

CITY OF TORONTO

City Clerk's Division

Minutes of the York Community Council

Meeting No. 7

Thursday, July 15, 1999

The York Community Council met on Thursday, July 15, 1999 in the Council Chamber, 2nd Floor, York Civic Centre, 2700 Eglinton Avenue West at 9:45 a.m.

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

8.1 Request to Revert the Two-Way Operation on Atlas Avenue between Eglinton Avenue West and the Beth Shalom Synagogue to One-Way Northbound - Ward 28, York Eglinton.

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

- (I) (June 28, 1999) from the Director, Transportation Services, District 1, responding to a request from the York Community Council as a result of a petition submitted by residents expressing concerns regarding motorists are ignoring the one-way regulation to continue travelling southbound on Atlas Avenue to Gloucester Grove endangering public safety and that motorists were also reversing at high speeds; and submitting the following three alternatives:

Scenario One - Advising that to revert Atlas Avenue from two-way to one-way northbound between the entrance/exit to Beth Shalom Synagogue and Eglinton Avenue West, as requested by the petitioners; that this option may discourage motorists from illegally entering Atlas Avenue from Eglinton Avenue West, however motorists can continue to ignore the one-way northbound regulation on Atlas Avenue when exiting the Synagogue to Gloucester Grove; that speed will continue to be an issue on Atlas Avenue with the one-way northbound regulation; that residents within the community and persons attending the Beth Shalom will experience more circuitous routings which in turn will increase overall vehicular volumes on those select streets; and that the cost association with implementing this option (i.e. changing signage) is estimated at \$300.00.

Scenario Two - Advising that to revert Atlas Avenue from two-way to one-way northbound and install a pavement narrowing and speed hump at the entrance/exit to Beth Shalom Synagogue and a speed hump mid-block between the Synagogue and Gloucester Grove; that the traffic operations impact on this alternative are the

2
York Community Council Minutes
Meeting No. 7
Thursday, July 15, 1999

same as Scenario One above; that the additional traffic calming measures will deal with the vehicle speed concerns expressed by residents; that the traffic calming devices under this scenario as detailed in the attached appendix are an asphalt hump and modular concrete narrowing, installed on top of the existing roadway, unlike the permanent materials utilized for the existing traffic calming devices in the area; and that the costs associated with implementing this option are estimated at \$3,800.00.

Scenario Three - Advising that the two-way operation on Atlas Avenue be maintained but install a pavement narrowing with a speed regulator hump, immediately south of the entrance/exit to Beth Shalom Synagogue and a mid-block speed regulator hump between the Synagogue and Gloucester Grove; that this scenario maintains the existing operation which eliminates the traffic circulation concerns associated with reverting the section of Atlas Avenue to one-way north bound operation while also dealing with the residents' speeding concerns; that the narrowing at the synagogue driveway will physically reinforce the change from two-way to one-way operation; and that the materials proposed are an asphalt hump and a modular concrete curb narrowing installed on top of the existing roadway and that the costs associated with implementing this option are estimated at \$3,500; and

recommending that:

- (1) Scenario Three, recommending a pavement narrowing with a speed regulator hump immediately south of the entrance/exit to Beth Shalom and a mid-block speed regulator hump be approved, subject to a poll revealing the majority of municipally addressed property owners support this alternative; and
- (2) a road alteration by-law be prepared and public notice be given; and

that funds required for the implementation of Scenario Three, involving two speed humps and a roadway narrowing estimated at \$3,500.00 are contained in the Works and Emergency Services Department 1999 Capital Budget.

- (ii) (July 8, 1999) from Messrs. Stan Gershman and David Jourard, indicating support for Scenario Two.

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

3
York Community Council Minutes
Meeting No. 7
Thursday, July 15, 1999

- Mr. Stan Gershman; and
- Mr. David Jourard.

On motion by Councillor Mihevc, the Community Council:

- (1) **requested the City Clerk to undertake a poll of the residents on Atlas Avenue between Gloucester Grove and Eglinton Avenue West, to determine interest in Scenario Three in the following report (June 28, 1999) from the Director, Transportation Services, District 1, which recommends the implementation of a pavement narrowing with a speed regulator hump immediately south of the entrance/exit to Beth Shalom Synagogue and a mid-block speed regulator hump;**

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

On motion by Councillor Davis, the Community Council requested the Director, Transportation Services, District 1, to:

- (2) **proceed as soon as possible to give this work priority, should the poll determine that the residents are in favour of the proposal; and**
- (3) **examine ways by which Atlas Avenue can be returned to one-way northbound from Gloucester Grove to Eglinton Avenue West, including possible changes to Winnett Avenue.**

Councillor Davis returned to the Chair.

(Clause No. 11(a), Report No. 8)

**8.2 York Community Alliance Request for Space at
2700 Eglinton Avenue West and 2696 Eglinton Avenue West
Ward 27, York Humber.**

The York Community Council had before it the following communications:

- (I) (July 15, 1999) from the York Community Alliance consisting of the following:
 - Arts York **;
 - Community Information Centre for York *;
 - Community Social Planning Council - York Office *;
 - Cross Edge Community Network;
 - Eritrean Canadian Community Centre;

York Community Council Minutes
 Meeting No. 7
 Thursday, July 15, 1999

- Eritrean Canadian Society for Youth Advancement;
- Eritrean Women's Committee;
- Filipino Action Committee for Toronto and Suburbs;
- For Youth Project *;
- Oromo Canadian Community Centre;
- Portuguese Outreach Committee;
- Somali Canadian Community Advancement Centre *;
- Somali Immigrant Aid Organization *;
- Somali Immigrant Women Association; and
- York Hispanic Centre *;

* groups currently located at 2696 Eglinton Avenue West

** group currently located at 2700 Eglinton Avenue West

requesting that the York Community Council adopt the following motion:

"That the current City plans for space utilization and office consolidation with respect to the future use of the York Civic Centre and 2696 Eglinton Avenue West ensure that adequate provision is made for the immediate community space requirements of the members of the York Community Alliance; and

That officials of the Facilities and Real Estate Division of Corporate Services responsible for civic space utilization and office consolidation plans and officials of the Planning Department work with the York Community Alliance to formulate a concept plan for the development of a Community and Cultural Civic Centre in the facilities and on the grounds of the York Civic Centre and environs."

- (ii) (July 14, 1999) from Ms. Ella Jackson, Chair, Black Creek Business Association, expressing support for the request from the York Community Alliance for office space in the York community.

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

- Ms. Rosa Maria Andino, York Hispanic Centre;
- Mr. Peter Mutchler, York Community Information Centre;
- Mr. Peter Clutterbuck, Social Planning Council; and
- Representative from the York Community Alliance.

Councillor Nunziata moved:

That the order of business on the agenda be altered, to consider a communication not listed on the agenda from the York Community Alliance (July 15, 1999) requesting space at the York Civic Centre and to hear deputations on this matter from representatives of the Alliance.

In favour: Councillors Mihevc, Nunziata and Saundercook (3)

Opposed: Councillor Davis (1)

Motion carried.

