

THE CITY OF TORONTO

Clerk's Department

Minutes of the Meeting of the North York Community Council

Tuesday, September 14, 1999.

The North York Community Council met on Tuesday, September 14, 1999, in the Council Chamber, North York Civic Centre, commencing at 10:00 a.m.

Attendance

Members were present for some or all of the time periods indicated.

	10:00 a.m. to 12:30 p.m.	2:10 p.m. to 7:40 p.m.
Councillor Feldman, Chair		
Councillor Augimeri	x	x
Councillor Berger	x	x
Councillor Chong	x	x
Councillor Filion	x	x
Councillor Flint, Vice-Chair	x	x
Councillor Gardner	x	x
Councillor King	x	x
Councillor Li Preti	x	x
Councillor Mammoliti	x	x
Councillor Minnan-Wong	x	x
Councillor Moscoe	x	x
Councillor Sgro		
Councillor Shiner	x	x

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On motion by Councillor Shiner, Seneca Heights, the North York Community Council, in accordance with subsection 11(8) of the Council Procedural By-law, waived the requirement of the 6:00 p.m. recess, in order to complete consideration of the remaining items on the agenda, which carried, more than two-thirds of members having voted in the affirmative.

Declarations of Interest

Councillor	Minute #	Reason for Declaration
Councillor Li Preti	8.10	Insofar as it pertains to the City-owned lands at the northeast corner of Wilson Heights Boulevard and Reiner Road, in that he owns property in the vicinity of such lands.
Councillor Shiner	8.26 8.39	An associated Solicitor in the firm representing the applicant is representing him in another matter.

Confirmation of Minutes

On motion by Councillor Moscoe, North York Spadina, the minutes of the meeting of the North York Community Council held on July 15, 1999, were confirmed.

8.1 SIGN BY-LAW VARIANCE REQUEST - URBAN OUTDOOR TRANS AD - HYDRO CORRIDOR - NORTH-WEST CORNER OF KEELE STREET AND FOURWINDS DRIVE - BLACK CREEK.

The North York Community Council had before it a report (August 23, 1999) from the Director and Deputy Chief Building Official, reporting on a request by Mr. Roy Dzeko, Urban Outdoor Trans Ad, for a variance from the Sign By-law to permit the erection of a single sided third party ground sign at the north-west corner of Keele Street and Fourwinds Drive, and recommending that the variance be refused.

The North York Community Council also had before it a memorandum (September 13, 1999) from Ms. Marg Bukta, on behalf of York Condominium Corporation No. 128, requesting that this matter be deferred for a period of one month.

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

- Ms. Shelley Muzylo and Mr. Ross Muzylo, Outdoor Opportunities Inc., on behalf of Ontario Hydro; and
- Mr. Roy Dzeko, Urban Outdoor Trans Ad.

On motion by Councillor Augimeri, Black Creek, the North York Community Council recommended to Council that the foregoing report be adopted and that the request for a variance from the Sign By-law, be refused.

(Clause 1, Report No. 8)

8.2 SIGN BY-LAW VARIANCE REQUEST - URBAN OUTDOOR TRANS AD - ONTARIO HYDRO CORRIDOR - EAST AND WEST SIDE OF BAYVIEW AVENUE AND NORTH OF RUDDINGTON DRIVE - SENECA HEIGHTS.

The North York Community Council had before it a report (August 31, 1999) from the Director and Deputy Chief Building Official, reporting on a request by Mr. Roy Dzeko, Urban Outdoor Trans Ad, for a variance from the Sign By-law to permit the erection of two off-premise, double-sided, illuminated, billboard ground signs in the Ontario Hydro Corridor, and recommending that the variance be refused.

The North York Community Council also had before it a communication (September 13, 1999) from Mr. Roy Dzeko, Urban Outdoor Trans Ad, requesting a deferral of this matter.

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

- Ms. Shelley Muzylo and Mr. Ross Muzylo, Outdoor Opportunities Inc., on behalf of Ontario Hydro; and
- Mr. Roy Dzeko, Urban Outdoor Trans Ad

On motion by Councillor King, Seneca Heights, the North York Community Council recommended to Council that the foregoing report be adopted and that the request for a variance from the Sign By-law, be refused.

(Clause 2, Report No. 8)

8.3 AMENDMENTS TO NORTH YORK SIGN BY-LAW NO. 30788 RESPECTING SIGNS ON LAND DEVELOPMENT SITES.

The North York Community Council had before it a report (August 20, 1999) from the City Solicitor, forwarding a draft by-law for the required public meeting on the proposed by-law amending the former City of North York Sign By-law No. 30788 respecting signs on land development sites and recommending that:

- (1) the North York Community Council hold a public meeting in respect of the Draft By-law in accordance with the provisions of the Municipal Act; and

following the public meeting and in the event the North York Community Council wishes to approve the Draft By-law, it could recommend that:

- (2) the Draft By-law attached to the report (August 20, 1999) of the City Solicitor be approved and that authority be granted to introduce the necessary bill in Council to give effect to it.

Notice with respect to the proposed enactment of the draft by-law was advertised in The Toronto Sun on August 30, 1999.

No one addressed the North York Community Council in connection with the foregoing matter.

On motion by Councillor Moscoe, North York Spadina, the North York Community Council recommended to Council that the foregoing report be adopted; and that, as the requirements of the Municipal Act have been fulfilled and no evidence has been presented to the North York Community Council that the proposed by-law should not be enacted, that the by-law to amend the former City of North York Sign By-law No. 30788, be enacted by Council.

(Clause 3, Report No. 8)

Councillor Berger assumed the Chair.

8.4 TREE REMOVAL REQUEST - 47 FAIRMEADOW AVENUE - NORTH YORK CENTRE SOUTH.

The North York Community Council had before it a report (September 3, 1999) from the Commissioner of Economic Development, Culture and Tourism, reporting on a request from the owner of 47 Fairmeadow Avenue for the removal of a City owned 25 cm Colorado Blue Spruce tree and recommending that the request to remove a City tree be refused.

On motion by Councillor Flint, North York Centre South, the North York Community Council deferred consideration of the foregoing report to its next meeting scheduled for October 12, 1999.

(Clause 24(a), Report No. 8)

Councillor Chong assumed the Chair.

8.5 TREE REMOVAL REQUEST - 7 NORLINGTON DRIVE - NORTH YORK CENTRE SOUTH.

The North York Community Council had before it a report (September 3, 1999) from the Commissioner of Economic Development, Culture and Tourism, reporting on a request from the owner of 7 Norlington Drive for the removal of a City owned 31 cm Colorado Blue Spruce tree and recommending that the request to remove a City tree be refused.

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

- (1) the foregoing report (September 3, 1999) from the Commissioner of Economic Development, Culture and Tourism, not be adopted and the request to remove the City tree be approved; and
- (2) the property owner reimburse the City for its costs to remove the tree at \$475.00 and for the tree value of \$876.00.

(Clause 4, Report No. 8)

Councillor Flint, Vice-Chair resumed the Chair.

8.6 REFERRAL OF ZONING BY-LAW AMENDMENT APPLICATION UDZ-99-08 AND REFERRAL OF APPROVAL OF SITE PLAN APPLICATION UDSP-99-027 - CASSELS BROCK AND BLACKWELL - 267 FINCH AVENUE EAST - NORTH YORK CENTRE.

The North York Community Council had before it a report (August 31, 1999) from the Director, Community Planning, North District, advising that appeals have been filed by Cassels Brock and Blackwell, applicant and solicitor, on the grounds that the Council of the City of Toronto has failed to make a decision on the applications within the time frames stipulated in the Planning Act, R.S.O., 1990, and recommending that the report be received for information purposes.

The North York Community Council received the foregoing report.

(Clause 24(b), Report No. 8)

8.7 PROPOSED ROAD CLASSIFICATION SYSTEM.

The North York Community Council had before it a report (July 14, 1999) from the City Clerk, advising that the Works Committee at its meeting held on July 14, 1999, referred the report (June 29, 1999) from the Commissioner of Works and Emergency Services respecting a Proposed Road Classification System to all Community Councils for consideration and requested that comments be submitted to the Works Committee for consideration at its November 3, 1999 meeting.

A. Councillor Shiner, Seneca Heights, moved that:

- (1) consideration of the foregoing report be deferred to its next meeting scheduled for October 12, 1999, for the purposes of scheduling a public hearing;
- (2) a further report be requested from the Commissioner of Works and Emergency Services regarding:
 - (i) a policy to reduce speed limits on minor and major arterial roads near schools, through the Community Councils; and
 - (ii) a process for allocating funds for traffic signals and pedestrian crosswalks to each Community Council on a per capita basis, in addition to the existing budget used for such purposes; and
- (3) the General Manager, Transportation Services Division, be requested to meet with the Ward Councillors to review the proposed classification of the roads and the recommended speed limits for those roads.

