Ms. Mary McCoy, advising of her objection to the application;
- (b) (December 2, 1998) from Mr. Peter Roh, requesting a deferral until the next meeting of the North York Community Council;
- (c) (November 30, 1998) from Mrs. Betty Moore, advising of her opposition to the application; and
- (d) (November 18, 1998) from the Director, Community Planning, North District, forwarding recommendations with respect to the subject application to permit an accounting business as a home occupation within an existing one-family detached dwelling.

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

On motion by Councillor Gardner, the North York Community Council deferred consideration of the foregoing report to its next regular meeting scheduled for

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January 20, 1999 in order to allow for a continuation of the public meeting at 2:00 p.m. on that date and determined that no further notice be provided.

(Director, Community Planning, North District, Urban Planning and Development Services - December 17, 1998)

**(Clause 28(l), Report No. 15)**

**502. OFFICIAL PLAN AND ZONING AMENDMENT APPLICATION AND DRAFT PLAN OF SUBDIVISION UDOZ-98-14 AND UDSB-1239 - BEARPOINT GROUP INC. - 50 AND 60 OAK STREET - NORTH YORK HUMBER.**

As directed by the North York Community Council at its meeting held on September 16, 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 (November 26, 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 23, 1998) from Mr. Paul Acerbi and family advising of their concerns with the application.
- (b) (November 19, 1998) from Visoneering Corp., advising of their concerns with the application; and
- (c) (December 2, 1998) from P. Anderson, President, Pelmo Park Senior's Club, advising that at an executive meeting held on December 1, 1998, the Pelmo Park Senior's Club adopted a motion to approve in principle, the development proposed for the subject lands.

A staff presentation was made by Mr. R. Jones, Planner, Community Planning, North District.

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

- Mr. Robert Cover, who expressed concern with Pellat Avenue being extended and the existing cul-de-sac being opened to vehicular traffic. He was also concerned



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with the adequacy of the existing infrastructure in light of the redevelopment occurring in the area.

- Mr. David Zimmerman, Satin Finish Hardwood Flooring Ltd., who expressed concern with the proposed change in use from industrial to residential and potential objections by future homeowners to existing industrial uses in the area. He suggested that adequate buffering be provided between his site and the proposed development.
- Mr. Bill Wiener on behalf of Visioneering Corp., who expressed concern with the proposed changes to the Official Plan and zoning of the subject property. During his submission he indicated that their plant was located in the former City of Toronto and they were encouraged to relocate and move to their current location in North York. They were also assured at that time that the zoning in this area would remain Industrial. Given the fact that they have encountered problems in the past and have had to spend considerable money in order to alleviate the concerns of existing residents regarding noise and vibration and in order to comply with the Ministry of the Environment standards, they were concerned that the proposed residential development would restrict their ability to expand their manufacturing operation. The installation of any additional equipment would mean incurring additional prohibitive costs in obtaining and installing vibration suppression structures and equipment. In concluding he stated that unless the onus on them is removed, they would have to object to the application.
- Mr. Pat Anderson, on behalf of the Pelmo Park Senior's Club, who spoke in support of the application. During his submission he requested that a retaining wall and fence be provided next to his property by the applicant.
- Ms. Kris Menzies, on behalf of the applicant, Bearpoint Group Inc., who addressed the concerns raised. She indicated that the applicant would be willing to continue discussions with Mr. Wiener, the property owner of 35 Oak Street. She also commented on the request for a retaining wall and fencing.

On motion by Councillor Sgro, North York Humber, the North York Community Council recommended to Council that application UDOZ-98-14 and UDSB-1239 submitted by Bearpoint Group Inc., be approved subject to the conditions outlined in the foregoing report and subject to the following:

- (1) that Recommendation (4) of the report (November 26, 1998) be amended to read as follows:

“The M2(56) exception zone be amended to M1 for lands shown on Block 84 on Schedule “C”: and that the following uses, “public self-storage”, “place of worship”, “club” and “automotive repair shops” be excluded from the list of permitted uses outlined in Schedule “K”;

- (2) that Recommendation (11) of the report (November 26, 1998) be amended to read as follows:

“That the application for draft plan approval of a plan of subdivision be revised and perfected in accordance with the Principles of Development described in Appendix “A” to this report. One principle of development is that a landscape plan for the entire plan of subdivision be submitted that includes such things as fencing, sidewalks, landscaping and other buffer treatments, Also, a review of the location and design of the proposed townhouses and industrial buildings be completed through the site plan approval process.”;

- (3) that the General Conditions section of the report (November 26, 1998) be amended by adding the following recommendation:

(12) Prior to final approval of the plan of subdivision, the applicant shall be required to provide the City with the necessary monies to construct two bocce courts in Pelmo Park. The cost of the construction of the two bocce courts will be determined by the Economic Development, Culture and Tourism Department and is in addition to the statutory parkland dedication requirement; and

- (4) that a further condition be imposed requiring the applicant to commit half of the funds required for the installation of the permanent traffic calming measures on Wendell Avenue, Gary Drive and Yelland Street, approved by the North York Community Council at its meeting held on December 9, 1998.

(Executive Director and Chief Planner, City Planning Division, Urban Planning and Development Services - December 22, 1998)

**(Clause 23, Report No. 15)**

**503. PRESENTATION TO MR. ADRIAN D’ORAZIO.**

Councillor Berger welcomed Mr. Adrian D’Orazio who gave unselfishly to improve the living conditions and quality of life to a little boy named Steven Patterson and his family.

Steven suffers from Pervasive Developmental Disorder, a form of autism, and because there is no Canadian program available for children with this disorder, Steven was attending a language cognitive development centre in Boston, Massachusetts.

When Mr. D'Orazio heard that the Pattersons had to withdraw Steven from school because of the high costs involved, together with the help of many volunteers and corporate people, he set about raising awareness and funds to help the family. To date, Adrian has single-handedly raised \$5,000.00, but a lot more funding is needed to reach the goal of \$12,000.00.

Councillor Berger, on behalf of the Members of Council and the citizens of the former City of North York, presented Mr. D'Orazio with a scroll in recognition of his tremendous achievements to help Steven Patterson.

**(Clause 28(o), Report No. 15)**

**504. PARKS AND RECREATION USER FEES.**

The North York Community Council had before it a report (November 24, 1998) from the Director of Parks and Recreation, North District, providing the outline for the staff presentation on the 'User Fee Issue' which was considered by the other Community Councils on November 12, 1998.

A staff presentation was made by Jane Ellis, Economic Development, Culture and Tourism Department.

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

- Mr. Luigi Fracassi; and
- Mr. Julius Deutsch, Toronto and York Region Labour Council.

On motion by Councillor Moscoe, North York Spadina, the North York Community Council referred this matter and the following motions to the Chief Administrative Officer to establish a broad priority setting exercise including user fees and all other fees so that Council can collectively arrive at a decision on its priorities:

- A. Councillor Filion moved that Community Councils be allocated a per capita budget to set priorities on such areas as Parks and Recreation user fees, snow removal and garbage pick-up;
- B. Councillor King moved that:

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- (a) the North York Community Council supports in principle that the harmonization of user fees for Parks and Recreation programs should be revenue neutral; and
  - (b) the Commissioner of Economic Development, Culture and Tourism be requested to develop a clear policy for the subsidization of programs; and
- C. Councillor Shiner moved that the North York Community Council supports in principle the charging of user fees for Parks and Recreation programs, except for public skating and outdoor swimming pools, and that the user fee policy also facilitate the needs of those who cannot afford such programs.