On motion by Councillor Mihevc, the Community Council:

- (1) endorsed and forwarded the following request from the York Community Alliance to the Administration Committee, viz:**

“That the current City plans for space utilization and office consolidation with respect to future use of the York Civic Centre and 2696 Eglinton Avenue West ensure that adequate provision is made for the immediate community space requirements of the members of the York Community Alliance;”

- (2) requested the Executive Director, Facilities and Real Estate Division, to:**

(a) work with the York Community Alliance, in the event that the Alliance’s space needs cannot be accommodated at 2700 Eglinton Avenue West and/or 2696 Eglinton Avenue West, to determine their precise requirements and ability to assume rental costs; and

(b) assist the York Community Alliance, in securing an appropriate location in the York District on a rental basis, in the private sector or in public facilities, including the former York Hydro building at 1652 Keele Street.

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

On motion by Councillor Davis, the Community Council:

- (3) advised the York Community Alliance to follow the application process for requesting funds to cover the cost of rental accommodation, when identified, from the Community Services Grants Program for the year 2000; and**
- (4) requested the Municipal Grants Review Committee to support the above application, when submitted.**

Councillor Davis returned to the Chair.

(Clause No. 11(k), Report No. 8)

**8.3 Request for Exemption from Noise Control By-law No. 3453-79
71 Clouston Avenue - Ward 27, York Humber.**

The York Community Council had before it a report (July 12, 1999) from the Manager, Municipal Licensing and Standards, advising that a request has been received from the owner of 71 Clouston Avenue for an exemption from Noise By-law No. 3453-79 to allow music to be played in the back of his property for his son's wedding being celebrated over the three-day period, July 30, 31 and August 1, 1999; and that should Council approve the request for exemption from the By-law, it is recommended that the time period for the exemption be limited to 8:00 p.m. on the three abovementioned dates.

On motion by Councillor Nunziata, the Community Council recommended to Council the adoption of the aforementioned report from the Manager, Municipal Licensing and Standards, West District.

Clause No. 1, Report No.)

**8.4 Encroachment Agreement for 335-337 Oakwood Avenue
Ward 28, York Eglinton.**

The York Community Council had before it a report (July 12, 1999) from the City Clerk submitting departmental comments regarding an encroachment application for 335-337 Oakwood Avenue and recommending that application be approved, and that the City enter into an agreement with the owner of this property, with terms to the satisfaction of the Works and Emergency Services and the City Solicitor.

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

(Clause No. 2, Report No. 8)

**8.5 Appeal of Committee of Adjustment Decisions
866 Weston Road and 20 Victoria Avenue West
Ward 28, York Humber.**

The York Community Council had before it a report (June 29, 1999) from the Director, Community Planning, West District, providing information on appeals of Committee of Adjustment decisions which have been appealed to the Ontario Municipal Board and to recommend whether or not City Legal Staff and Planning staff representation is warranted; and summarizing the following applications and appeals:

- (I) Address: 866 Weston Road (Ward 27: York Humber)
Applicant: Victor Tobar
Appellant: Victor Tobar - 866 Weston Road
Hearing Date: To be determined by the OMB
Application: A-46/99YK. The applicant proposes to legalize and maintain the existing basement apartment-in-house (second suite). (See Appendix A and B)

Variances were requested to the provisions of Zoning By-law No. 1-83 and No. 3623-97 relating to parking, alterations to the front facade, required glazed area for light, and required ventilation for the apartment-in-house; the Committee of Adjustment in 1997 granted minor variances from the Zoning By-law which permitted the applicant to construct a second storey addition above the existing garage, provided that the applicant resolve the deficiencies in relation to the Zoning By-law provisions for the basement apartment; in this most recent related application to remove the deficiencies by seeking By-law variances to permit the apartment-in-house, the Committee of Adjustment refused the requested variances on May 18, 1999; the Planning Department commented that it was preferred that the applicant correct the By-law deficiencies with respect to the existing apartment-in-house and requested that the application be refused.

- (ii) Address: 20 Victoria Avenue West (Ward 27: York Humber)
Applicant: Joe Montesano
Appellant: Joe Montesano - 20 Victoria Avenue West

8
York Community Council Minutes
Meeting No. 7
Thursday, July 15, 1999

Hearing Date: To be determined by the OMB

Application: A-48/99YK. The applicant proposes to demolish the existing garage and to construct a new 4.19 metre (13.75 feet) high detached two-car garage and shed in approximately the same location. (See Appendix C and D attached)

Variances were requested to the maximum gross floor area and maximum height provisions of Zoning By-law Nos. 1-83 and 3623-97 for accessory buildings; and the Committee of Adjustment on May 18, 1999 refused the requested variances; and the Planning Department had no objections to the application; and

advising that these appeals were reviewed by staff; there are no substantive planning issues relating to these applications; the City Legal staff and Planning staff representation at the Ontario Municipal Board is therefore not warranted for these appeals; and recommending that City Legal Staff and Planning staff representation not be provided for the appeals regarding application A-46/99YK for 866 Weston Road and application A-48/99YK for 20 Victoria Avenue West.

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

(Clause No. 3, Report No. 8)

8.6 460 Gilbert Avenue - Application for Demolition Approval
Owner and Applicant: J. Kang for Domi Construction Co. Ltd.
Ward 28, York Eglinton.

The York Community Council had before it a report (June 29, 1999) from the Director, Community Planning, West District, advising that under the City of York Act 1994 (Bill PR147), Council of the former City of York enacted special demolition control legislation for the purpose of securing beautification measures on the lands and abutting municipal boulevards as a condition of the issuance of demolition permits; that By-law No. 3102-95 was subsequently passed designating the entire area of the former City of York as an area of demolition control pursuant to the City of York Act, 1994; that the property owner, Joseph Kang, has applied to the City for a demolition permit to demolish the one-storey industrial building located at 460 Gilbert Avenue to complete an environmental investigation of the site; that the property is designated Employment in the Official Plan and zoned PE- Prestige Employment District; that on June 2, 1999 the owner also filed a rezoning application to permit the lands to be developed for two pairs of three-storey semi-detached dwellings with built-in garages at grade; that other unrelated rezoning applications for similar semi-detached developments at 424 and 450 Gilbert Avenue have recently been conditionally approved by City Council; that the owner of the lands wishes to proceed with environmental investigations and, if necessary, the remediation of the property, in order to complete this work and prepare the site for redevelopment it is

necessary to obtain a demolition permit for the building; and recommending that approval to demolish the building shown on the site plan attached as Appendix 2 to this report, be granted pursuant to By-law No. 3102-95 with no conditions of approval related to beautification.