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- B. Councillor Mammoliti, North York Humber, moved that the General Manager, Transportation Services Division, be requested to determine the road classifications in each Ward in consultation with the Ward Councillors.
- C. Councillor Moscoe, North York Spadina, moved that a further report be requested from the Commissioner of Works and Emergency Services regarding:
- (i) the feasibility of amending the road classification to provide that the proposed northerly extension of Transit Road to Chesswood Drive and the southerly extension of Transit Road to Dufferin Street being classified as a minor arterial road;
 - (ii) the feasibility of amending the road classification to provide that Glencairn Avenue, west of Dufferin Street to Ennerdale Street, being re-classified as a collector road; and
 - (iii) the feasibility of extending Tangiers Road northerly to Murray Ross Parkway in order to improve public transit to York University; and the feasibility of Tangiers Road being classified as a collector road; that this report be written in consultation with the Toronto Transit Commission.
- D. Councillor Li Preti, Black Creek, moved that a further report be requested from the Commissioner of Works and Emergency Services regarding the feasibility of amending the proposed road classification of Shoreham Drive and Gosford Boulevard from a collector road to a minor arterial road.
- E. Councillor King, Seneca Heights, moved that a further report be requested from the Commissioner of Works and Emergency Services regarding the various services in connection with the proposed road classifications.
- F. Councillor Mammoliti, North York Humber, moved that a further report be requested from the Commissioner of Works and Emergency Services regarding the rationale used to classify roads such as Arrow Road, Trethewey Drive and Ingram Drive as minor arterial roads.
- G. Councillor Gardner, North York Centre, moved that a further report be requested from the Commissioner of Works and Emergency Services regarding the feasibility of reclassifying Empress Avenue as a local road.
- H. Councillor Berger, North York Centre South, moved that the motion moved by Councillor Shiner, be amended to delete the words “for the purposes of scheduling a public hearing” after the words “October 12, 1999”, so that the recommendation

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now reads "The North York Community Council deferred consideration of the following report until its next meeting scheduled for October 12, 1999".

A recorded vote on motion H. moved by Councillor Berger, was as follows:

FOR: Councillors Mammoliti, Li Preti, Moscoe, Berger, Gardner, Chong, Filion, King

AGAINST: Councillors Flint, Minnan-Wong, Shiner

ABSENT: Councillors Sgro, Augimeri, Feldman

Carried

Upon the question of the adoption of motion A. moved by Councillor Shiner, as amended by Councillor Berger's motion, it was carried.

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

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

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

Upon the question of the adoption of the foregoing motion E. by Councillor King, it was carried.

Upon the question of the adoption of the foregoing motion F. by Councillor Mammoliti, it was carried.

Upon the question of the adoption of the foregoing motion G. by Councillor Gardner, it was carried.

(Clause 24(c), Report No. 8)

8.8 LICENSE AGREEMENT - MICROCELL CONNEXIONS INC. AND CLEARNET PCS INC. - TELECOMMUNICATION EQUIPMENT - LESLIE STREET WATER TOWER - DON PARKWAY.

The North York Community Council had before it a report (August 30, 1999) from the Commissioner of Economic Development, Culture and Tourism, providing information as to the status of the discussions with Clearnet PCS Inc. and Microcell Connexions regarding

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the relocation of their monitoring equipment at the Leslie Street Water Tower to an alternate location, as requested by the North York Community Council at its meeting held on July 15, 1999, and recommending that the report be received for information.

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 October 12, 1999.

(Clause 24(d), Report No. 8)

8.9 SALE OF SURPLUS VACANT LANDS ON THE SOUTH WEST CORNER OF WILSON HEIGHTS BOULEVARD AND SEARLE AVENUE - NORTH YORK SPADINA.

The North York Community Council had before it a report (August 16, 1999) from the Acting Commissioner of Corporate Services, reporting on the disposal of the vacant parcel on the south west corner of Wilson Heights Boulevard and Searle Avenue and recommending that:

- (1) the Acting Commissioner of Corporate Services or the Executive Director of Facilities and Real Estate be authorized to accept this offer in the amount of \$232,232.00 as detailed herein;
- (2) Council, pursuant to Clause No.14, Report No. 36 of the former Metropolitan Management Committee adopted on September 28,1994, waive the minimum required deposit of 10 per cent. of the purchase price;
- (3) authority be granted to direct a portion of the sale proceeds on closing to fund the outstanding balance of Costing Unit No. CA600CA6534;
- (4) the City Solicitor be authorized and directed to take the appropriate action to complete the transaction on behalf of the Corporation and he be further authorized to amend the closing date to such earlier or later date as he considers reasonable; and
- (5) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

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

(Clause 5, Report No. 8)

8.10 SALE OF SURPLUS VACANT LANDS ON THE NORTH EAST CORNER OF WILSON HEIGHTS BOULEVARD AND REINER ROAD - NORTH YORK SPADINA.

The North York Community Council had before it a report (August 16, 1999) from the Acting Commissioner of Corporate Services, reporting on the disposal of the vacant parcel on the north east corner of Wilson Heights Boulevard and Reiner Road and recommending that:

- (1) the Acting Commissioner of Corporate Services or the Executive Director of Facilities and Real Estate be authorized to accept this offer in the amount of \$140,000.00 as detailed herein;
- (2) Council, pursuant to Clause No.14, Report No. 36 of the former Metropolitan Management Committee adopted on September 28, 1994, waive the minimum required deposit of 10 per cent. of the purchase price;
- (3) authority be granted to direct a portion of the sale proceeds on closing to fund the outstanding balance of Costing Unit No. CA600CA6532;
- (4) the City Solicitor be authorized and directed to take the appropriate action to complete the transaction on behalf of the Corporation and he be further authorized to amend the closing date to such earlier or later date as he considers reasonable; and
- (5) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

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

Councillor Li Preti, Black Creek, declared his interest in the foregoing matter, insofar as it pertains to the City-owned lands at the northeast corner of Wilson Heights Boulevard and Reiner Road, in that he owns property in the vicinity of such lands.

(Clause 6, Report No. 8)

8.11 RESTRICTIVE COVENANT AGREEMENT - PATRICIA SHEILA GOUDIE - 24 HEDGEWOOD ROAD - NORTH YORK CENTRE SOUTH.

The North York Community Council had before it a report (August 24, 1999) from the City Solicitor, requesting authority to enter into a restrictive covenant agreement in respect of the subject property and recommending that the City enter into the agreement.

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

(Clause 7, Report No. 8)

8.12 SIGN BY-LAW VARIANCE REQUEST - LEON LUBELSKI - 700 LAWRENCE AVENUE WEST - NORTH YORK SPADINA.

The North York Community Council had before it a report (August 24, 1999) from the Director and Deputy Chief Building Official, reporting on a request by Mr. Leon Lubelski for a variance from the Sign By-law to permit the erection of a first party wall sign on the east elevation of the existing commercial building and recommending that the variance be approved.

Mr. Leon Lubelski appeared before the North York Community Council in connection with the foregoing matter and indicated that he had no objections to the imposition of the conditions suggested by the Ward Councillor.

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

- (1) the applicant negotiating an agreement with the Ward Councillor(s) to:
 - (a) put into effect a regular maintenance program for the plaza lot; and
 - (b) establish a snow storage and plowing program to minimize neighbourhood disruption; and
- (2) the applicant ensuring the discharge of all outstanding property standards violations on file, to the satisfaction of the Municipal Standards and Licensing Division.

(Clause 8, Report No. 8)

8.13 SIGN BY-LAW VARIANCE REQUEST - CANADIAN COLLEGE OF NATUROPATHIC MEDICINE - 1255 SHEPPARD AVENUE EAST - NORTH YORK CENTRE SOUTH.

The North York Community Council had before it a report (August 31, 1999) from the Director and Deputy Chief Building Official, reporting on a request by Ms. Anne Kim of the Canadian College of Naturopathic Medicine, for a variance from the Sign By-law to permit

an identification wall sign of 490 square feet at the corner of Sheppard Avenue and Leslie Street and recommending that the request be approved.

Mr. Peter Cheatley appeared before the North York Community Council in connection with the foregoing matter on behalf of the Canadian College of Naturopathic Medicine.

On motion by Councillor Shiner, Seneca Heights, the North York Community Council deferred consideration of the foregoing report to its next meeting scheduled for October 12, 1999.

(Clause 24(e), Report No. 8)

8.14 SIGN BY-LAW VARIANCE REQUEST - STEEL ART SIGNS - 3560 BATHURST STREET - NORTH YORK CENTRE SOUTH.

The North York Community Council had before it a report (August 24, 1999) from the Director and Deputy Chief Building Official, reporting on a request by Mr. Ryan Gaul, Steel Art Signs, for a variance from the Sign By-law to permit the erection of a ground sign at Baycrest Centre, 3560 Bathurst Street and recommending that the request be approved.

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

(Clause 9, Report No. 8)

8.15 PARKING PROHIBITIONS - BOTHAM ROAD - NORTH YORK CENTRE.

The North York Community Council had before it a report (August 23, 1999) from the Director, Transportation Services, District 3, recommending that Schedule VIII of By-Law No. 31001, of the former City of North York, be amended to prohibit parking at anytime on the west side of Botham Road, from the southerly limit of Poyntz Avenue to a point 40 metres southerly thereof.

