

# CITY OF TORONTO

## City Clerk's Division

### Minutes of the York Community Council

#### Meeting No. 6

**Tuesday, June 22, 1999**

The York Community Council met on Tuesday, June 22, 1999 in the Council Chamber, 2nd Floor, York Civic Centre, 2700 Eglinton Avenue West, at 9:40 a.m.

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

#### **Confirmation of Minutes.**

The Minutes of the York Community Council meeting held on May 26, 1999 were confirmed.

#### **7.1 Lambton House - Ward 27, York Humber.**

The York Community Council had before it a report (June 16, 1999) from the Manager, Healthy Environments, West Region, responding to a request from the York Community Council and providing information on:

- (1) a Review of Health Division's Previous Comments - that a Building Permit was applied for on July 17, 1997 and was approved/issued on March 4, 1998; that it was approved as a recreational establishment with the multipurpose rooms to be used for mainly internal meetings; that the approved occupancy load for this type of facility was set at 92 persons for the first floor only; that as there was no mention of an operating kitchen or a requirement for a Liquor Licence, the Health Department was not asked for comments or to approve the plans; that on June 11, 1998 an application was received requesting approval for licencing the facility for 91 persons for the purposes of providing alcoholic beverages and that a Business and Liquor Licence was applied for; that under the Ontario Food Premises Regulation, the sanitary facility requirements are clearly set out; these requirements are applied to all restaurants, banquet halls and similar facilities throughout the City of Toronto and Ontario; that the requirements set out in the Food Premises Regulation are the same as set out in the Building Code where a liquor licence is required; that in order to obtain an increase in the licenced capacity for this facility under the Food Premises Regulation, additional sanitary facilities would have to be provided;

- (2) a Comparison of Facilities - advising that a complete report is not available; that there are over 3,000 heritage buildings in the former City of Toronto alone; that a quick survey of heritage buildings with liquor licences throughout Toronto was done and all surveyed were in compliance with the Food Premises Regulation and no exemptions were reported; that the Healthy Environments Managers were canvassed and all agreed that the Food Premises Regulation should apply and exemptions should not be made;

and recommending that:

1. this report be received for information; and
2. a committee be struck with a minimum of members from Heritage York, Public Health, Fire and Urban Development to determine proposed usage of the facility and discuss the standards required.

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

- Ms. Margo Duncan, Secretary-Treasurer, Heritage York; and
- Mr. Michael Freeman, Heritage York.

**On motion by Councillor Mihevc, the Community Council requested the Manager, Healthy Environments, West Region, to meet with the Secretary-Treasurer, Heritage York, to correct the information in the following report, to find ways to increase the current limit of 40 persons; and to explore the possibility of an exemption for liquor licensing purposes.**

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

## **7.2 Request for Installation of a Flashing Light at the Stop Sign at King Road and George Street - Ward 27, York Eglinton.**

The York Community Council had before it a communication (June 15, 1999) from Councillor F. Nunziata, advising that the Weston Community Concerns Committee would like to make a deputation on the installation of a flashing east/west light at the intersection of King Road and George Street in view of traffic hazards at this location.

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- Mr. Art Venables, Weston Community Concerns Committee, appeared before the Community Council in connection with the foregoing matter.

**On motion by Councillor Nunziata, the Community Council:**

- (1) requested the Director, Transportation Services, District 1, to install a flashing light at the stop sign at King Road and George Street, as a cautionary measure and to enhance the visibility of the stop sign; and**
- (2) received the aforementioned communication.**

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

**7.3 Black Creek Business Area Association  
Business Excellence Award Program  
Ward 27, York Humber.**

The York Community Council had before it the following communications:

- (i) (June 14, 1999) from the Executive Director, Black Creek Business Association, forwarding the Terms of Reference for the Business Excellence Award Program and requesting the York Community Council's endorsement of the program; and**
- (ii) (June 14, 1999) from Mr. Lorne Berg, Executive Director, Black Creek Business Area Association, requesting an opportunity to present the Terms of Reference for the Business Excellence Award Program.**

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- Ms. Ella Jackson, appeared before the Community Council in connection with the foregoing matter.

**On motion by Councillor Saundercook, the Community Council recommended to Council the endorsement of the foregoing Terms of Reference for the Black Creek Business Area Association's Business Excellence Award Program.**

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

**7.4 Appointment of York Councillors to Special Purpose Bodies  
Ward 27, York Humber and Ward 28, York Eglinton**

The York Community Council had before it a report (June 1, 1999) from the City Clerk advising of Council's process to implement Council's process for appointing Members of Council to local special purpose bodies, and to regularize the terms of Councillors appointed to local business improvement areas as set out in the Municipal Act; and recommending that the York Community Council:

- (1) give consideration to Members' preferences outlined in Schedule 1, and recommend to City Council the appointment of Members of Council to those special purpose bodies outlined in such Schedule for a term of office expiring November 30, 2000, and until their successors are appointed, unless indicated otherwise;
- (2) recommend to City Council that the Councillors previously appointed by City Council to the business improvement areas outlined in Schedule 2 remain in office until November 30, 2000, and until their successors are appointed, in accordance with the provisions of the Municipal Act; and
- (3) also recommend to City Council that leave be granted for the introduction of any necessary Bills in Council to give effect thereto.

### **SCHEDULE 1**

#### **EXTERNAL ORGANIZATIONS**

- (1) **Arts York, Board of Directors:**  
(2 Members of Council to be appointed)

Davis, R.  
Mihevc, J.

- (2) **York Community Alliance for Neighbourhood Development Opportunities (CANDO), Board of Directors:**  
(Formerly 2 Members of Council to be appointed; directorship to be increased to 3, subject to confirmation by CANDO)

Davis, R.  
Nunziata, F.  
Saundercook,

- (3) **York Community Information Centre, Board of Directors:**

(1 member to be appointed)

Saundercook, B.

**BUSINESS IMPROVEMENT AREAS  
AND BOARDS OF MANAGEMENT**

**(4) Keele-Eglinton Business Improvement Area (York Humber):**

Nunziata, F.  
Saundercook, B.

**(5) Mount Dennis Improvement Area (York Humber):**

Nunziata, F.  
Saundercook, B.

**(6) Upper Village Business Improvement Area (York Eglinton):**

Mihevc, J.

**(7) Weston Business Improvement Area (York Humber):**

Nunziata, F.  
Saundercook, B.

**(8) York-Eglinton Business Improvement Area (York Eglinton):**

Davis, R.  
Mihevc, J.  
Saundercook, B.

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

- (1) the appointment of Members of the York Community Council to those special purpose bodies noted below for a term of office expiring November 30, 2000, and until their successors are appointed, unless indicated otherwise; subject to the York Community Alliance for Neighbourhood Development Opportunities (CANDO) confirming that the number of elected officials on their Board of Directors can be increased from two (2) to three (3) Councillors;**
- (2) that the Councillors previously appointed by City Council to the Business Improvement Areas note below remain in office until November 30, 2000, and until their successors are**

**appointed, in accordance with the provisions of the Municipal Act;**

- (3) that leave be granted for the introduction of any necessary Bills in Council to give effect thereto; and**
- (4) that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.**

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

**7.5 Installation of Litter Receptacles  
Ward 28, York Eglinton**

The York Community Council had before it a report (June 8, 1999) from the Commissioner of Economic Development, Culture and Tourism Responding to a request from the York Community Council for a resolution to a situation in Ward 28, regarding complaints with respect to the infrequency of emptying litter receptacles; advising that new litter receptacles were purchased as part of the streetscape program and installed by the Parks Department that are designed to accommodate a removable liner to empty litter; that since the lids of these receptacles are not locked, the liners were continuously disappearing and residents were dumping household waste in the containers filling them with refuse which was not removed for health and safety reasons by crews collecting garbage from the Works and Emergency Services Department; and recommending the following which will eliminate the theft of the liners and the problem of collecting litter:

- (1) that Parks staff purchase liners for the litter receptacles that are missing and provide additional replacement liners to Ken Boyd, Works & Emergency Services, Castlefield Yard;**
- (2) that Parks staff provide locks on each of the litter receptacles and provide keys for staff in the Works Department who remove litter from these receptacles according to their schedule; and**
- (3) that Works & Emergency Services be responsible for the ongoing maintenance of these cans which includes the purchase of any additional liners required.**

**On motion by Councillor Mihevc, the Community Council recommended to Council the adoption of the aforementioned report.**

**(Clause No. 2, Report No. 7)**

**7.6 Request for Exemption from Noise By-law No. 3453-79  
St. Matthew's Church, 706 Old Weston Road,  
Ward 27, York Humber.**

The York Community Council had before it a report (June 9, 1999) from the District Manager, West District, Municipal Licensing and Standards Division, advising that the former City of York Noise Control By-law No. 3453-79 prohibits the emission of amplified sound from electronic devices incorporating one or more loudspeakers if the noise is audible in residential areas on any day after 5:00 p.m., also providing that Council may grant exemptions from the provisions of this by-law; that the church is requesting the exemption for two concerts involving a marching band and a pop music group; that the two religious festivals attract a large number of parishioners and are held in the St. Matthew's schoolyard directly to the rear of the church; that the exemption would only be in effect to 12:00 a.m. midnight; that given that there have been no reported problems associated with festivals held in previous years, the event is unlikely to have any adverse impact on the surrounding community; and recommending that an exemption from the provisions of Noise Control By-law No. 3453-79 be granted for the following dates and times:

Saturday, June 26, 1999	From 6:00 p.m. to 12:00 a.m.
Friday, September 3, 1999	From 8:00 p.m. to 12:00 a.m.
Saturday, September 4, 1999	From 8:00 p.m. to 12:00 a.m.
Sunday, September 5, 1999	From 8:00 p.m. to 12:00 a.m.
Monday, September 6, 1999	From 8:00 p.m. to 12:00 a.m.

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

**(Clause No. 3, Report No. 7)**

**7.7 Community Festival Event - St. Matthew's Church  
Annual Festival of Our Lady of Light  
Ward 27, York Humber**

The York Community Council had before it a communication (June 9, 1999) from Councillor B. Saundercook forwarding a letter (April 12, 1999) from Rev. Santo Cigolini, C.S. Pastor, St. Matthew's Church, advising that the church has applied for permission to use the school playground for its annual festival of Our Lady of Light on September 3 to 6, 1999; and requesting that the festival be declared a community event.

**On motion by Councillor Saundercook, the Community Council recommended to Council that the St. Matthew's Church Annual Festival of Our Lady of Light being held at the St. Matthew's school playground from September 3 to 6, 1999, be declared a community festival event.**

**(Clause No. 4, Report No. 7)**

**7.8 Appointment of Members to the  
Riverboat Landing Working Group  
Ward 27, York Humber**

The York Community Council had before it a report (June 10, 1999) from the Director, Community Planning, West District, providing information on applications received for representation on the Riverboat Landing Working Group, to enable the Community Council to appoint members; and recommending that the following persons be appointed to the Riverboat Landing Working Group:

- (1) Lorne S. Berg and Fred Caines, as the two local commercial/industrial representatives;
- (2) Marjorie Sutton, as the Mount Dennis Community Association Representative;
- (3) Rob Draper and designate, as the Weston Ratepayers and Residents Association Representative; and
- (4) Ella Jackson, A.D. Jackson and Sandra Richardson, as the three local resident representatives.

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

- (1) **the report dated June 10, 1999 from the Director, Community Planning, West District, be adopted; and**
- (2) **the composition of the Riverboat Landing Working Group also include the appointment of:**
  - (v) **the 2 local Councillors; and**
  - (vi) **3 residents from the development, whose names will be submitted at a later date.**

**(Clause No. 5, Report No. 7)**

**7.9 Erection of Fence at 213 Ava Road Adjacent to Cedarvale Park  
Ward 28, York Eglinton**

The York Community Council had before it a communication (May 12, 1999) from Councillor J. Mihevc, advising that Ms. Elsa Willebronds, the owner of the property at 213 Ava Road, which borders the entrance of Cedarvale Park is requesting the erection of a 6-foot privacy fence; and the removal of tree stumps from City trees which were recently cut down; and requesting that appropriate staff attend to these matters as soon as



possible.

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

- (1) the Commissioner of Economic Development, Culture and Tourism, be authorized to replace the existing 4ft. chain link fence at 213 Ava Road with a 6 ft. chain link fence;**
- (2) should the owner of 213 Ava Road prefer a 6 ft. privacy fence instead of a chain link fence, that the Commissioner of Development, Culture and Tourism, be authorized to install such privacy fence, subject to a requirement that the owner be responsible for paying the difference in cost;**
- (3) the appropriate City officials be authorized and directed to take the appropriate action to give effect thereto; and**
- (4) requested the Director, Parks and Recreation, West District, to arrange for the removal of the stumps from the trees which have recently been cut down by the City.**

**(Clause No. 6, Report No. 7)**

**7.10 Liquor Licence Application by San Nicola Cafe  
1751-1753 Keele Street - Ward 27, York Humber**

The York Community Council had before it the following communications:

- (i) Motion (June 17, 1999) by Councillor Nunziata:

WHEREAS the San Nicola Cafe located at 1751-1753 Keele Street has made application for a liquor licence to the Alcohol and Gaming Commission of Ontario; and

WHEREAS the location of this establishment is in close proximity to three schools, Keelesdale Public School, Silverthorn Public School and Kane Public School; and

WHEREAS this cafe is frequented by a number of young people and is one of the reasons that the local Silverthorn Ratepayers Association is opposing this application; and

WHEREAS there is inadequate parking facilities to accommodate patrons to this establishment if a liquor licence is granted; and

WHEREAS subsection 6(2)(h) of the Liquor Licence Act ("the 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 719 under the 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;

THEREFORE BE IT RESOLVED that City Council advise the Alcohol and Gaming Commission that it opposes the granting of a liquor licence to the San Nicola Cafe and that such application is not in the best interests of the community; and

BE IT FURTHER RESOLVED that the petition from the Silverthorn Ratepayers Association together with this resolution, be forwarded to the Alcohol and Gaming Commission of Ontario.

- (ii) (May 25, 1999) from the Secretary, Silverthorn Ratepayers' Association to Councillor F. Nunziata, forwarding a petition signed by residents of the community objecting to the application by San Nicola Cafe for a liquor licence and requesting that the application be refused for the following reasons:
  - (i) the establishment is in close proximity to local schools;
  - (ii) there is limited available parking; and
  - (iii) it undermines community safety efforts.
- (iii) (June 17, 1999) memorandum from Councillor Nunziata forwarding the foregoing motion.

**On motion by Councillor Nunziata, the Community Council recommended to Council the adoption of the aforementioned motion.**

**(Clause No. 8, Report No. 7)**

#### **7.11 Condolences to the Family of Frank Faubert and Proposal to Rename an Arena in Scarborough**

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- (i) (June 21, 1999) motion from Councillor Nunziata:  
WHEREAS Councillor Frank Faubert who had also served as a member of the Ontario Legislature and as the last Mayor of the former City of Scarborough, passed away on Sunday, June 20, 1999; and

WHEREAS Councillor Faubert made an outstanding contribution to the residents of Scarborough and Toronto throughout his long career in public service;

THEREFORE BE IT RESOLVED that the members of the York Community Council express their condolences to Mrs. Marilyn Faubert and her family on her sad loss; and

BE IT FURTHER RESOLVED that City Council give consideration to renaming an arena such as the Scarborough Village Recreation Centre, in honour of Frank Faubert, citizen of Toronto.