A recorded vote on the motion by Councillor Moscoe, to refer this matter and motions A., B. and C., to the Chief Administrative Officer, was as follows:

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

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

ABSENT: Councillor Augimeri

Carried

(Economic Development Committee - December 10, 1998)

**(Clause 28(k), Report No. 15)**

**505. REVIEW OF WATER PRESSURE - AREA BOUNDED BY HIGHWAY 401 ON THE SOUTH, STEELES AVENUE ON THE NORTH, KEELE STREET ON THE WEST AND BATHURST STREET ON THE EAST - NORTH YORK SPADINA.**

The North York Community Council had before it the following Resolution from Councillor Moscoe, North York Spadina:

WHEREAS residents in the Wilson Heights and Dufferin Street area (north of Highway 401) have been complaining about water pressure problems in this area for many years; and

WHEREAS a recent T.T.C. report dated November 18, 1998, indicates that the T.T.C. must spend an additional \$110,299.64 due to the fact that the "low static

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pressure of the water supply to the [Wilson yard] carhouse cannot adequately supply fire protection at a level required by the Commission's Underwriters; and

WHEREAS the proposed developments on the Downsview Lands will put additional stress on the same water system;

THEREFORE BE IT RESOLVED THAT:

- (1) the City commission a review of the water pressure within the area bounded by Highway 401 on the south, Steeles Avenue on the north, Keele Street on the west, and Bathurst Street on the east, to determine the cause of low water pressure in this area and make recommendations in that regard; and
- (2) a review be undertaken to ensure that the Destination Technodome rezoning proposal is developed in a manner that does not further impact on water pressure in the area.

The North York Community Council recommended to Council the adoption of the foregoing Resolution from Councillor Moscoe, North York Spadina.

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

(Commissioner of Works and Emergency Services - December 22, 1998)

**(Clause 26, Report No. 15)**

**506. FEASIBILITY STUDY - YORKWOODS COMMUNITY CENTRE - BLACK CREEK.**

The North York Community Council recommended the adoption of the following Resolution moved by Councillor Li Preti, Black Creek:

WHEREAS based on interest from the Yorkwoods Community and its agencies there is a desire to retain the existing facility; and

WHEREAS at a public meeting there was a 26-1 vote by community members to select a consultant to retain the facility; and

WHEREAS Council was in agreement that a competition process be put in place to select a consultant to conduct this study and \$30,000.00 be assigned to this study; and

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WHEREAS there is a deficiency of open space by 12.81 acres in this residential community and that parkland is at a premium; and

WHEREAS the architectural assessment completed by J. and R. Engineering indicated that the building requires \$198,600.00 of remedial work to make it usable; and

WHEREAS \$80,000.00 has been approved in 1998 capital to demolish the existing building;

THEREFORE BE IT RESOLVED THAT:

- (a) the City retain the building and open space pending further study of community needs;
- (b) the two local Councillors, York University, North York Committee on Community Race and Ethnic Relations and other interested parties be requested to assist in the development of the terms of reference for an internal study; and
- (c) the Commissioner of Economic Development, Culture and Tourism report to North York Community Council by February 1999.

**(See Minute No. 494)**  
**(Clause 18, Report No. 15)**

**507. NEW GARBAGE RECEPTACLES - OMG ADVERTISING.**

The North York Community Council approved the re-opening of this item in order for Councillor Moscoe to make the following motion.

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

- (1) deferred consideration of the foregoing communication to its next meeting scheduled for January 20, 1999; and
- (2) requested the General Manager, Solid Management Waste Services, Works and Emergency Services Department, to provide a report to the January 20, 1999 North York Community Council meeting on this matter.

**(See Minute No. 495)**

**(Clause 28(n), Report No. 15)**

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The North York Community Council recessed at 6:12 p.m. and reconvened at 7:40 p.m. in the Council Chamber, North York Civic Centre.

Members Present:

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

Councillor Berger assumed the Chair.

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**508. OFFICIAL PLAN AND ZONING AMENDMENT APPLICATION UD0Z-97-28 - DESTINATION TECHNODOME - HEATHMOUNT A.E. CORP. - 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 November 12, 1998, appropriate notice of this continuation of this statutory public meeting was given in accordance with the Planing Act and the regulations thereunder.

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

- (i) (November 27, 1998) Supplementary Report No. 2 from the Director, Community Planning, North District;

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- (ii) (November 26, 1998) Supplementary Information Report from the Director, Transportation Services, District 3;
- (iii) (October 28, 1998) Supplementary Report No. 1 from the Director, Community Planning, North District; and
- (iv) (October 22, 1998) from the Director, Community Planning, North District.