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

- (1) approval to demolish the building shown on the site plan attached as Appendix 2 be granted pursuant to By-law No. 3102-95, subject to the owner entering into a beautification agreement satisfactory to the City Solicitor and Commissioner of Urban Planning and Development Services, or their designates;**
- (2) authorization be given to the appropriate City officials to release the beautification agreement and return the balance of any security thereunder not otherwise used, upon the issuance of a building permit for the subject property; and**
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.**

(Clause No. 4, Report No. 8)

**8.7 460 Gilbert Avenue - Preliminary Evaluation Report
Zoning By-law Amendment; Applicant: Domi Construction Co. Ltd.
Ward 28, York Eglinton.**

The York Community Council had before it a report (June 30, 1999) from the Director, Community Planning, West District, providing preliminary comments on an application by Domi Construction Co. Ltd. to amend Zoning By-law No. 1-83 from PE-Prestige Employment Zone to R2-Residential Zone to permit the development of two pairs of semi-detached dwellings; and advising that this application was submitted on June 4, 1999; that the 1 083 m² (0.27 acre) vacant property was formerly used for metal railing manufacturing and is located on the west side of Gilbert Avenue, south of Eglinton Avenue West; that similar rezoning applications, located to the south of the site (File Nos. R98-001 and R98-008 consisting of three and five pairs of semi-detached dwellings, respectively), are the subject of Public Meetings scheduled for June 22, 1999; City-wide issues include the confirmation of compliance with the criteria set out in Section 12.8 of the Official Plan for the introduction of residential uses in Employment designations; local issues include the mitigation of potential land use conflicts with existing industrial and Canadian National Railway uses, separation distances and buffering; that the application is currently in circulation; a staff report on the application will be distributed

to Councillors and will be available to the public, prior to the Public Meeting; a Community Meeting will be held prior to the staff report being prepared, if deemed necessary by the Ward Councillors; that a Site Plan application for the proposal is being processed concurrently; and recommending that:

- (1) this report be received and that the application continue to be circulated;
- (2) a community meeting be arranged in consultation with local area Councillors, and;
- (3) upon completion of a Planning staff report, a public meeting to consider the application be scheduled for a meeting of Community Council.

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

(Clause No. 11(g), Report No. 8)

8.8 Traffic Calming Plan on Humbercrest Boulevard from Dundas Street West to St. John's Road Ward 27, York Humber.

The York Community Council had before it a report (July 7, 1999) from the Director, Transportation Services, District 1, advising that this neighbourhood traffic study was carried out following to a request from the City of York Land Use Committee (Clause No. 145 of Report No. 18 of the Land Use Committee, adopted, as amended by the Council of the City of York of October 2, 1996) in conjunction with an application to permit the re-development on the lands on the southwest corner of Humbercrest Boulevard and Dundas Street West for a Loblaws supermarket and concerns expressed by local residents; that the scope of the study included:

- (i) determining existing volumes and speeds on local roads in the vicinity of the site;
- (ii) determining the existing level of traffic infiltration;
- (iii) identifying traffic calming measures for the neighbourhood;
- (iv) monitoring traffic volumes, speeds and traffic infiltration on local roads after store opening and recommending traffic control measures, if warranted; and
- (v) implementing approved traffic control measures within one year of the store opening; and

recommending that:

- (1) the City Solicitor be authorized to submit road alteration by-laws on

Humbercrest Boulevard from Dundas Street West to St. John's Road for traffic calming purposes, described as follows:

"A total of three combination road narrowings and speed humps on Humbercrest Boulevard, from Dundas Street West to St. John's Road, and construction of a tabled intersection, with an all-way stop control at Humbercrest Boulevard and St. John's Road."; and

- (2) the City Clerk provide the necessary public notice to introduce the above-noted traffic calming measures; and
- (3) the Director of Transportation Services, District 1, report to York Community Council on any changes to traffic regulations and parking required as a result of the implementation of the Humbercrest Boulevard traffic calming plan.

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

(Clause No. 5, Report No. 8)

8.9 564-566 Rogers Road, Application for Cash Payment-in-Lieu of Parking; Owner: Grewal General Contractors Ltd. Ward 27, York Humber.

The York Community Council had before it a report (July 6, 1999) from the Director, Community Planning, West District, responding to a request made by the York Community Council on June 22, 1999 to report further on the revised application for two parking spaces and to submit revised plans with the report and advising that this request was made following consideration of an application for cash payment-in-lieu of providing four of the eight parking spaces required under the provisions of former City of York Zoning By-law No. 1-83, for a proposed three-storey mixed use commercial-residential development at 564-566 Rogers Road; that the property is currently a vacant lot located in the retail strip east of Keele Street on the north side of Rogers Road; that the development consists of two ground level retail units requiring a total of four parking spaces (two spaces per commercial unit) and four residential apartments on the upper levels requiring a minimum of four parking spaces (one space per unit); that four spaces are proposed at the rear of the building with access from an existing municipal lane; that the applicant appeared before York Community Council requesting approval of a revision to his application to provide cash

payment-in-lieu of two parking spaces, instead of the four spaces originally requested; that the applicant had explained that by making minor modifications to the floor plans of the ground floor commercial units, a reduction in gross floor area could be achieved to reduce the minimum commercial parking required by the Zoning By-law from four spaces to two spaces; that staff of the Building Division support the deficiency based on cash payment-in-lieu of parking for 2 spaces; that York Community Council's recommendations should be forwarded to staff involved with the City-wide harmonization of the cash payment-in-lieu of parking policy for review as this approach would provide a means for co-ordinating the cash payment-in-lieu of parking approval process and the Committee of Adjustment minor variance approval process involving parking deficiencies; and recommending that:

- (1) the revised cash payment-in-lieu of parking application for two parking spaces relating to 564-566 Rogers Road be approved; and
- (2) the co-ordinated approach for dealing with parking deficiencies as recommended by York Community Council be forwarded to staff involved in the development of City-wide cash payment-in-lieu of parking policies and practices for their review and consideration.

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

(Clause No. 6, Report No. 8)

**8.10 Request for Amendment to York By-law to Exempt Disabled Persons from Parking Permit Fees
Ward 27, York Humber and Ward 28, York Eglinton.**

The York Community Council had before it a communication (June 14, 1999) from Councillor Mihevc, advising that it has come to his attention that in the Toronto district, parking by-law permit vehicles with handicapped parking stickers to park overnight without an on-street parking permit; that in the York District, by contrast, owners of vehicles with handicapped parking permits have to obtain on-street parking permits to park on their streets; that without such permits, they are subject to receiving tickets, and indeed, a number of tickets have been issued recently; that the new City of Toronto is in the process of reviewing its parking by-law, however, in the interim and for the purpose of equity and given the proximity of the former York and Toronto civic areas, requested that the York by-law be amended to bring it into conformity with that of the former City of Toronto.

On motion by Councillor Mihevc, the Community Council

recommended to Council that:

- (1) **the York By-law No. 3491-80, To Provide for Night-Time Parking of Motor Vehicles, be amended to allow for holders of disabled parking permits, to park overnight on the street without requiring an overnight parking permit, in order to be consistent with the parking by-law of the former City of Toronto; and**
- (2) **the appropriate City officials be authorized and directed to take the appropriate action to give effect thereto.**

(Clause No. 7, Report No. 8)

8.11 Request for a Pedestrian Crossover on Trethewey Drive at Clearview Heights (North Leg) - 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 for a pedestrian crossover on Trethewey Drive at Clearview Heights (north leg); and advising that Clearview Heights is a two-lane, local roadway operating two-way in a north/south direction; that it forms the north leg of a "T" type intersection with Trethewey Drive and is controlled by a stop sign; that Trethewey Drive is classified as an arterial roadway between Jane Street and Yore Road, providing two-lane, two-way vehicular traffic flow in an east/west direction; that when considering the feasibility of installing a pedestrian crossover at a particular location, established warrant criteria must be fulfilled by one hundred percent; that there is concern with this location due to the alignment of Trethewey Drive at Clearview Heights as the horizontal curvature would result in limited visibility between pedestrians and approaching motorists; also that during an eight-hour survey, only two pedestrians were observed crossing Trethewey Drive at this location and neither pedestrian experienced a significant delay; that in order to meet the technical requirements for the installation of a pedestrian crossover, the minimum volume of pedestrians required is 200 in an eight-hour period with 130 experiencing a delay of greater than ten seconds when crossing Trethewey Drive; that a review of the Toronto Police Services collision records for a five-year period ending December 31, 1997, did not reveal any collisions involving pedestrians; that due to extremely low pedestrian volumes, no pedestrian delays, and concerns with the curvature of the roadway, a pedestrian crossover is not warranted at this intersection of Trethewey Drive and Clearview Heights and is therefore not recommended; and recommending that this report be received for information.