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

(Clause 10, Report No. 8)

8.16 ALL WAY STOP CONTROL - BALES AVENUE AT GLENDORA AVENUE - NORTH YORK CENTRE.

The North York Community Council had before it a report (July 27, 1999) 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 Bales Avenue and Glendora Avenue.

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

(Clause 11, Report No. 8)

8.17 PARKING/STOPPING PROHIBITIONS - SHARPECROFT BOULEVARD - BLACK CREEK.

The North York Community Council had before it a report (July 29, 1999) 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:

- (1) that stopping be prohibited from 8:00 a.m. to 6:00 p.m., Monday to Friday, on the west side of Sharpecroft Boulevard, from Dovehouse Avenue to a point 130 metres south; and
- (2) that parking be prohibited between 8:00 a.m. and 6:00 p.m., Monday to Friday, on the east side of Sharpecroft Boulevard, from Dovehouse Avenue to a point 130 metres south.

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

(Clause 12, Report No. 8)

8.18 TRAFFIC MANAGEMENT PLAN - MOCCASIN TRAIL AND NORTH HILLS TERRACE - DON PARKWAY.

The North York Community Council had before it a report (August 23, 1999) from the Director, Transportation Services, District 3, reporting on traffic calming measures consisting of six speed humps on Moccasin Trail and North Hills Terrace and recommending that:

- (1) that the Neighbourhood Traffic Management Plan, as described in this report, be approved for installation; and

- (2) that funding for the permanent installation be considered from the 1999 Capital Budget item for Roadway Alterations and Traffic Calming.

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

(Clause 13, Report No. 8)

8.19 ALL WAY STOP CONTROL - CASTLEGROVE BOULEVARD AND ROYAL DOULTON DRIVE - DON PARKWAY.

The North York Community Council had before it a report (August 23, 1999) 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 Castlegrove Boulevard and Royal Doulton Drive.

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 October 12, 1999, in order to allow the Ward Councillors an opportunity to consult with area residents.

(Clause 24(f), Report No. 8)

8.20 STOPPING PROHIBITIONS - GLENCAIRN AVENUE - NORTH YORK CENTRE SOUTH.

The North York Community Council had before it a report (August 23, 1999) from the Director, Transportation Services, District 3, recommending that Schedule IX of By-Law No.31001, of the former City of North York, be amended to prohibit stopping at anytime on the south side of Glencairn Avenue, from the easterly limit of Bathurst Street to a point 67 metres easterly thereof.

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

(Clause 14, Report No. 8)

8.21 HARMONIZED RESIDENTIAL WATER SERVICE CONNECTION REPAIR PROGRAM.

The North York Community Council had before it a report (June 22, 1999) from the Commissioner of Works and Emergency Services, respecting the development of a strategy to upgrade the private portions of residential water service connections at no cost to homeowners, and an estimate of the cost to do so, advising that the City undertaking a private side water service repair program will be a significant increase in level of service at an annual cost of \$10.96M, but that undertaking the complete water service repair from the water main to the meter at one time and by one contract would ensure the work is carried out in the most cost-effective and expedient manner; further advising that given the numerous demands on the water and wastewater capital budget, staff do not recommend this increased level of service, especially as it would involve working on private property; and recommending that this report be received for information.

- A. Councillor Li Preti, Black Creek, moved that the North York Community Council defer consideration of the foregoing report to its next meeting scheduled for October 12, 1999.
- B. Councillor Shiner, Seneca Heights, moved that the Works Committee be requested to defer this matter which is expected to be considered by the Works Committee at its meeting scheduled for October 6, 1999, in order to allow the North York Community Council an opportunity to forward its comments and/or recommendations regarding this issue.

Upon the question of the adoption of the foregoing motion A. moved by Councillor Li Preti, and motion B. moved by Councillor Shiner, it was carried.

(Clause 24(g), Report No. 8)

8.22 HARMONIZATION OF SIGN BY-LAW.

The North York Community Council had before it a report (August 25, 1999) from the Acting Commissioner, Urban Planning and Development Services, providing an update on the status of the comprehensive City-wide Sign By-law and proposed changes to the existing North York Sign By-law, as requested by the North York Community Council at its meeting held on July 15, 1999.

- A. Councillor King, Seneca Heights, moved that the foregoing report be received and that the Acting Commissioner, Urban Planning and Development Services be requested to bring forward for Council approval in six months, a Harmonized Sign By-law and a “free-standing” by-law for dealing with signs on City property.

- B. Councillor Shiner, Seneca Heights, moved that until such time as a Harmonized Sign By-law and policy has been adopted by City Council, the strict enforcement of the provisions contained within the existing Sign By-laws of the former area municipalities, be carried out by appropriate City staff.

Upon the question of the adoption of the foregoing motion A. moved by Councillor King and motion B., moved by Councillor Shiner, it was carried.

(Clause 24(h), Report No. 8)

8.23 OFFICIAL PLAN AMENDMENT APPLICATION UDOP-99-21 - GLENARDA PROPERTIES LTD. - 20 BOND AVENUE - DON PARKWAY.

The North York Community Council had before it a report (August 10, 1999) from the Director, Community Planning, North District, advising that the applicant has referred the zoning and draft plan of subdivision applications to the Ontario Municipal Board and recommending that the report be received for information.

The North York Community Council also had before it a communication (August 6, 1999) from Mr. Rodney L. K. Smith, Blaney, McMurtry, Stapells, Friedman, Barristers and Solicitors, on behalf of Weblo Ontario Limited Partnership, addressed to the Ontario Municipal Board, outlining his client's opposition to the redesignation of the property at 20 Bond Avenue.

On motion by Councillor Moscoe, North York Spadina, the North York Community Council received the foregoing report.

(Clause 24(i), Report No. 8)

8.24 PRELIMINARY EVALUATION REPORT - OFFICIAL PLAN AND ZONING AMENDMENT APPLICATION UDOZ-99-18 AND UDSP-99-083 - SHERMOUNT CO-OPERATIVE HOUSING DEVELOPMENT - 650 LAWRENCE AVENUE WEST - NORTH YORK SPADINA.

The North York Community Council had before it a report (August 30, 1999) from the Director, Community Planning, North District, providing preliminary comments on an application to amend the Official Plan and Zoning By-law to permit the development of a 6, 8 and 10 storey apartment building with 393 units and 52 - 3 storey townhouses; and recommending that:

- (1) staff, in consultation with the local councillors, determine appropriate community consultation;

- (2) the application fees, totalling \$45,600.81, be paid in full prior to the sending of notices for the statutory public meeting; the filing of fees may be staggered installments, with 25 percent of the fees owed to be paid upfront; and
- (3) staff prepare a final report evaluating the official plan and zoning amendment proposal and provide notice of a statutory public meeting at the appropriate time.

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

- (1) deferred consideration of the foregoing report to its next meeting scheduled for October 12, 1999; and
- (2) requested the applicant to meet with the Ward Councillors, the Director, Community Planning, North District and representatives of the Toronto Housing Company to discuss the shape and form of this application, prior to the preliminary evaluation report being considered.

(Clause 24(j), Report No. 8)

8.25 PRELIMINARY EVALUATION REPORT - OFFICIAL PLAN AND ZONING AMENDMENT APPLICATION UDOZ-99-23 - JERRETT FUNERAL CHAPELS LIMITED - SOUTHEAST CORNER OF YONGE STREET AND OTONABEE AVENUE, EAST OF LANEWAY - NORTH YORK CENTRE.

The North York Community Council had before it a report (August 12, 1999) from the Director, Community Planning, North District, providing preliminary comments on an application to amend the Official Plan and Zoning By-law to convert an existing temporary parking lot located at Yonge Street and Otonabee Avenue to permit a permanent parking lot for the funeral home located at 6191 Yonge Street; and recommending that staff continue processing the application in the manner outlined in the report.

The North York Community Council received the foregoing report.

(Clause 24(k), Report No. 8)

8.26 PRELIMINARY EVALUATION REPORT - ZONING AMENDMENT APPLICATION UDZ-99-22 - BROWN DRYER KAROL - 200 FINCH AVENUE WEST - NORTH YORK CENTRE.

The North York Community Council had before it a report (August 26, 1999) from the Director, Community Planning, North District, providing preliminary comments on an

application to amend the Zoning By-law to expand the list of permitted commercial uses in the existing three-storey commercial building; and recommending that:

- (1) staff, in consultation with the local councillors, schedule a community consultation meeting with area residents;
- (2) staff prepare a Final Report evaluating the application, and provide Notice of the Statutory Public Meeting at the appropriate time; and
- (3) the applicant be requested to submit a Site Plan Application and fee prior to the scheduling of a community consultation meeting.

On motion by Councillor Gardner, North York Centre, the North York Community Council received the foregoing report.