- (ii) (June 21, 1999) from Councillor Nunziata advising of her friendship with the former Councillor Frank Faubert, and requesting that the above motion be considered by the Community Council.

**On motion by Councillor Nunziata, the Community Council recommended to Council the adoption of the aforementioned motion.**

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

**7.12 Frequency of Grass Cutting, Maintenance and Landscaping of Flower Beds - Ward 27, York Humber and Ward 28, York Eglinton.**

The York Community Council had before it a report (June 4, 1999) from the Commissioner of Economic Development, Culture & Tourism, responding to a request from the York Community Council for more detailed information regarding (a) grass cutting, maintenance and scheduling and (b) for consideration to other locations other than the York Civic Centre with respect to improvements to the level of landscaping for flowerbeds located in the community; advising that with respect to:

- (a) Grass Cutting, Maintenance and Scheduling, staff from the Parks Division are sent out in three crews to work north of Eglinton Avenue West and south of Eglinton Avenue West in Ward 27, and east of Caledonia Road in Ward 28; that staff are currently working a 10-day cutting cycle that allows them to work from park to park throughout their area using a consistent rotation that relates to the schedule of locations attached to this report; that in addition, there is a cutting crew that is responsible for boulevards within Wards 27 and 28 which allows for a two-week cutting cycle on high profile areas such as major street sad corners and

a four-week cutting schedule in other areas; that the Parks Division is also responsible for cutting police stations on the same rotation as community parks; that the schedule is adjusted for unforeseen circumstances such as breakdowns of equipment, heavy rains or staff absenteeism; and

- (b) Parks Garden Planting Area, the staff in the Horticultural/Maintenance sections of the Parks Divisions have begun to plant the flower beds at the York Civic Centre; annuals have been grown by City staff, however at the end of the season (Fall '99) staff will remove the annuals and plant certain gardens at the York Civic Centre with perennials; that the number of flower beds planted each year will be reduced; advising of new locations for planting this summer; and

recommending that the report be received.

**On motion by Councillor Saundercook, the Community Council:**

- (1) **requested the Commissioner of Economic Development, Culture & Tourism to add Old Mill Drive to the Riverview Gardens Mowing Rotation for Ward 27, south of Eglinton Avenue West; and**
- (2) **received the aforementioned report.**

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

**7.13 564-566 Rogers Road - Application for Cash Payment-in-Lieu of Parking Ward 27, York Humber.**

The York Community Council had before it a report (June 8, 1999) from the Director, Transportation Services, District 1, advising that Grewal General Contractors Ltd. have submitted an application for cash payment-in-lieu of providing four (4) of the eight (8) parking spaces required under the provisions of the Zoning By-law, for a proposed mixed-use commercial-residential development at 564-566 Rogers Road; that there are no boulevard parking spaces available to rent adjoining these premises, but that there is on-street metered parking on both the north and south sides of Rogers Road between Keele Street and Old Weston Road for a maximum duration of one hour; that it does not appear feasible to provide additional parking on the site; and recommending that the application by Grewal General Contractors for four (4) parking spaces be approved.

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- Mr. Grewal, owner of the property at 564-566 Rogers Road, appeared before the

Community Council in connection with the foregoing matter.

**On motion by Councillor Nunziata, the Community Council:**

- (1) requested the Director, Community Planning, West District, to report further on a revised application for two (2) parking spaces instead, and to submit the revised plans together with the report; and**
- (2) received the deputation.**

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

**7.14 Cash Payment-in-Lieu of Parking Related to Development Applications  
Ward 27, York Humber and Ward 28, York Eglinton.**

The York Community Council had before it a report (June 7, 1999) Director, Transportation Services, District 1, responding to a request from the York Community Council on the policies of other area municipalities compared with the policy of the former City of York regarding cash payment-in-lieu of parking, and on what action can be taken on an interim basis to provide relief for new business owners in Wards 27 and 28, with the exception of licensed establishments; forwarding a copy of Clause No. 4 of Report No. 12 of the Urban Environment and Development Committee, adopted as amended by Council on October 28, 19 and 30, 1999, containing a report (September 10, 1998) from the Commissioner of Works and Emergency Services and the Commissioner of Urban Planning and Development Services, which provided a summary of the current policies and procedures in the former municipalities; advising that compared with other areas, York's charges are in line with other former municipalities; that given the direction of City Council with respect to cash payment-in-lieu practices and the current efforts by staff to develop consolidated policies and practices for the new City, including the development of a uniform fee structure, it is not appropriate at this time to provide relief for new business owners in Wards 27 and 28 on an interim basis; and recommending that the report be received for information.

**On motion by Councillor Mihevc, the Community Council  
received the aforementioned report.**

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

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

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The York Community Council had before it a report (June 4, 1999) from the Director, Community Planning, West District, providing information on the following new development applications; and recommending that the report be received:

1. OFFICIAL PLAN AMENDMENT (Ward 27, York Humber)

File No.: 099-001      Date received: May 21, 1999      Planner: P. Zuliani  
Applicant:              Rutledge Development Corporation  
Owner:                  Downtown York Developments Inc.  
Property Address:      Southwest Corner of Eglinton Ave. W. and Black Creek Drive  
Proposal:                To amend Section 21.8 of the Official Plan relating to the York City Centre Area to permit a development consisting of retail uses without a residential component  
Approval Process:      Community Council

2. OFFICIAL PLAN AMENDMENT AND REZONING (Ward 27, York Humber)

File No.: OR99-001      Date Received: May 20, 1999      Planner: W. Johncox  
Applicant:              Alex Talwood  
Owner:                  B.G. Schickedanz Central Inc.  
Property Address:      1400 Weston Road  
Proposal:                To reallocate unit densities on the site, allow for a mix residential and commercial development on Block 2 and increase height by two-storeys on the permitted high rise residential development Block 4 so as to realize the permitted a development of up to 2150 residential units and up to 18,600 m<sup>2</sup> of commercial space.  
Approval Process:      Community Council

3. ZONING BY-LAW AMENDMENT (Ward 28, York Eglinton)

File No.: R99-003      Date Received: May 26, 1999      Planner: P. Stellato  
Applicant:              Joseph Kang  
Owner:                  Domi Construction Co. Ltd.  
Property Address:      460 Gilbert Avenue  
Proposal:                Two pairs of three storey semi-detached dwellings  
Approval Process:      Community Council

4. APPLICATION:      SITE PLAN APPROVAL (Ward 27, York Humber)

File No.: SPA99-005      Date Received: May 31, 1999      Planner: P. Stellato  
Applicant:              Ralph Griffo  
Owner:                  1341634 Ontario Limited

Property Address: 249 Scarlett Road  
Proposal: Proposed eight, three-storey freehold townhouses  
Approval Process: Delegated to Director of Community Planning

File No.: SPA99-006 Date Received: June 1, 1999 Planner: W. Johncox  
Applicant: Northgrave Architect Inc.  
Owner: Harold and Grace Baker Centre  
Property Address: 1 Northwestern Avenue  
Proposal: Addition of dining room to existing Nursing Home  
Approval Process: Delegated to Director of Community Planning

**On motion by Councillor Saundercook, the Community Council received the aforementioned report.**

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

**7.16 Request for Construction of a Bus Bay on Lavender Road for St. Matthew Catholic School - Ward 27, York Humber.**

The York Community Council had before it a memorandum (June 9, 1999) from Councillor B. Saundercook forwarding the following communications:

- (i) (Undated) from the Director of Professional Services, York Civic Centre to the Chairperson, St. Matthew Catholic School Council, advising that the preliminary cost estimate for construction of a bus bay at 18 Lavender Road is \$45,000.00; that the proposed bus bay is approximately 2.5 metres wide by 80 metres long; that the cost estimate includes reconstruction of the existing curb and walk and relocation of a fire hydrant; that a field survey indicates that a tree in front of the school may be affected by this work; that due to budget constraints they are unable to share any of the costs involved, but will assist in the design and supervision of the project.
- (ii) (April 29, 1999) from the Co-Chair of St. Matthew School Council to Councillor Saundercook advising that the school is now ready to move forward with site development and that the bus bay is an essential component of this development.
- (iii) (September 14, 1998) from the Chairperson, St. Matthew Catholic School Council, to Mr. Chi Ng, Director of Professional Services, York Civic Centre, advising that the school is serviced by three large school buses and three smaller buses which load and unloads children at the sidewalk; that this routine adds to traffic congestion and causes drivers to become impatient as they try to manoeuvre through the students, parents and

other vehicles; and that the parent community firmly believes that this on-going traffic congestion on Lavender Road seriously affects the safety of the children at St. Matthew School.

