

CITY OF TORONTO

Clerk's Division

Minutes of the York Community Council

Meeting No. 1

Wednesday, January 20, 1999

Thursday, January 21, 1999

The York Community Council met on Wednesday, January 20, 1999 in the Council Chamber, 2nd Floor, York Civic Centre, 2700 Eglinton Avenue West, at 9:37 a.m., and continued on Thursday, January 21, 1999 for Planning Act Public Meetings.

Members present: Councillor B. Saundercook, Chair
Councillor R. Davis
Councillor J. Mihevc
Councillor F. Nunziata

Confirmation of Minutes.

On motion by Councillor Mihevc, the Minutes of meetings held on December 7 and 9, 1998, were confirmed.

**1.1 Zoning By-law Amendment Application - Temporary Use
52 Hyde Avenue - Ward 27, York Humber.**

The York Community Council had before it a report (December 22, 1998) from the Director, Community Planning, West District, reporting on a zoning by-law amendment application to permit the continued use of the existing building on the subject property, for mixed industrial-residential purposes on a temporary basis not exceeding three years, and recommending that the application be refused.

On motion by Councillor Mihevc, the Community Council deferred consideration of the foregoing report to its February 17, 1999 meeting, as requested by Mr. Nardelli, owner of the subject property.

(Clause No. 6(l), Report No. 1)

**1.2 Sewer Connection Blockage Inspection and Repair Program; and
Tree Root Removal and Grant Policy.**

The York Community Council had before it a transmittal letter (December 11, 1998) from the City Clerk, forwarding Clause No. 2 of Report No. 10 of The Works and Utilities Committee embodying a report (October 21, 1998) from the General Manager, Water and Wastewater Services; and advising that Council directed that the foregoing Clause be struck out and referred to all Community Councils for further consideration, with a request that the Community Councils forward their recommendations with respect to the Repair Program, and Tree Root Removal and Grant Policy to the Works and Utilities Committee.

On motion by Councillor Saundercook, the York Community Council recommended to the Works and Utilities Committee, adoption of the foregoing report (October 21, 1998) from the General Manager, Water and Wastewater Services regarding the Tree Root Removal and Grant Policy, subject to the following amendment:

that recommendation (2) (d) be amended to read as follows:

[(2)(d) assistance be provided on a per property basis, once every 10 years;]

On motion by Councillor Nunziata, the Community Council recommended to the Works and Utilities Committee that recommendation (2)(e) be amended to increase the limit for a repair or partial renewal of a drain or drains, from \$500.00 to \$750.00; so that recommendation 2(e) would read as follows:

[(2)(e) assistance be provided in the amount of 100 percent of the invoiced cost, to a limit of \$750.00 per property for a repair or partial renewal of a drain or drains, and to a limit of \$1,500.00 per property for the complete renewal of a drain or drains between the City property line and the building;]

(Clause No. 6(i), Report No. 1)

1.3 The Canadian Red Cross.

The York Community Council had before it a communication (December 8, 1998) from Councillor F. Nunziata advising that a request had been received from Ms. Margaret Goodwin of the Canadian Red Cross office on Eglinton Avenue West, to make a presentation to the Community Council members at its January 20, 1999 meeting, regarding the range of services and programs offered in the community.

- Ms. Margaret Goodwin, Coordinator, York Central Community Office, appeared before the Community Council in connection with the foregoing matter.

On motion by Council Nunziata, the York Community Council:

- (1) endorsed the initiatives of the Canadian Red Cross; and**
- (2) received the deputation and the following communication:**

(Clause No. 6(a), Report No. 1)

1.4 Request for (i) Parking Meters on the East Side of Dufferin Street, north of Rogers Road; and (ii) Installation of a Cross-Walk to the Municipal Parking Lot on the West Side of Dufferin Street, North of Rogers Road - Ward 28, York Eglinton.

The York Community Council had before it the following communications:

- (i) (January 10, 1999) from V. Tran, Hudson Pharmacy, advising that there has been increased commercial activity on Dufferin Street, north of Rogers Road, creating a demand for parking, and safety for pedestrians; the municipal parking lot is not being used effectively as there are not enough advisory signs to direct drivers and that crossing Dufferin Street to the commercial businesses from the parking lot is dangerous, especially for seniors visiting the medical centre located on the opposite side of the parking lot; that there is insufficient commercial activity to justify the present location of the parking meters south of Rogers Road; and requesting the installation of parking meters on the east side of Dufferin Street, north of Rogers Road; a cross-walk to the municipal parking lot on the west side of Dufferin Street; and appropriate advisory signs to direct motorists; and
 - (ii) (November 26, 1998) from Councillor Mihevc requesting the Community Council's support on the foregoing proposals; and that staff to examine the feasibility of installing parking meters between 2025 and 2045 Dufferin Street and a crosswalk on the west side of Dufferin Street, north of Rogers Road.
- Mr. Joe Ganho, Homelife City Hill Realty, appeared before the Community Council in connection with the foregoing matter.

On motion by Councillor Mihevc, the Community Council :

- (1) requested the Commissioner of Works and Emergency Services to direct the Director, Transportation Services, District 1, to report on the installation of a cross-walk to access the municipal parking lot on the west side of Dufferin Street, north of Rogers Road; and**
- (2) requested the President, Toronto Parking Authority, to report on the installation of parking meters with a 1-hour time limit on the east side of Dufferin Street, north of Rogers Road.**

On motion by Councillor Davis, the Community Council:

- (3) requested the Commissioner of Works and Emergency Services to report on potential technology that could be applied in cases where traffic control measures are required in areas with the type of topography that exists on Dufferin Street;**
- (4) directed that Mr. Ganhao be sent a copy of the report and invited to attend the meeting when the report is being considered; and**
- (5) received the deputation and foregoing communications.**

(Clause No. 6(b), Report No. 1)

1.5 Cedarvale Traffic Calming Plan - Ward 28, York-Eglinton

The York Community Council had before it the following communications:

- (i) (December 13, 1998) from Councillor Joe Mihevc, advising that the residents of Cedarvale need to remain active in the final aspects of the Cedarvale Traffic Calming Plan; that as the implementation continues, residents need to be polled as to their opinion on new traffic calming measures on their streets; and that residents be polled before any more traffic calming measures are implemented on their block in Cedarvale; attaching an example of what residents could receive; the feedback I am getting is that the preferred method of mid-block traffic calming is the speed hump rather than the pinch point; that the ballot that goes out to residents should allow for this option; and requesting that staff be advised to edit the attached and deliver it to all affected addresses; and
- (ii) (Undated) Proposed letter to be sent to the residents in Cedarvale, drafted by Councillor Mihevc:

The traffic calming portion of phase #1 of the Cedarvale Traffic Calming Plan has been completed. The City of Toronto is writing to you to obtain your input on additional traffic calming devices on your block.