Councillor Shiner, Seneca Heights, declared his interest in the foregoing matter in that an associated Solicitor in the firm representing the applicant is representing Councillor Shiner in another matter.

(Clause 24(1), Report No. 8)

8.27 PRELIMINARY EVALUATION REPORT - ZONING AMENDMENT APPLICATION Udz-99-17 - DUCA COMMUNITY CREDIT UNION LIMITED, C/O HENDRIK OP'T ROOT - 5270 AND 5290 YONGE STREET - NORTH YORK CENTRE.

The North York Community Council had before it a report (August 25, 1999) from the Director, Community Planning, North District, providing preliminary comments on an application to amend the Zoning By-law to permit a 21-storey mixed-use building; and recommending that:

- (1) the applicant be required to submit a Site Plan Approval application and fee, pursuant to North York Community Council policy for all amendment applications in North York Centre, prior to the scheduling of a community consultation meeting;
- (2) the proposal be revised to address the planning issues as outlined in this report; and

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- (3) subject to the submission of a Site Plan Approval application and revised plans, pursuant to Recommendations (1) and (2) above, that:
- (a) staff, in consultation with the local Councillors, schedule a community consultation meeting with area residents; and
 - (b) staff prepare a Final Report evaluating the proposal and provide Notice of the statutory public meeting at the appropriate time.

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

- Mr. Hendrik Op't Root, Architect, on behalf of the applicant, who indicated that he concurred with the staff recommendations; and
- Mr. Conrad Willemsen, Project Coordinator.

On motion by Councillor Filion, North York Centre, the North York Community Council approved the foregoing report.

(Clause 24(m), Report No. 8)

8.28 OFFICIAL PLAN AND ZONING AMENDMENT APPLICATION UDOZ-99-11 - WESTON CONSULTING GROUP FOR 1333955 ONTARIO INCORPORATED - 1723 FINCH AVENUE WEST - BLACK CREEK.

The North York Community Council had before it a report (August 26, 1999) from the Director, Community Planning, North District, reporting on the stability of the top of bank for this property as requested by the North York Community Council at its meeting held on June 23, 1999, and recommending that the report be received for information.

The North York Community Council received the foregoing report.

(Clause 24(n), Report No. 8)

8.29 SITE PLAN APPLICATION UDSP-99-100 - 576807 ONTARIO INC., Y. EREZ ARCHITECT - 35-49 BALES AVENUE - WAIVING OF APPLICATION FEE - NORTH YORK CENTRE.

The North York Community Council had before it a report (August 30, 1999) from the Director, Community Planning, North District, reporting on a request from the applicant to defer payment of the Site Plan Approval Application fee to the time of the issuance of a building permit and recommending that the request not be approved.

On motion by Councillor Gardner, North York Centre, the North York Community Council deferred consideration of the foregoing report to its next meeting scheduled for October 12, 1999.

(Clause 24(o), Report No. 8)

8.30 DOWNSVIEW AREA SECONDARY PLAN - DEFERRAL OF CONSIDERATION OF 'SPORTS AND ENTERTAINMENT' DESIGNATION - NORTH YORK SPADINA.

The North York Community Council had before it a report (August 30, 1999) from the Director, Community Planning, North District, advising that the Downsview Area Secondary Plan (OPA 464) is scheduled for a second pre hearing conference at the Ontario Municipal Board on October 8, 1999, and recommending that the City Solicitor be authorized to seek a deferral of the Sports and Entertainment (SE) designation and approval of the remaining designations and policies in the Downsview Area Secondary Plan at the October 8, 1999 Ontario Municipal Board pre hearing conference.

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

- (i) (August 31, 1999) from Mr. David Birnbaum, President, Friends of the Downsview Lands Inc., outlining this group's concerns with respect to the land designated Sports and Entertainment and with respect to potential traffic impacts on adjacent residential neighbourhoods resulting from the proposed "big box" buildings on Block H; and
- (ii) (August 31, 1999) from Mr. Jeffrey D. Chelin, Vice President, Finance and Corporate Secretary, ARC International Corporation, withdrawing its appeal to Official Plan Amendment No. 464.

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

- (1) the foregoing report (August 30, 1999) from the Director, Community Planning, North District, be adopted; and

- (2) in view of the approval of Zoning Amendment Application UDOZ-97-41 - Costco Canada Limited by the North York Community Council at its meeting held on September 14, 1999, the requirement to couple this project with the approval of the extension of Transit Road northward is no longer necessary and this project can be considered separately from Official Plan Amendment No. 464 as previously determined by the Ontario Municipal Board.

(Clause 15, Report No. 8)

8.31 ZONING AMENDMENT APPLICATION UDOZ-97-41 - COSTCO CANADA LIMITED - SOUTH SIDE OF WILSON AVENUE, WEST OF ALLEN ROAD - NORTH YORK SPADINA.

As directed by the North York Community Council at its meeting held on May 27, 1998, appropriate notice of this public meeting was given in accordance with the Planning Act and the regulations thereunder.

The North York Community Council had before it a report (August 24, 1999) from the Director of Community Planning, North District, providing recommendations with respect to the subject application.

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

- (i) (September 14, 1999) from Mr. and Mrs. Donald Dodgson and Mr. Joseph Parozopio, expressing their opposition to the proposed development;
- (ii) (September 14, 1999) from Mr. Gerald Kroll, Q.C., Barrister and Solicitor, expressing his concerns with the proposed development;
- (iii) (September 9, 1999) from Mr. Steven A. Zakem, Aird & Berlis, Barristers and Solicitors, advising that his client is prepared to withdraw its appeal of portions of Official Plan Amendment No. 464 upon the decision of Council with respect to the CR designation on the Downsview lands; further if Council endorses a zoning by-law amendment substantially in accordance with the recommendations set out in the planning report, his client would withdraw its appeal and would do so prior to the next prehearing conference scheduled for October 8, 1999;
- (iv) (September 1, 1999) from Mr. Julian Zuckerbrot, outlining his concerns with the proposed development;
- (v) (September 1, 1999) from Mr. Zvi Richman, in support of the application;

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- (vi) (September 1, 1999) from Mr. Jay Lewis, in opposition to the proposed development;
- (vii) (August 31, 1999) from Annette and Leslie Rosenthal, in opposition to the proposal;
- (viii) (August 30, 1999) from Mr. Al Roffey, expressing his opposition to the proposed development; and
- (ix) (August 24, 1999) from Mr. Stephen Kauffman, Director of Real Estate, The Home Depot, respecting the development application and confirming that the applicant is committed to building the proposed store at this location and the one proposed for the site located at 825 Caledonia Road since these stores would service separate Home Depot customer markets.

A staff presentation was made by Mr. Paul Byrne, Senior Planner, Community Planning, North District.

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

- Ms. Roslyn Houser, Solicitor on behalf of the applicant, Costco Canada Limited, who commented on the merits of the application. During her submission she indicated that the introduction of a new public road on this site would provide outstanding accessibility. The site would be served by three new signalized entrances and five new accesses from the new public road.
- Ms. Houser further indicated that a market impact analysis to evaluate the proposed retail development on Block H, the established retail commercial facilities including Wilson Avenue and shopping centres in the local area has been conducted and that analysis has concluded that the proposed new format retail centre on the subject site would not have any significant effects on establishments on Wilson Avenue. The existing stores and service facilities along this strip serve the local neighbourhood and as such differ functionally from the type of development proposed.
- Ms. Houser concluded by commenting on the benefits of the proposed development and stating the applicant concurred generally with the recommendations outlined in the planning staff report but had some concerns with the request by the Toronto Transit Commission for a cash contribution of \$500,000.00 for transit signal priority on Wilson Avenue. The notice of motion by Councillor Moscoe, which outlines a number of conditions, would alleviate and resolve their concern insofar as this issue was concerned.

