

**CITY OF TORONTO**

**City Clerk's Division**

**Minutes of the York Community Council**

**Meeting No. 8**

**Tuesday, September 14, 1999**

The York Community Council met on Tuesday, September 14, 1999 in the Council Chamber, 2nd Floor, York Civic Centre, 2700 Eglinton Avenue West, at 9:35 a.m.

Members present: Councillor R. Davis, Chair  
Councillor F. Nunziata  
Councillor J. Mihevc  
Councillor B. Saundercook (7:06 p.m. to 9:20 p.m.)

**Confirmation of Minutes.**

**Councillor Mihevc moved:**

**That the Minutes of the meeting held on July 15, 1999, be confirmed, subject to an amendment to Item 8.1, titled, "Request to Revert the Two-Way Operation on Atlas Avenue between Eglinton Avenue West and the Beth Shalom Synagogue to One-Way Northbound", by the deletion of motion (1) at the top of page 3 and the substitution of the following motion in lieu thereof:**

**"(1) That Scenario Three in the aforementioned report (June 28, 1999) from the Director, Transportation Services, District 1, be approved, which recommends a pavement narrowing with a speed regulator hump immediately south of the entrance/exit to Beth Shalom and a mid-block speed regulator hump; and that a road alteration by-law be prepared and public notice given as soon as possible for hearings to be held at the October 12, 1999 meeting of the York Community Council."**

**Councillor Mihevc moved:**

**That notwithstanding the procedural requirements for late items, that the Community Council waive procedure to consider later this day, a report dated September 10, 1999, from the Director, Transportation Services District 1, titled "Cedarvale Traffic Management Plan - Ward 28, York Eglinton".**

The Chair ruled Councillor Mihevc's motion out of order and that the aforementioned report be placed on the agenda for consideration at the next regular meeting of the Community Council to allow the report to be circulated to members of the community for review and comment.

Councillor Mihevc challenged the ruling of the Chair.

**Upon the question that the ruling of the Chair be upheld, the vote was recorded as follows:**

**Yes: Councillor Davis (1)**

**No: Councillors Mihevc and Nunziata (2)**

**Motion lost.**

**Upon the question that Councillor Mihevc's motion be adopted, it was carried, with Councillor Davis voting in the Negative.**

(Please see Clause No. 9.10 on page 11.)

### **9.1 Proposed Road Classification System.**

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

(i) (July 14, 1999) from the City Clerk advising that the Works Committee on July 14, 1999 concurred with the recommendation in the report (June 29, 1999) from the Commissioner of Works and Emergency Services wherein information was submitted on the:

1. consolidation of the various road classification systems inherited from the amalgamating municipalities into a single, consistent system;
2. classification of roads in Toronto according to the new road classification system;
3. clarification on the respective roles and responsibilities of Community Councils and various Standing Committees with respect to traffic operations policies in the context of the new classification system; and
4. phasing in of the delegation of responsibilities of Community Councils and Standing Committees with respect to these matters;

and recommending that this report be referred to all Community Councils for consideration and that their comments be submitted to the Works Committee for consideration at its November 3, 1999 meeting.

(ii) (September 14, 1999) from Ms. Madeline McDowell, member, Pedestrian Committee, advising that the new proposed road classification system is an extremely important document; that it defines the relationship between traffic operations and planning matters, traffic operations and the urban living environment and traffic operations and the natural environment; that the report is written from the perspective of motor vehicular operations rather than the broader prospect of all traffic including pedestrians yet pedestrians should be a significant

factor in the word “traffic”; that 52% of traffic fatalities in the last 20 years have been pedestrians; that the area of the report dealing with PTO’s perpetuates the absence of pedestrian safety as a priority in traffic operation; that Toronto’s new Official Plan, still in the making, has stated goals of making the City more livable, walkable, environmentally responsible, diverse, integrated and equitable; that the proposed focus on traffic operations does not support this holistic approach; that roads are a component of streets; and that the classification policy is a planning issue and should be considered in that context; that the issue of exhaust fumes and the non-vehicular traffic components are not evident; the report is geared to further intensification of automobile use and its facilitation and it needs to be examined in a complete planning perspective with a closer look at automobile alternatives and networks for them, and at neighbourhoods, which the report does acknowledge, but perceives again largely from an operations perspective; that street planning must be the key and should correspond to the urban environment, land use and architecture; that while there is a great deal that is good in this report, it is weak in the policy area which planning would strengthen; that Works cannot be isolated from Planning; the City is not a grid on spiderweb but a living and working environment for three million people.

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- Ms. Madeline McDowell, a member of the Toronto Pedestrian Committee, appeared before the Community Council in connection with the foregoing matter.

