

# THE CITY OF TORONTO

## Clerk's Department

### Minutes of the Meeting of the North York Community Council

**Tuesday, October 12, 1999.**

The North York Community Council met on Tuesday, October 12, 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 12:55 p.m.	2:13 p.m. to 7:30 p.m.
Councillor Feldman, Chair	x	x
Councillor Augimeri	x	
Councillor Berger	x	x
Councillor Chong	x	x
Councillor Filion	x	x
Councillor Flint	x	x
Councillor Gardner	x	x
Councillor King		
Councillor Li Preti	x	x
Councillor Mammoliti		
Councillor Minnan-Wong	x	x
Councillor Moscoe	x	x
Councillor Sgro		
Councillor Shiner	x	x

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Declarations of Interest

Councillor	Minute #	Reason for Declaration
Councillor Gardner	9.22	He is a member of a Board of Directors in a private company and another member of that Board of Directors is involved in the ownership of the property that is involved with this application.

Confirmation of Minutes

On motion by Councillor Moscoe, North York Spadina, the minutes of the meeting of the North York Community Council held on September 14, 1999, were confirmed.

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**9.1 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.

Mr. Vincent Galloro appeared before the North York Community Council in connection with the foregoing matter.

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

- (1) the foregoing report (September 3, 1999) from the Commissioner of Economic Development, Culture and Tourism, not be adopted;
- (2) the property owner reimburse the City for its costs to remove the tree, \$345.00 and for the value of the tree \$994.00; and
- (3) the funds collected be used to purchase and plant trees on city property, in the immediate neighbourhood.

**(Clause 1, Report No. 9)**

**9.2 PRESENTATION - SERVICE LEVEL CHANGES IN NORTH DISTRICT.**

The North York Community Council received a verbal update from the Director, Solid Waste Collections, Districts 3 and 4, respecting service level changes in the North District.

- A. Councillor Shiner, Seneca Heights, moved that Mr. Angelo Bacopoulos, the General Manager, Solid Waste Management Services Division, be requested to attend the next meeting of the North York Community Council scheduled for November 9, 1999, and to review and provide a report on the following:
- (1) the number of routes completed and not completed on a weekly basis during September and October, 1999;
  - (2) the volume of waste, yard waste, household and recycling, from single family homes by district and route for September 1998 and 1999 and October 1998 and 1999; such report to include the number of households served per route prior to once a week collection and the number of households now served by district and routes; and
  - (3) respond to North York Community Council on the Solid Waste Department's proposed action from the directions of the Budget Committee and Council regarding the former City of North York area continuing to receive twice per week summer garbage pick-up; and this service being expanded across the entire City of Toronto, prior to a report on this issue being submitted to the Works Committee.
- B. Councillor Minnan-Wong, Don Parkway, moved that the General Manager, Solid Waste Management Services Division, report on:
- (1) the cost to increase the level of recycling pick up to weekly throughout the entire City of Toronto, by district;
  - (2) the number of complaints by route and the nature of the complaints received by the Works and Emergency Services Department, including the North York Civic Centre regarding yard waste, garbage and recycling pick-up this year; and

- (3) the tonnage of waste collected monthly, by routes in the North District in 1999.
- C. Councillor Berger, North York Centre South, moved that the General Manager, Solid Waste Management Services Division, also report on:
  - (1) what staff and vehicles have been reduced in the North District; and
  - (2) the savings realized by reducing staff for waste collection from twice per week to once per week and from reducing the recycling pick-up from weekly to bi-weekly.

Upon the question of the adoption of the foregoing motion A. moved by Councillor Shiner, motion B. moved by Councillor Minnan-Wong and motion C. moved by Councillor Berger, it was carried.

**(Clause 17(a), Report No. 9)**

**9.3 FIRE AND AMBULANCE SERVICES - KPMG FIRE STATION LOCATION AND FIRE/AMBULANCE STUDY.**

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

- (i) (September 28, 1999) from the Commissioner of Works and Emergency Services, the Fire Chief and the General Manager, Toronto Ambulance Services, recommending that City Council adopt the recommendations of the KPMG Study, as amended by this report, and that the appropriate City Officials be authorized and directed to implement those recommendations in accordance with the implementation schedule included as Attachment "B", and requesting that North York Community Council submit its comments thereon to the Community Services Committee for consideration at its meeting scheduled to be held on November 4, 1999;
- (ii) Supplementary Report No. 1 of 3 (September 28, 1999) from the Commissioner, Works and Emergency Services and the Fire Chief, Toronto Fire Services, entitled "Closing of Fire Station T26 - 153 Chatham Avenue: Ward 26; and Closing of Fire Station T31 - 462 Runnymede Road: Ward 19", responding to a request by Councillor Duguid to consider alternative options for the closing of Fire Stations Nos. T26 and T31, as recommended in the KPMG report, and recommending that City Council receive this report for information;

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- (iii) Supplementary Report No. 2 of 3 (September 28, 1999) from the Commissioner, Works and Emergency Services and the Fire Chief, Toronto Fire Services, entitled "Risk Insurance", responding to a request by Councillor Fotinos, on behalf of Councillor Adams, for additional information respecting the KPMG recommendations, and recommending that City Council receive this report for information;
- (iv) Supplementary Report No. 3 of 3 (September 28, 1999) from the Commissioner, Works and Emergency Services and the Fire Chief, Toronto Fire Services, entitled "Rationalization of Facilities; Re-allocation of Apparatus; Fleet Maintenance; and Human Resource Implications", responding to a request by Councillor Balkissoon for additional information respecting the KPMG recommendations, and recommending that City Council receive this report for information; and
- (v) (September 28, 1999) from Councillor King, Seneca Heights, outlining her support and concurrence with the recommendation to build a fire station on Sheppard Avenue between Leslie Street and Bayview Avenue and suggesting that when the City deals with applications for rezoning of lands in the area, that staff be directed to negotiate for property to be dedicated for the new Fire Station "C".

The North York Community Council received presentations from Fire Chief Alan Speed and Mr. Ron Kelusky, General Manager, Toronto Ambulance Services, respecting the KPMG's Fire Station Location Study.

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

- (1) it be recommended to the Community Services Committee, that the recommendations embodied in the foregoing report (September 28, 1999) from the Commissioner of Works and Emergency Services, the Fire Chief and the General Manager, Toronto Ambulance Services, be adopted; and
- (2) that further report be requested from the Commissioner of Works and Emergency Services, the Fire Chief and the General Manager, Toronto Ambulance Services regarding:
  - (a) the feasibility of establishing the new Station "B" at the centre of the Downsview lands rather than on Keele Street;
  - (b) the feasibility of establishing direct access to Dufferin Street for emergency from the ambulance headquarters;

- (c) the actual average response time from each station as opposed to the four-minute road response time as in the report;
  - (d) the estimated average response time resulting from these changes required by adopting a four-minute overall average response time; and
  - (e) the combination of the new district boundaries if a single collective agreement and unified dispatch is achieved.
- B. Councillor Shiner, Seneca Heights, moved that it be recommended to the Community Services Committee, that funding be included in the 2002 Capital Budget for Station "C" as recommended in the report, for a site and the construction of the proposed station, or sooner, if the site becomes available through the review of development applications in the area.