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- Mr. Chris Middlebro, Transportation Consultant, on behalf of Costco Canada Limited, who commented on the transportation aspects. During his submission, he indicated that the additional site generated traffic from the proposed development can be accommodated with the required road improvements and in his opinion, would actually improve traffic conditions at Dufferin Street and Wilson Avenue.
 - Ms. Denise Altman, who expressed concern about the lack of information regarding this proposal. She also commented on the traffic congestion in the area and was of the opinion that the proposed development would only aggravate the situation further. In concluding she stated that there is no need for additional retail in the area and that the lands should either remain as open space or be utilized to house the homeless.
 - Mr. David Birnbaum, representing Friends of the Downsview Lands, who expressed concerns with the application. The residents were of the opinion that the adjacent neighborhoods should be protected from the infiltration of traffic and that a traffic impact study should be extended to include a wider area. He also suggested that the development be phased in after which an evaluation of the impact on the surrounding neighbourhood can be conducted.
 - Ms. Maxine Povering, who spoke in opposition to the application. Her primary concerns were with respect to traffic infiltration into the surrounding neighbourhood and the negative impact of this development on small businesses in the area. She concluded by stating that a further traffic study of Wilson Avenue is required in light of the existing traffic congestion on that road.
- A. Councillor Moscoe, North York Spadina, moved that the following Resolution be adopted:

WHEREAS the Downsview Area Secondary Plan encourages the provision of small retail stores with direct pedestrian access to Wilson Avenue;

WHEREAS the Downsview Area Transportation Master Plan developed a road network that protected these neighbourhoods from traffic infiltration;

WHEREAS the Toronto Transit Commission has requested a cash contribution of \$500,000.00 for transit signal priority on Wilson Avenue;

THEREFORE BE IT RESOLVED THAT:

- (1) Recommendation 1 of the Final Report of the Director of Community Planning be amended to add the following new clause:

- (vi) the minimum number of stores on the lot shall be eight;
- (2) Recommendation 2 of the Final Report be amended by deleting clause (d) and replacing it with the following neighbourhood protection plan:
- (d)(i) the applicant shall in co-operation with the city transportation staff provide a detailed traffic infiltration study focusing on potential traffic infiltration generated by the developments in Block H through the neighbourhoods bounded by:
 - (a) Wilson Avenue, Sheppard Avenue, Wilson Heights Boulevard and Bathurst Street; and
 - (b) Wilson Avenue, Dufferin Street, Northgate Drive and Whitley Avenue;
 - (ii) this traffic infiltration study shall commence forthwith and in the event that the Director of Community Planning, North District and the Director of Transportation Services, District 3, deem traffic infiltration attributable to the development to be unacceptable, mitigation measures shall in consultation with the local councillor(s) be implemented by the city at the applicant's expense;
 - (iii) to accommodate neighbourhood protection, the development shall be phased so that 28,220 square metres are constructed as phase I; and the traffic monitoring shall continue for one year after the phase 1 stores have been in operation; and
 - (iv) building permits for the remaining gross floor area shall be issued only after the traffic infiltration studies have indicated that local traffic infiltration attributable to the development have been adopted by the city in consultation with the local councillor(s) at the expense of the applicant;
- (3) Recommendation 2(g) of the Final Report be amended by the addition of the following:
- “shall be addressed in the following manner:
- (i) the conditions required by the TTC in their letter dated August 20, 1999 shall be referred to an OMB mediator and if necessary,

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adjudicated by the panel of the OMB seized with OPA 464 and the Block H rezoning; and

- (ii) outstanding issues related to public transit shall be secured through a section 37 agreement through a process involving the planning and TTC staff, the applicant and the local councillor(s);
- (4) Recommendation 2 of the Final Report be amended by the addition of new clauses (h),(i), (j),(k)and (l) as following:
- “(h) the southerly extension of Transit Road shall be constructed to municipal standards and assumed by the city when occupancy permits are issued for the Costco and Home Depot buildings or at such time as the Director, Community Planning, North District and Director Transportation Services, District 3, so determines in consultation with the parties and the local councillor(s);
 - (i) a cash contribution of \$25,000.00 for the development of community arts facilities in association with the Downsview Collegiate community arts program;
 - (j) the applicant shall undertake to advertise jobs associated with businesses located on parcels A and E through a direct mail drop to all residences within the City of Toronto in an area within a radius of 5 km. of the site at least four months prior to advertising job opportunities through any other external media;
 - (k) the public safety program required by the applicant include electronic video surveillance;
 - (l) as part of the Noise Impact Statement the external sound system shall be evaluated.”;
- (5) Recommendation 5 of the Final Report be amended to read as the following:
- “5. that the applicant be advised of the requirement to provide a parkland dedication in accordance with the city policies or a cash payment in-lieu thereof to be applied to offset the parks deficiency within the vicinity of this development.”;

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- (6) staff be further directed to amend the draft bylaw attached as Appendix "A" of the Final Report to accommodate those changes approved by council; and
- (7) the report of the Director, Community Planning, North District, as amended, be adopted.

B. Councillor Mammoliti, North York Humber, moved that Zoning Amendment Application UDOZ-97-41 not be approved until such time as the Wilson Avenue Revitalization Study has been finalized.

Councillor Gardner assumed the Chair.

C. Councillor Flint, North York Centre South, moved that Recommendation 2(b) of the Final Report (August 24, 1999) from the Director, Community Planning, North District, be amended to read:

"a cash contribution of \$150,000.00 for Wilson Avenue streetscape, at least one-third (1/3) of which shall be spent on Wilson Avenue East of the Allen Road."

A recorded vote on motion B. moved by Councillor Mammoliti, was as follows:

FOR: Councillors Mammoliti, Augimeri

AGAINST: Councillors Li Preti, Moscoe, Flint, Gardner, Chong, Filion, Minnan-Wong, King

ABSENT: Councillors Sgro, Berger, Feldman, Shiner

Lost

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

FOR: Councillors Li Preti, Moscoe, Flint, Gardner, Chong, Filion, Minnan-Wong

AGAINST: Councillors Mammoliti, Augimeri, King

ABSENT: Councillors Sgro, Berger, Feldman, Shiner

Carried

A recorded vote on motion C. moved by Councillor Flint, North York Centre South, was as follows:

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FOR: Councillors Li Preti, Moscoe, Flint, Gardner, Chong, Fillion, Minnan-Wong,
King

AGAINST: Councillors Mammoliti, Augimeri

ABSENT: Councillors Sgro, Berger, Feldman, Shiner

Carried

A recorded vote on the recommendations, as amended, was as follows:

FOR: Councillors Li Preti, Moscoe, Flint, Gardner, Chong, Fillion, Minnan-Wong,

AGAINST: Councillors Mammoliti, Augimeri, King

ABSENT: Councillors Sgro, Berger, Feldman, Shiner

Carried

(Clause 16, Report No. 8)

Councillor Flint, Vice-Chair resumed the Chair.

8.32 OFFICIAL PLAN AND ZONING AMENDMENT APPLICATION UDOZ-95-19 AND PLAN OF SUBDIVISION APPLICATION UDSB-1224 - GREATWISE DEVELOPMENTS CORPORATION - SOUTH SIDE OF SHEPPARD AVENUE WEST, WEST OF EASTON ROAD - 305-308 POYNTZ AVENUE AND 314-317 AND 325 BOGERT AVENUE - NORTH YORK CENTRE.

As directed by the North York Community Council at its meeting held on March 30, 1999, 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 (August 25, 1999) from the Director of Community Planning, North District, and the Director, City Planning, Policy and Research, providing recommendations with respect to the subject application.

A staff presentation was made by Ms. Karen Whitney, Senior Planner, Community Planning, North District.

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

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- Mr. Stephen Diamond, Solicitor on behalf of the applicant, advised that the new Official Plan requests developers to provide rental housing and housing intensification. He stated that the density of the development has been reduced to 2.2, and have proposed to provide 249 rental units with rents similar to the existing rental units. The site is very large and has considerable depth, is located 1 km. from the Sheppard Subway; is on a major arterial road and next to a ravine, all of which provide significant public benefits. With respect to the density, he pointed out that densities of 2 to 3 are not uncommon in North York. In addition he advised that the developer would be providing a \$200,000.00 cash contribution for improvements to local parks within the Lansing Community and that a parkette would be established at the east end of the site near Easton Road. He further advised that it is realized that traffic is a major concern of the community however it was believed that by directing traffic onto Sheppard rather than permitting traffic to use local streets, the traffic impact of the development would be less than under the current conditions. In closing he stated that the application represents an opportunity to rejuvenate the site with affordable housing.

- Mr. David Sambrook, President, South West Ward Ten Ratepayers Association gave a slide presentation and presented a model of the proposed development to illustrate its configuration, the density, the road design and the impact that the size will have on the surrounding neighbourhood, adding that the large towers would create a wind tunnel. The existing apartment blends in with the existing community while the proposed development does not and will be obtrusive. He commented that the size of the development consisting of 1,165 units of which 320 are to be replacement units is too large for the surrounding neighbourhood and would have a negative impact on the area as a result of the increased traffic, which would be directed onto Sheppard Avenue. He indicated that the traffic channelling will not remain in the long term as the new residents of the development would want it removed because of the inconvenience of getting to the local school and parks. He added that the one benefit of the development to the community of opening up of the valley lands is not the beneficial promenade it is made out to be since the trees will block any view of the valley.

- Mr. John Mayer, who spoke in opposition to the development, gave a slide presentation and commented that the configuration of the development limits public access to the valley and gives the visual message to “keep out - private property”. He also felt that the proposed parkette was too small to be of much benefit to the community and expressed concern that during construction of the development, the mature trees could be destroyed and requested that every effort be made to preserve them. (Also filed a written submission which is on file with the City Clerk, North York Civic Centre).