**On motion by Councillor Saundercook, the Community Council:**

- (1) requested the Commissioner, Works and Emergency Services, to give consideration to including funds in the capital budget for next year, for the construction of a bus bay on Lavender Road at the St. Matthew Catholic School; and**
- (2) received the aforementioned communications:**

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

**7.17 Capital Budget Planning in Parks and Recreation for Year 200 and Beyond Ward 28, York Humber.**

The York Community Council had before it a communication (June 1, 1999) from Councillor J. Mihevc advising that the draft report on Recreation Needs Assessment and Feasibility Study for the York Area is continuing; that there are concerns that the report will eventually deal with one or two larger facilities, omitting some smaller Parks and Recreation projects that also need attention; and requesting that staff examine the merits of the following projects, including a capital budget-financing plan for each, and report back to the York Community Council prior to submissions by staff to the Budget Committee:

- (1) an outdoor artificial rink attached either to the Phil White Arena or Humewood Community School;
- (2) outdoor water play areas in Cedarvale Park and Bert Robinson Park;
- (3) covered tennis courts at Cedarvale Park;
- (4) a gymnasium on the second floor of the new bocce courts at Fairbank Park;
- (5) an indoor public swimming centre at Fairbank pool;
- (6) a co-venture with the school boards regarding the improvement of playground equipment at St. John Bosco, St. Nicholas, St. Alphonsus and



Rawlinson school;

- (7) new playground equipment at Humewood Park; and
- (8) opening up of Graham Parking by purchasing a few nearby homes.

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

**On motion by Councillor Davis, the Community Council requested Councillor Davis to coordinate a meeting of all the local Councillors, and senior staff at an appropriate time, to discuss the aforementioned communication from Councillor Mihevc.**

Councillor Davis returned to the Chair.

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

**7.18 180 Schell Avenue - Possible Damage to Basement Floor by Roots from a City-owned Tree - Ward 28, York Eglinton.**

The York Community Council had before it a communication (May 17, 1999) Councillor J. Mihevc advising that his office has been contacted by Mr. Ernesto Abate of 180 Schell regarding damage to his basement floor from roots belonging to a City tree; that staff have already visited the property; and requesting that the City undertake an independent study of this situation to determine responsibility for the damage and report back to the Community Council.

**On motion by Councillor Mihevc, the Community Council:**

- (1) **advised the owner of 180 Schell Avenue to submit a claim to the City to be forwarded to the insurance adjusters; and**
- (2) **received the aforementioned communication.**

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

**7.19 Request for Traffic Count on Menin Road - Ward 28, York Eglinton.**

The York Community Council had before it a communication (May 14, 1999) from Councillor J. Mihevc advising that residents have complained that the

volume of traffic has increased on Menin Road since the installation of the parking meters have been reinstated on Eglinton Avenue West; and requesting that staff conduct a traffic count on Menin Road in order to address this problem.

**On motion by Councillor Mihevc, the Community Council :**

- (1) requested the Director, Transportation Services, District 1, to undertake a traffic count of vehicles on Menin Road and report back to the Community Council; and**
- (2) received the aforementioned communication.**

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

**7.20 Request for Poll to Rescind Alternate Side Parking on Beechwood Avenue and to Re-Instate Exclusive Parking on the East Side of Beechwood Avenue - Ward 27, York Humber.**

The York Community Council had before it a communication (May 26, 1999) from Councillor F. Nunziata requesting that a poll of the residents on Beechwood Avenue be undertaken, and forwarding copy of a report (May 10, 1999) from Transportation Services Division, in response to a request to review the feasibility of rescinding alternate side parking and reinstating exclusive on-street parking on the east side of Beechwood Avenue, advising that a review indicates that there would be no benefit in terms of available parking spaces with this proposal; that there is an equal complement of 16 curbside parking spaces available on the east and west sides of Beechwood Avenue between Lambton Avenue and Outlook Avenue respectively; that maintaining the existing alternate side parking regulations on Beechwood Avenue between Lambton and Outlook Avenues benefits all the residents from a City street maintenance perspective; but that the final decision to reverse and reinstate exclusive on-street parking on the east side of Beechwood Avenue would be subject to a poll revealing the majority of municipally addressed property owners support this traffic management change.

**On motion by Councillor Nunziata, the Community Council:**

- (1) requested the City Clerk to undertake a poll of the residents on Beechwood Avenue to determine interest in rescinding the alternate side parking regulations on Beechwood Avenue; and reinstating exclusive parking on the east side of the street; and**
- (2) received the aforementioned communication.**

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

**7.21 Request for Pedestrian Crosswalk and Bus Shelter on Weston Road near Dora Spencer Road - Ward 27, York Humber.**

The York Community Council had before it a communication (May 14, 1999) from Councillor F. Nunziata forwarding a communication (May 7, 1999) from Our Lady of Victory Place Seniors Residence, advising that seniors are at risk in crossing Weston Road and requesting the installation of a pedestrian crossover; and also that many of the residents use the TTC service, there are new homes in the area, two towers and a school are being built, and requesting that a bus shelter be installed on the east and west sides of Weston Road near Dora Spencer Road.

**On motion by Councillor Nunziata, the Community Council:**

- (1) requested the Director, Transportation Services, District 1, to investigate and report on the installation of a pedestrian crosswalk and bus shelter on Weston Road and Dora Spencer Road; and**
- (2) received the aforementioned communication.**

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

**7.22 Liquor Licence Issued to Robinson Crusoe Restaurant, 2007 Lawrence Avenue W., Unit 14 - Ward 27, York Humber.**

The York Community Council had before it the following communications:

- (i) (June 10, 1999) from Councillor Nunziata advising that the Alcohol and Gaming Commission claims to have no record of receiving the City's objection to the issuance of the liquor licence; and**
- (ii) (June 10, 1999) from Councillor Nunziata to the Alcohol and Gaming Commission requesting information as to why the City's position was not taken into consideration.**

**On motion by Councillor Nunziata, the Community Council:**

- (1) requested the City Clerk to send a letter to the Alcohol and Gaming Commission of Ontario, reiterating that City Council on May 11 and 12, 1999, adopted Clause No. 8 of Report No. 5 of the York Community Council, wherein the Community Council deemed the issuance of a liquor licence to the above establishment to be contrary to the**

**public interest; and requesting a response as to why the City's position was not taken into consideration; and**

**(2) received the aforementioned communications.**

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

**7.23 Concerns Regarding Parking Permits and Parking in Residential Areas - Ward 27, York Humber.**

The York Community Council had before it a communication (June 11, 1999) from Councillor F. Nunziata forwarding a motion advising that several auto body garages along St. Clair Avenue West have received permits to accommodate additional parking requires; that it appears that the number of vehicles being parked on neighbouring residential streets is in excess of the permits issued and is creating problems in the residential areas; and requesting that staff report on this matter and recommend measures to resolve these concerns.