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

(Clause No. 11(b), Report No. 8)

8.12 Parking Prohibition on Avalon Avenue - Ward 27, York Humber.

The York Community Council had before it a communication (June 14, 1999) from the Director, Transportation Service, District 1, responding to a request from the York Community Council for the introduction of a No Stopping regulation, 8:00 a.m. to 6:00 p.m. Monday to Friday, on the west side of Avalon Avenue; that Avalon Avenue traverses in a north/south direction between Bexley Crescent and its northerly terminus entrance to Roselands Junior Public School providing two-way vehicular traffic flow; that currently on-street parking is allowed at all times on the west side of Avalon Avenue for a maximum period of three (3) hours; that parking is prohibited at all times on the east side of Avalon Avenue; that the introduction of a No Stopping regulation 8:00 a.m. to 6:00 p.m. Monday to Friday is feasible on the west side of Avalon Avenue; that the regulation would address safety concerns during the winter months but would impact on the availability of occasional parking for residents and visitors to the street; and recommending that subject to a poll revealing that the majority of residents are in favour, that the York Uniform Traffic By-law Nos. 194-84 and 2958-94 be amended to implement a No Stopping regulation, 8:00 a.m. to 6:00 p.m. Monday to Friday, on the west side of Avalon Avenue.

On motion by Councillor Nunaiata, the Community Council requested the City Clerk to undertake a poll of the residents on Avalon Avenue from Bexley Crescent to the north terminus, to determine interest in the implementation of a "No Stopping" regulation, 8:00 a.m. to 6:00 p.m. Monday to Friday, on the west side of Avalon Avenue.

(Clause No. 11(c), Report No. 8)

**8.13 Application for a Liquor Licence - Madeira Cafe,
1671 Keele Street - Ward 27, York Humber.**

The York Community Council had before it a communication (June 25, 1999) from Councillor F. Nunziata, forwarding a petition signed by area residents requesting that the application for a liquor licence for the Madeira Café be refused due to:

- (1) the establishment is in close proximity to school;
- (2) there is limited parking available; and

(3) that it undermines the community safety efforts; and

advising that the impact of this liquor licence with or without a patio area is an area with the petitioners who should be allowed to comment and look forward to their views.

On motion by Councillor Nunziata, the Community Council requested the City Clerk to include the following petition as part of the City's permanent records to be taken into consideration when processing the subject application; and to forward copies to the appropriate officials.

(Clause No. 11(d), Report No. 8)

8.14 Request for All-Way Stop Control at Spears Street and Feltham Avenue - Ward 27, York Humber.

The York Community Council had before it a communication (June 21, 1999) from Councillor F. Nunziata advising that a complaints have been received from the residents of Spears Avenue requesting the installation of an all-way stop control at Spears Street and Feltham Avenue; and forwarding copy of a report from the Manager, Traffic Operations, District 1, responding to the above request and providing information that Spears Street is classified as a local roadway operating two-way in a north/south direction between McCormack Street and Northland Avenue with a posted speed limit of 40 km/h; that Feltham Avenue is classified as a local roadway operating two-way in an east/west direction between Spears Street and Avon Avenue with a posted limit of 40 km/h; that the present geometric layout of the intersection is a "T" type design; that study results indicate that the highest recorded vehicular volume in a one hour period from all approaches, was only 39 vehicles during the afternoon peak hour; that the Police Services collision records for this intersection for the three-year period from January 1, 1995 to December 31, 1997 revealed that there were no reported collisions at this intersection; and that due to very low traffic volumes, no reported collision experience and no unusual physical characteristics, an all-way stop control is not warranted at the intersection of Spears Street and Feltham Avenue and is therefore not recommended.

On motion by Councillor Nunziata, the Community Council:

(1) requested the Director, Transportation Services, District 1, to report on the installation of stop controls at an alternative intersection in order to address the residents concerns; and

(2) received the aforementioned communications.

(Clause No. 11(e), Report No. 8)

8.15 Standing Committee Requests - Project Update.

The York Community Council had before it a communication (June 14, 1999) from the City Clerk, forwarding Clause No. 4 of Report No. 4 of the Audit Committee, which was adopted, without amendment by City Council on June 9, 10 and 11, 1999; wherein the Audit Committee:

- (1) recommended to Council that it advise all Committees that, in accordance with Council policy, all requests for Audits will be forwarded to the Audit Committee for consideration, so that the Audit Committee can prioritize such request giving regard to the Audit Workplan approved by Council;
- (2) authorized Projects 1, 7 and 8 set out in the report (March 29, 1999) from the City Auditor;
- (3) requested that the Audit Committee receive:
 - (a) a detailed breakdown of each individual Councillor's office expenses, including the Mayor's office and staff;
 - (b) a list of remuneration and expenses received by each individual Councillor for activities in their duties as a Member of a local Agency, Board or Commission;

as previously requested by the Audit Committee, at its meeting held on March 1, 1999; and

- (4) received Projects 2-6 set out in the report (March 29, 1999) from the City Auditor.

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

(Clause No. 11(f), Report No. 8)

8.16 Request for Removal of Tree at 139 Everden Road - Ward 28, York Eglinton.

The York Community Council had before it a communication (June 22, 1999) from Councillor Mihevc, requesting a staff report on the feasibility of removing the Chinese

Elm tree situated on City property at 139 Everden Road, and replacing it with a more suitable specie, conditional upon the owner financing the cost.

On motion by Councillor Mihevc, the Community Council:

- (1) requested the Director, Parks and Recreation, West District, to investigate the request of the owner of 139 Everden Road to have the Chinese Elm tree on City property removed, and to report on the feasibility of replacing it with a more suitable specie, conditional upon the owner assuming the costs associated with this tree; and
- (2) received the aforementioned communication.

(Clause No. 11(h), Report No. 8)

8.17 Maintenance of Throat Narrowing at Arlington Avenue and Vaughan Road - Ward 28, York Eglinton.

The York Community Council had before it a communication (July 5, 1999) from Councillor Mihevc requesting that the grass at the throat narrowing at Arlington Avenue and Vaughan Road be replaced with interlocking brick as it is not adequately maintained.

On motion by Councillor Mihevc, the Community Council:

- (1) requested the Director, Parks and Recreation, West District, to replace the grassed portion of the throat narrowing at Arlington Avenue and Vaughan Road, with interlocking brick; and
- (2) received the aforementioned communication.

(Clause No. 11(I), Report No. 8)

**8.18 Toronto Public Library Materials Budget Information
Ward 27, York Humber and Ward 28, York Eglinton.**

The York Community Council had before it a communication (June 28, 1999) from the City Librarian, responding to York Community Council's request for additional information on:

- the formula and comparative analysis used between districts, i.e. per capita spending;

18
York Community Council Minutes
Meeting No. 7
Thursday, July 15, 1999

- a breakdown of materials acquisition for the 1999 fiscal year detailing printed materia, periodicals, electronics and videos; and
- proposals to increase the circulation of reading material and to reduce the video circulation.