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- Mr. Troy Ellenor, who spoke in opposition to the development, expressed concern that the proposed development was too large and that the density would adversely affect the stable residential neighbourhood; adding that there are no other high-rise buildings in the vicinity. With respect to the increased traffic resulting from the development, he suggested “no turning” signs at the intersections of Poyntz and Easton and at Bogert Avenue and Easton. He further suggested that the Community Council amend the development agreement to include physical barriers at Poyntz and Easton and Bogert and Easton, thus creating a ring road to separate the development site and the local area. He also didn’t agree with the density comparibles set out in the staff report. (Also filed a written submission which is on file with the City Clerk, North York Civic Centre).
- Mr. Roger Taylor on behalf of the South Ward 9 Ratepayers Association, who spoke in opposition to the development and questioned whether the sanitary sewer had sufficient capacity and whether the increased density of the development would create a situation where the sewer capacity could be exceeded.
- Mr. Ian Robin, who spoke in opposition to the development, indicated that he considered the proposal unreasonable, and believed that it would destabilize the surrounding community. He further commented that the development is on a huge scale, very dense and too close to the neighbouring residential development. He also indicated that the 75m buffer used in the downtown was not used here.
- Mr. Anthony Cribben, South Ward 9 Ratepayers Association, who spoke in opposition to the development, advised that the area is quiet and stable, has a school and a park in the area and stated that he felt the development was not compatible with the existing low density neighbourhood. He expressed the opinion that the area does not need enhancing or revitalizing and that the new development is obtrusive and invasive and advised that he was seeking Council’s support to modify the development.
- Mr. Richard Lote, who spoke in opposition to the development, expressed the concern that the proposed development is too dense and could cause a decrease in property values in the area. He questioned where the funds would be obtained to develop the amenities. He then commented that the increased density would destabilize the area and was concerned about school and library capacity in the area.
- Mr. Russell Chapman declined the opportunity to speak and advised that his questions had already been raised.
- Mr. Paul York, on behalf of the Wingreen Court Tenants’ Association and Tweedsmuir Tenants’ Association advised that many tenants and landlords will be

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watching the decision made with regard to this development. He commented on the negative social effect and the stress on the present tenants that will be created by the demolition and expressed concern regarding the inability of some tenants to find affordable rental accommodation. He further commented that phasing in replacement units does not work in practice and that a 60 percent replacement is considered unacceptable given the current vacancy rate. In addition he stated that North York Community Council should not set a precedent of demolishing existing rental housing.

- Ms. Joyce Job on behalf of Mr. Mulder of the Bogert Tenants' Association, urged Council not to approve the application, advising that the development would have a negative impact on the community because of the increased density and traffic that would result. She further advised that a burden would also be placed on the school in the area as a result of the increased enrolment. In addition she commented that the tenants want to keep their homes and felt that the new apartments being built will be smaller and more expensive. (Also filed a written submission from the Bogert Tenants' Association, which is on file with the City Clerk, North York Civic Centre.)
- Mr. Morry Smith, Vice-President, Lansing Community Association, who spoke in opposition to the application and who filed a copy of his written submission. He commented that the excessive traffic would destabilize the surrounding residential area and felt that the development should not be approved unless there is a reduction in size and all the rental units are replaced. He also indicated that the new access road onto Sheppard Avenue would be unsafe.
- Mr. Claudio Sirizzotti, who spoke in opposition to the application, expressed his concern regarding the seniors in the area, some who have lived there for 25 years. He also expressed concern with regard to the rental rate increases in the new development and the availability of affordable apartments.
- Ms. Heide Albrecht, who spoke in opposition to the application, expressed concern about losing her home and advised that many people in the apartment building are single mothers and older people with nowhere else to go. She also advised that the development will destabilize the community and create traffic problems.
- Ms. G. Creutz, who spoke in opposition to the application, expressed the concern that the community will be destabilized and the traffic problems will become much worse.
- Ms. Nicolina Brown, who spoke in opposition to the application. She advised that Cameron Public School will not be able to handle the increased enrolment caused by the development.

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- Mr. Raul Vomiseu, who spoke in opposition to the application, expressed his objection to the increased density and the 19 storey towers.
 - Ms. Pedram Moallemian, on behalf of the Kenneth/Sheppard Buildings Tenant's Association, who spoke in opposition to the application, expressed the concern that many of the tenants are on a fixed income, and as a result of having to move from their homes, more will be added to the homeless population. He also expressed the concern that existing rental apartments will be demolished and will not be replaced 100 percent. He then suggested that the demolition application be denied, which would set a precedent in the City of Toronto. He then advised that for many children, it is the only home they have known and that many seniors cannot afford rental accommodation elsewhere; adding that it would be preferable if Council refused this development application.
 - Ms. Helen Hanson, who filed a note expressing her concerns regarding homelessness and advising that she supports the views of the Lansing Ratepayers Association.
 - Ms. Audrey Robins, who spoke in opposition to the application, expressed her views and concerns regarding homelessness.
 - Ms. Iris Pellew, who spoke in opposition to the application, expressed her concern for the homeless and requested that her home not be destroyed.
 - Mr. Slobodan Trivic, who spoke in opposition to the application, and expressed his concerns regarding the homeless, the rental increase, the erosion of the hill and the vibration from the subway.
- A. Councillor Filion, North York Centre, moved that the North York Community Council recommend to Council that the report (August 25, 1999) from the Director, Community Planning, North District, be approved, subject to the conditions outlined in the referenced report and subject to the following revised conditions:
- (1) that the maximum density be reduced to 90,805 square metres, which is equivalent to a floor space index of 2.2, and the number of dwelling units be reduced;
- the replacement of 249 rental units which represents 60 percent of the existing 416 rental apartment building be required;
- and a tenant re-housing strategy be secured which ensures:

- (i) existing tenants be given two compensation package options. Tenants who vacate their units and choose not to return to a rental replacement unit be provided with compensation which is equal to 6 months rent, instead of the minimum payment required under the Tenant Protection Act; and

for tenants who are required to move outside of the Bogert apartments during construction and who wish to return, a compensation package will be available for any increase in rent a tenant may have to pay for alternative accommodation. The compensation will not exceed \$250.00 per month and will be payable until a replacement rental unit is ready for occupancy up to a maximum of two years. In the latter option, the amount payable be reduced by any amount required to be paid under the Tenant Protection Act;

- (ii) rents for the 60 percent replacement units be determined as follows:

the average rent (the "Base Rent") of the various unit types be calculated at the time of a final and binding approval of the proposed development from the Ontario Municipal Board. The Base Rent may be increased by permitted increases under the Tenant Protection Act, other than increases permitted because a unit becomes vacant. The Base Rent, including the permitted increases described above, be the maximum rent charged for any initial tenant occupying the replacement units. After the "first tenants" of the rental replacement unit is terminated, subsequent tenancies may be at market rent as permitted under the Tenant Protection Act; and

- (iii) the placement of existing tenants within replacement rental units will be determined based on the seniority of their existing tenancies;

and provide for the following:

- (iv) development charges only be payable upon the issuance of building permits, and a credit against development charges be given for the provision of pedestrian access down the valley slope and the proposed bridge to a maximum of \$50,000.00;
- (v) the parking rate requirement for any rental housing be 1.25 parking spaces per unit;

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- (vi) the public easement adjacent to the valley edge be limited to 3m in width. The easement be located adjacent to the valley from Sheppard Avenue to the north and extend southerly. The southern termination point of the easement be across from the area on the site plan identified as “Lookout”; and
 - (vii) parking under the proposed roads be permitted.
- (2) that permanent structures be put in place to prevent any traffic infiltration from the new development into the stable Community prior to any occupancy of any of the new buildings; and that this condition form part of the development agreement; and that the final design be to the satisfaction of the Commissioner of Works and Emergency Services in consultation with the local councillors and community representatives;
 - (3) that the City Solicitor and the Acting Commissioner of Urban Planning and Development Services, in consultation with the Local Councillors, be authorized and directed to prepare a revised draft official plan amendment, draft zoning by-law and conditions of draft plan approval as may be required to give effect to these revised Recommendations prior to the commencement of the Hearing at the Ontario Municipal Board; and
 - (4) that the Acting Commissioner of Urban Planning and Development Services be directed to report directly to Toronto City Council for its meeting scheduled for September 28, 1999, on the recommendations to give effect to the revised conditions of approval and on any outstanding matters which require resolution to give effect to the recommendations of the North York Community Council.
- B. Councillor King, Seneca Heights, moved that the words, “up to a maximum of two years” in Recommendation (1)(i), moved by Councillor Filion, be deleted.
 - C. Councillor Shiner, Seneca Heights, moved that the condition moved by Councillor Filion that “parking under the proposed roads be permitted” be referred to the Commissioner of Works and Emergency Services for a report directly to Toronto City Council for its meeting scheduled for September 28, 1999.

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

Upon the question of the adoption of the foregoing motion B. moved by Councillor King, it was carried.