Attached you will find a map of your block and an indicator as to where the traffic calming measure would be installed.

Attached you will also find a return slip that you are encouraged to fill out and return in the enclosed envelope.

You will be voting only on the traffic calming devices for your block. The particular traffic calming measure for your block will be installed subject to majority support on your block.

Thank you for your interest in your community.

On motion by Councillor Mihevc, the Community Council directed that prior to the installation of the remaining pinch points and speed humps approved in the Cedarvale Traffic Management Plan, the City Clerk be requested to undertake a poll of the residents on a block by block basis, requesting that they indicate their preference for the installation of either speed humps or pinch points on their respective blocks.

On motion by Councillor Davis, the Community Council approved the foregoing process in principle, subject to consultation with stakeholders in the community to determine the criteria with respect to evaluating the responses; and received the foregoing communications.

(Clause No. 6(d), Report No. 1)

1.6 Graffiti Eradication Program.

The York Community Council had before it a communication (January 6, 1999) from Councillor Nunziata advising that there is an increasing amount of graffiti and [gang tagging] appearing on the buildings, utility cases, newspaper boxes and municipal street furnishings in the area; and that Mr. Bob Murdoch and Pnesia Mi would like to make a short video presentation (approximately 15 minutes) with regard to a program for the removal of graffiti in our neighbourhoods using local youth groups and/or interested individuals.

- Mr. Bob Murdoch, Executive Director, Graffiti Eradication Program, appeared before the Community Council in connection with the foregoing matter.

On motion by Councillor Nunziata, the Community Council expressed its support for the initiatives of Community 55 regarding the removal of graffiti from their neighbourhood; and for the promotion of this initiative in the York Humber and York Eglinton communities.

On motion by Councillor Davis, the Community Council forwarded the foregoing motion to the Task Force on Community Safety; and received the deputation and above communication.

(Clause No. 6(c), Report No. 1)

1.7 Community Alliance for Neighbourhood Development

**Opportunities (CANDO) Projects -
 Ward 27, York Humber and Ward 28, York Eglinton**

The York Community Council had before it the following communication:

(January 11, 1999) from Ms. Bonnie Taylor, General Manager, CAN DO, requesting an opportunity to update the Community on the following new projects for which funding has been received:

Community Connectivity:

- project is sponsored by Human Resources Development Canada;
- selection of 60 agencies and non-profit groups in the former City of York (Lawrence Square catchment area; agencies must be legitimate and provide some form of assistance to the employment section;
- provision of technology to learn compute skills/develop web pages, and to link establish links with a community network;
- Learning Enrichment Foundation is providing training.

Special Event Support:

- a Special Event Coordinator to give support to previous festivals which were funded under the former City of York Economic Development Office, Urban Harvest Festival, Junior Carnival, Portuguese Festival, Weston Blast, Weston Santa Claus Parade;
- a criteria has been developed and will be available to interested community events;
- working with all the Business Improvement Areas;
- working with the Manager, Parks Division;
- local businesses/corporate sponsors.

The Mobilizer:

- a joint project between CAN DO and the For Youth project;
- creation of a mobile trailer 40'x10' to travel around to local schools and business areas;
- sponsored by Human Resources Development Canada, Bell Canada, Toronto Hydro and other corporate sponsors.

- Ms. Bonnie Taylor, General Manager, CANDO, appeared before the Community Council in connection with the foregoing matter.

On motion by Councillor Nunziata, the Community Council received the foregoing deputation and information.

(Clause No. 6(p), Report No. 1)

**1.8 Traffic Concerns and Proposed Calming Measures on
 Holland Park Avenue - Ward 28, York-Eglinton.**

The York Community Council had before it a communication (December 15, 1998) from Councillor R. Davis, advising that on August 5th, a meeting was held with the residents of Holland Park Avenue; and from the discussions there were strong concerns regarding motorists speeding and travelling the wrong way; and requesting that appropriate investigate and report on the feasibility of implementing the following traffic calming proposals:

- (1) the installation of speed bumps on Holland Park Avenue in order to reduce the speed of traffic;
- (2) the installation of stop signs at Robina Avenue and Cedric Avenue where they intersect with Holland Park Avenue;
- (3) the narrowing of the road at the intersections to prevent vehicles from travelling the wrong way;
- (4) the introduction of alternate side parking on Holland Park Avenue during the months of April to September;
- (5) the reversion of the direction of traffic on Holland Park from two-way back to one-way; and

that staff investigate the feasibility of these requests, bring forward any previous reports and copy the property owners of Holland Park Avenue and the local Councillors.

(Reference: Clause No. 193 embodied in Report No. 20 of the Works and Parks Committee (November 6, 1995) which was adopted without amendment by the Council of the City of York at its meeting held on November 15, 1995; and Clause No. 193 embodied in the Minutes of York Community Council (May 27, 1998).)

On motion by Councillor Nunziata, the Community Council requested the Commissioner of Works and Emergency Services to direct the Director, Transportation Services, District 1, to report on the proposals outlined in the foregoing communication.

(Clause No. 6(e), Report No. 1)

**1.9 Request for Traffic Calming Measures on Royal Street,
Ward 27, York Humber.**

The York Community Council had before it a communication (December 8, 1998) from Councillor F. Nunziata, advising that a constituent has expressed concerns regarding the traffic on Royal Street; and requesting that staff report on the feasibility of providing traffic calming on Royal Street.

On motion by Councillor Nunziata, the Community Council requested the Commissioner of Works and Emergency Services to direct the Director, Transportation Services, District 1, to report on the feasibility of implementing traffic calming measures on Royal Street; and received the foregoing communication.

(Clause No. 6(f), Report No. 1)

**1.10 Possible Damage to Property at 134 Belgravia Avenue
Caused by City-owned Tree - Ward 28, York-Eglinton.**

The York Community Council had before it a communication (December 7, 1998) from Councillor J. Mihevc advising that the owner of 134 Belgravia would like the tree in front of the property cut down; the owner claims that the tree roots have entered the foundation walls and have damaged the house; and requesting that staff report on this matter, such report to conclude whether the owner is able to claim any losses against the City for damage done.

