

**Supplementary Report - Zoning Amendment Application
UDZ-97-40 and Site Plan Application UDSP-97-222 -
Premium Properties - c/o Bruce Engell, Weir and Foulds -
Yonge Street, Poyntz Avenue, Frizzell Road and Bogert Avenue -
North York Centre**

(City Council on December 14, 15 and 16, 1999, adopted this Clause, without amendment.)

The North York Community Council recommends the adoption of the following report (November 15, 1999) from the Director, Community Planning, North District:

Purpose:

This report is supplementary to the Status Report, dated May 12, 1999, as amended and adopted by Council. Given the detail provided on this application in the Status Report, this Supplementary Report briefly reiterates the background, the specifics of the proposal and the applicable planning controls.

This Supplementary Report provides recommendations on Application UDZ-97-40 to amend Zoning By-law 7625 of the former City of North York to permit two 29-storey residential buildings, containing a total of 416 dwelling units, on the block bounded by Yonge Street, Poyntz Avenue, Beecroft Road and Bogert Avenue. This report provides general commentary on the related Site Plan Approval application.

In particular, this report discusses and provides recommendations respecting proposed municipal density transfers and the application of density incentives. In the end, it does not recommend that municipal densities be sold and transferred as proposed by the Zoning By-law amendment application.

Also, the Ontario Municipal Board has scheduled a ten-week Hearing, to commence February 7, 2000, on all outstanding appeals to OPA 447 (the North York Centre Secondary Plan). Premium Properties Limited is one of several landowners who have appealed parts of OPA 447. I am concerned that, as the OMB Hearing date approaches, the time-frame to complete preparations for this Hearing is becoming short. In light of this Department's recommendation to not support the proposed municipal density transfers, and because of the up-coming OMB Hearing, I am submitting this report at this time.

Finally, this report recommends that the City Solicitor be authorized to attend the OMB Hearing to defend the recommendations of this report and oppose the appeal of OPA 447 made by Premium Properties Limited, if necessary.

Financial Implications and Impact Statement:

Council is advised that an implication of the recommendations of this report is that the City will not achieve monies for the sale and transfer of its unused density to this proposed development.

Recommendations:

It is recommended that:

- (1) Zoning By-law Amendment application UDZ-97-40 and Site Plan Approval application UDSP-97-222 be revised in accordance with the recommendations and comments made in this report;
- (2) the applicant include, with a submission of revised plans pursuant to Recommendation (1) above, a use or development proposal and/or clarification on their intentions for their lands on the west side of Beecroft Road;
- (3) the applicant's request to rezone their lands on the west side of Beecroft Road, including the Lansing United Church site, to implement the applicable policies of the Part D.2, Downtown Plan, as amended by OPA 393, which would permit densities to be transferred and used for residential purposes, is in principle supportable;

- (4) if 31 Bogert Avenue and City-owned lands, described as a 186 m² strip of land adjacent to the east side of Beecroft Road and a 72 m² portion of the north-south public lane located west of Yonge Street, are acquired by Premium Properties Limited, while the current application remains active, that such lands be subject to the policies of the Part D.2, Downtown Plan, as amended by OPA 393;
- (5) the applicant be advised that an application to amend the Part D.2, Downtown Plan, as amended by OPA 393, would be required:
 - (a) for indoor recreational amenity space to be considered for exemption from the calculation of density; and
 - (b) for the building heights proposed to be considered;
- (6) the applicant be advised that a 1.5 metre wide conveyance is required across the Bogert Avenue frontage of the site to attain a 23-metre wide right-of-way, as discussed in the Status Report, dated May 12, 1999;
- (7) the applicant be advised that the City will not sell and transfer densities from the Beecroft Road extension and the closed portion of Bogert Avenue to the development block as proposed by the Zoning By-law amendment application;
- (8) should Council determine that densities should be sold and transferred from the Beecroft Road extension and the closed portion of Bogert Avenue to the applicant, that such densities be used for non-residential or commercial-only purposes;
- (9) the applicant be requested to withdraw their appeal of OPA 447; and
- (10) the City Solicitor and City staff be requested to attend the Ontario Municipal Board, scheduled to commence February 7, 2000, to defend the recommendations of this report and oppose the applicant's appeal of OPA 447, if necessary.

Background:

Origin:

At its meeting held June 9, 10 and 11, 1999, City Council adopted North York Community Council Report 5, Clause 24, containing this Department's Status Report (May 12, 1999) on the proposal.