**On motion by Councillor Nunziata, the Community Council requested the Director, Transportation Services, District 1, to report on the aforementioned communication.**

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

**7.24 Request for Advance Green Light at Jane Street and Pritchard Avenue- Ward 27, York Eglinton.**

The York Community Council had before it the following motion (June 2, 1999) from Councillor F. Nunziata:

WHEREAS there is an exceptionally high volume of traffic southbound on Jane Street, turning eastbound on Pritchard Avenue in peak rush hour periods, making it difficult for motorists to clear the intersection; and

WHEREAS this volume of traffic creates delays for the southbound Scarlett Road bus and motorists turning east on Pritchard Avenue; and

WHEREAS the large number of children and parents walking to the area school and the number of parents dropping off children in vehicles also contributes to the slowing down of traffic;

THEREFORE BE IT RESOLVED that the Commissioner of Works and Emergency Services be requested to install an advance green signal at the Jane Street/Pritchard Avenue intersection, for southbound vehicles on Jane Street turning east on Pritchard Avenue, to facilitate improved traffic flow and to permit at least two or three vehicles to turn onto Pritchard Avenue at each signal rotation during rush hours.

**On motion by Councillor Nunziata, the Community Council requested the Commissioner, Works and Emergency Services, to modify the traffic control signals at Jane Street and Pritchard Avenue to include an advance green signal for southbound vehicles on Jane Street turning eastbound onto Pritchard Avenue.**

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

**7.25 Request for Change in Direction of Traffic on the Portion of the Municipal Lane between Nickle Street and Mahoney Avenue - Ward 27, York Humber.**

The York Community Council had before it a report (June 14, 1999) from the Director, Transportation Services, District 1, responding to a request from York Community Council for a report on the feasibility of changing the direction of traffic from two-way to one-way southbound on the municipal lane between Nickle Street and Mahoney Avenue; and advising that designating that portion of the municipal lane between Nickle Street and Mahoney Avenue in a one-way southbound direction would provide a consistent standard over the total length of the lane. Since this section of the lane currently provides access for two abutting local residential property owners and is accessible in a north/south direction for those residents on Cobalt Street, Mahoney Avenue, Nickle Street and Sedan Avenue it is recommended the residents be consulted to determine their support to change it into a one-way southbound operation; that approval would be subject to a poll revealing the majority of residents support the traffic regulation change; that funds associated with the implementation of changing the direction of traffic to one-way southbound on the municipal lane between Nickle Street and Mahoney Avenue are estimated at \$200.00, are contained in the Transportation Services Division 1999 Current Budget; and recommending that subject to a poll revealing the majority of residents on Cobalt Street, Mahoney Avenue, Nickle Street and Sedan Avenue are in favour, that York Uniform Traffic By-law Nos. 196-84 and 2958-94 be amended to change the

direction of traffic from two-way to one-way southbound on the portion of municipal lane between Nickle Street and Mahoney Avenue.

**On motion by Councillor Nunziata, the Community Council requested the City Clerk to undertake a poll of the residents on Cobalt Street, Mahoney Avenue, Nickle Street and Sedan Avenue, to determine interest in changing the direction of traffic in the municipal lane from two-way to one-way southbound.**

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

**7.26 Request for On-Street Permit Parking on Outlook Garden Blvd.  
Ward 27, York Humber.**

The York Community Council had before it a report (June 14, 1999) from the Director, Transportation Services, District 1, responding to a request from York Community Council for a report on the feasibility of implementing on-street permit parking on Outlook Gardens Boulevard; advising that currently on-street parking is allowed at all times on both the east and west sides of Outlook Gardens Boulevard, for a maximum period of three (3) hours; that field surveys reveal there are 32 curb side parking spaces on the east side; that residential development on Outlook Gardens Boulevard is exclusively confined to the west side of the street with access to these private residences provided on the west side only; that the east side of the street directly abuts the rear yards of those residents of Grandville Avenue, separated by a continuous wooden fence; that it is feasible to implement on-street permit parking along the east side of Outlook Gardens Boulevard, subject to a poll revealing the majority of residents are in favour; that at the same time, parking should be prohibited at all times on the west side to provide two-way traffic flow, the restriction of parking to the east side only will not affect the amount of parking available as, in reality, parking is only possible on one side due to the narrowness of the street and the number of driveways on the west side; that funds associated with the implementation of permit parking, estimated at \$400.00, are contained in the Transportation Services Division 1999 Current Budget; and recommending that:

- (1) subject to a poll revealing the majority of residents are in favour, the implementation of on-street permit parking on Outlook Gardens Boulevard be approved; and
- (2) subject to a positive result to the poll identified in Recommendation No. 1

above, that York Uniform Traffic By-law Nos. 196-84 and 2958-94 be amended to prohibit parking any time on the west side of Outlook Gardens Boulevard between Outlook Avenue and Lambton Avenue.

**On motion by Councillor Nunziata, the Community Council requested the City Clerk to undertake a poll of the residents on Outlook Garden Boulevard to determine interest in on-street permit parking.**

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

**7.27 Proclamation of Lesbian and Gay Pride Week  
June 21-27, 1999.**

The York Community Council had before it a proclamation by Mayor Lastman, on behalf of the people of the City of Toronto, proclaiming June 21-27, 1999 as Lesbian and Gay Pride Week.

**On motion by Councillor Mihevc, the Community Council endorsed the aforementioned proclamation.**

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

The Community Council recessed at 11:40 a.m.

The Community Council reconvened at 7:07 p.m.

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

**7.28 Public Hearing - By-law to Stop-Up, Close and Convey Part of the  
Keelesdale Road and Photography Drive Road Allowances  
Ward 27, York Humber**

The York Community Council had before it a report (June 17, 1999) from the Acting Commissioner of Corporate Services, advising that City Council, at its meeting held on March 2, 3, and 4, 1999, approved Clause 13 of Corporate Services Committee Report No. 2, authorizing staff to initiate the process to stop-up, close, and convey those portions of Keelesdale Road and Photography Drive intended to be included in the proposed land exchange, in the south-west quadrant of Eglinton Avenue West and Black Creek Drive; that as directed by City Council, negotiations are proceeding with a view to finalizing the

terms and conditions of a land exchange between the City and Rutledge Development Corporation (Rutledge); that the City will achieve assembly of a site to satisfy its needs for a future transit facility in the south-west quadrant of Black Creek Drive and Eglinton Avenue West while Rutledge will complete an assembly of the former DRENA holdings, Ministry of Transportation of Ontario lands, together with the subject City road allowances for a 9,300 m<sup>2</sup> retail plaza development; that a by-law is required to stop-up, close, and convey these parcels of land in order to complete the land exchange with Rutledge; that a further report will be submitted in due course to the Administration Committee with regard to the land exchange agreement; and recommending that:

- (1) a by-law in the form of the attached draft to stop-up, close, and convey those parts of Keelesdale Road and Photography Drive shown as Areas 1, 2 and 3 on the attached Plan SYE2917 be enacted, subject to the appropriate legal description being inserted in section 1 of the attached draft following the deposit of the necessary reference plan in the appropriate Land Registry Office; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Pursuant to Clause 13 of Report No. 2 of the Corporate Services Committee, adopted by Council on March 2, 3 and 4, 1999, notice of the public hearing held by the York Community Council on June 22, 1999, with respect to the proposed by-law To Stop-Up and Close portions of Keelesdale Road and Photography Drive and to authorize the conveyance of such lands, was published in the York Guardian on May 28, June 4, June 11 and June 18, 1999, and no one appeared at the public hearing to address the York Community Council.