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

**(Clause 17(b), Report No. 9)**

**9.4 COMMITTEE OF ADJUSTMENT UDCA-98-547 - TORONTO FRENCH SCHOOL - 294 LAWRENCE AVENUE EAST - ONTARIO MUNICIPAL BOARD DECISION - NORTH YORK CENTRE SOUTH.**

The North York Community Council had before it a report (September 7, 1999) from the City Solicitor, reporting on the outcome of the Ontario Municipal Board hearing held with respect to 294 Lawrence Avenue East, and recommending that the report be received for information.

The North York Community Council received the foregoing report.

**(Clause 17(c), Report No. 9)**

**9.5 COMMITTEE OF ADJUSTMENT CA-98-426 - GULU THADANI - 157 YORK MILLS ROAD - ONTARIO MUNICIPAL BOARD DECISION - NORTH YORK CENTRE SOUTH.**

The North York Community Council had before it a report (August 27, 1999) from the City Solicitor, reporting on the outcome of the Ontario Municipal Board hearing held with respect to 157 York Mills Road, and recommending that the report be received for information.

The North York Community Council received the foregoing report.

**(Clause 17(d), Report No. 9)**

**9.6 FENCE BY-LAW VARIANCE REQUEST (SWIMMING POOL ENCLOSURE) - 218 JOHNSTON AVENUE - NORTH YORK CENTRE.**

The North York Community Council had before it a report (September 14, 1999) from the District Manager, North, Municipal Licensing and Standards and Court Services - Urban Planning and Development Services, reporting on a request from Mrs. Joanne Positano for an exemption to North York Fence By-law No. 30901, as amended, and recommending that the request be approved.

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

**(Clause 2, Report No. 9)**

**9.7 40 KM/H SPEED ZONE - SWEENEY DRIVE AND SUNDIAL CRESCENT - DON PARKWAY.**

The North York Community Council had before it a report (September 28, 1999) from the Director, Transportation Services, District 3, recommending that By-law No. 31878, of the former City of North York, be amended to introduce:

- (1) a 40 km/h speed limit on Sweeney Drive, from the easterly limit of Sundial Crescent (east leg) to the westerly limit of Sweeney Drive; and
- (2) a 40 km/h speed limit on Sundial Crescent, from the northerly limit of Sweeney Drive (east leg) to the westerly limit of Sundial Crescent.

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

**(Clause 3, Report No. 9)**

**9.8. PARKING PROHIBITIONS - HOLLYWOOD AVENUE - NORTH YORK CENTRE.**

The North York Community Council had before it a report (September 15, 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 Hollywood Avenue, from a point 104 metres east of the easterly limit of Yonge Street to a point 28 metres easterly thereof.

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

**(Clause 4, Report No. 9)**

**9.9 PARKING RESTRICTIONS - TANGIERS ROAD - NORTH YORK SPADINA.**

The North York Community Council had before it a report (September 28, 1999) from the Director, Transportation Services, District 3, recommending that Schedules VIII and X of By-law No. 31001, of the former City of North York, be amended to permit parking for up to a maximum of 60 minutes on the east side of Tangiers Road, from a point 30.5 metres north of Finch Avenue West to the northerly limit of Tangiers Road.

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

**(Clause 5, Report No. 9)**

**9.10 ALL WAY STOP CONTROL - LEDBURY STREET AND WOBURN AVENUE - NORTH YORK CENTRE SOUTH.**

The North York Community Council had before it a report (July 22, 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 at all approaches to the intersection of Ledbury Street and Woburn Avenue.

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

**(Clause 6, Report No. 9)**

**9.11 PARKING PROHIBITIONS - VANLEY CRESCENT, SOUTH OF CHESSWOOD DRIVE - NORTH YORK SPADINA.**



The North York Community Council had before it a report (July 22, 1999) from the Director, Transportation Services, District 3, recommending that Schedules VIII and X of By-law No. 31001, of the former City of North York, be amended to prohibit parking as follows:

- (1) the maximum 60 minute permitted parking regulation on the east side of Vanley Crescent be deleted from Chesswood Drive to a point 170 metres south; and
- (2) parking be prohibited at anytime on the east side of Vanley Crescent, from Chesswood Drive to a point 170 metres south.

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

**(Clause 7, Report No. 9)**

**9.12 ALL WAY STOP CONTROL - DRAYCOTT DRIVE AND WIGMORE DRIVE - DON PARKWAY.**

The North York Community Council had before it a report (July 22, 1999) from the Director, Transportation Services, District 3, recommending that Schedules XVIII and XIX of By-law No. 31001, for the former City of North York, be amended to require traffic to stop on all approaches to the intersection of Draycott Drive and Wigmore Drive.

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

**(Clause 8, Report No. 9)**

**9.13 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.

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

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

**9.14 LEFT TURN LANE - SAN ROMANOWAY FROM FINCH AVENUE WEST - BLACK CREEK.**

The North York Community Council had before it a report (October 1, 1999) from the Director, Transportation Services, District 3, reporting on a request to review the feasibility of an eastbound left turn lane on Finch Avenue West at San Romanoway, as requested by the North York Community Council at its meeting held on July 15, 1999, and recommending that:

- (1) the realignment of the private roadway of San Romanoway for its incorporation into the newly activated signalized intersection of Jane Street and York Gate Mall Access not be pursued, as it is physically not feasible;
- (2) due to insufficient road width, the installation of a left turn lane for eastbound Finch Avenue West traffic entering San Romanoway is not recommended; and
- (3) signal display and signal timing modifications be implemented at the intersection of Jane Street at York Gate Boulevard/Strong Court to mitigate collision potential.

The North York Community Council also had before it a communication (September 28, 1999) from Ms. Madonna Martin, Board of Directors, York Condominium Corporation No. 312, commenting on the increased traffic on San Romanoway and requesting that a sign be placed at their roadway instructing motorists to not block their driveway.

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

- Mrs. Madonna Martin, Board of Directors, York Condominium Corporation No. 312; and
  - Ms. Marie Walton.
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- A. Councillor Moscoe, North York Spadina, moved that it be recommended to Council that only Recommendation (3) embodied in the foregoing report be adopted.
  - B. Councillor Li Preti, Black Creek, moved that the Director, Transportation Services, District 3, be requested to:

- (i) review and monitor the traffic movements in the area of Finch Avenue and York Gate Mall and report back to the North York Community Council, in six months time;
- (ii) consult with the Condominium Associations, Greenwin Property Management and local residents to explore means of realigning the private roadway of San Romanoway for its incorporation into the newly activated signalized intersection of Jane Street and York Gate Mall Access; and
- (iii) immediately install a “do not block driveway” sign at the entrance to York Condominium Corporation No. 312.

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

Councillor Gardner assumed the Chair.

**(Clause 10, Report No. 9)**

**9.15 SPEED LIMIT FOR ALL ROADS IN YORK MILLS VALLEY - NORTH YORK CENTRE SOUTH.**

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

WHEREAS the Official Plan designates the Ward 9 York Mills Valley community as a Special Policy Area due to its being located in a flood plain; and

WHEREAS the York Mills Valley displays a unique curving road pattern that respects the river and ravines; and

WHEREAS all roads except Old Yonge Street, Mill Street and part of Donwoods Drive are unimproved and have no curbs, storm sewers or sidewalks; and

WHEREAS the area residents value trees, landscaping features, etc.; and

WHEREAS there is a popular private pre-school and junior elementary school in the area that attracts considerable traffic from outside York Mills Valley; and

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WHEREAS residents, through their local Ratepayer Association, have expressed concern about the standard 50 km speed limit being inappropriate and unsafe in the area;

THEREFORE BE IT RESOLVED THAT the speed limit for all roads in York Mills Valley, in the area south of York Mills Road, east of Yonge Street (as per Appendix 'A') be 40 km.