The May 12th Status Report reviewed in detail:

- the applicant's proposal;
- site context;
- applicable planning controls;
- the transfers of density and incentives being considered;

- land ownership status; and
- other planning issues.

When it considered the Status Report, North York Community Council recommended that:

- the Status Report be received;
- a further community consultation meeting be scheduled prior to Council's consideration of all municipal density transfers;

and prior to the Administration Committee's review of the real estate matters regarding the sale of lands and the associated densities, a Final Report be prepared evaluating the proposal and provide notice of the statutory public meeting at the appropriate time.

A second community consultation meeting has been scheduled for November 24, 1999, which is prior to North York Community Council consideration of this report at its meeting scheduled for December 2, 1999.

Proposal:

The applicant seeks permission to build two 29-storey buildings containing 1,140 m² of retail gross floor area (GFA) and 416 residential dwelling units, with 540 parking spaces in an underground garage. (See Schedules "G" to "K".)

Premium Properties Limited owns three parcels of land. (See Schedule "D".) The Lansing United Church property, at 49 Bogert Avenue, also forms part of the application site. Including the Lansing United Church, the four parcels of land that comprise the affected lands have a combined area of 8,793 m². Also, the applicant proposes to acquire 186 m² of City-owned lands on the east side of Beecroft Road and 72 m² of a public lane which runs north-south off Poyntz Avenue, which would increase the site area to 9,051 m². However, the site area of lands to be developed is a smaller 4,962 m², all on the east side of Beecroft Road.

The total GFA of the application is 42,179 m², including proposed density transfers and incentives, which is equivalent to approximately 8.5 FSI on the development site on the east side of Beecroft Road. Of this total GFA, 19,850 m² (or 4.0 FSI) is proposed to be achieved by way of density transfers and incentives. The applicant proposes to amend the zoning applicable to lands in their ownership on the west side of Beecroft Road and the Lansing United Church site in order to transfer unused density from these properties to the development site. In addition, the applicant proposes to acquire the density of adjacent City-owned lands.

Premium Properties Limited has not indicated, as part of this application, a use or development proposal and/or their intentions for their lands on the west side of Beecroft Road. I am recommending that the applicant provide clarification on this matter.

Applicable Official Plan policies:

North York Centre is governed by the policies of OPA 447, save and except for certain sections and polices which are subject to appeals before the OMB. (See Schedule "A-2", for OPA 447 designations.)

However, the City Solicitor has advised that this application is subject to the policies of the Part D.2, Downtown Plan, as amended by OPA 393, as these policies were still in effect at the time of receipt of the application. In addition, the lands are subject to Specific Policies, Part D.2, Downtown Plan, 3.14.7, 3.14.8 and 3.14.22 (OPA 393, Item 2, Clause 10). (See Appendices.)

Therefore, pursuant to the applicable policies, the applicant's lands east of Beecroft Road are designated "Mixed Use", which permits a mix of land uses up to a maximum 4.5 FSI. (See Schedule "A".) The lands west of Beecroft Road are designated "Minor Institutional". The Specific Policies set out principles to be used for finalizing zoning and provide policies respecting the transfer of densities. Specifically, unused density on the lands on the west side of Beecroft Road, to a maximum 3.0 FSI, can be transferred to the development block on the east side of Beecroft Road. The 4.5 FSI density assigned to the Beecroft Road extension, between Poyntz Avenue and Bogert Avenue, may also be transferred to the development block on the east side of Beecroft Road.

Notwithstanding that the applicant's lands are governed by the Part D.2, Downtown Plan, as amended by OPA 393, the applicant maintains an appeal to the OMB of certain sections and schedules of OPA 447. The Board has scheduled a 3rd Prehearing Conference on the outstanding appeals to OPA 447 for December 16, 1999, with the full Hearing to commence February 7, 2000. Given that the policies applicable to the applicant's lands originate from the Part D.2, Downtown Plan, as amended by OPA 393, I am recommending Premium Properties Limited withdraw their appeal of OPA 447.

Applicable Zoning:

The land parcel which fronts on Yonge Street is zoned General Commercial (C1). All remaining parcels, including the City-owned lands, are zoned One-Family Detached Dwelling Fourth Density (R4). (See Schedule "B".)

The applicant proposes to rezone their lands west of Beecroft Road, including the Lansing United Church site, to increase the base density limits and transfer unused density to the development block on the east side of Beecroft Road.