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

- (1) **recommended to the Works Committee that:**
  - (a) **the Commissioner of Works and Emergency Services be requested to review the classification of Winona Drive between Eglinton Avenue West and Vaughan Road, for redesignation as a Local Road;**
  - (b) **the Commissioner of Works and Emergency Services, and the Acting Commissioner of Urban Planning and Development Services, be requested to take into consideration the comments expressed by the deputant; and**
- (2) **received the aforementioned report and communication.**

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

**9.2 Appeal of Committee of Adjustment Decisions for  
(1) 20-30 Sandcliffe Road; and (2) 3524 Dundas Street W.,  
Ward 27, York Humber.**

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

- (i) (August 17, 1999) from the Director, Community Planning, West District, providing information on Committee of Adjustment decisions that have been appealed to the Ontario Municipal Board and to recommend whether or not legal and staff representation is warranted; and advising that the financial costs associated with appeal of the consent applications for 20 – 30 Sandcliffe Road are limited to the \$250.00 appeal fee and that there is no financial cost associated with the appeal for 3524 Dundas Street West; that the applications and appeals are summarized as follows:

- |     |               |  |
|-----|---------------|--|
| (1) | Address:      | 20 – 30 Sandcliffe Road (Ward 27- York Humber)   |
|     | Applicant:    | Inaugural Source Inc.  |
|     | Appellant:    | City of Toronto  |
|     | Hearing Date: | To be determined by the OMB  |
|     | Application:  | B-39/99YK to B-44/99YK. The applicant proposes to sever a site containing six existing lawful nonconforming rental townhouses into six freehold lots each containing an existing townhouse. (see appendix A and B) |
|     |               |  |
| (2) | Address:      | 3524 Dundas St. West (Ward 27 – York Humber)   |
|     | Applicant:    | Helen Smoljan  |
|     | Appellant:    | Helen Smoljan, 1660 Glenvista Dr. Oakville   |
|     | Hearing Date: | To be determined by the Ontario Municipal Board  |
|     | Application:  | A-60/99 YK. The applicant proposes to erect a self-contained, mobile food sales kiosk to be associated with the Brewer's Retail store at the same location (see appendix C);                                       |

concluding that in regard to the Committee of Adjustment's decisions for 20-30 Sandcliffe Road, the subject appeal is warranted, given the recently adopted city-wide policy regarding rental unit conversions and the lack of conformity with the Official Plan; that Legal and staff representation at the Ontario Municipal Board are warranted. Further it should be noted that during periods when Council is not meeting, (August, March etc.) arrangements should be made through the Procedural By-law to authorize the Solicitor to act on behalf of

5  
York Community Council Minutes  
Meeting No. 8  
Tuesday, September 14, 1999

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Council where a Council policy is affected; that the subject appeal for 3524 Dundas Street West was also reviewed by staff and that there are no substantive planning issues relating to the application; that City Legal staff and Planning staff representation at the Ontario Municipal Board is therefore not warranted for this appeal; and recommending that:

- (1) Council endorse the appeal of Committee of Adjustment decisions B-39/99YK to B-44/99YK for 20 - 30 Sandcliffe Road filed by Urban Planning and Development Services staff on behalf of Council;
  - (2) Legal and staff representation be authorized to attend the Ontario Municipal Board in support of the appeal noted in the preceding recommendation; and,
  - (3) Legal and staff representation not be provided for the appeal regarding application No.A-60/99YK for 3524 Dundas Street West.
- (ii) (September 9, 1999) from Mr. Michael B. Vaughan, Q.C. regarding 20-30 Sandcliffe Road, advising that this application concerns six row houses built in 1952; that they were constructed as separate homes each with separate municipal and public services to the street; they were owned as a rental project and over the years have become run down; that his client purchased this property with the intent of upgrading and renovating the homes as they became vacant in the normal course; these plans were discussed with the appropriate City officials and they appeared to be acceptable and accordingly, application was made to sever the row houses into separate ownership, just as an identical row of six townhouses immediately west have been severed into separate ownership homes; that the tenants support the application; that it was considered by the Committee of Adjustment on two occasions before it was approved; that a number of meetings were held with the neighbours; that those meetings culminated in a settlement agreement with the neighbours represented by Councillor Nunziata; that the Committee of Adjustment approved the application based on the settlement agreement as supported by the Councillor; that the policy referred to in the Manager of Community Planning, West District's letter of August 9, 1999, came in after his client filed the application to the Committee of Adjustment; that the policy is a carry-over of the old City of Toronto "condominium conversion policy", the intent of which was to prevent conversion of highrise rental apartment buildings to condominiums and that the policy did not apply to the conversion of row houses to freehold units, such as the case in question; that if the City's appeal is withdrawn, his client is prepared to provide all existing tenants with a written undertaking not to require vacant possession other than for non-payment of rent or cause, should they wish to remain as tenants, as well if they wish to purchase their

homes, my client is prepared to offer each of them a right of first refusal; that an OMB hearing would involve the City in substantial expense; requesting that the Community Council recommend that the appeal be withdrawn; and submitting three similar letters signed by the tenants of 20, 26 and 30 Sandcliffe Road.