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

On motion by Councillor Davis, the Community Council received the aforementioned information.

Councillor Davis returned to the Chair.

(Clause No. 11(j), Report No. 8)

The York Community Council recessed at 11:50 a.m.

The York Community Council reconvened at 7:15 p.m.

Members present: Councillor R. Davis, Chair
 Councillor J. Mihevc

Regrets: Councillor F. Nunziata
 Councillor B. Saundercook

8.19 Public Hearing - By-law to Stop-Up, Close and Sell the Lane between Lots 73 & 74, Plan 1665, York, West of 2620 St. Clair Avenue W. Ward 27, York Humber.

The York Community Council had before it a report (June 28, 1999) from the Chief Administrative Office and the Acting Commissioner of Corporate Services, advising that the abutting owner at 2620 St. Clair Avenue West has requested that the City take the steps necessary to sell the lane between Lots 73 and 74 on Plan 1665, York, west of 2620 St. Clair Avenue West so that it can be assembled with his adjacent holdings; that the same owner holds property to the east and west side of the lane; that City Council at its meeting held on June 9, 10 and 11, 1999, adopted Clause No. 4 in Report No. 6 of the York Community Council, thereby declaring the property surplus to municipal requirements and authorizing staff to initiate the stop-up, close and sell the subject portion of lane; that a poll was taken to determine if there exists any municipal interest in retaining this property and no interest was expressed in this parcel of land; that an in house value indicates a market value of \$17,000.00 which the abutting owner at 2620 St. Clair Avenue west has agreed to pay; and recommending that:

- (1) a by-law in the form of the attached Draft (Appendix 'A'), To Stop-Up, Close and

19
York Community Council Minutes
Meeting No. 7
Thursday, July 15, 1999

Sell the Lane between Lots 73 and 74 on Plan 1665, York, west of 2620 St. Clair Avenue West be enacted, subject to the appropriate legal description being inserted in Section 1 of the attached Draft, following the deposit of the necessary reference planning the appropriate Land Registry Office;

- (2) the lane measuring approximately 4.57 (15 feet) x 11.3 m (36.52 feet irregular, shown hatched on the attached plan, be sold to the abutting owner(s), subject to the reservation of any necessary easements for municipal services or public utilities, at a price of \$17,00000; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

On motion by Councillor Mihevc, the Community Council:

- (1) **recommended to Council that 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 to Stop-Up, Close and Sell the public lane between Lots 73 and 74, Plan 1665, York, west of 2620 St. Clair Avenue West, and to authorize the sale thereof, should be not enacted, that the report dated June 28, 1999 from the Chief Administrative Officer and the Acting Commissioner of Corporate Services be adopted;**
- (2) **advised Council that pursuant to Clause No. 4 of Report No. 6 of the York Community Council, adopted by Council on June 9, 10 and 11, 1999, notice of the public hearing held by the York Community Council on July 15, 1999 with respect to the proposed by-law To Stop-Up and Close the public lane between Lots 73 and 74 on Plan 1665, York, west pf 2620 St. Clair Avenue West, and To Authorize the Sale Thereof, was published in the Toronto Star on June 24, June 30, July 7 and 14, 1999; and no one appeared at the public hearing to address the York Community Council.**

Absent: Councillors Nunziata and Saundercook.

(Clause No. 8, Report No. 8)

- 8.20 Public Meeting - 2 Heathdale Road and 1608 Bathurst Street,
OMB Hearing on Referral of OPA 128,
Oakwood Vaughan Secondary Plan
Owner: Estate of Susan Burton; Agent: A. Paton, Solicitor**

Ward 28, York Eglinton.

The York Community Council held a statutory public meeting on July 15, 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 23, 1999) from the Director, Community Planning, West District, providing information on the applicant's proposed Official Plan Amendment to redesignate the lands from Low Density Residential to Medium Density Residential with specific limitations on the Medium Density Residential designation and to give direction to staff regarding the City's portion for an upcoming Ontario Municipal Board Hearing respecting the referral and the proposal; submitting further information with regard to the Proposal, the Site and Surrounding Area, the Official Plan, the Zoning By-law, the Ontario Municipal Board Referral, Comments, Department and Agency Comments, the Official Plan Policies for Residential Intensification or redevelopment; the Assessment of the Proposal, Public Consultation, Further Planning Approvals Required; and recommending that:
 - (1) the York Community Council endorse the applicant's proposal as revised by this report and particularly set out in the draft Modification to Official Plan Amendment 128 attached as Schedule 1, and
 - (2) the appropriate City officials be authorized and directed to undertake any necessary action to support the revised proposal and introduce the attached draft Modification to Official Plan Amendment 128 (Oakwood Vaughan Secondary Plan) respecting the subject lands at the Ontario Municipal Board; and
- (ii) (July 15, 1999) from Mr. Mark Christie, Plans Analyst, Development Services Section, the Toronto and Region Conservation Authority, commenting that it is their understanding the land owner proposes a redesignation of the sit from low density residential to Medium Density Residential with specific limitations to regulate the use and development of these lands; that they understand that the owner will be seeking approval for intensification from a 4-unit multiple dwelling to permit 8 units; that the subject property abuts a well defined valley corridor; advising that a geotechnical report may be required to determine the stability of the slope and could restrict additional development on the subject property; that as well, in accordance with the Authority's policy document, Valley and Stream Corridor Management Program (VSCMP) the top of bank limit of the valley will need to be established on site and development will need to be setback appropriately from this limit and that the

land use designation should reflect the valleyland appropriately to prohibit structural encroachment; and that in view of the above, they cannot support the proposed Official Plan Amendment requested by the applicant.

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

On motion by Councillor Mihevc, the Community Council recommended to Council that based on the findings of fact, conclusions and recommendations contained in the report dated June 23, 1999 from the Director, Community Planning, West District, and for the reason that the proposal is an appropriate use of lands, that the application for an Official Plan Amendment to redesignate the subject lands from Low Density Residential to Medium Density residential with specific limitations on the Medium Density Residential designation, be approved.

(Clause No. 9, Report No. 8)

8.21 Public Meeting - 310 & 320 Tweedsmuir Avenue - Official Plan Amendment and Rezoning Applications; Applicant: Walker Nott Dragicovic; Owner: Goldlist Properties Inc. - Ward 28, York Eglinton.