The North York Community Council also had before it a report (October 10, 1999) from the Director, Transportation Services, District 3, addressing the proposal put forward by the Resolution from Councillor Flint to reduce the speed limit on the roads of the York Mills Valley community to 40 km/h, and recommending that the speed limit of roads in the York Mills Valley community be reduced to 40 km/h.

On motion by Councillor Flint, North York Centre South, the North York Community Council deferred consideration of the foregoing Resolution from Councillor Flint, North York Centre South, to its next meeting scheduled for November 9, 1999.

**(Clause 17(e), Report No. 9)**

Councillor Feldman resumed the Chair.

**9.16 PROPOSED ROAD CLASSIFICATION SYSTEM.**

The North York Community Council had before it the following reports

- (i) (October 8, 1999) from the Director, Transportation Programming and Policy, providing further information as requested by the North York Community Council and recommending that the report be received as information; and
- (ii) (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.

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

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- Ms. Rhona Swarbrick, Co-Chair, Toronto Pedestrian Committee, who also filed a copy of her written submission with the Clerk; and
- Ms. Helen Hansen, Feet on the Street, who also filed a copy of her written submission with the Clerk.
- A. Councillor Moscoe, North York Spadina, moved that the Works Committee be requested to defer consideration of this matter which is expected to be considered by the Works Committee at its meeting scheduled for November 3, 1999, in order to allow the North York Community Council an opportunity to forward its comments and/or recommendations regarding this issue.
- B. Councillor Moscoe, North York Spadina, moved that the following motion be tabled at the next meeting for consideration:
  - “that the staff recommendations be adopted;
  - that Section 6 of the report (June 29, 1999) from the Commissioner of Works and Emergency Services regarding sidewalks be further elaborated upon and a sidewalk classification system be developed;
  - that traffic calming measures on any street, that carries a public transit route, regardless of the classification, shall be referred to the Toronto Transit Commission for comment and referred to the Works Committee; and
  - that generally North York Community Council supports the position that transit routes shall be free of traffic calming measures that inhibit transit vehicles.”
- C. Councillor Shiner, Seneca Heights, moved that the Commissioner of Works and Emergency Services be requested to report to the North York Community Council on the following:
  - “that local, collector and minor arterial roads in Ward 12 be designated at the lowest speed limit as allowed per their category;
  - that major arterials in Ward 12 be designated at the lowest speed limit as allowed per their category;
  - that the following roads be classified as Local:
    - Blithfield Road;

Citation Drive ;  
Bayview Mews;  
Hawksbury Drive from Elkhorn to Sheppard Avenue;  
Burbank Drive;  
Ruddington Drive;  
Tollerton Avenue;  
Heathview Avenue;

that the following road be classified as a Collector:

McNicoll Avenue for Gordon Baker Road to Bayview Avenue”

- D. Councillor Flint, North York Centre South, moved that the Commissioner of Works and Emergency Services be requested to report to the North York Community Council on the following:

“the following roads be reclassified as outlined:

from Collector to Local:

Broadway Avenue;  
Lord Seaton Road, from The Links Road to Masters Road;  
Masters Road;  
Montessor Road, between Masters Road and Toba Drive;  
Fifeshire Road, between Knollwood Street and Toba Drive;  
Vyner Road;  
Forest Heights Boulevard;  
Harrison Road, north of Berkindale Drive;  
Park Lane Circle;  
Lawrence Avenue East, west of Park Lane Circle;

from Arterial to Local:

Lawrence Avenue East, from Banbury Road west to new Lawrence Avenue East (two houses);

from Arterial to Collector:

Lawrence Avenue East, from Blaine Drive to The Bridle Path;

from Local to Collector:

Mill Street;  
Wm. Carson Crescent;  
Mildenhall Road, between Lawrence Avenue East and Blythwood Road;  
Upper Canada Drive;  
Montessor Drive, between Upper Canada Drive and Toba Drive;  
Fifeshire Road, between Toba Drive and Bayview Avenue;  
Fifeshire Road, between Knollwood Street to Bayview Avenue;  
Banff Road, between Broadway Avenue and Eglinton Avenue;  
Gerald Road, between Berkindale Drive and Truman Road;  
Old Leslie Street, from Leslie Street to Sheppard Avenue East;  
Bannatyne Drive, from Vyner Road to Silvergrove Road;  
Woodsworth Road;  
The Links, from Lord Seaton; and  
Tournament Drive”

- E. Councillor Minnan-Wong, Don Parkway, moved that the Commissioner of Works and Emergency Services be requested to report to the North York Community Council on the following::

“the following roads be reclassified as outlined:

from Collector to Local:

Cassandra Boulevard;  
Fenside Drive;  
Lyndock Crescent;  
Roywood Drive;  
Three Valleys Drive;

from Minor to Collector:

Sloane Avenue”

- F. Councillor Moscoe, North York Spadina, moved that the Commissioner of Works and Emergency Services be requested to submit a comprehensive report to the North York Community Council for its meeting scheduled for November 9, 1999, commenting on the requests put forward by Councillor Shiner, Councillor Flint and Councillor Minnan-Wong.

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

**(Clause 17(f), Report No. 9)**

**9.17 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.

The North York Community Council received the foregoing report.

**(Clause 17(g), Report No. 9)**

**9.18 TORONTO HYDRO RATE INCREASES TO NORTH YORK RESIDENTS.**

The North York Community Council had before it a communication (September 23, 1999) from the Councillor Moscoe, North York Spadina, advising that Toronto Hydro has introduced a new billing structure that increases rates for North York residents; and requesting that the North York Community Council review his submission to the Policy and Finance Committee and deal with this matter at its meeting scheduled for October 12, 1999.

- A. Councillor Moscoe, North York Spadina, moved that the foregoing communication (September 23, 1999) from Councillor Moscoe, be received, and it be recommended to the Policy and Finance Committee that Council exercise shareholders direction to instruct Toronto Hydro to not proceed with increases in rates planned for January 2000 without referring the proposed increases to the Community Councils and Works Committee for Council recommendations.
- B. Councillor Shiner, Seneca Heights, moved that it be recommended to the Policy and Finance Committee that all motions from the Budget Committee and/or Council,



which dealt with Toronto Hydro rates, be brought forward and considered at the Policy and Finance Committee meeting of October 14, 1999.

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

**(Clause 17(h), Report No. 9)**

**9.19 DECISION-MAKING PROTOCOL FOR PARKS AND RECREATION MATTERS - ALL WARDS.**

The North York Community Council had before it a communication (September 16, 1999) from the City Clerk (Economic Development and Parks Committee), referring the report (August 23, 1999) from the Commissioner of Economic Development, Culture and Tourism, respecting a protocol for dealing with parks and recreation matters, for consideration and comment thereon to the Economic Development and Parks Committee meeting scheduled to be held on November 8, 1999.

- A. Councillor Li Preti, Black Creek, on behalf of Councillor Moscoe, North York Spadina, moved that Recommendation (3), amended by the Economic Development and Parks Committee, be further amended by deleting the words, "and/or municipal property taxpayers" after the word "residents" so that it now reads:

“(3) deleting the word “citizen” in the following report and inserting in lieu thereof the following: “nomination to city-wide special committees and task forces of residents in the City of Toronto who are at least 18 years of age, except on bodies dealing with children and youth issues.”