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

- (a) (December 9, 1998) from Ms. Pamela Shapiro, North York Chamber of Commerce, advising of the Chamber of Commerce's endorsement of the application;
- (b) (December 9, 1998) from Mr. Stewart Richardson, advising of his concerns with the application;
- (c) (December 9, 1998) from Mr. Hamish Wilson, advising of his concerns with the application;
- (d) (December 8, 1998) from Mr. Robert Melanize, Deputy Chief, North West Field Command, Toronto Police Service, forwarding a preliminary report dealing with concerns and requirements requested by the North York Community Council at its meeting held on November 12, 1998;
- (e) (December 8, 1998) from Mr. Jim Purnell, advising of his concerns with the application;
- (f) (December 8, 1998) from the Chief General Manager, Toronto Transit Commission, requesting that consideration of the supplementary information report (November 26, 1998) from the Director, Transportation Services, District 3, be deferred in order to give T.T.C. staff an opportunity to review the analysis done by the City's consultant with respect to the forecast transit mode split to the Technodome, and the associated amount of parking required to accommodate expected visitor and employee traffic;
- (g) (December 8, 1998) from Ms. Helen Mills, forwarding her comments on the application;
- (h) (December 7, 1998) from Mr. Frank de Jog, Leader, Green Party of Ontario, expressing opposition to the application;
- (i) (December 7, 1998) from Mr. David Birnbaum, President, Friends of the Downsview Lands, forwarding the organization's submission on the proposal;



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- (j) (November 23, 1998) from Mr. Stewart Richards, advising of his concerns with the application;
- (k) (November 12, 1998) from Mr. Bruce H. Engell, Weir and Foulds, Barristers and Solicitors, Solicitors on behalf of 81956 Ontario Limited, area property owners, advising of their client's objection to the proposed zoning;
- (l) (November 10, 1998) from Mr. Ian James Lord, Weir and Foulds, Barristers and Solicitors, Solicitors on behalf of ARC International Corporation, owner of Chesswood Arenas, advising of their client's objection to the proposal; and
- (m) (undated) from Mr. Stewart Richards advising of his concerns with the proposed application.

Mr. Stephen Diamond, Solicitor, on behalf of the applicant, Destination: Technodome - Heathmount A.E. Corp., appeared before the North York Community Council in connection with the foregoing matter and commented on the merits of the application; the benefits to the community as well as the entire City of Toronto due to increased tax revenue and job opportunities; and the changes to the proposal as result of concerns expressed by the residents.

The following persons also appeared before the North York Community Council and spoke in support of the application because of its positive impact and benefits to the community; job creation and increased tourism:

- Mr. Don Farkas;
- Mr. Forrest Todd;
- Mr. Bill Robinson on behalf of the International Brotherhood, Local 353;
- Ms. Loriann Henderson;
- Ms. Anna D'Allessandro;
- Mr. John Cartwright;
- Ms. Karen Fallata;
- Mr. David Chusie;

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- Mr. Ron Smith, Business Manager and Financial Secretary, Brick and Allied Craft Union of Canada;
- Mr. Gary Sloane;
- Mr. Gary White on behalf of the International Association of Bridge, Structural and Ornamental Ironworkers - Toronto;
- Mr. Ucla Powell on behalf of the Central Ontario Regional Council of Carpenters, Drywall and Applied Workers;
- Mr. Victor Ferreira;
- Mr. Chaim Weinman;
- Mr. Erez Karps;
- Mr. Steve Hewitt;
- Ms. Franca Mercuric;
- Mr. Phillip Newman;
- Mr. Peter Wilson, Director on behalf of the North York Chamber of Commerce;
- Mr. Eugene Hiscock;
- Mr. Keith Cooper;
- Mr. Zvi Brown;
- Mr. Joe Fasacia on behalf of Mr. Bob Gill;
- Mr. Sid Hernick;
- Mr. Yanki Walkenstein;
- Mr. Mitch Shore; and
- Mr. Joe McPhail, Union Representative for the Sheet Metal Workers.