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

- (1) as the requirements of the Municipal Act have been fulfilled and no evidence has been presented to the York Community Council to persuade it that the proposed by-law should not be enacted, that the by-law to Stop-Up and Close the portions of Keelesdale Road and Photography Drive shown as Areas 1, 2 and 3 on the attached Plan SYE2917 and to authorize the conveyance thereof, in the form of the attached Draft By-law, subject to the appropriate legal description being inserted in section 1 thereof, following the deposit of the necessary reference plan in the appropriate Land Registry Office, be enacted by Council; and**
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.**



**7.29 Public Meeting - 424 Gilbert Avenue, Zoning By-law Amendment  
Twins Peak Construction Ltd. - Ward 28, York Eglinton**

The York Community Council held a statutory public meeting on June 22, 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 regulations thereunder.

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

- (i) (June 3, 1999) from the Director, Community Planning, West District, regarding a proposal by Twin Peaks Construction Ltd. to amend Zoning By-law No. 1-83 with respect to the property located on the west side of Gilbert Avenue south of Eglinton Avenue, municipally known as 424 Gilbert Avenue, from PE-Prestige Employment Zone to R2-Residential Zone to permit the development of three pairs of three storey semi-detached dwellings; providing information on the Description of the Site and Surrounding Uses, the Proposal, comments on the Official Plan and Zoning By-law, the Land Use and Site Design Considerations, comments from Agencies and Departments and on Environmental Matters, on the concerns expressed at the Community Meeting, further Planning Approvals and Agreements; and concluding that the Department has evaluated the application within the context of the policies of the Official Plan and is of the opinion that the proposed use is appropriate; the subject property is designated Prestige Employment and the proposed rezoning generally complies with the criteria set out in Section 12.8 of the Official Plan for the introduction of residential uses in Employment designations; that notwithstanding the project's general compliance with the Official Plan criteria, the rezoning of these lands and of the lands at 450 Gilbert Avenue would leave a remaining industrial parcel (Caranci Grape Juice) within a predominantly residential area; that if the separation and acceptable environmental mitigation measures are incorporated the potential land use conflicts between the existing industrial use and residential development will be minimized; that the application be approved, subject to fulfillment of the following:

Conditions to Approval:

1. A Public Meeting to obtain the views of interested parties.
2. Prior to the introduction of the draft Zoning By-law attached as Schedule 1 to City Council for enactment, the applicant's noise consultant shall submit a revised Noise Impact Study and recommendations in order to address noise concerns from the Caranci Grape lands to the satisfaction of City staff.

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3. 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 R2-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.
4. 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 provision 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 site and landscaping plans 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 and Emergency Services.
  - (iv) 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 Twins Peak Construction Ltd. be approved and York Zoning By-law No. 1-83 be amended in accordance with the draft Zoning By-law attached as Schedule 1 to this report, subject to a Public Meeting to obtain the views of interested parties; and

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- (2) prior to the introduction of the draft Zoning By-law attached as Schedule 1 to City Council for enactment, the applicant's noise consultant submit a revised Noise Impact Study and recommendations in order to address noise concerns from the Caranci Grape lands to the satisfaction of City staff.
  
- (ii) (June 22, 1999) from the Planning Assistant, CN, advising that the Railway's previous comments dated March 30, 1998 are still valid.

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

- Ms. Margaret Hoey - advised that due to the parking problems in the area especially when there are events in the park, that the residents are unable to access their driveways due to the number of vehicles on the street; and that there will be insufficient parking for visitors.
  
- Ms. Clara Creglia - stated that there is no greenery and no space for snow in the winter; visitor parking will be affected; there are vehicles to the Youth Centre for pickup, dropoff, deliveries and employees; there are large 10-12 wheel trucks parked in front of the homes blocking driveways and causing damage to properties; there will be too many residents in too small an area; enquired as to whether the boulevard will be aligned with the front grassed boulevard of the Youth Centre; and requested clarification regarding the fence along the side of this property.

**On motion by Councillor Mihevc, the Community Council:**

- (1) recommended to Council that based on the findings of fact, conclusions and recommendations contained in the report dated June 3, 1999 from the Director, Community Planning, West District, and for the reason that the proposal is an appropriate use of lands, that the Zoning By-law Amendment Application submitted by Twins Peak Construction Ltd. be approved, subject to the conditions outlined in the referenced report; and**
  
- (2) requested the Director, Community Planning, West District, to allow for the widening of the proposed green space at this project, by giving consideration to the possibility of narrowing**

**the driveways, at the Site Plan approval stage.**

**(Clause No. 10, Report No. 7)**

**7.30 Public Meeting - 450 Gilbert Avenue - Zoning By-law Amendment  
1289643 Ontario Limited - Ward 28, York Eglinton**

The York Community Council held a statutory public meeting on June 22, 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 regulations thereunder.

The York Community Council had before it the following report and communications:

- (i) (June 1, 1999) from the Director, Community Planning, West District, regarding a proposal by 1289643 Ontario Ltd. to amend Zoning By-law No. 1-83 with respect to the property located on the west side of Gilbert Avenue south of Eglinton Avenue, municipally known as 450 Gilbert Avenue, from PE-Prestige Employment Zone to R2-Residential Zone to permit the development of five pairs of three storey semi-detached dwellings; and providing information on providing information on the Description of the Site and Surrounding Uses, the Proposal, comments on the Official Plan and Zoning By-law, the Land Use and Site Design Considerations, comments from Agencies and Departments and on Environmental Matters, on the concerns expressed at the Community Meeting, further Planning Approvals and Agreements; and concluding that the Department has evaluated the application within the context of the policies of the Official Plan and is of the opinion that the proposed use is appropriate; the subject property is designated Prestige Employment and the proposed rezoning generally complies with the criteria set out in Section 12.8 of the Official Plan for the introduction of residential uses in Employment designations; that notwithstanding the project's general compliance with the Official Plan criteria, the rezoning of these lands and of the lands at 424 Gilbert Avenue would leave a remaining industrial parcel (Caranci Grape Juice) within a predominantly residential area. If the separation and acceptable environmental mitigation measures are incorporated, the potential land use conflicts between the existing industrial use and residential development will be minimized; that the application be approved subject to fulfillment of the following:

Conditions to Approval:

1. A Public Meeting to obtain the views of interested parties.
2. Fulfilment of the following conditions by the applicant prior to the enactment of an amending by-law attached as Schedule 1:

- (i) the applicant advise which alternative mitigation measure will be utilized;
  - (ii) if the applicant chooses to make arrangements with the abutting owners of Caranci Grape to address noise impact, confirmation be provided that an agreement has been executed between the two parties involved, with disclosure of the works that are to take place on the Caranci lands, and confirmation be provided from the applicant's consultant that the noise impact has been satisfactorily mitigated in accordance with his report; and
  - (iii) confirmation from Professional Services Division of the Works and Emergency Services Department that the proposal is satisfactory.
3. 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 R2-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.
4. 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 provision 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 site and landscaping plans 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 plan and the submission of a grading plan, the signing of agreements, and the posting of financial guarantees, if required by the Works and Emergency Services.
- (iv) 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 1289643 Ontario Limited be approved and York Zoning By-law No. 1-83 be amended in accordance with the draft Zoning By-law attached as Schedule 1 to this report, subject to a Public Meeting to obtain the views of interested parties;
- (2) prior to the introduction of the draft Zoning By-law attached as Schedule 1 to City Council for enactment:
  - (i) the applicant advise which noise mitigation measure will be utilized;
  - (ii) if the applicant chooses to make arrangements with the abutting owners of Caranci Grape to address noise impact, confirmation be provided that an agreement has been executed between the two parties involved, with disclosure of the works that are to take place on the Caranci lands, and confirmation be provided from the applicant's consultant that the noise impact has been satisfactorily mitigated in accordance with his report; and
  - (iii) Confirmation from Professional Services Division of the Works and Emergency Services Department that the proposal is satisfactory.
- (ii) (June 3, 1999) from Mr. Russ Brown, 416 Gilbert Avenue, requesting to make a submission at the public meeting; and
- (iii) (June 22, 1999) from Ms. Sandra Chan, Planning Assistant, CN, to the City Clerk, advising that the application has been reviewed and that the railway's previous comments of October 16, 1998, are still valid.