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

- (1) the Director, Community Planning, West District, be authorized on behalf of Council, to withdraw the appeal of Committee of Adjustment decisions B-39/99YK to B-44/99YK with respect to 20-30 Sandcliffe Road, conditional upon the applicant submitting to City Council for its September 28 meeting, satisfactory documentation indicating that agreements have been entered into with the existing tenants to provide security of tenure for all existing tenants should they wish to remain tenants, and the right of first refusal should they wish to purchase their homes, and indicating that such agreements have been registered on title;**
- (2) recommendation (3) in the report dated August 17, 1999 from the Director, Community Planning, West District, be approved; and**
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.**

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- Mr. Michael Vaughan, Solicitor for the applicant of 20-30 Sandcliffe Road, appeared before the Community Council in connection with the foregoing matter and submitted a communication dated September 9, 1999, in regard thereto.

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

### **9.3 Sign in Plaza at 4020 Dundas Street West - Ward 27, York Humber.**

The York Community Council had before it a communication (August 23, 1999) from Councillor F. Nunziata advising that the business owners in the plaza located at 4020 Dundas Street West have been informed that an advertisement sign they had posted was contrary to York's by-law; and submitting a motion requesting that staff report on compromise measures to enable store owners at this plaza to advertise their products and services.

- Ms. Jackie DeRoy appeared before the Community Council in connection with the foregoing matter, on behalf of several retailers in the plaza.

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

- (1) **requested the Manager, West District Field Office, Urban Planning & Development Services, to meet with the business owners in the plaza at 4020 Dundas Street West, to try to reach a compromise arrangement regarding the advertisement sign and to provide assistance to the business owners with respect to proper signage and to report back to the Community Council next day; and**
- (2) **received the aforementioned communication.**

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

**9.4 Sale of Surplus Spadina Property at 539 Arlington Avenue  
Ward 28, York Eglinton.**

The York Community Council had before it a report (August 16, 1999) from the Acting Commissioner of Corporate Services, advising that the purpose of this report is to authorise the disposal of the property municipally known as 539 Arlington Avenue; that revenue will be \$152,000.00, less closing costs and the usual adjustments, subject to the revenue sharing agreement with the Province pursuant to the former Metropolitan Corporate Administration Committee Report No. 25, Clause No. 1, approved on December 4, 1996; that the Province of Ontario is the owner of 539 Arlington Avenue, subject to a ninety-nine year lease in favour of the City of Toronto. By its adoption of Clause No. 1 of Report No. 3 of the Corporate Administration Committee on February 12 and 13, 1997, Metropolitan Council declared the property surplus pursuant to By-law No. 56-95 and authorised its disposal; that the processes with respect to By-law No. 56-95 have been complied with, a utility canvass has been completed and no requirements have been identified; that pursuant to the February 12 and 13, 1997 authority, negotiations were conducted with the tenant, Gary Scrutton, and an offer was received; and recommending that, subject to Provincial concurrence that:

- (1) the Acting Commissioner of Corporate Services or the Executive Director of Facilities and Real Estate be authorised to accept the offer in the amount of \$152,000.00 as detailed herein;
- (2) Council, pursuant to Clause No.14, Report No. 36 of the former Metropolitan

Management Committee adopted on September 28, 1994, waive the minimum required deposit of 10 percent of the purchase price;

- (3) authority be granted to direct a portion of the sale proceeds on closing to fund the outstanding balance of Costing Unit No. CA700CA2459
- (4) the City Solicitor be authorised and directed to take the appropriate action, in conjunction with the Province of Ontario Officials and/or agents, to complete the transaction on behalf of the City of Toronto and be further authorised to amend the closing date to such earlier or later date as considered reasonable; and
- (5) the appropriate City officials be authorised and directed to take the necessary action to give effect thereto.

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

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

**9.5 Sale of Surplus Spadina Property at 126 Everden Road  
Ward 28, York Eglinton.**

The York Community Council had before it a report (August 16, 1999) from the Acting Commissioner of Corporate Services, advising that the purpose of this report is to authorize the disposal of the property municipally known as 126 Everden Road; that revenue will be \$215,000.00, less closing costs and the usual adjustments, subject to the revenue sharing agreement with the Province pursuant to the former Metropolitan Corporate Administration committee Report No. 25, Clause No. 1, approved on December 4, 1996; that the Province of Ontario is the owner of 126 Everden Road, subject to a ninety-nine year lease in favour of the City of Toronto; that by its adoption of Clause No. 1 of Report No. 3 of the Corporate Administration Committee on February 12 and 13, 1997, Metropolitan Council declared the property surplus pursuant to By-law No. 56-95 and authorized its disposal; that the processes with respect to By-law No. 56-95 have been complied with, a utility canvass has been completed and no requirements have been identified; that pursuant to the February 12 and 13, 1999 Authority, the property was listed with Savvy Realty Corp. on June 2, 1999 at an asking price of \$224,900.00 and an offer of \$215,000.00 was received; and recommending that, subject to Provincial concurrence that:

- (1) the Acting Commissioner of Corporate Services or the Executive Director of Facilities and Real Estate be authorized to accept the offer in the amount of \$215,000.00 as detailed herein;



- (2) Council, pursuant to Clause No.14, Report No. 36 of the former Metropolitan Management Committee adopted on September 28,1994, waive the minimum required deposit of 10 percent. of the purchase price;
- (3) authority be granted to direct a portion of the sale proceeds on closing to fund the outstanding balance of Costing Unit No. CA700CA2505
- (4) the City Solicitor be authorized and directed to take the appropriate action, in conjunction with the Province of Ontario Officials and/or agents, to complete the transaction on behalf of the City of Toronto and be further authorized to amend the closing date to such earlier or later date as considered reasonable; and
- (5) 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 recommended to Council the adoption of the aforementioned report.**

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

**9.6 Request for Removal of City Tree at 139 Everden Road  
Ward 28, York Eglinton.**

The York Community Council had before it a report (August 25, 1999) from the Commissioner of Economic Development, Culture and Tourism, responding to a request from the York Community Council to report on the feasibility of removing the City-owned Chinese elm at the front of 139 Everden Road; and advising that the tree in question is 58 cm in diameter and in fair condition; that it does not qualify for removal as it is not dead, dying or hazardous; that this specie is not used as a criteria to qualify trees for removal; that the owner has been requesting the removal of this tree for a number of years; that there are two privately owned Chinese elms, one at the front and one at the rear of this property; that both are larger than the City tree; that qualifying this tree for removal on the basis of it being an elm would set a precedent that could qualify thousands of other elm trees for removal; and recommending that:

- (1) the City tree fronting 139 Everden Road be retained; or
- (2) if Council approves the tree's removal, that it be with the stipulation that the owner pay for removal and replacement planting costs and \$3,400.00 being the value of the tree prior to its removal.

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

**recommended to Council the approval of recommendation (1) in the  
aforementioned report.**

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

**9.7 Tree Removals in Ward 27, York Humber and Ward 28, York Eglinton.**

The York Community Council had before it a report (August 25, 1999) from the Commissioner of Economic Development, Culture and Tourism, providing a list of locations where trees have been removed or are in need of removal and the reason for such removal; and recommending that:

- (1) Legal Services Division be requested to prepare a by-law for the removal of City-owned trees in Wards 27 and 28;
- (2) forestry staff begin removal and replacement planting; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

(The abovementioned list is on file in the Clerk's Division, York Civic Centre.)

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

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

**9.8 Request for All-Way Stop Control at Bala Avenue  
and Bartonville Avenue - Ward 27, York Humber.**

The York Community Council had before it a report (July 27, 1999) from the Director, Transportation Services, District 1, Responding to a request from York Community Council to evaluate the need for an all-way stop control at the intersection of Bala Avenue and Bartonville Avenue West; and advising that funds to undertake the necessary signage installation at the intersection of Bala Avenue and Bartonville Avenue West, in the estimated amount of \$300.00, are contained in the Transportation Services Division 1999 Operating Budget; that a review of the study results reveals that this intersection does satisfy the operational elements for the installation of an all-way stop control; and recommending that:

- (1) the Uniform Traffic By-law Nos. 196-84 and 2958-94 be amended to install stop signs on Bartonville Avenue West for east and westbound vehicular traffic, at the intersection of Bala Avenue; and

- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

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

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

**9.9 Encroachment Application for 29 Kersdale Avenue  
Ward 27, York Humber.**

The York Community Council had before it a report (August 24, 1999) from the City Clerk, submitting departmental and agency comments regarding an encroachment application for the refacing of a side wall from metal siding to 4" face brick; and recommending that:

- (1) the encroachment application be approved and that the City enter into an agreement with the owner of 29 Kersdale Avenue, with terms to the satisfaction of the City Solicitor; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

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

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

**9.10 Cedarvale Traffic Management Plan - Ward 28, York Eglinton.**

The York Community Council had before it a report (September 10, 1999) from the Director, Transportation Services, District 1, providing the results of a survey conducted of Cedarvale Community residents on various street blocks to determine majority support and preference to complete construction of the Cedarvale Traffic Management Plan; and advising that the funds associated with the construction of the preferred traffic calming measures for each of the individual street sections supported by the majority of the municipally addressed property owners, estimated at \$110,000.00, are contained in the Works and Emergency Services Department 1999 Capital Budget; that the funds associated with the construction of the preferred traffic calming measures on those individual street sections, where the responses were received from less than 50

percent of those polled, but the support from those who did respond is high, estimated at \$60,000.00, are contained in the Works and Emergency Services Department 1999 Capital Budget; that the survey results have been categorized as follows:

### **Supporting Traffic Calming**

1. Camberwell Road between Eglinton Avenue West and Dewbourne Avenue;
2. Dewbourne Avenue between Westover Hill Road and Menin Road;
3. Dewbourne Avenue and Peveril Hill North;
4. Strathearn Road between Ava Road and Westover Hill Road;
5. Strathearn Road between Chiltern Hill Road and Bathurst Street.