- B. Councillor Chong, Don Parkway, moved that it be recommended to the Economic Development and Parks Committee that the recommendations embodied in the report (August 23, 1999) from the Commissioner of Economic Development, Culture and Tourism, as amended by the Economic Development and Parks Committee at its meeting held on September 13, 1999, be endorsed.

Upon the question of the adoption of the foregoing motion A. moved by Councillor Li Preti on behalf of Councillor Moscoe, it was lost.

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

**(Clause 17(i), Report No. 9)**

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

The North York Community Council had before it a report (September 20, 1999) from the Commissioner of Economic Development, Culture and Tourism, reporting on a motion by Councillor D. Minnan-Wong, as requested by the North York Community Council at its meeting held on September 14, 1999 and recommending that since North York Community Council has approved the removal of the trees, such removals should be conditional on the applicant paying the standard tree removal and amenity costs, totalling \$14,502.00; and that the funds for the value of the trees to be removed be used for replacement tree planting within the local area and not for other specific amenities related to the project.

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 November 9, 1999.

**(Clause 17(j), Report No. 9)**

**9.21 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 (September 23, 1999) from the Commissioner of Economic Development, Culture and Tourism, providing information respecting the status of the discussions with Clearnet PCS Inc. and Microcell Connexions regarding 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:

- (1) the City honour its contractual obligation to both Clearnet Inc. and Microcell Connexions Inc. with respect to their installations or proposed installations on the Leslie Street Water Tower;
- (2) the City inform Clearnet Inc. and Microcell Connexions Inc. that pending the outcome of the Planning and Public Health report to the Steering Committee on Telecommunications, license agreements may not be renewed beyond the initial five year term;
- (3) Clearnet Inc. be requested to continue to monitor the RF density at the base of the Leslie Street Water Tower prior to and after installing equipment on the tower; and

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- (4) Clearnet Inc. work closely with City staff and local residents to ensure aesthetic, noise or other issues are addressed to the satisfaction of the City and the residents.

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

- (i) (October 6, 1999) from Mr. Mark Maitman, requesting the opportunity to speak on this matter;
- (ii) (October 4, 1999) from the Citizens for a Healthy Future, a group of concerned residents in Don Parkway and North York Centre South, forwarding its submission for consideration at the October 12, 1999 meeting; and
- (iii) (September 23, 1999) from Imagineering Limited on behalf of Clearnet PCS Inc., forwarding a report headed "Report on Safety Code 6 Compliance Survey at Leslie/Talwood Water Tower".

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

- Mr. James Kennedy, Clearnet PCS Inc.;
  - Mr. Florin Buciu;
  - Mr. Mark Maitman; and
  - Mr. Bill Roeoch, Microcell Connexions Inc.
- A. Councillor Minnan-Wong, Don Parkway, moved that the following recommendations be referred to the Telecommunications Steering Committee for consideration and report thereon to the Policy and Finance Committee and Council:
- (1) that the following report (September 23, 1999) from the Commissioner of Economic Development, Culture and Tourism, not be adopted;
  - (2) that the licensing contract with Microcell Connexions Inc. and Clearnet PCS Inc. regarding their installations on the Leslie Street Water Tower be terminated as soon as legally possible;
  - (3) that given the contradictory and inconsistent data related to cellular transmissions, the City place a moratorium on entering into leases involving

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cellular transmission equipment until the Telecommunications Steering Committee and Board of Health have had an opportunity to report back to Council; and

- (4) that cell transmission policy issues be referred to the Telecommunications Steering Committee and the Board of Health.
- B. Councillor Li Preti, Black Creek, on behalf of Councillor Moscoe, North York Spadina, moved that the Telecommunications Steering Committee be requested to develop a protocol for such telecommunication installations and make recommendations to the Planning and Transportation Committee.
- C. Councillor Chong, Don Parkway, moved that the report (September 23, 1999) from the Commissioner of Economic Development, Culture and Tourism, be adopted.
- D. Councillor Shiner, Seneca Heights, moved that the Commissioner of Economic Development, Culture and Tourism, be requested to provide North York Community Council with a map identifying all locations having telecommunication and broadcasting antennae in the North York area.

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

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

Upon the question of the adoption of Recommendation (4) of motion A. moved by Councillor Minnan-Wong, it was carried.

Upon the question of the adoption of Recommendation (3) and (1) of motion A. moved by Councillor Minnan-Wong, it was carried.

A recorded vote on Recommendation (2) moved by Councillor Minnan-Wong, was as follows:

FOR: Councillors Li Preti, Flint, Filion, Minnan-Wong, Shiner

AGAINST: Councillors Gardner, Chong

ABSENT: Councillors Mammoliti, Sgro, Moscoe, Augimeri, Berger, Feldman, King

Carried

Having regard for the foregoing decision of the North York Community Council, the foregoing motion C. moved by Councillor Chong, was deemed redundant and was not voted upon.

**(Clause 17(k), Report No. 9)**

**9.22 PRELIMINARY EVALUATION REPORT - ZONING AMENDMENT APPLICATION UDZ-99-19 AND SITE PLAN APPLICATION UDSP-99-085 - DEL REAL ESTATE CONSULTANTS - 12 MCKEE AVENUE, 33 DORIS AVENUE AND 21 CHURCH AVENUE - NORTH YORK CENTRE.**

The North York Community Council had before it a report (September 28, 1999) from the Director, Community Planning, North District, providing preliminary comments on an application to amend the Zoning By-law and for site plan approval to permit the construction of a 17 storey seniors' apartment building at the north-west corner of McKee Avenue and Doris Avenue; and recommending that staff continue processing the application in the manner outlined in the report.

On motion by Councillor Fillion, North York Centre, on behalf of Councillor Moscoe, North York Spadina, the North York Community Council received the foregoing report and requested the Director, Community Planning, North District, to report on what measures can be taken to ensure that private sector buildings built as seniors buildings will only be occupied by seniors.

Councillor Gardner, North York Centre, declared his interest in the foregoing matter in that he is a member of a Board of Directors in a private company and another member of that Board of Directors is involved in the ownership of the property that is involved with this application.

**(Clause 17(l), Report No. 9)**

**9.23 PRELIMINARY EVALUATION REPORT - ZONING AMENDMENT APPLICATION UDZ-99-13 - BROWN DRYER KAROL - 74-78 FINCH AVENUE WEST - NORTH YORK CENTRE.**

The North York Community Council had before it a report (September 28, 1999) from the Director, Community Planning, North District, providing preliminary comments on an application to amend the Zoning By-law to permit the construction of 21 townhouses at 74 -

78 Finch Avenue West, 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 17(m), Report No. 9)**

**9.24 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 the following reports and Notice of Motion:

- (i) (September 23, 1999) from the Director, Community Planning, North District, providing a supplementary report respecting information on a meeting held with the applicant, Councillor Moscoe and City staff, as requested by the North York Community Council at its meeting held on September 14, 1999 and recommending that:
  - (1) the recommendations contained within the Preliminary Evaluation Report dated August 30, 1999; be approved; and
  - (2) the minutes of the meeting held on September 21, 1999 attached as Appendix "A" be received and the Planning staff in consultation with the Toronto Housing Company, the Legal Department and through community consultation address the issues contained in Appendix "A" in the final report evaluating the Official Plan and Zoning Amendment Application;
- (ii) (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 submitting recommendations with respect the further processing of the application; and
- (iii) Notice of Motion by Councillor Moscoe, North York Spadina, regarding the deferral of the payment of application fees.
- A. Councillor Li Preti, Black Creek, on behalf of Councillor Moscoe, North York Spadina, moved that the North York Community Council defer consideration of the

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foregoing reports (September 23, 1999 and August 30, 1999) from the Director, Community Planning, North District, to its next meeting scheduled for November 9, 1999.