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

- Ms. Margaret Hoey - expressed concerns regarding the noise associated with the refrigerated unit on the transport trailer at the grape juice facility adjacent to this project.
- Ms. Clara Creglia - stated that the proposal is too intense; that if the peak of this project is higher than that of the Youth Centre, then it is too high; suggested that the houses be lowered, widened and the number of families reduced to eight.
- Mr. Russ Brown - commented that the development is too dense for the size of the property; there is no greenery; insufficient backyard space; enquired as to whether the homeowners will be allowed to construct fences between properties; concerned regarding parking and noise from the grape juice facility.
- Mr. Karl Stankov, West Fairbank Ratepayers Association - enquired as to when the zoning for this area was changed; homes with two families can have approximately five cars and will have to park on a street where there are presently problems with vehicle parking; also enquired as to whether the homes will have facilities for potential accessory units; the houses should be set back with more space at the front; and concerned regarding emergency vehicle access.
- Ms. Sandra Adams - enquired as to who would be responsible for keeping the lane abutting the project accessible where there are presently a number of trucks parked; and whether the sidewalk will be aligned with 422 Gilbert; all day parking is a problem affecting the cleaning of the street; and that the current 1-hour parking regulation is not being enforced.
- Owner of 450 Gilbert Avenue - responded to concerns and enquiries of the residents.

**On motion by Councillor Mihevc, the Community Council:**

- (1) **recommended to Council that based on the findings of fact, conclusions and recommendations contained in the report dated June 1, 1999 from the Director, Community Planning, West District, and for the reason that the proposal is an**

**appropriate use of lands, that the Zoning By-law Amendment Application submitted by 1289643 Ontario Limited be approved, subject to the conditions outlined in the referenced report;**

- (2) requested the Director, Community Planning, West District, to consider at the Site Plan stage:**
  - (a) allowances for the widening of the green space by the possible narrowing of driveways at this project;**
  - (b) the comments of the residents regarding the density of the project, and in particular, the potential for accessory apartments;**
  
- (3) requested the Director, Parks and Recreation, West District, to:**
  - (a) meet with the local residents to discuss enhancing the existing park space with funds the cash-in-lieu of parkland dedication; and**
  - (b) replace the proposed minimum 60 mm caliper trees proposed by the applicant with similar trees of 200 mm caliper.**

**(Clause No. 11, Report No. 7)**

**7.31 Public Meeting - Lands on the West Side of Weston Road between Buttonwood Avenue and Dora Spencer Road  
Applicant: R. Kowalczyk for B.G. Schickedanz Central Inc.  
Ward 27, York Humber.**

The York Community Council held a statutory public meeting on June 22, 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 regulations thereunder;

The York Community Council had before it the following report and communications:

- (i) (June 3, 1999) from the Director, Community Planning, West District,**



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regarding a proposal by R. Kowalczyk for B.G. Schickendanz Central Inc. to amend Zoning By-law No. 1-83 to change the zoning from R3-Residential Zone to LCR-Local Commercial/Residential Zone to permit a one-storey, 1,169 m<sup>2</sup> commercial development consisting of two buildings; and providing information on the Proposal, Comments on the Official Plan and Zoning By-law, Land Use and Site Considerations, comments from Agencies and Departments, concerns expressed at the Community Meeting; and recommending that:

- (1) the application by B.G. Shickedanz Central Inc. be approved and 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 1 to this report and worded to the satisfaction of the City Solicitor, subject to a Public Meeting to obtain the views of interested parties.
- (ii) (June 18, 1999) from Mr. Stanley B. Stein, Osler, Hoskin & Harcourt, Barristers and Solicitors, to the City Clerk, on behalf of Procter & Gamble Inc. the owner and operator of the industrial facilities located at 1551 Weston Road; advising that it is their understanding that the above-noted application by Schickedanz Central Inc. is for a relatively small retail commercial development with no residential components; that this project in itself causes no specific concerns to Procter & Gamble; however, Procter & Gamble remains concerned that Schickedanz may be preparing to seek approvals for high-rise residential buildings at 1400 Weston Road, immediately opposite the Procter & Gamble plant; that Procter & Gamble wishes both the City and the developer to be aware of its intended opposition to any such residential development; that the subject proposal for a small commercial development between Dora Spencer Drive and Buttonwood Avenue should not be used as a basis in the future to claim that there is some unused "potential" residential density at 1400 Weston Road; and requesting to be advised of the progress of the above-noted application including providing us with copies of any staff reports and notification of any further public meetings or acts of Council respecting this matter.
- (iii) (June 22, 1999) from Ms. Susan Reynolds, Administrator, Our Lady of Victory Place, Seniors Residence, advising that there are children residing at Our Lady of Victory Place and with the new subdivision there will be more children in the area; and that consideration should be given to the installation of playground equipment.
- (iv) (June 18, 1999) from John and Joanne Gaffey, 25 Laxis Avenue, stating the following enquiries:
  - (a) Will there be garbage bins behind the sotes, and if so, how will the

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rodent problem be contained? Their backyards adjoin with our backyards.

- (b) Will lights be installed to control loitering and will they also shine in our backyards and invade our privacy.
- (c) How will the extra noise be controlled.
- (d) What kind and how high a fence will be installed. Bramalea installed a fence along the back of our properties and along Dora Spencer Road, but they have not been maintained and we are missing a large section that is now used as an entrance from Laxis Avenue to Dora Spencer Road.
- (e) We already have a large drug and prostitution problem in Weston and do not need more areas for them to do trade.

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

- Ms. Susan Reynolds, Administrator, Our Lady of Victory Seniors Residence - advising that there are no playground facilities and that this should be taken into consideration for this development.
- Mr. Fred Caines, Procter & Gamble - requested notification on the progress of this development.
- Mr. Lorne Berg, Executive Director, Black Creek Business Area Association - requested that staff forward a draft of the Site Plan document to the Police for review.
- Ms. Marjorie Sutton, Mt. Dennis Community Association - expressed pleasure with the proposal; the project is being carefully developed; that commercial facilities are needed in the area since there is a seniors building nearby; and would like to see a drugstore for the seniors.
- Ms. Ella Jackson - stated that the Weston Road/Jane Street/Buttontwood Avenue is a high traffic, dangerous intersection; enquired as to whether a traffic study been done; the former Metro had plans to widen Weston Road and stipulated that setback for new buildings; has this plan addressed this issue; enquired as to the status of the proposed widening of Weston Road; commented that the sidewalks are very narrow and enquired as to how wheelchair accessible they would be, in

view of the proximity of Westpark Hospital and residents being integrated into the community.

- Mr. R. Kowalchuk, Applicant, was present to respond to questions and comments.

**On motion by Councillor Nunziata, the Community Council recommended to Council that, based on the findings of fact, conclusions and recommendations contained in the report dated June 3, 1999 from the Director, Community Planning, West District, and for the reason that the proposal is an appropriate use of lands, that the Zoning By-law Amendment Application submitted by R. Kowalczyk for B.G. Schickedanz Central Inc. be approved, subject to the conditions outlined in the referenced report.**

**(Clause No. 12, Report No. 7)**

**7.32 Public Meeting - Lands at the South-West Corner of Eglinton Avenue West and Black Creek Drive - Official Plan and Zoning By-law Amendment Application; Applicant: Rutledge Development Corp. Ward 27, York Humber.**

The York Community Council reports held a statutory public meeting on June 22, 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 regulations thereunder.