On motion by Councillor Mihevc, the Community Council requested the Commissioner of Economic Development, Culture and Tourism, to direct the Manager, Parks and Recreation, West District, to investigate and report on the claim of damage to the property at 134 Belgravia Avenue; and received the foregoing communication.

(Clause No. 6(h), Report No. 1)

**1.11 Future Resurfacing of Halford Avenue,
Ward 27, York Humber.**

The York Community Council had before it a communication (January 20, 1999) from Councillor Saundercook, requesting that the Commissioner of Works and Emergency Services advise appropriate staff, that all future road repair projects on Halford Avenue, and any future resurfacing, be done in a manner consistent with the original brick surface and historic nature of the road, and that asphalt not be used.

Councillor Saundercook appointed Councillor Mihevc Acting Chair, and vacated the Chair.

On motion by Councillor Saundercook, the Community Council requested the Commissioner of Works and Emergency Services, to report on the foregoing communication.

Councillor Saundercook returned to the Chair.

(Clause No. 6(m), Report No. 1)

**1.12 2446-2448 Bloor Street West, "The Fan" and "Billy Bob"s"
Application for Extension of Liquor Licence to Include
an Outdoor Patio Area.**

The York Community Council had before it the following resolution by Councillor Saundercook:

WHEREAS the Alcohol and Gaming Commission of Ontario will be considering an application for a liquor licence from an establishment located at 2446-2448 Bloor Street West, known as "The Fan" and "Billy Bob"s", to serve 26 additional customers; and

WHEREAS this establishment currently has a capacity of approximately 730 customers, well above the approximate maximum of 100 customers for other licensed establishments in the neighbourhood; and

WHEREAS some local residents do not support any further expansions to this establishment, such as a sidewalk cafe that would narrow the walkway along Bloor Street West; and

WHEREAS subsection 6(2)(h) of the Liquor Licence Act provides that an applicant is entitled to be issued a licence to sell liquor except if the licence is not in the public interest having regard to the needs and wishes of the residents of the municipality in which the premises are located; and

WHEREAS section 7.1 of Regulation 710 under the Liquor Licence Act states that, in the absence of receiving submissions to the contrary, the Board shall consider a resolution of the Council of the municipality, in which are located the premises for which a person makes an application to sell liquor or holds a licence to sell liquor, as proof of the needs and wishes of the residents of the municipality for the purposes of clause 6(2)(h) of the Act; and

WHEREAS the date for the Alcohol and Gaming Commission of Ontario hearing is scheduled prior to City Council considering this matter on February 2, 3 and 4, 1999;

NOW THEREFORE BE IT RESOLVED THAT:

- (1) the York Community Council advise the Alcohol and Gaming Commission of Ontario that the issuance of a liquor licence with respect to "The Fan" and "Billy Bob's", 2446-2448 Bloor Street West, is not in the public interest, having regards to the needs and wishes of the residents of the municipality; and
- (2) the City Solicitor be authorized to attend the hearing to seek an adjournment on this matter, if the hearing occurs prior to the City Council meeting on February 2, 3 and 4, 1999.

On motion by Councillor Nunziata, the Community Council forwarded the foregoing resolution to the Alcohol and Gaming Commission of Ontario.

(Clause No. 6(n), Report No. 1)

**1.13 Application for a Liquor Licence, 2007 Lawrence Avenue W.
Unit #14, Robinson Crusoe - Ward 27, York Humber.**

The York Community Council had before it a report (November 26, 1998) from the City Clerk providing departmental comments on the subject application, and requesting authorization to forward this information to the Alcohol and Gaming Commission of Ontario.

On motion by Councillor Nunziata, the Community Council deferred consideration of the foregong report.

(Clause No. 6(o), Report No. 1)

**1.14 Application for a Liquor Licence for an Outdoor Patio,
Crystal Seafood Restaurant, 632 Vaughan Road -
Ward 28, York Eglinton.**

The York Community Council had before it a report (January 18, 1999) from the City Clerk providing departmental comments and requesting authorization to forward this information to the Alcohol and Gaming Commission of Ontario.

On motion by Councillor Davis, the Community Council:

- (1) **deferred consideration of the foregoing report to its February 17, 1999 meeting; and**
- (2) **requested a report on the above establishment from the Toronto Police Services.**

(Clause No. 6(z), Report No. 1)

**1.15 Request for Memorial in Memory of the
Late Linda DeLellis - Ward 27, York Humber.**

The York Community Council had before it a communication (January 11, 1999) from Councillor F. Nunziata, forwarding copy of a letter from the Silverthorn Ratepayers' Association suggesting the following options for consideration with respect to the establishment of a special memorial in memorial of the late Linda DeLellis of Cameron Avenue:

- (a) the laneway on Scott Road, running east from Scott Road, 150 ft. south of Eglinton Avenue West be named "Linda DeLellis Lane"; and
- (b) a suitable plaque at the municipal parking lot on the south-east corner of Scott Road at Eglinton Avenue West.

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

- Mr. Fred Lindsay, Toronto;
- Mr. Steve Tasses, Chair, Keele-Eglinton BIA;
- Mrs. DeLellis, mother of the late Linda DeLellis; and
- Gerard Kennedy, MPP, York South Riding.

On motion by Councillor Nunziata, the Community Council:

- (1) **requested the Commissioner of Works and Emergency Services to take appropriate action in accordance with The Municipal Act, prior to the passing of a by-law, regarding the naming of the laneway south of Eglinton Avenue West, running east off Scott Road; and**
- (2) **requested the President, Toronto Parking Authority, to take appropriate action with respect to the installation of a suitable**

plaque at the Scott Road municipal parking lot.

(Clause No. 6(s), Report No. 1)

**1.16 Library Materials Budget for York Libraries,
Ward 27, York Humber and Ward 28, York Eglinton.**

The York Community Council had before it a communication (January 11, 1999) from the City Librarian, responding to the Community Council's request for a report on changes to the Materials Budget of the former York Library system; and recommending that the report be received for information.

On motion by Councillor Davis, the Community Council requested the City Librarian or a designate to attend its meeting on February 17, 1999 to respond to enquiries such as statistics on per capita spending; the expected timeframe to achieve the municipal average; and the benefits to the residents in Wards 27 and 28; and received the foregoing communication.

(Clause No. 6(q), Report No. 1)

**1.17 Disconnection of Downspouts and Locations of Proposed
Holding Tanks on Various Streets in Ward 28, York Eglinton.**

The York Community Council had before it a report (January 12, 1999) from the Manager, Installation and Rehabilitation Projects, providing information requested by the Community Council on (1) the cost of an educational campaign to aggressively promote the disconnection of downspouts; and (2) appropriate locations for additional holding tanks that would be desirable in Wards 27 and 28 over the next few budget years, including Harvie, Crang, Chamberlain and Nairn Avenues, Robina and Holland Park Avenues, Holmesdale Road, Earlsdale Avenue, Mulberry Crescent and Westmount Avenue, just north of St. Clair Avenue West; and recommending that this report be received for information.