A recorded vote on Recommendations (1)(ii)-(vi), (2), (3) and (4) of the foregoing motion A. moved by Councillor Filion, was as follows:

FOR: Councillors Li Preti, Moscoe, Flint, Gardner, Chong, Filion, Shiner, King

AGAINST: NIL

ABSENT: Councillors Mammoliti, Sgro, Augimeri, Berger, Feldman, Minnan-Wong

Carried

A recorded vote on the recommendations, as amended, was as follows:

FOR: Councillors Li Preti, Gardner, Chong, Filion, Shiner, King

AGAINST: Councillors Moscoe, Flint

ABSENT: Councillors Mammoliti, Sgro, Augimeri, Berger, Feldman, Minnan-Wong

Carried

(Clause 17, Report No. 8)

8.33 NEW PRACTICES FOR THE REVIEW OF DEVELOPMENT APPLICATIONS.

The North York Community Council had before it the following communications

- (i) (August 25, 1999) from the Committee Administrator, Planning and Transportation Committee, forwarding a report (July 30, 1999) from Councillor Filion providing suggested amendments with regard to the New Practices for the Review of Development Applications; and
- (ii) (August 3, 1999) from the Committee Administrator, Planning and Transportation Committee, advising that the Planning and Transportation Committee at its meeting held on July 12, 1999, referred the report (June 25, 1999) from the Commissioner of Urban Planning and Development Services respecting New Practices for the Review of Development Applications to each Community Council for public consultation, review and report back to the Planning and Transportation Committee for its October 4, 1999 meeting.

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

- (iii) (September 14, 1999) from Ms. Sharolyn Vettese, Chair, Yonge Street Area Ratepayer Associations, submitting comments and concerns with regard to this matter;
- (iv) (September 14, 1999) Mr. Morry Smith, Vice-President, Lansing Community Association Inc., submitting recommendations with regard to this matter; and
- (v) (September 1, 1999) from Mr. Jim Murphy, Director of Government Relations, Greater Toronto Home Builders' Association, expressing the Association's support in principle for the report's commitments to implement best practices across the new City.

Mr. George Belza appeared before the North York Community Council in connection with the foregoing matter on behalf of the Edithvale Yonge Ratepayers Association and he commented on suggested amendments to the recommendations outlined in the report from the Commissioner of Urban Planning and Development Services respecting New Practices for the Review of Development Applications. He also indicated that he would submit a written submission outlining his suggested recommendations prior to the continuation of the public meeting scheduled for October 12, 1999 at the North York Community Council.

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

- (1) deferred consideration of the foregoing reports to its next meeting scheduled for October 12, 1999, at 2:00 p.m.
- (2) requested the City Clerk to notify all members of the public who attended the North York Community Council meeting of September 14, 1999, of the continuation of the public meeting scheduled for October 12, 1999, at 2:00 p.m.; and
- (3) requested the Planning and Transportation Committee to defer consideration of this matter which is expected to be considered by the Planning and Transportation Committee at its meeting scheduled for October 4, 1999, in order to allow the North York Community Council an opportunity to hear all deputations scheduled for the continuation of the public meeting scheduled for October 12, 1999; and to subsequently forward its comments and/or recommendations regarding this issue.

(Clause 24(p), Report No. 8)

8.34 REQUEST FOR EXEMPTION FROM NOISE BY-LAW - TORONTO TRANSIT COMMISSION - SHEPPARD SUBWAY CONSTRUCTION NOISE - NORTH YORK CENTRE AND SENECA HEIGHTS.

The North York Community Council had before it a report (September 8, 1999) from the District Manager, North, Municipal Licensing and Standards and Court Services, reporting on an application received from the Toronto Transit Commission requesting an exemption to North York Noise By-law No. 31317, as amended, and recommending that the request be approved.

On motion by Councillor Shiner, Seneca Heights, the North York Community Council, in accordance with subsection 121(b), waived the requirement that the supplementary item be placed on the agenda for the next subsequent regular meeting, and decided to consider same at that meeting, which carried, more than two-thirds of members present having voted in the affirmative.

On motion by Councillor Shiner, Seneca Heights, the North York Community Council recommended to Council the adoption of the foregoing report.

(Clause 18, Report No. 8)

8.35 PARKING PROHIBITIONS - HANOVER ROAD - NORTH YORK SPADINA.

The North York Community Council had before it a report (September 2, 1999) from the Director, Transportation Services, District 3, recommending that Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking at anytime on the north side of Hanover Road, from a point opposite the westerly limit of Maniza Road to a point 60 metres westerly thereof.

On motion by Councillor Moscoe, North York Spadina, the North York Community Council, in accordance with subsection 121(b), waived the requirement that the supplementary item be placed on the agenda for the next subsequent regular meeting, and decided to consider same at that meeting, which carried, more than two-thirds of members present having voted in the affirmative.

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

(Clause 19, Report No. 8)

8.36 OFFICIAL PLAN AMENDMENT APPLICATION UDOP-99-21 ONTARIO MUNICIPAL BOARD APPEALS - GLENARDA PROPERTIES LTD. - 20 BOND

AVENUE - RETENTION OF OUTSIDE CONSULTANT WITH FINANCIAL EXPERTISE - DON PARKWAY.

The North York Community Council had before it a report (September 13, 1999) from the Commissioner of Economic Development, Culture and Tourism and the City Solicitor, seeking additional funding to allow the City Solicitor to retain a consulting firm to provide expert economic analysis and evidence at the Ontario Municipal Board hearing scheduled to commence October 12, 1999; and submitting recommendations with respect thereto.

On motion by Councillor Minnan-Wong, Don Parkway, the North York Community Council, in accordance with subsection 121(b), waived the requirement that the supplementary item be placed on the agenda for the next subsequent regular meeting, and decided to consider same at that meeting, which carried, more than two-thirds of members present having voted in the affirmative.

On motion by Councillor Minnan-Wong, Don Parkway, the North York Community Council recommended to Council the adoption of the foregoing report.

(Clause 20, Report No. 8)**8.37 RENAMING OF STANLEY COMMUNITY CENTRE TO 'DOMENIC DILUCA COMMUNITY CENTRE' - NORTH YORK HUMBER.**

The North York Community Council had before it the following Resolution from Councillor Mammoliti, North York Humber:

WHEREAS on Thursday, August 26, 1999, Domenic DiLuca (President of the Stanley Seniors) passed away suddenly in North York; and

WHEREAS the late Domenic DiLuca was a community minded individual who was instrumental in helping bring to his community improvements to its Community Centre for everyone to use; and

WHEREAS Domenic DiLuca had been an organizing driving force and the President of the local Community Seniors Association; and

WHEREAS all the local community has benefited by Domenic DiLuca's community involvement and achievements; and

WHEREAS the local Community Centre has been appreciated by the community and has been a well used facility by all; and

WHEREAS Domenic DiLuca had been working with City Officials and the local Councillors on an ongoing basis regarding topics that always benefitted the entire community;

THEREFORE BE IT RESOLVED THAT City staff personnel be directed to work with the local community and the local Councillors, to achieve the renaming of the Community Centre in honour of the late Domenic DiLuca.

On motion by Councillor Mammoliti, North York Humber, the North York Community Council, in accordance with subsection 121(b), waived the requirement that the supplementary item be placed on the agenda for the next subsequent regular meeting, and decided to consider same at that meeting, which carried, more than two-thirds of members present having voted in the affirmative.

- A. Councillor Mammoliti, North York Humber, moved that the North York Community Council recommend to Council the adoption of the foregoing Resolution.
- B. Councillor Moscoe, North York Spadina, moved that:
 - (1) the Operative Paragraph in the foregoing Resolution by Councillor Mammoliti be amended to read “Therefore be it Resolved that City staff personnel be directed to work with the local community and the local Councillors, with regard to the renaming of the Community Centre in honour of the late Domenic DeLuca” and that consideration of the Resolution, as amended, be deferred to its next meeting scheduled for October 12, 1999; and
 - (2) the Commissioner of Economic Development, Culture and Tourism, be requested to prepare a report on this issue, in consultation with the Ward Councillors, for consideration by the North York Community Council at its meeting scheduled for October 12, 1999.

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

(Clause 24(q), Report No. 8)

8.38 INDOOR BOCCE PROGRAM USER FEES FOR OLDER ADULTS.

The North York Community Council had before it the following Resolution from Councillor Mammoliti, North York Humber:

WHEREAS the City's Chair of the User Fee Committee initiated an amalgamated city wide policy on free bocce for seniors; and

WHEREAS a Bocce/Card Playing Advisory Committee established by the User Fee Committee and endorsed by the Economic Development and Parks Committee, has made recommendations to the North Division Parks and Recreation staff and a staff report has been drawn up; and

WHEREAS a memorandum and report dated July 22, 1999, makes six recommendations; and

WHEREAS Toronto Parks and Recreation Policies re Bocce for Seniors, are being implemented without regard to the Advisory Committee's recommendations;

THEREFORE BE IT RESOLVED THAT the North York Community Council review the issue of indoor bocce program user fees for older adults; and

BE IT FURTHER RESOLVED THAT the North York Community Council recommend that the recommendations made by the Bocce/Card Playing Advisory Committee be adopted.

The North York Community Council also had before it a memorandum (July 22, 1999) from the Acting Manager, Parks and Recreation, West Region, addressed to the Director, Parks and Recreation, North District.