The York Community Council held a statutory public meeting on July 15, 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 28, 1999) from the Director, Community Planning, West District, reporting on the Official Plan Amendment and Rezoning applications for 310 and 320 Tweedsmuir Avenue for 286 condominium units in two 25-storey towers which involve the demolition of 246 existing rental units in two 12-storey buildings; and advising that in 1995, following York Council's adoption of the Oakwood Vaughan Secondary Plan, the owner, Goldlist Properties, appealed the provisions of the Secondary Plan to the Ontario Municipal Board (OMB), prior to the submission of the subject

22
York Community Council Minutes
Meeting No. 7
Thursday, July 15, 1999

application in July 1998; that a date for hearing this appeal has been set by the Board for September 27, 1999; that a Pre-hearing Conference has been also scheduled for July 30, 1999, to finalize the procedural order for the hearing and to consider any additional motions to be brought before the Board; that on May 17, 1999, the proponent appealed the subject application to the OMB to be consolidated with the hearing on the Oakwood Vaughan Secondary Plan; that in addition, the applicant, together with 19 other appellants of Official Plan Amendment No. 2 (or OPA2 - the City's Official Plan amendment regarding the conversion to condominium and demolition of rental housing) have obtained a motion date commencing July 21, 1999, for the purposes of obtaining a determination from the OMB as to the legal validity and applicability of OPA2; that given this timetable, the July 15, 1999 meeting of York Community Council and the subsequent July 27, 28, 1999 meeting of City Council are the last opportunities for Council to consider a report and give direction to staff on these matters prior July 30, 1999, Pre-hearing Conference and the September 27, 1999 Ontario Municipal Board Hearing; and recommending that:

- (1) the application for 310 and 320 Tweedsmuir Avenue be refused and that the applicant be advised that City Council would be willing to consider a revised application that addresses the issues outlined in this report;
 - (2) the City Solicitor and the staff of Urban Planning and Development Services, together with any other appropriate staff, be instructed to attend the Ontario Municipal Board to defend Council's position in opposition to the applications for Official Plan Amendment and rezoning respecting 310 and 320 Tweedsmuir Avenue; and
 - (3) the appropriate City Officials be authorized to undertake any necessary action to give effect thereto;
- (ii) (June 30, 1999) from Mr. Bramley Paulin, advising that the project is overly dense; the increase in traffic, noise and the sudden influx in the population would totally destroy the tranquillity of this quiet neighbourhood; the surrounding residences would be left in perpetual darkness from the shadows of this development; the project is out of character and scale with the rest of the neighbourhood; and is adamantly opposed to the project.
- (iii) (July 9, 1999) from Ms. Doreen Lowe, Tweedsmuir Tenants Association, advising that she has been a resident for 19 years; that during this time Goldlist Properties has allowed the buildings to deteriorate; now claims that it would cost millions of dollars to renovate; the demolition has been planned for years and as soon as the provincial government changed the regulations allowing landlords to demolish

23
York Community Council Minutes
Meeting No. 7
Thursday, July 15, 1999

rental accommodation for construction of condominiums, Goldlist immediately applied to demolish and replace the buildings with luxury condominiums; the residents of these buildings are not only facing the possibility of losing their homes, but also the impossible task of finding affordable housing; if the City allows Goldlist Properties to demolish these buildings it will set a precedent for other landlords to do the same thing.

- (iv) (June 29, 1999) from Ms. Susan Willemsen, expressing opposition to the proposal; that the changes effectively double the height of the buildings, obscure the view and sunlight currently enjoyed and cast long shadows over the homes in the area; the increase in population with add to the traffic congestion in an area that is already strained by traffic at peak hours; and that there will be the added noise and dirt pollution from the number of construction vehicles.
- (v) (July 5, 1999) from Ms. Lois Wells, objecting to the proposal; concerned that the homes of the residents will be destroyed; there are many on fixed incomes who cannot afford the cost of luxury condominiums; there will be more traffic and pollution of the area; and the demolition of these buildings will set a precedent.
- (vi) (June 30, 1999) from Ms. Julia Matthews, stating that many of the residents have lived there for 20 to 35 years and are on fixed incomes; they are familiar with the residents in the buildings who take care of them; the cost of rental housing is unaffordable; over fifty-percent of income is spent on housing; the density proposed will increase the traffic in the area in addition to the traffic from the Holy Rosary School and Church on Tweedsmuir where buses drop off children in the morning and afternoon; the parking meters are always occupied; the vehicles from the garages at the two 25-storey buildings (Walmer Road Apartments) exit onto Tweedsmuir Avenue; St. Clair Avenue westbound is blocked in by a railed 4-ft. wall from Bathurst Street to just east of Tweedsmuir, to allow street cars access to the underground subway; this locks in traffic and on St. Clair Avenue just west of Bathurst Street, meters are in place where cars and taxis park, forcing two lanes of traffic to merge as one when they cross Bathurst Street, creating traffic backups and delays; and the huge new Loblaws Superstore when completed will increase the volume of traffic on St. Clair Avenue.
- (vii) (June 28, 1999) from Mr. Paul Williger, submitting a letter signed by six other area residents, objecting to the proposal; and commenting on the traffic congestion, lack of adequate parking; obstruction of sunlight; and the need to retain rental housing
- (viii) (July 5, 1999) from Dr. D.C. Slezakova, requesting notification regarding decisions on this proposal.

24
York Community Council Minutes
Meeting No. 7
Thursday, July 15, 1999

- (ix) (June 29, 1999) from Mr. William Solomon, President of the Tenants Committee, advising that he has resided at this building for 38 years, is physically disabled, that there are many senior citizens in the buildings on fixed incomes; there has been no rental apartments constructed in the last ten years; the rents being charged are exorbitant; the residents of these buildings cannot afford the luxury condominiums; and requesting that the application to demolish the buildings not be approved.
- (x) (July 12, 1999) from Rev. Paul McGill, Pastor, Church of the Holy Rosary, the Basilian Fathers, advising that he has known the area residents for many years; have visited some at their homes; that the past eleven months have been very stressful for the elderly; expressing concern for the health and welfare of the parishioners and stating that they are not in a position to relocate.
- (xi) From Dr. Len Green, Walmer Road Chiropractic Clinic, expressing concern regarding the physical toll this proposal has had on some of his clients, many of whom are seniors and have lived in these buildings for many; and indicating support for the position of the residents.
- (xii) (July 12, 1999) from Ms. Mary Leah Kitchen, advising that she has lived in the building for 21 years; had hoped to spend the remaining years there; and that the owners had done very little to improve the buildings.
- (xiii) (July 7, 1999) from Ms. Norma Jackson, stating that she is retired on a fixed income, is very happy living in the building; that there are many other seniors, some elderly, who are very upset and scared on the prospect of having to relocate; and is opposed to the demolition.

Similar letters in opposition to the demolition were submitted by the following persons:

- (xiv) (July 9, 1999) from Mary and Gordon Hopkins;
- (xv) (July 7, 1999) from Ms. Marie Walsh;
- (xvi) (July 10, 1999) from Bertie Sullivan;
- (xvii) (June 30, 1999) from Ms. Roslyn Oleuder;
- (xviii) (July 8, 1999) from Ms. Jean Beauregard;
- (xix) (July 7, 1999) from Ms. Carolyn Oldham;
- (xx) (June 30, 1999) from Ms. Cecilia McCea;

25
York Community Council Minutes
Meeting No. 7
Thursday, July 15, 1999

- (xxi) (June 30, 1999) from Ms. Veronica Boros;
- (xxii) (June 30, 1999) from Ms. Magdolna Boros;
- (xxiii) (June 30, 1999) from Mr. Alexander Boros;
- (xxiv) (July 7, 1999) from H.C. Levargs;
- (xxv) (July 6, 1999) from Ms. Joan Darling;
- (xxvi) (July 8, 1999) from Ms. Mary McGeachy;
- (xxvii) (July 8, 1999) from Ms. Frances McGeachy;
- (xxviii)(July 8, 1999) from Ms. Mera Bubenick;
- (xxix)(July 7, 1999) from Ms. Bernice Oldham;
- (xxx)(July 8, 1999) from Ms. Rochelle Couton;
- (xxxi) (July 9, 1999) from Ms. Annette Goldstein;
- (xxxii)(July 10, 1999) from Ms. Agnes Austerweil; and
- (xxxiii)(July 9, 1999) from Ms. Regina McBain.
- (xxxiv)Seven other communications with illegible signatures.