On motion by Councillor Davis, the Community Council received the foregoing report.

(Clause No. 6(q), Report No. 1)

**1.18 Request for Alternate Side Parking on Old Dundas Street West,
Ward 27, York Humber.**

The York Community Council had before it a communication (January 11, 1999) from Councillor B. Saundercook, requesting that the Works and Emergency Services, in consultation with the Toronto Transit Commission, report on the feasibility of implementing alternate side parking on Old Dundas Street West.

Councillor Saundercook appointed Councillor Mihevc Acting Chair, and vacated the Chair.

On motion by Councillor Saundercook, the Community Council:

- (1) requested the Commissioner of Works and Emergency Services to direct the Director, Transportation Services, District 1, to report on the feasibility of implementing alternate side parking on Old Dundas Street West;**
- (2) directed that a copy of this report be forwarded to the appropriate ratepayer group for comment, prior to any decision by the York Community Council; and**
- (3) received the foregoing communication.**

Councillor Saundercook returned to the Chair.

(Clause No. 6(t), Report No. 1)

1.19 Request for Changes to Traffic and Parking Regulations on Day Avenue and Sellers Avenue, South of Rogers Road Ward 28, York Eglinton.

The York Community Council had before it a communication (January 5, 1999) from Councillor Joe Mihevc, requesting that staff of the Works and Emergency Services, investigate and report on the flow of traffic and on-street parking regulations on Day and Sellers Avenues, in Ward 28 and the Wards south of Rogers Road, with a view to consistencies; and that the residents be polled accordingly.

On motion by Councillor Mihevc, the Community Council:

- (1) requested the Commissioner of Works and Emergency Services to investigate the traffic and parking regulations on both the former Toronto and York portions of Day and Sellers Avenues, and to report on proposals to achieve consistencies on the streets;**
- (2) directed that the residents be subsequently polled for comments on the proposals; and**

- (3) received the foregoing communication:**

(Clause No. 6(u), Report No. 1)

**1.20 Proposed Adopt-A-Park Program,
Ward 27, York Humber and Ward 28, York Eglinton.**

The York Community Council had before it a communication (January 5, 1999) from Councillor Joe Mihevc proposing that a pilot Adopt-A-Park program be initiated in 1999 with volunteers interested in beautifying and maintaining the parks for a small honorarium.

On motion by Councillor Mihevc, the Community Council:

- (1) approved in principle the proposed Adopt-A-Park Program on a pilot basis for six to ten parks;**
- (2) requested the Commissioner of Economic Development, Culture and Tourism to direct the York Manager of Parks to:**
 - (a) identify additional sites for possible consideration in 1999, in consultation with the local Councillors;**
 - (b) report on a process for recruitment and training, the responsibilities involved, a suitable honorarium, and any other related issues; and**
- (3) received the foregoing communication.**

(Clause No. 6(v), Report No. 1)

**1.21 Grass Cutting in the Summer Months,
Ward 27, York Humber and Ward 28, York Eglinton.**

The York Community Council had before it a communication (January 5, 1999) from Councillor J. Mihevc, requesting that staff report on (a) the frequency of grass cutting in Wards 27 and 28 compared with other areas of the City; and (b) the grassy areas in laneways and in "odd" locations which are not maintained by residents.

On motion by Councillor Mihevc, the Community Council :

- (1) requested the Commissioner of Economic Development, Culture and Tourism, to direct the York Manager of Parks, to report on:**
 - (a) the frequency of grass cutting and maintenance of special odd areas in Wards 27 and 28, compared to other areas of the City;**
 - (b) improvements to flower beds in the community;**
 - (c) the responsibility for cutting grass on major arterial roads and boulevards; and**
- (2) received the foregoing communication.**

(Clause No. 6(w), Report No. 1)

1.22 Request for Transfer of Funds for the Snow Link Program, Ward 27, York Humber and Ward 28, York Eglinton.

The York Community Council had before it the following resolution from Councillor Saundercook:

WHEREAS an unprecedented snowfall has halted life in the City of Toronto recently; and

WHEREAS the amount of snow clearance and removal has exceeded existing budgets; and

WHEREAS in the Ward 27, York Humber and Ward 28, York Eglinton areas, snow clearing for seniors and the disabled is undertaken by the Snow Link Program, which is funded through City grants and user fees; and

WHEREAS the community agencies contracted by the City to provide the Snow Link Program should not experience deficit financing to provide this service;

THEREFORE BE IT RESOLVED THAT the Urban Environment and Development Committee be requested to direct the Commissioner of Works and Emergency Services to transfer an amount of \$25,000.00 to the appropriate budget line that funds the Snow Link Program, to provide for the increased costs associated with this program.

Councillor Saundercook appointed Councillor Mihevc Acting Chair, and vacated the Chair.

On motion by Councillor Saundercook, the Community Council forwarded the foregoing resolution to the Urban Environment and Development Committee for consideration.

Councillor Saundercook returned to the Chair.

(Clause No. 6(aa), Report No. 1)

**1.23 Concerns regarding Florence Gell Park,
Ward 27, York Humber.**

The York Community Council had before it a report (January 15, 1999) from the York Manager of Parks providing information on the lighting in Florence Gell Park; the installation of a wading pool in the centre of the park; that if a splash pad feature was installed in the park, the cost of this capital improvement would be approximately \$40,000.00; and recommending that:

- (1) Parks staff install two (2) park benches and/or additional plantings in the park to discourage cyclists from racing their bicycles through the park;
- (2) staff install additional lighting in the park at a cost of \$3,500.00 to deter youth from using the back dark corners as a "hangout"; and
- (3) Parks staff review and install appropriate signage that would deter youth from being in the park after 11:00 p.m.