Comments:

Land ownership:

Premium Properties Limited proposes to acquire portions of two City-owned properties: namely, a 186 m² strip of land adjacent to the east side of Beecroft Road and a 72 m² portion of the north/south public lane located west of Yonge Street.

Provided that these lands are successfully closed and conveyed, it would be reasonable, once these lands (and 31 Bogert Avenue) are in the ownership of the applicant, that they be governed by the still in-effect policies of the Part D.2, Downtown Plan, as amended by OPA 393. In this scenario, all lands on the development block in the ownership or control of the applicant would be subject to the same planning controls.

Density transfers:

As discussed above, Specific Policies 3.14.7 and 3.14.8 of the Part D.2, Downtown Plan, permit the following density transfers to be considered:

- unused density on the lands bounded by Frizzell Road, Poyntz Avenue, Bogert Avenue and Beecroft Road, which are designated Minor Institutional, may be transferred to the development block on the east side of Beecroft Road; and
- the 4.5 FSI density assigned to Beecroft Road, between Poyntz Avenue and Bogert Avenue, may be transferred to the development block and the Colonia Life lands on the east side of Beecroft Road.

Density transfers from the applicant's lands, including Lansing United Church:

Unused density on the west side of Beecroft Road belonging to the applicant is ultimately transferable to the development block on the east side of Beecroft Road, for residential GFA purposes, pursuant to the applicable policies of the Part D.2, Downtown Plan. These same policy provisions apply to the Lansing United Church site.

In North York Centre, it is accepted practice that when, as part of a redevelopment application, a developer is required to convey a portion of the application site for Service Road purposes, the density attributed to the lands to be conveyed are retained by the developer for use on the remaining development parcel. In a case such as the Premium Properties site, where the City has acquired lands for Service Road purposes, thereby bisecting the subject lands, it would not be unreasonable to allow the transfer of allocated densities from the west side of Beecroft Road to the development site as part of a comprehensive development scheme.

In principle, therefore, I do not object to the applicant's request to rezone their lands on the west side of Beecroft Road, including the Lansing United Church lands, to implement the applicable Official Plan policies, which would permit density to be transferred. However, as stated previously, it is important to determine what is proposed for the lands on the west side of

Beecroft Road, to ensure that, among other matters, the capacity of the public infrastructure is not exceeded.

Density transfers from City-owned lands:

As stated, Specific Policies 3.14.7 and 3.14.8 also permit the City to sell and transfer its unused density. The City may sell and transfer densities, up to certain maximums, from the Beecroft Road extension and a now-closed portion of Bogert Avenue north of the Lansing United Church site, to the block on the east side of Beecroft Road, including the Colonia Life lands at 4750 Yonge Street and 1, 3 and 9 Bogert Avenue. This was established in the policy, in part, to allow the City to recoup, if possible, some of the costs that accrued from acquisition and construction of the Beecroft Road extension.

Most importantly, however, OPA 447 outlines the City's current planning and urban design objectives for North York Centre. OPA 447 policies, if compared for the type and the form of development envisioned on the application lands, would restrict development of the Premium Properties site to non-residential-only uses and limit the amount of density transfers and incentives to one-third of the permissible GFA. In other words, OPA 447, if applicable, would only permit non-residential uses up to a maximum 6.0 FSI.

Pursuant to the Part D.2, Downtown Plan, the applicant is allowed 4.5 FSI, which can be used for residential purposes. Should the applicant acquire the City-owned strip of land adjacent to the east side of Beecroft Road and a portion of the north-south public lane located west of Yonge Street, the applicant's developable GFA would increase by 1,161 m². The 4.5 FSI limit would remain unchanged because the site area also increases with the acquisition of these City-owned properties. However, the transfer of an allocated portion of densities, from the applicant's lands on the west side of Beecroft to the development block on the east side of Beecroft Road, would increase the density available on the development block to approximately 6.7 FSI.

The 6.7 FSI, proposed primarily for residential uses, does not include the sale and transfer of a portion of the unused densities from the City-owned Beecroft Road extension and the now-closed portion of Bogert Avenue.

I have consulted with Corporate Services, Real Estate Division, on this matter. I am advised that no agreements exist between the City and Premium Properties Limited to sell densities from lands which will remain in the ownership of the City.