B. Councillor Li Preti, Black Creek, on behalf of Councillor Moscoe, North York Spadina, moved that the following motion be tabled at the next meeting scheduled for November 9, 1999, for consideration with this matter:

- “(a) deferral of any application fees be contingent upon the applicant filing an audited financial plan showing the proposed profit margin per unit and accredited statement upon sale of all units showing the profit generated by the project prior to registration of the condominium;
- (b) in order to achieve any “special consideration” from the City, the applicant must agree through a Section 37 agreement on a maximum amount of profit to be generated by each unit; and
- (c) the Director, Community Planning, North District, report on the use of the word “cooperative” to describe this project.”

Upon the question of the adoption of the foregoing motions A. and B., moved by Councillor Li Preti, on behalf of Councillor Moscoe, it was carried.

**(Clause 17(n), Report No. 9)**

**9.25 PRELIMINARY EVALUATION REPORT - OFFICIAL PLAN AND ZONING AMENDMENT APPLICATION UDOZ-99-20 - KIRKOR ARCHITECTS AND PLANNERS AND MCCARTHY TETRAULT FOR WHITLEIGH DEVELOPMENT CORPORATION - 2-47 SHEPPARD SQUARE, 17 BARBERRY PLACE - NORTH YORK CENTRE SOUTH.**

The North York Community Council had before it a report (September 28, 1999) from the Director, Community Planning, North District, the Director, Parks and Recreation, North District, and the Director, Transportation Services, District 3, providing preliminary comments on an application to amend the Official Plan and Zoning By-law to permit four apartment buildings and associated townhouses in a development containing a total of 1,213 units on lands in the Sheppard Square area south of Sheppard Avenue, east of Bayview Avenue; and submitting recommendations with respect thereto.

On motion by Councillor Shiner, Seneca Heights, the North York Community Council received the foregoing report and requested the Director, Community

Planning, North District, and the Director and Deputy Chief Building Official, Building Division, North District, to report to the North York Community Council meeting scheduled for November 9, 1999, on ways to prohibit signs and/or sales offices for proposed developments that require official plan amendments.

**(Clause 17(o), Report No. 9)**

**9.26 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.

- A. Councillor Gardner, North York Centre, moved that the site plan approval application fee filed by the applicant be returned and payment of the fee be deferred to the time of the issuance of the building permit.
- B. Councillor Shiner, Seneca Heights, moved that the report (August 30, 1999) from the Director, Community Planning, North District, be adopted.

Upon the question of the adoption of the foregoing motion A. moved by Councillor Gardner, it was lost.

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

**(Clause 11, Report No. 9)**

**9.27 OFFICIAL PLAN AND ZONING AMENDMENT APPLICATION UDOZ-86-58 AND SITE PLAN APPLICATION UDSP-99-100 - 576807 ONTARIO INC. - Y. EREZ ARCHITECT - 35-49 BALES AVENUE - NORTH YORK CENTRE.**

The North York Community Council had before it a report (September 28, 1999) from the Director, Community Planning, North District, reporting on an application to amend the Official Plan and Zoning By-law and a Site Plan application to permit two residential buildings (21 and 24 storeys) and recommending that:



- (1) the Official Plan and Zoning By-law amendment application, for 458 dwelling units at a density of 4.5 F.S.I. be refused for reasons outlined in the report;
- (2) the City Solicitor and City staff be requested to appear before the Ontario Municipal Board to defend the refusal of this application in its current form;
- (3) the Ontario Municipal Board be advised that:
  - (A) should an amendment to the Zoning By-law be approved, such approval be subject to the following:
    - (i) convey to the City the portions of the extension of Bales Avenue and Anndale Drive that cross the site;
    - (ii) conditions from Works and Emergency Services (Technical Services) attached as Schedule "J";
    - (iii) submit traffic certification acceptable to Works and Emergency Services (Transportation Services);
    - (iv) conditions from Works and Emergency Services (Transportation Services) attached as Schedule "I";
    - (v) provide a minimum of 25 percent of the residential units as "affordable housing" to be achieved in the zoning by-law amendment by limitation on the size of units; and
    - (vi) provide a 5 percent on-site parkland dedication or an off-site parkland dedication subject to the approval of Economic Development Culture and Tourism;
  - (B) the Site Plan Approval application be revised to address the following:
    - (i) plans that address the provision of interim site access to existing public roads, and ultimate site access to future public roads;
    - (ii) minimize the amount of driveways and pavement and increase the amount of landscaping;
    - (iii) reduce the number and size of curb cuts;
    - (iv) provide additional landscaping along the perimeter of the site adjacent to the existing residential lots;
    - (v) Execute a Tree Preservation Agreement, subject to the approval of Economic Development Culture and Tourism;
    - (vi) Submit microclimatic certification (pedestrian comfort studies for wind, snow, sunlight, shadowing) acceptable to Urban Planning and Development Services, North District; and

- (4) City staff be authorized, during the Ontario Municipal Board Hearing, to resolve any issues or improve the application as necessary.

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

**(Clause 12, Report No. 9)**

**9.28 FINAL REPORT - ZONING BY-LAW AMENDMENT UDZ-99-08 AND SITE PLAN APPLICATION UDSP-99-027- CASSELS BROCK & BLACKWELL - 267 FINCH AVENUE EAST - NORTH YORK CENTRE.**

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

- (i) (October 8, 1999) from the Director, Community Planning, North District, providing recommendations with respect to the subject application; and
- (ii) (September 29, 1999) from the Director, Community Planning, North District, advising that the Ontario Municipal Board has set a hearing date for 267 Finch Avenue East; that a further report on this matter will be submitted directly to North York Community Council on October 12, 1999; and recommending that this report be received for information.

On motion by Councillor Filion, North York Centre, the North York Community Council recommended to Council that the report (October 8, 1999) from the Director, Community Planning, North District, be approved, subject to the conditions outlined in the referenced report and subject to the following:

- (1) that the lot coverage be a maximum of 32.5 percent;
- (2) that the Gross Floor Area be a maximum of 476 m<sup>2</sup>;
- (3) that the east side yard setback at Estelle Avenue be a minimum of 2 metres;
- (4) that the distance between the Norway Maple and the guest parking area be a minimum of 3.6 metres;
- (5) that the throat of the driveway be reduced to 3 metres from 7 metres;
- (6) that a minimum of seven (7) parking spaces be provided; and

- (7) that the applicant be required to demonstrate that he has made a fair market offer to purchase the property municipally known as 246 Estelle Avenue.

**(Clause 13, Report No. 9)**

**9.29 NEW PRACTICES FOR THE REVIEW OF DEVELOPMENT APPLICATIONS.**

The North York Community Council had before it the following reports

- (i) (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; and
- (ii) (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.

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

- (i) (October 12, 1999) from Councillor Moscoe, North York Spadina, forwarding draft recommendations tabled at the Planning and Transportation Committee meeting held on October 4, 1999; and
- (ii) (October 12, 1999) from the Director, Community Planning, North District, providing presentation notes on the proposed new practices for the review of development applications.

A staff presentation was made by Mr. Rob Dolan, Director, Community Planning, North District.