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

Mr. Phil White - commended the planning staff for an excellent report; expressed opposition to this application; advised that construction of two such massive structures with the proposed height and density in the heart of the community is irresponsible; that the proposal does not abut on any arterial road but on two residential streets; the fact that the buildings will be close to the Heath Street subway entrance subway does not merit extra density or height; the only way a 25-storey building might be considered is if the building was built close to the St. Clair Subway Station on St. Clair Avenue; it would be irresponsible to consider a density of 4.9 when right next door to St. Michael's College lands the density is 2.6 to 3; that the application is out of step when you consider the High Park area which has high rise buildings which has the density of 2.6 to 3, Yonge and

26
York Community Council Minutes
Meeting No. 7
Thursday, July 15, 1999

Eglinton 3.7, Yonge and St. Clair 2.7 and St. James town of all places has 3.5; that the planning report did indicate that the application doesn't provide affordable housing; that this development is geared for the rich with a luxury building and with townhouses which would sell for approximately \$800,000. and condominiums for about \$400,000. to \$500,000.; the design of the building leaves much to be desired; it lacks originality and uniqueness; that parking is another concern; there are some people who will park their vehicles on the street; at the present time there are no on-street parking spaces available according to a staff report; there are also no permits available for parking on Tichester Road and Heath Street West and on the surrounding streets; the Works and Emergency Services have stated that the streets could accommodate increased traffic; the roads can accommodate a few more cars but only into the village area where most of the residents visit once or twice a week; there is a high volume of vehicles; the parking meters and the lot are constantly full; vehicles from this project will only compound the problems; there will also be the opening of Loblaws with almost 100,000 sq. ft.; every street within the quadrant will see increased traffic from shoppers who will try and avoid traffic on the main roads and use the residential roads to bypass; there will be shadow effect and wind tunnels; there are condominiums being built all over the City, but there are no rental units being built; concern has to be shown for rental properties for seniors, single people on fixed incomes; to approve this application would be a tragedy especially when the vacancy rate is at an all-time low of 0.8 percent; tenants are forced to pay increased rents and are deferring on the basic essentials of their needs in order to pay these increased rents; to allow for the removal of these rental units without suitable alternative it will be political suicide; more than half of the City's population are tenants and are running at 52.5 percent; that the aim should be to morally and socially fight for the retention or replacement of rental units and protect vulnerable tenants and to give the community a compatible project that the residents can be satisfied with; and urged consideration of the following motion:

- (1) that the application for 310 and 320 Tweedsmuir be refused;
- (2) that the applicant be advised that City Council will consider an application that addresses the issues that the planning officials and the concerns of the residents; and
- (3) that a sub-committee be formed with approximately 3 citizens from this community and 2 representatives from Ward 28 to work in tandem with the appropriate planning officials and the applicant to ultimately submit a revised application for the consideration of our community.

Ms. Roz Mendelson - expressed support for the staff recommendations; encouraged the planners in considering a revised application that all the issues outlined in the report be addressed and not be compromised; that there is a real concern regarding the traffic that will be generated; the number of cars that exit from the Tweedsmuir garages is really significant contrary to the Works Department; the residents are aware of the volume of traffic on a daily basis; challenged the staff report that the street could handle the traffic;

27
York Community Council Minutes
Meeting No. 7
Thursday, July 15, 1999

Tweedsmuir is one block long with no access to eastbound traffic; fender benders on Walmer and Heath Streets are not uncommon; they may not be reported due to fear of increased insurance costs but they do take place; traffic must really be a consideration; requested notification of OMB hearing; expressed concerns for the well-being of the tenants who are also neighbours who have lived in the area for many years in affordable housing, longer than the condominium owners; these residents would be displaced to far away neighbourhoods if Council does not endorse the recommendations; quoted Mr. Bramley Paulin, who faxed the Clerk's Department, "Placing such a large project of this magnitude in the middle of our small neighbourhood would be equal to placing 10 pounds of potatoes into a 5 pound sack"; urged the Community Council to accept the recommendations of the Planning Department; and requested notification if there are any revisions going forward to Council.

Mr. Issie Glassman - expressed concerns for the residents who will be displaced; they will be moved away from their church, the priest, rabbi and synagogue; and advised that the human factor is very important in this case, as well as the fact that close to 250 rental units will be eliminated which are needed in the City.

Mr. Philip Connell, Chair of the Walmer Road Tenants Association at 400 Walmer Road - commented that they are a small village with about 800 to 1000 people living in the complex; indicated strong support for the Planning staff's recommendations; emphasized that density is a significant factor not to be viewed in isolation; referred to Loblaws, a major foodstore and ancillary stores; the large multi-development at Bathurst and St. Clair Avenue, future changes to the St. Michael's lands; the entire neighbourhood has to be considered; there will be a massive collection of people on residential streets; and that a relatively pleasant area will be turned into a concrete jungle.

Mr. Michael Bryant, MPP, St. Paul's - commented that from a provincial perspective, St. Paul's has 100,000 people, the most educated riding in the province; advised that during the election the main issue was the housing crisis whereby rent control has been gutted and the provincial protection that had existed since Premier Davis's early days in office were eliminated; that if you moved into a building and the City was going through a time where there was a crisis as the residents are experiencing now, City Council would not permit this kind of application go through; with these new regulations, we are here because it is now possible, but that does not change the political and democratic landscape in this area and these neighbourhoods; the people in the neighbourhood surrounding Tweedsmuir and the building themselves and from Bayview to Winona have all said the same thing; it is setting a precedent, it is sending a signal to the rest of Toronto and province; the housing crisis is acknowledged and should be addressed now; referred to the Homelessness Task Force from Anne Golden and the Mayor's Task Force; the residents in the Tweedsmuir buildings are living that crisis; there is an 0.8 % vacancy rate; we cannot have a situation where affordable housing is demolished and replaced by what it is referred to in the report as luxury housing; from a residential and provincial

28
York Community Council Minutes
Meeting No. 7
Thursday, July 15, 1999

point of view the application must be denied and that the staff report be accepted; if a compromise is being sought, at the very least the application should be denied and sent back for revisions; the residents of St. Paul's have spoken, indicating that these buildings should remain.

Ms. Annette Devon - spoke of the traffic issues; at the Goldlist meeting held at the Holy Rosary Church, a statement was made that the increase in traffic will be minimal; this is unrealistic; a plan to erect two buildings over twice as high in addition to townhouses for a total of 286 units, there is likely to be one car for each unit whereas the rental units now are occupied by many 80 and 90 year olds unlikely to be drivers; there are times on Heath Street when vehicles are bumper to bumper; the volume will be increased with 286 new units.