To maintain the integrity of the planning objectives for this area, as described in the new North York Centre Secondary Plan, I recommend that the City not sell and transfer its densities from the Beecroft Road extension and the closed portion of Bogert Avenue.

Council must be made fully aware that, if Council supports this recommendation, the City will not achieve potentially significant monies for the sale and transfer of its unused density. However, should Council determine that it wishes to sell its densities from the lands that will remain in its ownership, it should do so with a condition that the GFA be restricted to commercial-only uses, in keeping with the City's land use vision for the area.

Density Incentives:

The proposed development contains 1,140 m² of at-grade retail uses. The applicant proposes that this GFA be exempted from the calculation of density. Section 3.3.0 (d) of the Part D.2, Downtown Plan, states that the floor area of grade level shopping facilities fronting on a public sidewalk or pedestrian concourse may be exempted in whole or in part from the calculation of GFA to enhance the continuity of retail and service commercial uses at appropriate locations and to encourage interesting and active streetscapes. However, the exemption cannot exceed 0.5 FSI. The proposed retail GFA represents 0.2 FSI. In principle, and as part of a supportable application package, I would have no objection recommending that the 1,140 m² of retail GFA be exempted.

The applicant also proposes that 624 m² of indoor recreational amenity space be exempted from the calculation of density. While Section 3.3 of OPA 447 does allow GFA used for private recreational purposes to be exempted, up to a maximum of 1.5 m² per dwelling unit, the applicable Part D.2, Downtown Plan, did not provide for a similar exemption. An amendment to the Part D.2, Downtown Plan, as amended by OPA 393, would be required to achieve an exemption for indoor recreational amenity space. The applicant has not applied for an Official Plan Amendment. Therefore, for this technical reason, this exemption request cannot be supported.

Recommended Density Transfers and Incentives - Summary Table:

Base Density (GFA / 4,962 m ² site area), plus:	4.3 FSI (21,168 m ²)
1. City-owned strip of Beecroft Road and Public Lane:	0.2 FSI (1,161 m ²)
2. Density transfer from Premium Properties' land on the west side of Beecroft Road to the development site:	0.6 FSI (3,067 m ²)
3. At-Grade Retail Incentive (which is exempted GFA):	0.2 FSI (1,140 m ²)
4. Density transfer from Lansing United Church land:	1.6 FSI (7,720 m ²)
Total Density on the development site:	6.7 FSI (33,116 m ²)
Notes:	
1. Density owned by the City (from the Beecroft Road extension and closed portion of Bogert Avenue), i.e., the proposed sale of City-owned density which is not being recommended:	1.4 FSI (7,135 m ²)
2. Indoor Recreational Amenity Space Incentive not being recommended (which would not be countable GFA):	0.1 FSI (624 m ²)

Long Range Development Levels:

Long Range Development Levels are the total GFA limits within North York Centre that can be accommodated by the capacity of the existing and planned transportation system. The long range development levels represent the anticipated level of development associated with the land use and density designation.

Should the residential proposal be approved, the Downtown long range development levels should be adjusted to increase the residential development levels and decrease the non-residential development levels, which will require an amendment to the Official Plan. If the long range development levels are not adjusted, the application would consume some of the residential long range development level allocated to other sites in the Downtown.

Height:

As explained in some detail in the Status Report, the Part D.2, Downtown Plan, regulates height on the lands which are subject to this application. (See Schedule “F”.) The heights of the two proposed 29-storey (approximately 85 metre) buildings contravene the applicable limits.

The applicant believes that Specific Policy 3.14.22, approved by the OMB as part of OPA 393, enables Council in its discretion to exempt the site from the height limits of the Part D.2, Downtown Plan. I disagree. This policy indicates that any exemption to urban design and street-related policies are to be based on road impacts related to the site. While urban design policies have a relationship with building heights, building height limits are not specifically included within the wording of this policy.

Even though OPA 447 would permit a maximum height of 100 metres on this site, an OPA application to exceed the height limits of the Part D.2, Downtown Plan would be required to permit the applicant’s current proposal. Therefore, for this reason, the height proposed for the applicant’s two buildings cannot be supported. The proposal should be revised to comply with the height limits of the Part D.2, Downtown Plan.

Conclusions:

I am recommending that the proposal to construct two 29-storey residential buildings, pursuant to Applications UDZ-97-40 and UDSP-97-222, not be supported in its current form.