### **Opposed to Traffic Calming**

1. Avenal Drive between Peveril Hill South and Bathurst Street;
2. Dewbourne Avenue between Flanders Road and Westover Hill Road;
3. Dewbourne Avenue between Camberwell Road and Rostrevor Road;
4. Flanders Road between Eglinton Avenue West and Dewbourne Avenue;
5. Glen Cedar Road between Markdale Avenue and Strathearn Road;
6. Rostrevor Road between Eglinton Avenue West and Dewbourne Avenue;
7. Strathearn Road between Westover Hill Road and Warwick Avenue;
8. Strathearn Road between Markdale Avenue and Glen Cedar Road;
9. Strathearn Road and Glen Cedar Road;
10. Westover Hill Road between Eglinton Avenue West and Dewbourne Avenue.

### **Marginal Support for Traffic Calming**

1. Chiltern Hill Road between Eglinton Avenue West and Dewbourne Avenue;
2. Glen Cedar Road between Eglinton Avenue West and Dewbourne Avenue;

that based on the survey results, the preferred traffic calming measures should be installed on those individual streets where there was support for traffic calming; that the YorkCommunity Council is requested to also decide whether the traffic calming measures should be installed on those individual streets where the number of responses received was clearly not a majority, but these responses did indicate support for traffic calming; and recommending that:

1. road alteration by-laws be prepared and public notice be given, for those individual street sections listed in Table 1 of the Appendix where the majority of municipally addressed property owners responded showing support for the preferred traffic calming measure; and
2. the York Community Council decide whether to proceed with the installation of

the traffic calming plan on those individual street sections, listed in Table 3 of the Appendix where the number of responses received was not a majority, but the support for traffic calming is high, and if the decision is positive, road alteration by-laws be prepared and public notice given respecting these locations.

**Councillor Mihevc moved:**

**That with regard to the Cedarvale Traffic Calming Survey Results, that:**

- (1) Items 1 to 5 in Table 1, Supporting Traffic Calming, be approved;**
- (2) the respective By-laws regarding Items 1 to 9 in Table 2, Opposed to Traffic Calming, be repealed;**
- (3) Item 10 in Table 2, Opposed to Traffic Calming, be approved;**
- (4) Items 1 and 2 in Table 3, Marginal Support for Traffic Calming, be approved;**
- (5) the City Solicitor be authorized to prepare road alteration by-laws for the individual street sections, where appropriate, and that public notice be given respecting those locations; and**
- (6) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.**

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

**Councillor Davis moved:**

**That this matter be tabled to later this day and that appropriate staff be requested to bring forward a process for the implementation of the above traffic control measures.**

**Yes: Councillor Davis (1)**

**No: Councillors Mihevc and Nunziata (2)**

**Motion lost.**

Councillor Davis returned to the Chair.

**Upon the question that the motion by Councillor Mihevc be adopted, it was carried unanimously.**

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

**9.11 Introduction of Overnight Permit Parking on the South Side of Weatherell Street between Jane Street and Rivercrest Road Ward 28, York Humber.**

The York Community Council had before it a report (August 26, 1999) from the Manager, Right of Way Management, Transportation Services, District 1, responding to a request from Councillor Chris Korwin-Kuczyinski, on behalf of an area resident, for a report on the introduction of overnight permit parking on the south side of Weatherell Street, between 36.6 metres west of Jane Street and Rivercrest Road, on a street name basis, to operate during the hours of 12:01 a.m. to 10:00 a.m., 7 days a week; and advising that Weatherell Street, between 36.6 metres west of Jane Street and Rivercrest Road, operates two-way traffic with a pavement width, which, varies between 7.3 metres and 8.5 metres that is presently regulated by the unsigned three-hour parking restriction on the south side of the street; that a field survey has determined that there are eight (8) potential on-street permit parking spaces available on the south side of Weatherell Street, between 36.6 metres west of Jane Street and Rivercrest Road; and recommending that:

- (1) the City Clerk be directed to conduct a formal poll of the residents of Weatherell Street, between 36.6 metres west of Jane Street and Rivercrest Road, to determine support for the implementation of overnight permit parking;
- (2) the City Clerk report the results of the poll to the York Community Council; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of all necessary bills.