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

- Mr. George S. Belza; who also filed a written submission;
- Ms. Marion Lick; President, Willowdale Central Ratepayers' Association;

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- Ms. Sharolyn Vettese, Chair, Yonge Street Area Ratepayers Association; who also filed a written submission;
  - Mr. David Sambrook, President, Southwest Ward 10 Ratepayers Association; who also filed a written submission; and
  - Mr. Morry Smith, President, Lansing Community Association, who also filed a written submission.
- A. Councillor Moscoe, North York Spadina, moved that it be recommended to the Planning and Transportation Committee that:

(1) the report (June 25, 1999) from the Commissioner, Urban Planning and Development Services, be adopted subject to the following amendments:

- (a) amending Recommendation 2(i) by adding at the end thereof the words:

“but only after consultation with Councillor(s) in accordance with practices presently in use in the former City of North York;”

so as to read:

“2(i) delegation of authority to staff, as permitted by statute, to approve applications for site plan control approval, various classes of consents, draft condominium approval (except for conversion of rental housing) and authority to execute, amend and release site plan agreements on behalf of the City but only after consultation with Councillor(s) in accordance with practices presently in use in the former City of North York;”;

- (b) amending Recommendation 2(ii) by adding at the end thereof the words:

“and that the planner in charge of a project have available specific expertise that may be required, in particular urban planning design and landscape resources;”

so as to read:

“2(ii) a case management system which provides for a continuity of planning staff assignment from the beginning to the completion of any project and that the planner in charge of a project have available specific expertise that may be required, in particular urban planning design and landscape planning resources;”

(c) adding the additional recommendation:

“2(viii) prior to preliminary reports being written, Councillors be given the opportunity to hold a community meeting if they so require so that the planners have the benefit of community input at an early stage before preliminary evaluation;”

(d) amending Recommendation 3(ii) by deleting the words “intensity of” and replacing with the words “criteria to be applied to”, so as to read:

“3(ii) to establish areas of site plan control on a consistent basis across the City, establishing appropriate thresholds defining the criteria to be applied to development or redevelopment which would require the submission of an application for site plan approval as detailed in this report;”

(e) amending Recommendation 3(vi) by adding the words “after consultation with local Councillor(s);” so as to read:

“3(vi) to delegate authority to execute, amend and release agreements, as required, to the Chief Planner or delegate(s) after consultation with local Councillor(s);”

(f) adding the following Recommendations:

“(11) that all studies related to a project over a certain threshold be commissioned by the City of Toronto at the expense of the applicant and that staff be requested to report further on a suitable threshold;

(12) that the Commissioner of Urban Planning and Development Services, be requested to report further on a policy that would require the removal of signage related to planning practices at the specific steps in the planning process;

- (13) that pre-application meetings include Councillors, or their staff, if they so request;
  - (14) that Councillors be immediately notified upon receipt of an application;
  - (15) that informal consultation meetings be held with the community prior to a preliminary evaluation report;
  - (16) that notification of planning applications be sent to persons in the area including residential and business tenants and property owners;
  - (17) that all telecommunication applications be forwarded to the Telecommunications Steering Committee for direction;
  - (18) that industrial applications be exempt, unless requested by the Ward Councillor(s);
  - (19) that the following not be exempted:
    - townhouses;
    - additions to commercial parking lots;
    - school portables; and
    - telecommunication equipment;
  - (20) preliminary evaluation reports not include staff comments which may prejudice the final staff recommendation;
  - (21) Members of Council continue to chair planning community meetings, and planning staff chair these meetings only if requested by the Ward Councillor(s); and
  - (22) certificates of inspection be commissioned by Urban Planning and Development Services and paid for by the applicant.”;
- (g) referring the bolded portion (first part) of Recommendation No. 9 embodied in the communication (October 12, 1999) from Mr. George Belza to the Acting Commissioner of Urban Planning and Development Services for a report thereon to the Planning and

Transportation Committee for its meeting scheduled for November 1, 1999;

- (h) adding the following Recommendations embodied in the communication (October 12, 1999) from Mr. George Belza:
  - (i) the second part of Recommendation No. 9;
  - (ii) Recommendation No. 5; and
  - (iii) Recommendation No. 10.

B. Councillor Flint, North York Centre South, moved that it be recommended to the Planning and Transportation Committee that:

- (1) Appendix 3, entitled, "Site Plan Approvals" attached to the report (June 25, 1999) from the Commissioner of Urban Planning and Development Services, be amended as follows:
  - (i) the deletion of the words, "unless located on a designated "Main Street" and have a lot frontage no more than 12.5m" in Table 2 (page 17), entitled, "Proposed Exemption", relating to New Development: Institutional, Commercial, Office, Mixed Use, so that it now reads: "Proposed Exemption" - "All subject to Site Plan Approval"
  - (ii) the deletion of the words, "in the Port District" in Table 2 (page 18), entitled, "Proposed Exemption" relating to New Development: Industrial, so that it now reads: "Proposed Exemption" - "All Industrial exempt unless: adjacent to or opposite a residential use; adjacent to a school, park, arterial road or highway; adjacent to a ravine; or recycling".
  - (iii) the deletion of the words, "All exempt unless located adjacent to a substandard lane or in or within 10m of a ravine" in Table 2 (page 19) entitled, "Proposed Exemption" relating to New Development: Residential - singles, semis, duplexes, fourplexes, semi-detached, triplexes and fourplexes", so that it now reads "Proposed Exemption" - "single-family & semi-detached lots created by consent and lots which are in the Valley Impact Zone (V.I.Z.) and special policy area lots, all subject to Site Plan Approval."

- (iv) the deletion of the words, "The lesser of 600m<sup>2</sup> or 20 percent of existing g.f.a. are exempt" in Table 2 (page 19) , entitled, "Proposed Exemption" relating to Apartment Additions", so that it now reads "All subject to Site Plan Approval".
- (v) the deletion of the words, "Exempt", in Table 2 (page 22), entitled, "Proposed Exemption" relating to "Replacement, Reconstruction and Compliance Development" so that it now reads, "Subject to Site Plan Approval if increasing the Gross Floor Area."
- (2) that "preliminary evaluation reports" be called "preliminary assessment reports";
- (3) adding the recommendations embodied in the communication (October 12, 1999) from Mr. George Belza, save and except those recommendations which overlap with Recommendations (1) (a); (1)(b);(1)(d); and (1)(e) referred to above; and
- (4) adding a further recommendation to read as follows:

"that an expanded notice radius for community and statutory public meetings and associated costs be determined in consultation with the Ward Councillors."

- C. Councillor Filion, North York Centre, moved that it be recommended to the Planning and Transportation Committee that the bolded portion of Recommendation (9) embodied in the communication (October 12, 1999) from Mr. George Belza be amended so that it now reads as follows:

"where an applicant appeals an Official Plan Amendment or rezoning application prior to the required statutory public meeting, staff shall process the application in a manner which provides Community Council with a sufficient range of options so as to minimize the risk of prejudicing Council's position before the Ontario Municipal Board." .

Upon the question of the adoption of the foregoing Recommendation (1)(a) to (f) and (h) of motion A. moved by Councillor Moscoe, it was carried.

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



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

Having regard for the foregoing decision of the North York Community Council, Part (g) of motion A., moved by Councillor Moscoe, was deemed redundant and was not voted upon.