On motion by Councillor Nunziata, the Community Council:

- (1) **recommended to the Budget Committee the approval of the recommendations in the following report; and**
- (2) **requested the York Manager of Parks to include the amount of \$40,000.00 on the list of capital items for the installation of a splash pad in the Florence Gell Park.**

(Clause No. 6(cc), Report No. 1)

**1.24 Tree Removal By-law - Ward 27, York Humber and
Ward 28, York Eglinton.**

The York Community Council had before it a report (December 1, 1998) from the Director of Parks, West District, attaching a list of locations where trees located on City property have either been removed or are in need of removal and the reason for the request and noting that in each case, where a tree has been removed, the resident has agreed to permit the City to plant a replacement tree; and recommending that:

- (1) the Legal Services Division be requested to prepare a by-law for the removal of City-owned trees;
- (2) the forestry staff begin removal and planting; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

(A copy of the list referred to in the foregoing report was forwarded to all members of Council, with the agenda of the York Community Council for the meeting of January 20 and 21, 1999, and a copy thereof is on file in the Clerk's Division, York Civic Centre.)

On motion by Councillor Nunziata, the Community Council recommended to Council the adoption of the foregoing report.

(Clause No. 1, Report No. 1)

1.25 Impact of Traffic Control Measures on the Operation of Snow Removal Equipment.

The York Community Council had before it the following communications:

- (i) (January 6, 1999) from Councillor F. Nunziata advising that during the past few years, the use of traffic calming devices has become more prevalent in our community; that with the recent record snow fall in mind and the resultant traffic problems experienced throughout the City staff report on the efficiency of snow removal equipment; and on the impact of any damage to these devices caused by vehicular traffic during the recent snow emergency situation; and
- (ii) (January 20, 1999) from Ms. Madeleine McDowell, on behalf of the Local Architectural Conservation and Advisory Committee, advising that based on advice and studies and the probability that the City's stockpile of salt will be exhausted this year due to the El Nino effect; and submitting the following proposals:
 - that the City abandon the use of salt by the year 2000 and purchase no more salt;

- that a switch over program be prepared;
 - that there be close monitoring of the use of alternatives and a report back to Council on their effectiveness, with recommendations for improvements;
 - that the amount of salt used this year and in the previous five years, by month, be included in the report to Council;
 - that the City immediately embark on a public education program regarding salt damage (both corrosive and environmental) and promoting the use of alternatives.
- Ms. Madeleine McDowell, appeared before the Community Council in connection with the foregoing matter.

On motion by Councillor Nunziata, the Community Council requested the Commissioner of Works and Emergency Services to report on:

- (1) the impact of traffic calming measures on the operational efficiency of snow removal equipment;**
- (2) whether traffic calming controls caused damage to vehicles during the recent snow emergency situation; and**
- (3) the use of alternatives to winter control other than salt or sand.**

On motion by Councillor Davis, the Community Council requested the Commissioner of Works and Emergency Services to consider designating Wards 27 and 28 as a pilot area should there be alternatives to the use of salt.

Councillor Saundercook appointed Councillor Mihevc Acting Chair, and vacated the Chair.

On motion by Councillor Saundercook, the Community Council requested the Commissioner of Works and Emergency Services to report on:

- (1) the feasibility of creating a location priority order for snow dumping; and**

(2) the cost of salt damage to Nathan Phillips Square.

Councillor Saundercook returned to the Chair.

On motion by Councillor Mihevc, the Community Council requested the Commissioner of Works and Emergency Services to report on the foregoing motions from operational and environmental perspectives, including alternatives to the present process used for melting snow with the snow melting equipment.

(Clause No. 6(g), Report No. 1)

1.26 Poll Results - Proposal for Implementation of On-Street Permit Parking on Feltham Avenue between Spears Street and Avon Avenue - Ward 27, York-Humber.

The York Community Council had before it a report (December 15, 1998) from the City Clerk advising that 33 residents were polled, 23 responses were received, of which 7 were in favour and 16 were not in favour; and requesting the direction of the Community Council.

On motion by Councillor Davis, the Community Council received the foregoing report.

(Clause No. 6(j), Report No. 1)

**1.27 New Development Applications Received
Ward 27, York Humber and Ward 28, York Eglinton.**

The York Community Council had before it a report (January 6, 1999) from the Director, Community Planning, West District, advising that since the beginning of the year the number of applications received is as follows:

Official Plan Amendment	3	Plan of Condominium	2
Zoning By-law Amendment	13	Part-lot Control Exemption	3
Site Plan Approval	29		

and that the following new applications have been received since their last report to Community Council:

1. 220 Bowie Avenue - proposal for 14 two and three-storey semi-detached dwellings;
2. 1255 Weston Road - proposal for 8 three-storey townhouses with parking access from a rear private driveway; and

3. 1486 Bathurst Street and 480 St. Clair Avenue West - proposal for a revision to a previously approved foodstore plans to increase commercial floor area and to erect a parking structure.

On motion by Councillor Nunziata, the Community Council received the foregoing report.

(Clause No. 6(k), Report No. 1)

**1.28 Request for Disabled Parking at 55 Lacey Avenue,
Ward 27, York Humber.**

- (i) (January 13, 1999) from Councillor B. Saundercook, advising that the owner of 55 Lacey Avenue is requesting a disabled parking space; and requesting that staff investigate and report; and
- (ii) (January 4, 1999) from P. Mercuri-Fetterolf to Councillors Nunziata and Saundercook, advising of the problems created by large commercial vehicles parked on the street; requesting the removal of the temporary alternate side parking regulation due to lack of enforcement; and requesting the installation of No Parking, No Stopping and No Heavy Trucks signs.

On motion by Councillor Nunziata, the Community Council:

- (1) requested the Commissioner of Works and Emergency Services to direct the Director, Transportation Services, District 1, to report on:**
- (a) the parking of commercial vehicles obstructing the flow of traffic on Lacey Avenue;**
 - (b) the removal of the alternate side parking regulation which was implemented on a six-month trial basis on Lacey Avenue between Cameron Avenue and Ewart Avenue, due to lack of enforcement;**
 - (c) the implementation of No Parking or No Stopping regulations on Lacey Avenue northward to the top of the street, excluding overnight permit parking;**
 - (d) the installation of No Heavy Trucks signs;**

- (e) **the request for disabled permit parking at 55 Lacey Avenue, bringing forward all previous reports regarding Lacey Avenue; and**

- (2) **received the foregoing communication.**

(Clause No. 6(x), Report No. 1)

**1.29 Tax Appeals - Sections 442 and 443 of The Municipal Act
 - Creation of a Committee of Council for Tax Appeals.**

The York Community Council had before it a transmittal letter (January 4, 1999) from the City Clerk forwarding for the information of the Community Council, a copy of Clause No. 35 of Report No. 26 of The Strategic Policies and Priorities Committee, which was adopted without amendment by Council on December 16 and 17, 1998.

On motion by Councillor Davis, the Community Council received the foregoing communication.