**On motion by Councillor Nunziata, the Community Council requested the City Clerk to undertake a formal poll of the residents of Weatherell Street between 36.6 metres west of Jane Street and Rivercrest Road, to determine support for the implementation of overnight permit parking, as noted in recommendation (1) of the aforementioned report.**

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

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

The York Community Council had before it a report (August 25, 1999) from the Director, Transportation Services, District 1, responding to a request from the York Community Council for a report on the feasibility of introducing traffic calming on Royal Street; and advising that Royal Street is a short dead-end street traversing in a north/south direction between Henrietta Street and its northerly terminus; that the street is classified as a local road within the City's road network providing two-way vehicular traffic with a legal speed limit of 50 km/h; that currently on-street parking is exclusively permitted on the east side of the street with parking unsigned three-hour regulation at all times and a permit restriction between 12:00 midnight and 6:00 a.m.; that volume and speed studies were undertaken and according to the results the street carries an average daily combined total of 344 vehicles per day (175 northbound and 169 southbound) which are minimal for a local residential area, understanding the fact that the street provides exclusive access to those residents residing there; that an analysis of the speed data taken over a recent seven-day period revealed an average speed of 16.6 km/h for northbound and 15.1 km/h for southbound with a daily operating speed (the speed at which 65% of the motorists travelled at or below) of 29.4 km/h for northbound and 27.0 km/h for southbound, respectively; that these study results quantitatively show speed is not a problem on Royal Street and again reflect the local nature of the street; and concluding that based on the study results and the local characteristics of the street, speed is not an issue on Royal Street, but in fact motorists are travelling well below the legal speed limit of 50 km/h; that the introduction of traffic calming would provide no benefit and is not recommended; and recommending that this report be received.

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

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

**9.13 New Development Applications for York District.**

The York Community Council had before it a report (August 18, 1999) Director, Community Planning, West District, providing information on new development applications received within Wards 27 and 28 of the West Community Planning District (former City of York), and that advising that since the beginning of 1999 the number of applications received is as follows:

Official Plan Amendment	2	Plan of Condominium	0
Zoning By-law Amendment		Part-lot Control Exemption	
	0		
Site Plan Approval	9		

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

1. ZONING BY-LAW AMENDMENT

File No.: R99-005 Date Received: July 28, 1999 Planner: Philip Carvalhinho

Applicant: Joseph Stepien

Owner: Teresa Cieciera & Joseph Stepien

Address: 2409 Eglinton Avenue West and 4 Venn Crescent Ward 27

Proposal: To amend area-specific By-law to permit retail uses and structural additions.

Approval Process: City Council

2. APPLICATION: SITE PLAN APPROVAL

File No.: SPA99-007 Date Received: July 20, 1999 Planner: Philip Carvalhinho

Applicant: Erwin J. Kurtz

Owner: 1212884 Ont. Ltd.

Address: 870 Jane Street Ward 27

Proposal: Proposed free standing donut shop and drive-through

Approval Process: Delegated to Director of Community Planning

File No.: SPA99-008 Date Received: August 17, 1999 Planner: Philip Carvalhinho

Applicant: Glenn Piotrowski Architect

Owner: The Lambton Golf and Country Club Limited

Address: 100 Scarlett Road Ward 27

Proposal: To construct two new buildings for club house and pro shop uses

Approval Process: Delegated to Director of Community Planning

File No.: SPA99-009 Date Received: August 19, 1999 Planner: Al Rezoski

Applicant: Dennis Warrilow Architect Limited

Owner: Access Development Inc.

Address: 21 Oak Street Ward 27

Proposal: To develop a self storage facility

Approval Process: Delegated to Director of Community Planning

**The Community Council received the aforementioned report.**



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

**9.14 Further Report on Proposed Use of Funds Generated from Cash-in-Lieu of Parkland Dedication.**

The York Community Council had before it a transmittal letter (August 6, 1999) from the City Clerk, enclosing copy of Clause No. 1 contained in Report No. 2 of The Planning and Transportation Committee, headed "Further Report on Proposed Use of Funds Generated from Cash-in-Lieu of Parkland Dedication", which was adopted, as amended, by City Council on July 27, 28, 29 and 30, 1999.

**The Community Council received the aforementioned report.**

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

**9.15 Harmonized Residential Water Service Connection Repair Program.**

The York Community Council had before it a report (June 22, 1999) from the Commissioner of Works and Emergency Services, reporting on the development of a strategy to upgrade the private portions of residential water service connections at no cost to homeowners, and to provide an estimate of the cost to do so; and advising that the cost to the City to upgrade the private portions of residential water service connections in conjunction with the Residential Water Service Connection Repair Program within the street allowance is estimated to be approximately \$10.96M annually; providing information on the estimated number and costs for an annual program of replacing the private portion of water services at the City's cost (extending from the street line to the meter) using the Water Service Repair eligibility criteria; and recommending that the report be received.

**The Community Council received the aforementioned report.**

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

**9.16 Community Skating at Phil White Arena - Ward 28, York Eglinton.**

The York Community Council had before it a communication (June 21, 1999) from Councillor J. Mihevc advising that his office has received numerous complaints regarding the limited availability of community skating time at the Phil White Arena; that for the past couple years the only rink time available for public skating is on Sundays from 1:00 to 3:00 p.m.; that residents are requesting that time be also made available on Saturday afternoons and/or one evening during the week; and requesting that staff investigate and report on the feasibility of this request.