**(Clause 17(p), Report No. 9)**

**9.30 ORGANIZATIONAL STRUCTURE FOR THE NEW COMMITTEE OF ADJUSTMENT.**

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

- (i) (September 24, 1999) from the Acting Commissioner of Urban Planning and Development Services, responding to the request by the Planning and Transportation Committee that a further information report be provided to Committee and Community Councils, and recommending that the August 26, 1999 report be adopted; and
- (ii) (September 14, 1999) from the City Clerk (Planning and Transportation Committee), referring Recommendations Nos. (2) to (6), in the report (August 26, 1999) from the Acting Commissioner of Urban Planning and Development Services, and motions by Councillors McConnell and Berger related thereto, respecting the Organizational Structure for the new Committee of Adjustment, to the Community Council for review and comment thereon to the Planning and Transportation Committee meeting scheduled to be held on November 1, 1999.

The North York Community Council also had before it a communication (October 7, 1999) from Mr. Paul Graham, Chair, Committee of Adjustment, North District, commenting on the proposed organizational structure for the new Committee of Adjustment.

A staff presentation was made by Mr. Tony Evangelista, Manager, Committee of Adjustment, North District.

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

- Ms. Evelyn Dewar, President, Bay-Cal Residents Association;
- Mr. Morry Smith, President, Lansing Community Association;

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- Ms. Marion Lick, President, Willowdale Central Ratepayers' Association;
  - Mr. George Belza.
- A. Councillor Moscoe, North York Spadina, moved that it be recommended to the Planning and Transportation Committee that:
- (1) a further recommendation (6) be added to read as follows:
    - (6) City Council extend, for the remainder of this Council term or until successors are appointed, the terms of appointment of the present members of the Committee of Adjustment for the former City of North York;
  - (2) that it be recommended to the Planning and Transportation Committee that the report (August 26, 1999) from the Acting Commissioner of Urban Planning and Development Services be adopted subject to the following:
    - (i) the process be structured to allow for evening meetings where requested; and
    - (ii) a "bump-up" provision for evening meetings be made at the request of a City Councillor;
  - (3) that the second "Basic Qualification for Appointment to the Committee of Adjustment" contained in Appendix 3 of the report (August 26, 1999) from the Acting Commissioner of Urban Planning and Development Services be amended by deleting the words "and/or municipal property taxpayer in", so as to read:

"Any person applying for appointment shall be, and must maintain status throughout their term of office as:

    - a resident of the City of Toronto
    - a Canadian citizen or landed immigrant
    - at least 18 years of age".
- B. Councillor Li Preti, Black Creek, moved that once a month staff schedule afternoon and evening meetings at the request of a Ward Councillor(s), to allow deputations.

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- C. Councillor Berger, North York Centre South, moved that Recommendation (2)(iv) be amended by adding thereto the following:

“except for the North District, whereby each hearing shall be conducted by five permanent District Panel members, three of which shall constitute a quorum.”

- D. Councillor Shiner, Seneca Heights, moved that:

- (1) Recommendation (2) (iii) be amended by deleting the words, “the Committee appoint a city-wide Chair to provide leadership for the Committee” and in inserting in lieu thereof, the following words, “that there be a total of four District Chairs and” so that the recommendation now reads:

“(2) (iii) That there be a total of four District Chairs and each panel appoint a District Chair to guide the process at the local level.”;

- (2) Recommendation (2) (iv) be further amended by deleting the words, “by three of the respective District members, the sitting members to be assigned on a rotational basis” so that the recommendation now reads:

“(2) (iv) each Hearing be conducted by the following District Panel Members:

North District: Five permanent District Panel Members, three of which shall constitute a quorum.

East District: Five permanent District Panel Members, three of which shall constitute a quorum.

West District: Five permanent District Panel Members, three of which shall constitute a quorum.

South District: Seven District Panel Members. the sitting members to be assigned on a rotational basis.

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- (3) Recommendation (5) be amended by deleting the words, "the City Planning Executive Director/Chief Planner or delegate(s) as its Secretary-Treasurer" and inserting in lieu thereof, the following words, "a total of four Secretary-Treasurers, being one for the South District, one for the North District; one for the East District and one for the West District" so that the recommendation now reads:

- (5) the Committee of Adjustment, when constituted, be requested to appoint a total of four Secretary-Treasurers, being one for the South District, one for the North District; one for the East District and one for the West District."

A recorded vote on Recommendation (2)(i) and 2(ii) of motion A. moved by Councillor Moscoe, was as follows:

FOR: Councillors Moscoe, Filion, Minnan-Wong

AGAINST: Councillors Li Preti, Feldman, Berger, Flint, Gardner, Chong, Shiner

ABSENT: Councillors Mammoliti, Sgro, Augimeri, King

Lost

A recorded vote on Recommendation (3) of motion A. moved by Councillor Moscoe, was as follows:

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

AGAINST: Councillor Feldman

ABSENT: Councillors Mammoliti, Sgro, Augimeri, King

Carried

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

FOR: Councillors Li Preti, Moscoe, Filion, Minnan-Wong

AGAINST: Councillors Feldman, Berger, Flint, Gardner, Chong, Shiner

ABSENT: Councillors Mammoliti, Sgro, Augimeri, King

Lost

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

A recorded vote on Recommendations (1), (2) and (3) of motion D. moved by Councillor Shiner, was as follows:

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

AGAINST: NIL

ABSENT: Councillors Mammoliti, Sgro, Augimeri, King

Carried

**(Clause 17(q), Report No. 9)**

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

As directed by the North York Community Council at its meeting held on June 23, 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 (September 22, 1999) from the Director of Community Planning, North District, providing recommendations with respect to the subject application.

Mr. Alan Hirschfield, appeared before the North York Community Council in connection with the foregoing matter, on behalf of the applicant and indicated that the applicant concurred with the recommendations outlined in the staff report.

On motion by Councillor Li Preti, Black Creek, the North York Community Council recommended to Council that the report (September 22, 1999) from the Director, Community Planning, North District, be adopted; that application UDOZ-99-11 - Weston Consulting Group, be approved, subject to the conditions outlined in the referenced report and subject to the following:

- (1) a private road of less than 8.5 metres be accepted; and

- (2) the details of the proposed private road and hammer head configuration as shown on the site plan, be finalized, in consultation with the Transportation and Planning staff, as part of the site plan approval process.

**(Clause 14, Report No. 9)**

**9.32 ZONING AMENDMENT APPLICATION UDZ-99-03 - FRANCIS AND ROSALINA REMENTILLA, C/O EDUARDO MANAPUL - 276 DUPLEX AVENUE - NORTH YORK CENTRE.**

As directed by the North York Community Council at its meeting held on April 28, 1999, 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 (September 22, 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 27, 1999) from T. Travus, in opposition to the application; and
- (ii) (undated) from Ewa Byk-Green, expressing concerns with the application.

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

On motion by Councillor Fillion, North York Centre, the North York Community Council recommended to Council that the report (September 22, 1999) from the Director, Community Planning, North District, be adopted; that application UDZ-99-03 - Francis and Rosalina Rementilla, c/o Eduardo Manapul, be approved subject to the conditions outlined in the referenced report.

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

Councillor Flint, Vice-Chair, assumed the Chair.

**9.33 DRAFT PLAN OF SUBDIVISION UDSB-98-1241 - HERITAGE-WILLOW ESTATES LIMITED - 94, 96, 98, 100, 138, 140, 142 AND 144 CUMMER AVENUE - NORTH YORK CENTRE.**

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As directed by the North York Community Council at its meeting held on May 26, 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 (September 28, 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) (October 7, 1999) from Mr. George De Luca, advising of his objection to the development;
- (ii) (October 6, 1999 and October 7, 1999) from Mr. Henry Wojciechowicz, advising of his objection to the development; and
- (iii) (August 8, 1999) from Mr. T. Sawyer, expressing his concerns with the application.