On motion by Councillor Mammoliti, North York Humber, the North York Community Council, in accordance with subsection 121(b), waived the requirement that the supplementary item be placed on the agenda for the next subsequent regular meeting, and decided to consider same at that meeting, which carried, more than two-thirds of members present having voted in the affirmative.

On motion by Councillor Mammoliti, North York Humber, the North York Community Council recommended to Council the adoption of the foregoing Resolution.

(Clause 21, Report No. 8)

8.39 OFFICIAL PLAN AMENDMENT AND REZONING APPLICATION UDOZ-99-02 - QUADRANT DENTAL TECHNOLOGIES INC. - 181 FINCH AVENUE WEST - NORTH YORK CENTRE.

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

WHEREAS the overwhelming majority of community concerns pertaining to development application UDOZ-99-02, Quadrant Dental Technologies Inc., 181 Finch Avenue West, expressed at the statutory public meeting held by North York Community Council on July 15, 1999 have been resolved by the attached settlement agreement dated September 7, 1999 made between Mr. Adam Brown, acting as counsel for the Applicant, and Mr. George Belza, acting as agent for the Edithvale-Yonge Community Association and other area ratepayers; and

WHEREAS the general intent of the resolution pertaining to this development adopted by City Council at its meeting on July 27-30, 1999 is largely satisfied by said settlement;

THEREFORE BE IT RESOLVED THAT the City Solicitor be instructed to support the substance of the settlement at the Ontario Municipal Board hearing scheduled to commence on September 21, 1999 and, in consultation with staff, be authorized to seek any additional refinements in the form of the by-laws that may be warranted and agreed to by the counsel for the Applicant and the agent for the ratepayers, and that site plan approval with respect to the revised site plan be subject to conditions of approval consistent with the settlement being established and a consequent Site Plan Agreement satisfactory to the City Solicitor and the Director of Community Planning, North District, being entered into; and

BE IT FURTHER RESOLVED THAT the appropriate City staff take the necessary steps to implement the foregoing.

Councillor Shiner, Seneca Heights, declared his interest in the foregoing matter in that an associated Solicitor in the firm representing the applicant is representing Councillor Shiner in another matter.

On motion by Councillor Filion, North York Centre, the North York Community Council, in accordance with subsection 121(b), waived the requirement that the supplementary item be placed on the agenda for the next subsequent regular meeting, and decided to consider same at that meeting, which carried, more than two-thirds of members present having voted in the affirmative.

On motion by Councillor Filion, North York Centre, the North York Community Council recommended to Council the adoption of the foregoing Resolution.

(Clause 22, Report No. 8)

**8.40 COMMITTEE OF ADJUSTMENT DECISION - SYMPHONY SQUARE -
15-27 LORRAINE DRIVE - NORTH YORK CENTRE.**

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The North York Community Council had before it the following Resolution from Councillor Filion, North York Centre:

WHEREAS the Committee of Adjustment recently refused a second set of variances requested by the Applicant for the Symphony Square development currently nearing completion at 15-27 Lorraine Drive following deputations by ratepayer representatives and both local Councillors; and

WHEREAS the Chief Administrative Officer is presently investigating certain controversial matters directly related to the requested variances, including the size of the building relative to that permitted by applicable zoning, at the request of the Mayor and City Council for report thereon to North York Community Council and the Administration Committee; and

WHEREAS the Applicant has appealed the Committee of Adjustment's decision to the Ontario Municipal Board for an early hearing date without awaiting the results of said investigation;

THEREFORE BE IT RESOLVED THAT:

- (a) the City take a position at the OMB hearing in support of the Committee of Adjustment's decision to refuse the requested variances;
- (b) the City Solicitor be instructed to do all things necessary to defend said decision and assist the Chief Administrative Officer's staff in achieving an acceptable resolution of this matter, in consultation with the local Councillors and ratepayer representatives, and report thereon through the Chief Administrative Officer to North York Community Council and the Administration Committee; and
- (c) as part of the investigation mandated by City Council, and in anticipation of the OMB hearing, the Chief Administrative Officer be requested to expeditiously undertake an independent audit of the Symphony Square building in order to quantify, floor-by-floor, what has actually been built, recording for each floor the number and type of units constructed or partially constructed, as well as the gross floor areas of all mechanical spaces, habitable spaces and exempt spaces, including bicycle storage and recreational areas; correlate the findings thereof with the density permitted by the zoning by-law, including that purchased from the City, and with the development charges paid to the City; and, after making said audit available to the City Solicitor for introduction as evidentiary material at the Board hearing, subsequently report thereon to North York Community Council and the Administration Committee, making such recommendations as may be warranted

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On motion by Councillor Filion, North York Centre, the North York Community Council, in accordance with subsection 121(b), waived the requirement that the supplementary item be placed on the agenda for the next subsequent regular meeting, and decided to consider same at that meeting, which carried, more than two-thirds of members present having voted in the affirmative.

- A. Councillor Filion, North York Centre, moved that the North York Community Council recommend to Council the adoption of the foregoing Resolution.
- B. Councillor Shiner, Seneca Heights, moved that the condominium plan, under File No. UDYC-99-348 - Symphony Square Ltd., not be released for registration until it has been verified that the project complies with Zoning By-law No. 7625, as amended, and a joint report from the Director and Deputy Chief Building Official, North District and the Director, Community Planning, North District, is submitted to the North York Community Council.
- C. Councillor Li Preti, Black Creek, moved that the Chief Administrative Officer be requested to report to North York Community Council on the costs associated with conducting an independent audit of the Symphony Square building and on the findings of said audit upon its completion.

A recorded vote on motion A., moved by Councillor Filion, was as follows:

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

AGAINST: NIL

ABSENT: Councillors Sgro, Augimeri, Feldman, King

Carried

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

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

AGAINST: NIL

ABSENT: Councillors Sgro, Augimeri, Feldman, King

Carried

Upon the question of the adoption of the foregoing motion C. moved by Councillor Li Preti, it was carried.

(Clause 23, Report No. 8)

8.41 NORTH YORK COMMUNITY COUNCIL - OCTOBER 12, 1999 - NORTH YORK HUMBER.

The North York Community Council had before it the following Resolution from Councillor Mammoliti, North York Humber:

THAT all items pertaining to Ward 6 - North York Humber, which are not of an urgent nature, not be placed on the agenda for the October 12, 1999, meeting of the North York Community Council.

On motion by Councillor Mammoliti, North York Humber, the North York Community Council approved the foregoing Resolution.

(Clause 24(r), Report No. 8)

8.42 WAIVING OF TREE PRESERVATION CHARGES FOR THE REMOVAL OF TREES - 1857 LESLIE STREET - DON PARKWAY.

The North York Community Council had before it the following Resolution from Councillor Minnan-Wong, Don Parkway:

WHEREAS Council approved the development of a commercial retail shopping mall at York Mills Road and Leslie Street municipally known as 1857 Leslie Street (UDCA-99-343); and

WHEREAS in order to improve the traffic flow, the City required a signal light be installed at York Mills Road and Scarscale Road; and

WHEREAS this new intersection requires the removal of a number of trees; and

WHEREAS extensive landscaping has been incorporated into the Site Plan; and

THEREFORE BE IT RESOLVED THAT the Tree Preservation Charges as determined by the City arborist be waived; and

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FURTHER that the amount of these charges be applied to improvements to the local area and be subject to approval by the Planning Staff and be to the satisfaction of the local Councillors.

Mr. John Davies, property owner of 1857 Leslie Street, appeared before the North York Community Council in connection with the foregoing matter.

On motion by Councillor Minnan-Wong, Don Parkway, the North York Community Council, in accordance with subsection 121(b), waived the requirement that the supplementary item be placed on the agenda for the next subsequent regular meeting, and decided to consider same at that meeting, which carried, more than two-thirds of members present having voted in the affirmative.

- A. Councillor Chong, Don Parkway, on behalf of Councillor Minnan-Wong, Don Parkway, moved that the North York Community Council recommend to Council the adoption of the foregoing Resolution.
- B. Councillor Chong, Don Parkway, moved, as suggested by the Chair, that the last Operative Paragraph in the foregoing Resolution by Councillor Minnan-Wong, Don Parkway, be amended to read "Further Resolved that an equal amount be paid by the applicant and applied to the improvements in the local area and be subject to approval by the Planning Staff, and be made to the satisfaction of the local Councillors", and that consideration of the Resolution, as amended, be deferred to its next meeting scheduled for October 12, 1999.
- C. Councillor Moscoe, North York Spadina, moved that the Commissioner of Economic Development, Culture and Tourism, be requested to prepare a report on this matter for the next North York Community Council meeting scheduled for October 12, 1999.
- D. Councillor Shiner, Seneca Heights, moved that the report from the Commissioner of Economic Development, Culture and Tourism comment on the manner in which the funds collected from the applicant would be utilized.

Upon the question of the adoption of the foregoing motions B., C. and D., it was carried.

(Clause 24(s), Report No. 8)

The North York Community Council adjourned its meeting at 7:40 p.m., Tuesday, September 14, 1999.

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Chair.