Mr. Jim Davison, Secretary and Acting Chair of the Tweedsmuir Committee, President of 450 Walmer Tenant's Association and an area resident; advised that the Tweedsmuir committee was formed by local residents representing 17 buildings and approximately 2700 residents living within the immediate area of the site; that the committee was formed to oppose the demolishing of the existing building at 310 and 320 Tweedsmuir Avenue on the grounds that it would further reduce the stock of affordable rental units in Toronto and to oppose the amendments to the Official Plan and by-laws regulating the Tweedsmuir property which would permit construction of larger buildings on the site; that through a number of meetings and letters with both local councillors and City Council, opposition to this project is very clear; the City's staff report has been reviewed and comments noted as follows - when reference is made to surrounding uses it is usually in regard to apartment buildings located on the east and north sides, but fails to mention clearly the fact that there are no other apartment buildings on Tweedsmuir Avenue; the issue of setback is not addressed; there is no landscaping with respect to this site, except internally; the Works and Emergency Services have indicated that the existing street network could accommodate the increased traffic; if this were the case why have speed bumps been recently installed; this is a secondary road and is only accessed one way west onto St. Clair Avenue and then it runs into another residential street, then Heath Street; there is no mention of the neighbourhood stability, the impact of light or the removal of trees; the latest highrise in the area was one of 10 or 11-storeys and other new buildings which have been built are only 4-storeys; the proposal does not fit the neighbourhood; we are all aware of the new Tenant Protection Act; while we are having an existing housing crisis at this point time it probably relates to those on the lower economical scale; if developments such as this one is allowed to proceed, it will increase; this should not be allowed to continue, we do have a crisis and it has to be dealt with accordingly.

Ms. Betty Johnson, Vice President of the 450 Walmer Association and resident of the area; indicated strong opposition to the density of the proposed development; the tunnel effect already exists between this building and the east building of the Park Towers and

York Community Council Minutes
Meeting No. 7
Thursday, July 15, 1999

right on to 447 & 449 Walmer Road; enquiries were made regarding this issue but were not addressed; there will be a significant number of vehicles on a small residential street, especially during rush hours; expressed strong opposition to the reduction of affordable housing which will place more residents into poverty; some can afford \$600. to \$800. a month; in her building, where a little work has been done, the rent now in some of the apartments is \$1200. which is unaffordable; and that this is taking place all over the City.

Mr. Bill Solomon, Co-chair of 310 & 320 Tweedsmuir Avenue and also a representative of our building on the Tweedsmuir committee; indicated that he was 78 years old and physically disabled; has lived at Tweedsmuir for 38 years and suddenly his life and that of 250 other tenants have been almost destroyed; is very angry at what is happening to their lives; when residents voted for the common sense revolution, little did they realize that this took away the Rental Housing Act leaving all renters at the complete mercy of the landlords; this new approach to Tenant Landlord Legislation is obviously not for the good of the tenants or our protection; tenants are neither consulted nor considered in making decisions; the landlords are not building any rental units, they are building thousands of condominium at outrageous prices; too expensive for those on fixed income, senior citizens, pensioners, middle income and newlyweds who live in rental units; Goldlist Properties would like to destroy our buildings, displace the tenants and replace them with those who can afford those very expensive condominiums; the residents have no where to go; rental units which become available but we have no where to go; no rental units are being built; as units become available due to someone dying or moving to another province, the rent is more than doubled; there are some basement apartments now available in old houses they are renting for over \$1000 a month; this proposal by Goldlist Properties is being monitored by other landlords; the City has been declared a disaster area due to the homeless situation; the residents on Heath Street will not have a beautiful view of the City, instead they will be looking into bathrooms, kitchens and bedrooms on Tweedsmuir Avenue; the very expensive properties on Heath Street will diminish in value; the tenants of 310 and 320 Tweedsmuir Avenue are very much against any compromises that will allow us to be evicted; that the City must retain its present by-laws in order to protect the tenants and save their homes.

Ms. Suzi Cass - representing the younger community that stands to lose everything with no warning; they can be displaced with nowhere to go; they are all hardworking and cannot afford to lose their homes; most of the residents have been there for twenty or more years and are well into their eighties; imagine being displaced from your home, having to pack your personal effects, and move into a brand new area at 80 years of age; the residents are very scared; there are also concerns with regard to traffic and shadowing; the buildings have not been maintained by Goldlist; the by-law should not be amended; there are many residents who could not attend tonight's meeting but have sent letters indicating their opposition to the proposal; consideration should be given to the tenants who deserve a place to live; and urged the Community Council to reject the project.

30
York Community Council Minutes
Meeting No. 7
Thursday, July 15, 1999

Mr. Paul York - the residents need protection from arbitrary eviction; it is a human right that is necessary for the functioning of a civil society and every civilization on earth has statutes which provide and protect for security of tenure in one form or another; the Rental Housing Act was one such statute, which is now gone; the Landlord Tenant Protection Legislation we now states that the tenants will have first right or first refusal as if this is going to make things better; tempering the injustice of forced displacement with provisions of right of first refusal is a cruel joke; tenant advocates have acknowledged this all throughout the Bill 96 hearings; most tenants cannot afford a luxury condominium, especially the ones that are proposed here; where would they live in the interim; this proposed compensation by the landlord is considered to be totally unacceptable by the tenants; the tenants are doing their part, they have formed an association and working with the local residents; it is now the time for their elected officials to come to their aid; and expressed confidence that the Community Council will support the staff recommendations.

Mr. Normal Rogal - stated that after hearing all the comments, Goldlist Properties should abandon this proposal; there will be increased pollution with the traffic generated which is a very serious health issue.

Mr. George Solomon - at present the units at 310 and 320 Tweedsmuir Avenue are occupied by older residents who do not drive; most of the owners in this new development will have two or three vehicles; the traffic study is meaningless and useless; each new high-rise compromises the area; Please consider the Cityscape with all these large buildings being constructed; and indicated concern for the future of the long-term residents of the buildings.

Mr. Phillip Apper - the City has identified the negative impact of shadowing during the summer and spring/fall period; and noted that there was no shadow study for the winter months.

Ms. Alicia Bulwik, Lower Village Gate - indicated support for the staff recommendations; concerned with Council's direction with regards to the OMB; stated that there is a window of opportunity to negotiate the application further with the developer between this meeting and Council's meeting; that she would like to be involved with the negotiations because of the number of issues which remain open at this point in time; that it is unknown as to what staff will be supporting in terms of height, parkland dedication and the removal of Section 37 provision; can support the application if a suitable proposal can be reached working; requested that they be invited to attend the negotiations and that the negotiations be held in the evening to ensure that the members of the committee can attend.

Ms. Janet Coloran - stated that the parking proposed is one parking space per unit; that

because of the size of the units, it is more than likely that there will be more than one car per unit; most buyers of a condominium or townhouse in considering its resale value would expect to have two or more parking spaces; enquired as to whether the traffic study is valid if it was based on one parking space per unit; the needs of the owners of these units will require the creation of additional parking spaces or on-street parking.

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

- (1) the Official Plan Amendment and Rezoning applications for 310 and 320 Tweedsmuir Avenue be refused;**
- (2) in the event the applicant submits a new application regarding these properties, that a citizens reference group be formed to review such application and any future applications, prior to formal public meetings being held;**
- (3) the City Solicitor and the staff of Urban Planning and Development Services, together with any other appropriate staff, be instructed to attend the Ontario Municipal Board to defend Council's position in opposition to the Official Plan Amendment and Rezoning applications respecting 310 and 320 Tweedsmuir Avenue; and**
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.**

Absent: Councillors Nunziata and Saundercook.

(Clause No. 10, Report No. 8)

The York Community Council adjourned at 9:50 p.m.

Councillor R. Davis
Chair