The following persons appeared before the North York Community Council in connection with the foregoing matter and spoke in opposition to the application. Their primary objections were with respect to the size of the proposed Technodome; traffic infiltration into the residential neighbourhood; insufficient parking in light of the number of visitors that would be visiting the Technodome; overflow parking onto the residential streets; noise pollution; the inadequacy of the existing infrastructure to accommodate a project of this magnitude; and the negative impact on the environment, the surrounding communities and the residents' quality of life:

- Mr. Alan Heisey, Solicitor on behalf of Mr. Garrit DeBoer, owner of Idomo Furniture;
- Mr. Jim Purnell;
- Ms. Rebecca Birnbaum;
- Mr. Zan Molko;
- Mrs. Ann Winter;
- Mr. David Birenbaum;
- Ms. Elaine Muskat;
- Mr. Reiter Moshe;
- Mr. Albert Krivickas; (also filed a written submission)
- Ms. Cheryl Persad;
- Ms. Gemma Connolly;
- Mr. Joel Cohen;
- Mr. Michael Tedesco, Tedesco Engineering, on behalf of Mr. Garrit DeBoer, owner of Idomo Furniture;
- Ms. Maxine Povering;
- Mr. Jeff Chelin;
- Mr. Arthur Herzig;

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- Mr. Andy Doudoumis on behalf of the Community Advisory Panel of Downsview;  
and
- Mr. Robert Shour.

The following persons appeared before the North York Community Council and expressed concern with certain aspects of the proposal; safety issues and the need to increase emergency and police services in the area; environmental issues; the political and planning process followed to date; and the conflicting information contained in the various transportation studies and reports. Some of these individuals were also of the opinion however that the notice of motion put forward by Councillor Moscoe goes a long way in alleviating some of the concerns expressed by the residents:

- Mr. Stewart Richardson, (also filed a written submission);
- Ms. Helen Mills;
- Mr. Alan Kauffman;
- Mr. Tony Varone;
- Mr. Vince Lombardi;
- Mr. Jeffrey Dorfman;

Mr. Michael Flynn, also addressed the North York Community Council on behalf of the M.T.H.L. and expressed concern with the recommendation put forward by Councillor Moscoe that the 2,500 seat arena and the two 600 seat arenas be deleted. He indicated that the M.T.H.L. has been working on this for the past 10 years. In light of this specific recommendation, he requested that consideration of this application be deferred in order to allow the M.T.H.L. to study this issue further.

- A. Councillor Moscoe., North York Spadina, moved that application UDOZ-97-28 submitted by Heathmount A.E. Corp., be approved subject to the recommendations contained in the foregoing Supplementary Reports Nos. 1 and 2 (November 27, 1998 and October 28, 1998) from the Director, Community Planning, North District, and Supplementary Information Report (November 26, 1998) from the the Director, Transportation Services, District 3, and subject to the following amendments and additional conditions:

- (1) that the 2,500 seat arena, and the two 600 seat arenas be deleted;

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- (2) that there be a 10 percent reduction in the Gross Floor Area;
- (3) that the applicant provide 7000 visitor parking spaces on-site, subject to the adjustments outlined in (5) to (11) below;
- (4) that the Applicant construct, at its expense, to T.T.C. standards, a 500 space commuter parking lot on T.T.C. lands adjacent to the Downsview Subway Station on property to be identified by the T.T.C. In exchange, Destination: Technodome patrons will be given available use of the lot during T.T.C. off-peak hours, and the 500 spaces shall be applied towards meeting the on-site parking requirements of the zoning by-law and as set out in (3) above;
- (5) that the Applicant's employees be granted access to available T.T.C. parking spaces at the Wilson commuter parking lots during T.T.C. off-peak hours. For each space, the applicant will purchase an annual T.T.C. Metropass, to be utilized by employees to access the transit system and convey employees to Destination: Technodome. Each space purchased will be applied towards fulfilling the requirements of the zoning by-law as it pertains to employee parking, but in no case shall fewer than 830 passes be purchased annually;
- (6) additional T.T.C. off-peak parking spaces at the Wilson commuter lots for Destination: Technodome patrons may be obtained annually from the T.T.C. by the applicant at a cost equivalent to the cost of a T.T.C. annual Metropass per space to a maximum of 934 spaces and each space shall be counted towards meeting the requirements of three-quarters of an on-site space, to a maximum of 700 on-site spaces;
- (7) that the Applicant pay to the T.T.C. the transit fares for each Destination: Technodome or multi-functional arena attendee travelling by transit "To The Dome And Home";
- (8) that the T.T.C. and the applicant work together to develop a co-operative advertising program to promote the use of transit for Destination: Technodome patrons;
- (9) that for each one percent increase in the transit portion of the modal split over and above 12 percent, the Applicant be permitted to reduce the number of on-site parking spaces by 50, to a maximum reduction of 500 spaces. Such adjustment will be determined by an assessment of the modal split conducted by the City, at the Applicant's expense, during the last month of the deferral of the opening of the multi-functional arena, in accordance with and in conjunction with section 5.1.4 of the Supplementary staff Report of