(Clause No. 6(y), Report No. 1)

**1.30 Preliminary Evaluation Report, Official Plan and
 Zoning By-law Amendment Applications -
 Rear of 1945 Lawrence Avenue West,
 Ward 27, York Humber.**

The York Community Council had before it a report (January 14, 1999) from the Director of Community Planning, providing preliminary comments on Official Plan and Zoning By-law Amendment applications to permit the development of 12 pairs of semi-detached houses (24 units) and a nun's residence which includes a workshop/retail area; and recommending that:

- (1) a Community Information Meeting be held to present the proposal to the local community; and
- (2) the application continue to be circulated and following completion of the staff report, a Public Meeting be scheduled by the Community Council.

On motion by Councillor Nunziata, the Community Council approved the recommendations embodied in the foregoing report.

(Clause No. 6(bb), Report No. 1)

**1.31 Smythe Park Tennis Courts,
 Ward 27, York Humber.**

The York Community Council had before it a report (January 15, 1999) from the York Manager of Parks and Recreation, providing information on a plan of action for relocation of the tennis courts at Smythe Park; and recommending that:

- (1) staff in the Parks and Recreation Department, West District, evaluate the need for additional tennis courts as these facilities are inventoried with the new City of Toronto Parks and Recreation Department;
- (2) the following information be received regarding the Smythe Park master plan and the relocation of the lit tennis courts; and
- (3) as part of the 1999 approved capital budget, the tennis courts at Smythe Park be removed.

Councillor Saundercook appointed Councillor Mihevc Acting Chair, and vacated the Chair.

On motion by Councillor Saundercook, the Community Council:

- (1) **recommended to the Budget Committee, the approval of recommendations (2) and (3) in the following report; and**
- (2) **requested the Manager of Parks, West District, to explore the need to relocate the two courts from Smythe Park to an appropriate location and that appropriate funds be identified within the 5-year capital program.**

Councillor Saundercook returned to the Chair.

(Clause No. 6(dd), Report No.1)

**1.32 Installation of a Barrier and Appropriate Signage
 at Smythe Park - Ward 27, York Humber.**

The York Community Council had before it a report (January 15, 1998) from the Manager of Parks and Recreation, West District, providing information on appropriate signage at Smythe Park to facilitate enforcement with respect to "No Trespassing" and "No Parking" and to prohibit the use of the park between the hours of 11:00 p.m. and 6:00 a.m.; that staff will research barriers at parks throughout the City of Toronto and will report on the feasibility of installing a low beam across the entrance of the park to prohibit access for trucks involved

in phantom dumping and on the impact that such a barrier would have on police and emergency vehicles; and recommending that:

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- (1) signs be posted in Smythe Park that outline conditions in the Parks By-law No. 2619-92 [whereas no person shall in any park, park or leave a vehicle between the hours of 11:01 p.m. and 5:59 a.m. except in a designated area allowing for such overnight parking or where authorized by permit;
- (2) signs be posted that relate to the noise By-law No. 3453-79 [whereas no person will be yelling, shouting, hooting, whistling or singing in a public place between the hours of 11:00 p.m. and 7:00 a.m.]; and
- (3) the Roseland Ratepayers' Association be advised to contact the local police department and have these bylaws enforced, when residents observe activities in the park, such as vandalism, drinking, racing and phantom dumping.

On motion by Councillor Nunziata, the Community Council:

- (1) **approved the recommendations in the foregoing report; and**
- (2) **requested the Commissioner of Economic Development, Culture and Tourism, to direct the Manager, Parks and Recreation, West District, to:**
 - (a) **explore the feasibility of installing a time locking device; and**
 - (b) **provide a list of parks locations with barriers.**

(Clause No. 6(ee), Report No. 1)

1.33 Requests for (i) All-Way Stop Signs at Ray Avenue and Industry Street; and (ii) Sidewalks on both sides of Industry Street - Ward 27, York Humber.

The York Community Council had before it a communication (January 7, 1999) from the Coordinator, Child Care Services, The Learning Enrichment Foundation, advising of the safety concerns at the above intersection and requesting that all-way stop controls be installed at Ray Avenue and Industry Street; and that sidewalks be constructed on both sides of Industry Street.

On motion by Councillor Nunziata, the Community Council:

- (1) **requested the Director, Transportation Services, District 1, to**

report on the installation of All-Way Stop Controls at Ray Avenue and Industry Street;

- (2) requested the York Manager, Installation and Rehabilitation Projects, to report on the construction of sidewalks on both sides of Industry Street; and**
- (3) received the foregoing communication.**

(Clause No. 6(ff), Report No. 1)

The Community Council recessed for lunch at 12:32 p.m.

The Community Council reconvened at 2:15 p.m.

Members present: Councillor B. Saundercook, Chair
 Councillor R. Davis
 Councillor J. Mihevc
 Councillor F. Nunziata

- 1.34 (i) Retention of Existing Turn Restrictions; and**
- (ii) Reinstatement of Parking Meters in the Cedarvale Area Ward 28, York Eglinton.**

The York Community Council had before it the following communications:

- (i) Clause No. 1 of Report No. 15 of the York Community Council, as adopted by City Council on December 16 and 17, 1998; wherein it was recommended that:
 - (1) the report dated November 27, 1998 from the Managing Director, Economic Development, be adopted, subject to appropriate turn restrictions to be recommended to City Council by the York Community Council for implementation between Strathearn Road and Peveril Hill Road North; and
 - (2) the installation of the parking meters and the implementation of the turn restrictions take place simultaneously.
- (ii) Report (November 27, 1998) from the Managing Director, Economic Development, advising of the economic impact on the businesses in the Upper Village BIA as a result of the removal of on-street parking on the south side of Eglinton Avenue West,

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between Menin Road and Rostrevor Road; and recommending that:

- (1) metered parking be reinstated on the south side of Eglinton Avenue West between Menin Road and Rostrevor Road;
 - (2) the City of Toronto Parking Authority be directed to meet with the Board of Management of the Upper Village BIAs to review current parking issues and to investigate the possibilities for added off-street parking spaces or facilities; and
 - (3) appropriate City officials be authorized and directed to take the necessary action to give effect thereto.
- (iii) Clause No. 12 of Report No. 13 of the Urban Environment and Development Committee (UEDC), as adopted by City Council on November 25, 26 & 27, 1998, wherein the Urban Environment and Development Committee recommended the adoption of the recommendation of the York Community Council with respect to the removal of parking restrictions on residential side streets in the Cedarvale Area, as embodied in Clause No. 3 of Report No. 10 of the York Community Council, viz:

□The York Community Council recommends that:

- (1) the newly implemented parking restrictions on the residential side streets in the Cedarvale area be removed; and that the regulations which were in place prior to August 1998 be reinstated; and
 - (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.□; and
- (iv) Submission by Dr. George Milne, requesting that:
- the parking meters be reinstated on Eglinton Avenue West, prior to the subway construction;
 - the existing turn restrictions be maintained;
 - the turn restrictions and traffic flow within the residential community be reassessed in six months; and
 - the local Councillors participate in a brainstorming session with representatives from the business and residential communities to deal with the concerns.