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

- (1) supported in principle the need for additional rink time for community skating and requested the Director, Parks and Recreation, West District, to report on this matter; and**
- (2) received the aforementioned communication.**

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

**9.17 Display of Merchandise on the Public Sidewalks.**

The York Community Council had before it a communication (July 5, 1999) from Councillor J. Mihevc advising that York's by-laws regarding the display of merchandise on the public sidewalks are weak; and requesting that staff examine the need for interim measures to strengthen York's by-laws on a City-wide basis.

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

- (1) requested the Acting Director, Municipal Licensing and Standards, to report on the introduction of interim measures to strengthen York's by-laws; and**
- (2) received the aforementioned communication.**

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

**9.18 Direction of Traffic on Alameda Avenue between Eglinton Avenue W. and Belvidere Avenue - Ward 28, York Eglinton.**

The York Community Council had before it a communication (July 27, 1999) from Councillor J. Mihevc advising that residents on Alameda Avenue between Eglinton Avenue West and Belvidere Avenue have expressed interest in changing the direction of traffic on Alameda Avenue; and requesting that the residents be polled on the following options:

- (1) one-way south from immediately south of Eglinton Avenue West to Vaughan Road;**
- (2) two-way from Eglinton Avenue West to Belvidere Avenue; and**
- (3) maintaining the status quo which is two-way from Eglinton Avenue West to Strader Avenue and one-way south from Strader Avenue to Belvidere**

Avenue.

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

- (1) requested the City Clerk to undertake a poll of the residents on Alameda Avenue between Eglinton Avenue West and Belvidere Avenue to determine interest in two-way traffic on this section of the street, or in maintaining the status quo which is two-way from Eglinton Avenue West to Strader Avenue and one-way south from Strader Avenue to Belvidere Avenue; and
- (2) received the aforementioned communication.

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

**9.19 Tree in front of 198 Winnett Avenue - Ward 28, York Eglinton.**

The York Community Council had before it a communication (August 5, 1999) from Councillor J. Mihevc advising that the tree in front of 198 Winnett Avenue is an undesirable specie dripping sap on the car parked on the front yard parking space; that staff have indicated that the tree is healthy; that the owner is willing to accept a larger caliper tree on the front lawn and to pay part of the cost; and requesting that the Community Council support this proposal.

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

- (1) requested the Director, Parks and Recreation, West District, to report next day on the cost of removing the tree in front of 198 Winnett Avenue, including its caliper, health and age, and to bring forward the policy regarding Tree Removal and Replacement; and
- (2) received the aforementioned communication.

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

**9.20 Concerns regarding Activities Underneath the Glencedar Bridge - Ward 28, York Eglinton.**

The York Community Council had before it a communication August 11, 1999) from Councillor J. Mihevc advising that the fenced area below the Glencedar Bridge is being used as a camp area for illegal activities; and requesting that iron bars or similar permanent barriers be installed as soon as possible.

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

- (1) **requested the Director, Parks and Recreation, West District, to:**
  - (a) **take the necessary action as required, as soon as possible, to replace the existing chain link fence underneath the Glencedar bridge, with iron bars or other material in order to secure the area and prevent accessibility;**
  - (b) **contact the appropriate social service agency in the event of homeless persons using the area; and**
- (2) **received the aforementioned communication.**

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

**9.21 Naming of New Park on Alberta Avenue - Ward 28, York Eglinton.**

The York Community Council had before it a communication (July 8, 1999) from Councillor J. Mihevc advising that a new park has recently been opened on Alberta Avenue in the St. Clair Avenue West/Oakwood Avenue area; that as a result of broad-based community consultation, the name "Roseneath Park" was chosen for the new site, with "Garrison Creek Park" being the second choice; and recommending that the name "Roseneath Park" be officially adopted in principle and that the plaque indicate in small print underneath "Part of the Old Garrison Creek River System", subject to a report from the Commissioner of Economic Development, Culture and Tourism, supporting such proposal.

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

- (1) **requested the Commissioner of Economic Development, Culture and Tourism, to report on naming the park on Alberta Avenue (St. Clair Avenue West and Oakwood Avenue area) "Roseneath Park";**
- (2) **supported the name "Roseneath Park" in principle, subject to a positive report from the Commissioner of**

**Economic Development, Culture and Tourism;**

- (3) requested Councillor Mihevc to provide staff with the results of the poll undertaken of the area residents regarding the naming of the park; and
- (4) received the aforementioned communication.

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

**9.22 Request for All-Way Stop Control at Clouston Avenue and Centre Road Ward 27, York Humber.**

The York Community Council had before it a communication (August 10, 1999) from Councillor F. Nunziata advising that there have been concerns regarding the safety of the intersection at Clouston Avenue and Centre Road; and requesting that staff investigate the feasibility of installing an all-way stop control at this intersection as a precautionary measure.

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

- (1) requested the Director, Transportation Services, District 1, to report on the feasibility of installing an all-way stop control at Clouston Avenue and Centre Road; and
- (2) received the aforementioned communication.