The York Community Council had before it the following reports:

- (i) (June 3, 1999) from the Director, Community Planning, West District, regarding a site specific proposal for an amendment to the City of York Official Plan and to Zoning By-law No. 1-83, with respect to lands located on the south west corner of Eglinton Avenue West and Black Creek Drive; advising that Rutledge Development Corporation has requested the amendments to permit the development of a retail project consisting of a supermarket and a future one-storey commercial building generating a total gross floor area of 9 300 m<sup>2</sup> (100,000 sq. ft.); that the application is premised on the applicant assembling additional lands owned by the Ministry of Transportation and exchanging lands with the City to create the proposed development parcel; providing information related to the Background of the proposal, a Site Description and Surrounding Uses, the Proposal, comments on the Official Plan, the Proposed Transportation Gateway Facility, comments on the Zoning By-law, Site Design Considerations such as Traffic Circulation and Parking, Urban Design and Landscape/Parkland Dedication, Environmental Matters, comments from Agencies and Departments, concerns expressed at the Community/Information Meetings; concluding that

although the retail proposal submitted by Rutledge Development Corporation does not contain the mix of uses and is less intensive than the development envisioned by the York City Centre Plan, the project does achieve some short term objectives of the Plan and does not preclude future intensification and redevelopment of the lands in the future; that the project is generally in accordance with the uses and permitted in the Plan and the existing Zoning By-law, and would result in the utilization of lands which have been vacant for a number of years notwithstanding their as of right zoning which provides for intensive mixed use development; that it would consolidate and assemble the lands into three logical development blocks and would provide the City with an assembled block of land for a future transportation facility as encouraged and supported by the York City Centre Plan. The retention of Block A as one large consolidated parcel under one ownership with only one to two buildings makes future intensification or redevelopment of the site more feasible; that in the event of approval, the following conditions should apply:

Conditions to Approval

1. The enactment of an Official Plan Amendment exempting the site from Site Specific Official Plan Policy Sections 21.8J(1b(i)) and 21.8M(2), in accordance with draft OPA No. 154 (Exhibit No. 13).
2. Prior to the enactment of an amending by-law, satisfactory comments from the Works and Emergency Services Department shall be received.
3. The enactment of an amending by-law to permit the retail development and transportation facility on City lands which generally shall be in accordance with the draft zoning by-law attached as a Schedule to this report and worded to the satisfaction of the City Solicitor.
4. Further detailed consideration of the proposal in conjunction with the Site Plan Control review and approval shall require the resolution of the following, among other matters:
  - (i) The payment of 2% cash-in-lieu of parkland, and any applicable development charges.
  - (ii) Signing of a Development Agreement and payment of the necessary fees associated with the preparation, execution and registration of same, if required.
  - (iii) Signing of a Site Control Agreement and dedication of any required road dedications.

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- (iv) The submission of a landscaping plan detailing curbing, walkways, grading, and plant materials to the satisfaction of the Urban Planning and Development Services Department and the posting of an appropriate financial guarantee to ensure compliance with the approved plans.
- (v) Provision of a lighting plan to the satisfaction of the Urban Planning and Development Services Department.
- (vi) All matters with respect to road, driveway and intersection improvements shall be to the satisfaction of Works and Emergency Services.
- (vii) Submission of a site plan detailing location and operation of loading dock operations to the satisfaction of Works and Emergency Services, the TTC and Urban Planning and Development Services. Shared access arrangements for driveway shall also be provided to the satisfaction of the Works and Emergency Services, the TTC and Urban Planning and Development Services.
- (viii) Confirmation that the soil conditions on the development site comply with the criteria established by the Ministry of Environment and Energy for the commercial development of a site.
- (ix) Provision of a plan detailing the location, height and content of the Safety Berm to the satisfaction of Canadian National Railways.
- (x) The submission of a site servicing report, storm water management report and waste management report to the satisfaction of the Works and Emergency Services Department.
- (xi) Confirmation that the Site Plan meets barrier-free design standards.

and recommending that:

- (1) the application submitted by Rutledge Development Corporation to amend the City of York Official Plan (Sections 21.8J(1b(i)) and 21.8M(2)) and Zoning By-law No. 1-83 (Section 16(336)) to permit a retail development be approved, subject to the holding of a Public Meeting to obtain the views of interested parties and the conditions outlined in this report; and,
- (2) prior to the enactment of an amending by-law, satisfactory

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comments from the Works and Emergency Services Department shall be received; and

- (ii) (June 18, 1999) Supplementary Report from the Director, Community Planning, West District, advising that since the preparation of the June 3, 1999 report, comments have been received from the Works and Emergency Services Department and additional information has been provided from the City's Legal Division regarding the proposed draft by-law; and recommending that:
  - (1) the Conditions to Approval attached to the Planning report of June 3, 1999, be replaced with the revised Conditions to approval attached hereto;
  - (2) the draft by-law attached as Schedule 1 to the Planning report of June 3, 1999, be replaced with the draft by-law (Schedule 1) attached hereto; and
  - (3) the appropriate City officials be authorized and directed to take the appropriate action to give effect thereto.
- (iii) (June 22, 1999) from Mr. Rick Pennycooke, President, Lakeshore Town Planning Consultants, The Lakeshore Group, advising that planning staff's two reports dated June 3 and 18, 1999, have been reviewed and submitting comments for the Community Council's consideration.

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

- Mr. Scott Rutledge, Applicant - advising that he was pleased with the progress of discussions, the development, and the architectural quality of the building; is looking forward to opening for business in the Fall 2000; and that this is a major investment providing for 50 full-time and 250 part-time positions, in addition to the jobs for the construction industry.
- Mr. Karl Stankov, West Fairbank Ratepayers Association - indicated support for the proposal.
- Mr. Lorne Berg, Executive Director, Black Creek Business Area Association - stated that he was encouraged by the development and was looking forward to its completion; would like the TTC to improve their land; and suggested that 12 Division be requested to review and provide comments on the proposal.
- Mr. Clement Messer, The Lakeshore Group; and submitted a communication in

regard thereto;

- Ms. Marjorie Sutton, Mt. Dennis Community Association and Chair of the Advisory Committee working with the developer; advised the Committee and the residents of Brownville Avenue would like to ensure that there are no future plans for residential development; interested in the proposed GO Station facility; and would like Council to approve this proposal.

**(1) On motion by Councillor Saundercook, the Community Council:**

- (a) recommended to Council that based on the findings of fact, conclusions and recommendations contained in the Supplementary report dated June 18, 1999, and the report dated June 3, 1999, from the Director, Community Planning, West District, and for the reason that the proposal is an appropriate use of lands, that the Official Plan and Zoning By-law Amendment Application submitted by Rutledge Development Corporation be approved, subject to the conditions outlined in the referenced report; and**
- (b) referred the request of the Rutledge Development Corporation that any surplus from the exchange of lands with City, be applied as a credit towards the 2% cash-in-lieu of parkland calculation and/or other municipal charges to ensure an equal value exchange, to the Administration Committee for consideration on July 13, 1999.**

**(2) On motion by Council Nunziata, the Community Council recommended to Council that notwithstanding Planning staff reports, that City Council maintain its current position of a GO Transit facility at Black Creek Drive and Eglinton Avenue West, on the prioritized list of proposed GO Stations in the City of Toronto.**

**(3) On motion by Councillor Mihevc, the Community Council:**

- (a) recommended to City Council that the Toronto Transit Commission be requested to provide appropriate greening and maintenance of the lands at the north-west section of the site; and**

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- (b) **requested the Director, Community Planning, West District, to consult with the Police at the Site Plan process stage, with a view to the Police undertaking a safety audit.**

**(Clause No. 14, Report No. 7)**

The York Community Council adjourned at 10:00 p.m.

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Councillor R. Davis  
Chair