- Dr. George Milne, Chiropractor, and Chair of the Upper Village BIA, appeared before the Community Council in connection with the foregoing matter.

On motion by Councillor Mihevc, the Community Council recommended to Council that:

- (1) **the existing turn restrictions on Eglinton Avenue West between Strathearn Road and Peveril Hill Road North be retained, as recommended by City Council on December 16 and 17, 1998, subject to adopting the report dated November 27, 1998 from the Managing Director, Economic Development, embodied in Clause No. 1 of Report No. 15 of the York Community Council;**

On motion by Councillor Davis, the Community Council:

- (1) **recommended to Council that:**
 - (a) **a minimum of 25 parking meters be reinstated on the south side of Eglinton Avenue West between Westover Hill Road and Rostrevor Road; and**
 - (b) **the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.**
- (2) **requested the President, Toronto Parking Authority, to:**
 - (a) **install additional parking meters in the Cedarvale area, where feasible;**
 - (b) **meet with the local business and residential community and the local Councillors, to discuss ways and means to increase the number of parking spaces in the area; and**
 - (c) **attend the next meeting of the Community Council on February 17, 1999;**
- (3) **requested the Director, Transportation Services, District 1, to:**
 - (a) **monitor the speed and volume of traffic, and the impact of the**

turn restrictions in the affected Cedarvale area, for a period of six (6) months and to report back to the Community Council; and

- (b) report on the installation of additional turn restrictions, on completion of the foregoing study.**

(Clause No. 4, Report No. 1)

**1.35 Y2K Preparedness Sub-Committee
 Ward 27, York Humber and Ward 28, York Eglinton.**

The York Community Council had before it a communication (January 18, 1999) from Councillor Bill Saundercook, advising that in preparation for possible glitches in civic and economic infrastructure when the clock turns over to the year 2000, the City (York) should have a Y2K office to handle the computer conversion necessary throughout the corporation; that City departments be requested to allocate staff and resources to support a public information campaign in both Wards 27 and 28; and proposing the following objectives:

- to create a stakeholder committee to ensure adequate personal and community preparation in the event of systems failures that may occur January 1, 2000; and
- to communicate to the local residents of Wards 27 and 28, the need to make individual preparations for a Y2K likely scenario, and where community resources can be accessed (including translation services) through public meetings and printed material.

and recommending that:

- (1) the York Community Council establish a Y2K Preparedness Sub-Committee, such sub-committee to include representatives from:
 - the Toronto District Board of Education;
 - Emergency Services;
 - Public Health; and
 - Councillor Saundercook as Chair;
- (2) the Commissioner of Works and Emergency Services, the Commissioner of Community and Neighbourhood Services, and the Toronto District Board of Education, be requested to designate a staff member to participate on this sub-committee; and
- (3) the York Infrastructure Sub-Committee remain in place and be augmented with appropriate staff and representatives from seniors' agencies.

Councillor Saundercook appointed Councillor Mihevc Acting Chair, and vacated the Chair.

Councillor Saundercook moved:

- (1) that the Community Council recommended to Council the adoption of the foregoing communication; and**
- (2) that this communication be forwarded to the Y2K staff committee to consider using as a possible model in other parts of the City;**

which was carried, with Councillor Nunziata voting in the Negative.

Councillor Saundercook returned to the Chair.

(Clause No. 5, Report No. 1)

The Community Council recessed at 3:40 p.m.

The Community Council reconvened at 7:43 p.m. on Thursday, January 21, 1999.

Members present: Councillor B. Saundercook, Chair
 Councillor R. Davis

Regrets: Councillor J. Mihevc
 Councillor F. Nunziata

**1.36 220 Bowie Avenue - Zoning By-law Amendment Application
 Ward 28, York Eglinton.**

The York Community Council held a statutory public meeting on January 21, 1999, in accordance with Section 34 of The Planning Act, and that appropriate notice of this meeting was given in accordance with The Planning Act and the regulations thereunder.

The Community Council had before it the following reports:

- (i) (December 9, 1998) from the Director, Community Planning, West District, providing information on a proposal to amend Zoning By-law No. 1-83 with respect to the property located on the northeast corner of Caledonia Road and Bowie Avenue from PE-Prestige Employment Zone to R2-Residential Zone to permit the development of seven pairs of two and three storey semi-detached dwellings; and advising that in the event the proposal is approved, the following conditions should

apply:

1. Prior to Community Council's consideration of the approval of the application and draft Zoning By-law, the applicant shall provide confirmation by a qualified acoustical engineer of the adequacy of the proposed buffer and/or separation including the incorporation of adequate mitigation measures, if required.
2. A site specific amending by-law satisfactory to the City Solicitor and in accordance with the draft Zoning By-law attached as Schedule 1, shall be recommended for approval. The draft Zoning By-law provides for the rezoning of the site from PE-Prestige Employment to Rw-Residential Zone and will provide for the submission of a Record of Site Condition confirming that the suitable use of the land as set out in the Record is consistent with the use for which the building permit(s) has been requested. The By-law will further make provision for lot frontage, unit width, lot area, floor space index, building height, setbacks, coverage, parking, landscaping, fencing and maximum number of units.
3. Further detailed consideration of the proposal under Site Plan Control to include inter alia:
 - (i) Signing of a Site Control Agreement, which may include the provisions of warning clauses in all Purchase and Sale and/or Lease Agreements, advising of industrial land uses in the area, and payment of necessary fees associated with the preparation, execution and registration of same, to the satisfaction of City staff and City Solicitor.
 - (ii) Submission of a landscaping plan detailing fencing, curbing, grading, retaining walls, street trees, planting, noise attenuation features, to the satisfaction of City staff, and posting of an appropriate financial guarantee to ensure compliance with the approved plans.
 - (iii) Provision of on-site services including a stormwater management facility and the submission of a grading plan, the signing of agreements, and the posting of financial guarantees, if required by the Works Department.
 - (iv) The conveyance and/or provision for the conveyance of the public lane to the satisfaction of City staff and the City Solicitor.
 - (v) The developer to pay the prevailing development charges in effect at the time of issuance of building permits and five percent cash in lieu of parkland dedication;

and recommending that:

- (1) the application by Bowie Caledonia Developments Ltd. be referred to a Public Meeting to be scheduled in January 1999, to obtain the view of interested parties;
 - (2) the application be approved and York Zoning By-law No. 1-83 be amended in accordance with the draft Zoning By-law Amendment attached as Schedule 1 to this report;
 - (3) prior to the Community Council's consideration of the application and draft Zoning By-law, confirmation be provided to staff by a qualified acoustical engineer of the adequacy of the proposed buffer and/or separation including the incorporation of adequate mitigation measures, if required; and
 - (4) in the event of approval, authority be given to appropriate staff to prepare any necessary by-laws and/or enter into any necessary agreements to facilitate the conveyance, construction and dedication of the public lane to applicable city standards; and
 - (5) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.
- (ii) Supplementary Report (January 20, 1999) from the Director, Community Planning, West District, advising that a Public Meeting has been scheduled on January 21, 1999, for Community Council's consideration of an application by Bowie Caledonia Developments Ltd. to amend Zoning By-law No. 1-83 with respect to the subject property; and that as part of the preparation of the staff report, staff also prepared a draft Zoning By-law amendment for Community Council's consideration at this meeting; that staff have since corrected technical typographical and mapping errors and have revised the draft by-law accordingly; that the revised draft By-law is provided as a replacement to the draft by-law contained in the main report; and recommending that the amended draft Zoning By-law Amendment attached as Schedule 1 to this report, worded to the satisfaction of the City Solicitor, replace the draft Zoning By-law amendment attached to the main report.
- (iii) (December 22, 1998) from the Real Estate Management, Canadian National Railway, providing the following comments, and requesting notice of the amendment being approved:
1. The Owner is required to insert the following warning clause in all development agreements, offers to purchase, agreements of Purchase and Sale or Lease and include in a Noise Impact Statement:

□Warning: Canadian National Railway Company or its assigns or successors in interest has or have a right-of-way within 300 metres from the land the subject hereof. There may be alterations to or expansions of the rail facilities on such right-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid right-of-way.□

2. The Owner is required to engage a consultant to undertake an analysis of noise and vibration and provide abatement measures necessary to achieve the maximum level limits set by the Ministry of Environment and Canadian National.

- There were no written or verbal submissions regarding the foregoing proposal.

Mr. Paul Stellato, Community Planning, West District, presented the report.

(Copies of Schedule 1 - Draft Zoning By-law To Amend former City of York By-law No. 1-83; and Exhibits 1, 2, 3 and 4, referred to above were forwarded to all members of Council with the agenda for the York Community Council meeting of January 20, 1999 and copies thereof are on file in the Clerk's Division, York Civic Centre.)

Councillor Davis moved:

That based on the findings of fact, conclusions and recommendations contained in the report dated December 9, 1998 and the Supplementary Report dated January 20, 1999, from the Director, Community Planning, West District, and for the reason that the proposal is an appropriate use of the lands, that the York Community Council recommend to Council the adoption of recommendations (2), (3), (4) and (5) contained in the foregoing report dated December 9, 1998; and the adoption of the recommendation contained in the foregoing Supplementary Report dated January 20, 1999.

Carried unanimously.

(Clause No. 2, Report No. 1)

- 1.37 **1202 Jane Street - Official Plan Amendment and Zoning By-law Amendment Applications Ward 27, York Humber.**

The York Community Council had before it a report (December 22, 1998) from the Director, Community Planning, West District, providing information on an application to amend the Official Plan and Zoning By-law, to legalize the use of an existing multiple dwelling house with four apartment units on the above noted property; and advising that the applicant wishes to retain the four illegally constructed units at a floor space index of 1.03 with two regulation and one narrower parking spaces in the rear garage; that this multiple unit dwelling house is located on an arterial road, and is well served by transit, parks and schools, it is buffered on two sides from low density houses by roads, and on the other two sides by fencing. The existence of 4 units within the building will have little impact upon the surrounding neighbourhood and will meet the criteria for residential intensification outlined in the Official Plan; that the Official Plan Amendment and Zoning By-law Amendment attached as Schedules 1 and 2 respectively, are recommended for approval, subject to the conditions noted in this report; and recommending that:

- (1) the Official Plan for the former City of York be amended generally in accordance with the draft Official Plan Amendment attached as Schedule 1 to this report;
- (2) the Zoning By-law 1-83 for the former City of York be amended generally in accordance with the draft Zoning By-law attached as Schedule 2 to this report and worded to the satisfaction of the City Solicitor; and
- (3) the introduction of Bills to adopt the Official Plan Amendment and to pass the Zoning By-law be conditional upon the following:
 - (a) the owner making application for and receiving City approval to permit the existing multiple dwelling house to encroach on the road allowance;
 - (b) the owner arranging for an inspection of the premises by the City Building Division inspectors and City Fire Prevention Division inspectors;
 - (c) the Building Division, West District and the Fire Prevention Division advising that the premises comply with Building Code and Fire Code requirements;
 - (d) the owner submitting a revised site plan to illustrate the provision of an additional parking space in the rear yard adjoining the existing private garage; and,
 - (e) Toronto Hydro advising that satisfactory arrangement have been made to satisfy their requirements; and
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

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(Copies of Appendix 1 - Location Map; Appendix 2 - Site Plan; Appendix 3 - Floor Plans; Appendix 4 - Elevations; Schedule 1 - Draft Official Plan Amendment; and Schedule 2 - Draft Zoning By-Law were forwarded to all members of Council with the York Community Council agenda for January 20, 1999, and copies thereof are on file in the Clerk's Division, York Civic Centre.)

- There were no written or verbal submissions regarding the foregoing matter

Ms. Wendy Johcox, Senior Planner, York Civic Centre, presented the report.

Councillor Saundercook appointed Councillor Davis Acting Chair, and vacated the Chair.

Councillor Saundercook moved:

That based on the findings of fact, conclusions and recommendations contained in the foregoing report dated December 22, 1998 from the Director, Community Planning, West District, and for the reason that the proposal is an appropriate use of the lands, that the York Community Council recommend to Council the adoption of the foregoing report.

Carried unanimously.

Councillor Saundercook returned to the Chair.

(Clause No. 3, Report No. 1)

The Committee adjourned its meeting at 8:10 p.m.

Councillor B. Saundercook
Chair