Further, and importantly, I am not recommending that municipal densities be sold and transferred, as proposed in the Zoning By-law amendment application, in order to support the City’s planning goals and long range vision for the Yonge and Shepherd area.

Contact:

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Appendix 1

Part D.2, Downtown Plan, Specific Policy 3.14.7:

“Lands bounded by Sheppard Avenue, the east side of the Proposed Beecroft Road Extension, Bogert Avenue and Frizzell Road

The above lands are designated Local Open Space in this Official Plan. Notwithstanding this designation, these lands may be used as a site for a heritage building, and minor additions thereto. The uses to which the heritage building may be put are not limited in this Official Plan but will be regulated in the Zoning By-law.

The maximum density previously permitted on these lands was a Floor Space Index of 4.5. An unused Gross Floor Area equivalent to a maximum of 4.5 times the area of the lands designated Local Open Space may be transferred to a site or sites in the block on the opposite side of the Beecroft Road extension.

A Gross Floor Area equivalent to 4.5 times the area of the Beecroft Road extension road allowance may be transferred from the road allowance to a site or sites in the block on the east side of the Beecroft Road extension.

In the disposal of abutting road allowances, Council will seek to maximize the land area used for parks purposes. Those portions of the road allowances that are closed and used for parks purposes shall be deemed to be designated Local Open Space without amendment to this Official Plan.”

Appendix 2

Part D.2, Downtown Plan, Specific Policy 3.14.8:

“Lands bounded by Frizzell Road, Poyntz Avenue, Bogert Avenue and the east side of the Proposed Beecroft Road Extension

The lands occupied by the Lansing United Church and the existing dwellings at 36 and 40 Poyntz Avenue are designated Minor Institutional in this Official Plan. Notwithstanding this designation, these lands may be used only for the following:

- (a) the existing detached dwellings;
- (b) a place of worship and ancillary uses;
- (c) city parkland.

In addition, if the existing building at 40 Poyntz Avenue is identified as a heritage building by the North York Historical Board, the use of the building, with minor additions thereto, will not be regulated by this Official Plan, but will be regulated in the Zoning By-law.

Any unused density up to three times the area of a parcel designated Minor Institutional in this area may be transferred to a site or sites in the block on the opposite side of the Beecroft Road extension.

A Gross Floor Area equivalent to 4.5 times the area of the Beecroft Road extension road allowance may be transferred from the road allowance to a site or sites in the block on the east side of the Beecroft Road extension.”

Appendix 3

Part D.2, Downtown Plan, as amended by OPA 393, Specific Policy 3.14.22:

“Lands Bounded by Yonge Street, Poyntz Avenue, Frizzell Road and Bogert Avenue.

The above lands are designated Mixed Use as described in Section 2.7.0 of Part C.1 of the Official Plan, and are assigned a maximum density of 4.5 FSI on Map D.2.1 plus available transfers and special density incentives. Road requirements associated with the development of this site in order to achieve its planned density and use will be prescribed by the traffic certification described in (iii) of this specific policy statement.

In the event that a zoning amendment application intended to implement the current provisions of the Plan on these lands should precede the completion of the Downtown Service Road in this location, despite any other policies to the contrary, the following principles will be applied in finalizing the zoning:

- (i) any conveyance for road purposes in respect of these lands should reflect the general configuration of the road alignment identified in the Downtown Service Road Environmental Study (1991). The density transfer policies of the Plan, namely, Section 3.3.0 (a) of Part D.2 shall apply to the conveyance for road purposes;
- (ii) in considering any road impacts related to the subject site, Council may in its discretion, exempt portions of the site from the various urban design and street related policies to achieve appropriate development;
- (iii) until such time as a Service Road is constructed, traffic certification under the Community Impact Criteria, pursuant to Section 3.2.0 of Part D.2 of this Plan, may reflect traffic assignments that continue to recognize capacity constraints and diversion opportunities within the context of sound traffic engineering principles;

- (iv) notwithstanding the last two paragraphs of Part D.2, Section 3.2.0, providing that subsections 3.2.0 (i) and (ii) of the Community Impact Criteria have been satisfied, the zoning of these lands may be increased from the base density limits as set out in Part D.2, Section 3.1.0 to the maximum density shown on Map D.2.1, subject to the approval of a master site plan by the City, requiring all other Community Impact Criteria to be met during detailed site plan review; and
- (v) all other provisions of this Plan shall apply.”