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November 26, 1998 from the Director of Transportation Services, and subject to the provisions of 5.1.3 of the same report as it applies to weekend use only so that the multi-functional arena shall remain closed for every weekend for a period of four months;

- (10) that a parking analysis be developed by the City, at the Applicant's expense, with respect to section 5.1.4 of the Supplementary staff Report of November 26, 1998 and the parking requirement shall be adjusted in accordance with such analysis based on actual and projected use;
- (11) Supplementary Report No. 2, Appendix A, Section 2.1 shall be amended by the deletion of everything following "public highways" in line 4, and replaced with:  
  
"but the Applicant will not be penalized in the way of density loss for such conveyance";
- (12) that the 2 percent cash in lieu payment required under the agreement shall not be modified except to accept a parkland dedication if the Applicant so chooses;
- (13) there shall be no pedestrian access to Destination: Technodome from the North and East faces, save and except access through the Downsview Subway station, subject to possible revision through the site plan process;
- (14) the hours of operation of Destination: Technodome shall not extend beyond the hours of 10:00 a.m. to 1:00 a.m.;
- (15) the developer shall agree to fund intersection improvements that may be required at Dufferin Street and Finch Avenue;
- (16) the widening of Chesswood Avenue be completed no later than the year 2004;
- (17) pursuant to section 5.7.2 of the Supplementary Report dated November 26, 1998 from the Director of Transportation Services, the developer provide the necessary transportation improvements as may be required by the Commissioner of Works and Emergency Services, including signalization;
- (18) the Applicant shall agree to advertise all employment opportunities within Destination: Technodome by door-to-door distribution within Toronto and

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a five kilometer radius of Destination: Technodome, at least three full months in advance of advertising such positions in any other media;

- (19) the setback requirement be reviewed for possible increase at the site plan stage, in consultation with the local councillors; and
- (20) the City establish neighbourhood advisory committees to review traffic and parking impacts that may result from Destination: Technodome and such committees work with the local councillor(s) to recommend such traffic and parking attenuation measures which may be required.

B. Councillor King, Seneca Heights, moved that Recommendation (1) relating to the deletion of the three ice rinks be referred back to staff for further consideration.

A recorded vote on motion B. by Councillor King, Seneca Heights, was as follows:

FOR: Councillors Flint, Filion, Shiner, King

AGAINST: Councillors Mammoliti, Sgro, Li Preti, Moscoe, Augimeri, Feldman, Berger, Gardner, Minnan-Wong.

ABSENT: Councillor Chong

The motion moved by Councillor King, was declared by the Chair to be lost.

A recorded vote on the adoption of Recommendation (1), was as follows:

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

AGAINST: Councillors Flint, Shiner, King

ABSENT: Councillor Chong

Carried

A recorded vote on the adoption of Recommendations (2) to (20), was as follows:

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

AGAINST: Councillor Flint

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ABSENT: Councillor Chong

Carried

(Executive Director and Chief Planner, City Planning Division, Urban Planning and  
Development Services - December 23, 1998)

**(Clause 24, Report No. 15)**

The North York Community Council adjourned its meeting at 1:20 a.m., Thursday,  
December 10, 1998.

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Chair.