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

- Mr. Rocco Cristini, who spoke in opposition to the proposed development. His primary objections were with respect to loss of property values; the negative impact on the environment as a result of the removal of mature trees on the site and the increased traffic in the area generated by the proposed development.
- Mr. Adam Brown, Solicitor for the applicant, who commented on the merits of the application. During his submission he indicated that the proposed lots comply with the R4 residential zoning and are compatible with lot sizes in the area. He further indicated that the applicant had no objections to the conditions outlined in the staff report.
- Mr. George Heels, who spoke in opposition to the application. His primary objections were with respect to the proposed density and potential basement flooding problems being created for property owners on Cummer Avenue .
- Mr. Shue Mark, who spoke in opposition to the proposed development. His primary objections were with respect to the intensification of the subject site and the size of the proposed lots. In his opinion, the proposed lots should be increased in size in order to be more compatible with the lot sizes in the area.

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- Mr. T. Sawyer, who spoke in opposition to the application. His primary objections were with respect to the size and configuration of the proposed lots and the fact that the City was accepting the 5 percent cash-in-lieu contribution for parkland rather than requiring the applicant to provide parkland. He also expressed concern with the sideyard setbacks being proposed. In addition, that the notification given with respect to the public meeting was insufficient.
- Mr. George De Luca, who spoke in opposition to the application. He expressed his concerns with regard to the increased traffic problems the proposed development will generate at the intersection of Cummer Avenue and Willowdale Avenue. He also expressed his concerns with the removal of mature trees from the proposed site.
- Mr. William West, who commented on the application. He expressed his support for the proposed development provided that the applicant provides proper screening in the form of trees, shrubs, etc., for the property owned by Mr. Rocco Cristini. He also requested that the City address the traffic concerns expressed by residents regarding the intersection of Cummer Avenue and Willowdale Avenue.
- Mr. Isidore Kastelic, who spoke in favour of the proposed development.
- A. Councillor Filion, North York Centre, moved that the North York Community Council defer consideration of this matter to its next meeting scheduled for November 9, 1999, in order to allow the Ward Councillors an opportunity to meet with the applicant and area residents in order to discuss the application further.
- B. Councillor Chong, Don Parkway, moved that the recommendations contained in the report (September 28, 1999) from the Director, Community Planning, North District, be adopted.
- C. Councillor Gardner, North York Centre, moved in amendment to Councillor Chong's motion, that, prior to this application being considered by City Council, a meeting be held between staff, the applicant, the residents and the Ward Councillors, to resolve the concerns expressed at the public meeting,

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

FOR: Councillors Flint, Gardner, Filion

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



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ABSENT: Councillors Mammoliti, Sgro, Moscoe, Augimeri, Berger, Feldman, King

Lost

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

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

AGAINST: Councillor Filion

ABSENT: Councillors Mammoliti, Sgro, Moscoe, Augimeri, Berger, Feldman, King

Carried

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

FOR: Councillors Li Preti, Chong, Minnan-Wong, Shiner

AGAINST: Councillors Flint, Gardner, Filion

ABSENT: Councillors Mammoliti, Sgro, Moscoe, Augimeri, Berger, Feldman, King

Carried

A recorded vote on motion B. moved by Councillor Chong, as amended by motion C. moved by Councillor Gardner, was as follows:

FOR: Councillors Li Preti, Chong, Minnan-Wong, Shiner

AGAINST: Councillors Flint, Gardner, Filion

ABSENT: Councillors Mammoliti, Sgro, Moscoe, Augimeri, Berger, Feldman, King

Carried

Later in the proceedings, this item was re-opened.

C. Councillor Minnan-Wong, Don Parkway, moved that the North York Community Council re-open this matter.

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

D. Councillor Minnan-Wong, Don Parkway, moved that:

- (1) consideration of the foregoing report be deferred to the next meeting scheduled for November 9, 1999, in order to allow the Ward Councillors an opportunity to meet with the applicant and area residents in order to discuss the application further; and
- (2) the City Clerk be requested to notify all deputants that this matter will be considered by the North York Community Council at its next meeting scheduled for November 9, 1999, as a continuation of the statutory public meeting and that no further notice would be provided.

A recorded vote on motion D. moved by Councillor Minnan-Wong, was as follows:

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

AGAINST: Nil

ABSENT: Councillors Mammoliti, Sgro, Moscoe, Augimeri, Berger, Feldman, King

Carried

**(Clause 17(r), Report No. 9)**

**9.34 TRAFFIC CALMING MEASURES - TORRESDALE AVENUE, NORTH OF FINCH AVENUE WEST - NORTH YORK SPADINA.**

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

WHEREAS the residents of the G. Ross Lord Ratepayers Association and the Board of the Savoy Condominium Association have been discussing traffic calming measures on Torresdale Avenue north of Finch; and

WHEREAS after several months of negotiations all have agreed on a compromise proposal; and

WHEREAS the traffic department has been involved in effecting this compromise;

THEREFORE BE IT RESOLVED that the Transportation Services Division be authorized to undertake a test of traffic calming measures on Torresdale Avenue, north of Finch Avenue West which was agreed upon by the G. Ross Lord Ratepayers Association and the Board of the Savoy Condominium Association.

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 endorsed the foregoing Resolution.

**(Clause 17(s), Report No. 9)**

**9.35 ROAD CLOSING PUBLICATION - WILSON HEIGHTS BOULEVARD AND SHEPPARD AVENUE WEST - NORTH EAST CORNER - NORTH YORK SPADINA.**

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

WHEREAS the city has declared the lands located at the north east corner of Wilson Heights Boulevard and Sheppard Avenue West as surplus; and

WHEREAS the city therefore agrees to proceed to close the road in accordance with section 297 of the Municipal Act; and

WHEREAS pursuant to the Municipal Act City Council directs the Legal Department to immediately publish notice of the city's intent at least once a week for four successive weeks in the appropriate publication;

THEREFORE BE IT RESOLVED THAT Council in compliance with the settlement achieved between the residents of Cocksfield Avenue, Torbel Developments (1261075 Ontario Inc.) and the city at the Ontario Municipal Board on Friday October 8, 1999, the city directs the publication noted above to be effected forthwith.

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 Resolution.

**(Clause 16, Report No. 9)**

**9.36 HARMONIZATION OF SIGN BY-LAW.**

The North York Community Council had before it a communication (October 12, 1999) from the City Clerk addressed to all Community Councils, advising that City Council, at its meeting held on September 28 and 29, 1999, struck out and referred to Community Councils for further consideration and report thereon to the Planning and Transportation Committee for its meeting to be held on November 1, 1999, Clause No. 24 contained in Report No. 8 of The North York Community Council, headed 'Other Items Considered by the Community Council'.

On motion by Councillor Li Preti, Black Creek, the North York Community Council:

- (1) deferred consideration of the foregoing communication to its next meeting scheduled for November 9, 1999; and
- (2) 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 November 1, 1999, in order to allow the North York Community Council an opportunity to forward its comments and/or recommendations regarding this issue.

**(Clause 17(t), Report No. 9)**

The North York Community Council adjourned its meeting at 7:30 p.m., Tuesday, October 12, 1999.

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Chair.