(A copy of Schedules A to K referred to the foregoing report is on file in the office of the City Clerk, North York Civic Centre.)

The North York Community Council also reports having had before it a communication (December 1, 1999) from Mr. Bruce H. Engell, Solicitor, Weir and Foulds, Barristers and Solicitors, on behalf of the applicant.

A staff presentation was made by Mr. Michael Mizzi, Senior Planner, Community Planning, North District.

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

- Mr. Bruce H. Engall, Solicitor, Weir and Foulds, on behalf of the applicant, who highlighted the applicant’s concerns regarding some of the staff recommendations. During his submission, he requested that the recommendations embodied in the staff report dated November 15, 1999, not be adopted by the North York Community Council, but rather that the North York Community Council approve-in-principle the Zoning Amendment Application and the Site Plan Application. He further requested that the North York Community Council direct staff to finalize appropriate density sale and transfer arrangements for review and report by the Administration Committee to the Council meeting of February 1, 2000, and prepare a final report including appropriate implementing By-laws and Site Plan conditions for review and report by the North York Community Council to the City Council meeting of February 1, 2000.

He objected to the staff recommendation that the City not sell and transfer density rights from the Beecroft Road extension and the closed portion of Bogert Avenue. He further objected to the staff position that the City not sell approximately 7,135 square metres of density rights for residential purposes. He stated that no Official Plan amendments are required with respect to “recreational space” and “height”.

He also objected to the request for a 1.5 metre wide conveyance across the Bogert Avenue frontage in view of the fact that, in his opinion, no road widening is contemplated or provided for by the Official Plan, nor by the City’s “Downtown Service Road and Associated Road Network Study Report”.

In concluding he advised that the applicant, at present, has no specific development proposal for the lands west of Beecroft Avenue. He stated that such future development may be independent of, or in combination with the Lansing United Church property. (A copy of his written submission is on file with the City Clerk, North York Civic Centre).

- Dr. Brian Brown, Minister of behalf of the Lansing United Church, who spoke in support of the development. He advised that discussions are ongoing with regard to the development of the applicant's property on the west side of Beecroft Avenue and the Lansing United Church property. He also stated that the Yonge/Sheppard area is the centre of the uptown Toronto area.
- Mr. Robert Sutherland, Solicitor, on behalf of Lansing United Church, who indicated that he concurred with the comments made by Dr. Brian Brown.

Recorded Votes:

A recorded vote on Part 2 of the motion moved by Councillor Berger, North York Centre South, that the Director, Community Planning, North District, be requested to prepare a Final Report on the implementation by-laws and Site Plan Approval application for consideration at North York Community Council's meeting scheduled for February 15, 2000, was as follows:

FOR: Councillor Berger

AGAINST: Councillors Mammoliti, Li Preti, Feldman, Flint, Gardner, Chong, Filion, King

ABSENT: Councillors Sgro, Moscoe, Augimeri, Minnan-Wong, and Shiner.

Lost

A recorded vote on Part 1 of the motion moved by Councillor Berger, North York Centre South, that the applicant not be required to convey the 1.5 metres across the Bogert Avenue frontage of the site, was as follows:

FOR: Councillors Mammoliti, Berger, and Feldman

AGAINST: Councillors Li Preti, Flint, Gardner, Chong, Filion, and King

ABSENT: Councillor Sgro, Moscoe, Augimeri, Minnan-Wong, and Shiner

Lost

A recorded vote on a motion moved by Councillor Filion, North York Centre, that the Supplementary Report (November 15, 1999) from the Director, Community Planning, North District, be adopted, subject to the deletion of the 0.6 FSI (3,067 m²) density transfer from Premium Properties' land on the west side of Beecroft Avenue to the development site, was as follows:

FOR: Councillors Mammoliti, Li Preti, Berger, Filion

AGAINST: Councillors Feldman, Flint, Gardner, Chong, and King

ABSENT: Councillors Sgro, Moscoe, Augimeri, Minnan-Wong, and Shiner.

Lost

A recorded vote on a motion by Councillor Gardner, North York Centre, that the recommendations contained in the Supplementary Report (November 15, 1999) from the Director, Community Planning, North District, be adopted, was as follows:

FOR: Councillors Mammoliti, Li Preti, Berger, Feldman, Flint, Gardner, Chong and King

AGAINST: Councillor Filion

ABSENT: Councillors Sgro, Moscoe, Augimeri, Minnan-Wong, and Shiner.

Carried