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

**9.23 Request for Additional Lighting in the Parkette between Traymore Crescent and Old Mill Drive - Ward 27, York Humber.**

The York Community Council had before it a communication (July 19, 1999) from Councillor F. Nunziata submitting a motion with respect to concerns of the local residents regarding vandalism, rowdy behaviour and drinking taking place in the early hours of the morning in the parkette located between Traymore Crescent and Old Mill Drive; and requesting that funds be provided in next year's capital budget for the installation of additional lighting in this parkette.

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

- (1) **requested the Commissioner of Economic Development, Culture and Tourism, to include funds in next year's capital budget to cover the cost of additional lighting in the parkette between Traymore Crescent and Old Mill Drive; and**
- (2) **received the aforementioned communication.**

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

**9.24 Request to Change the One-Way Southbound Direction of Traffic on Hillary Avenue from Rogers Road to Two-Way Traffic Ward 27, York Humber.**

The York Community Council had before it a communication (August 31, 1999) from Councillor F. Nunziata submitting a letter (August 24, 1999) from Coffee Time donuts at the south-west corner of Rogers Road and Hillary Avenue requesting that the direction of traffic be changed from one-way southbound to two-way; and a report (August 24, 1999) from the Director, Transportation Services, District 1, providing the results of a review of this proposal and advising that the implementation of two-way traffic is not recommended.

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

- (1) **requested the Director, Transportation Services, District 1, to report on the feasibility of changing the direction of traffic on Hillary Avenue from one-way southbound to two-way, on the section of the street from Eglinton Avenue West to the laneway; and**
- (2) **received the aforementioned communication.**

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

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

The York Community Council reconvened at 7:06 p.m.

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

**9.25 Public Meeting - McRoberts Avenue from St. Clair Ave.W. to Rogers Road  
(1) Draft By-law regarding Installation of Speed Humps; and (2) Poll Results  
Ward 21, Davenport and Ward 28, York Eglinton.**

The York Community Council, pursuant to Clause No. 58 of Report No. 7 of the Toronto Community Council, and Clause No. 7 of Report No. 5 of the York Community Council, titled "McRoberts Avenue from St. Clair Avenue West to Rogers Road - Proposed Installation of Speed Humps", which was adopted without amendment by City Council at its meeting held on May 11 and 12, 1999, held a public meeting on September 14, 1999 and notice with respect to the proposed enactment of the draft by-law was advertised in a daily newspaper on August 23, 30, September 7 and 13, 1999, and no one addressed the York Community Council.

The York Community Council had before it the following:

- (i) Draft by-law To further amend former City of Toronto By-law No. 602-89, being "A By-law To Authorize the construction, widening, narrowing, alteration and repair of sidewalks, pavements and curbs at various locations" respecting the alteration of McRoberts Avenue by the installation of speed humps from St. Clair Avenue West to Rogers Road;
- (ii) Clause No. 7 of Report No. 5 of the York Community Council, titled "McRoberts Avenue from St. Clair Avenue West to Rogers Road - proposed Installation of Speed Humps, Ward 28, York Eglinton", which was adopted by City Council on May 11 and 12, 1999.
- (iii) (September 8, 1999) from the Director, Transportation Services, District 1, reporting on the results of a speed hump poll of McRoberts Avenue residents and advising that the conditions for the installation of speed humps on the subject section of McRoberts Avenue have been satisfied; and recommending that this report be received for information.

**On motion by Councillor Mihevc, the Community Council recommended to Council that the by-law in the form of the draft by-law be enacted and that the necessary Bills be introduced in Council to give effect thereto.**

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

**9.26 Public Meeting - Draft By-law - Alteration of Humbercrest Boulevard  
from Dundas Street West to St. John's Road  
Traffic Calming Plan - Ward 27, York Humber.**

The York Community Council, pursuant to Clause No. 5 of Report No. 8 of the York Community Council, titled "Traffic Calming Plan on Humbercrest Boulevard from Dundas Street West to St. John's Road", which was adopted without amendment by City Council at its meeting held on July 27, 28, 29 and 30, 1999, held a public meeting on September 14, 1999 and notice with respect to the proposed enactment of the draft by-law was advertised in a daily newspaper on August 23, 30, September 7 and 13, 1999, and no one addressed the York Community Council.

The York Community Council had before it the following:

- (i) Draft by-law To authorize the alteration of Humbercrest Boulevard from Dundas Street West to St. John's Road by the implementation of a traffic calming plan; and
- (ii) Clause No. 5 of Report No. 8 of the York Community Council, titled "Traffic Calming Plan on Humbercrest Boulevard from Dundas Street West to St. John's Road", which was adopted by City Council at its meeting held on July 27, 28, 29 and 30, 1999.

#### **9.27 Public Meeting - New Practices for the Review of Development Applications.**

The York Community Council held a public meeting with respect to the abovementioned report.

The Community Council had before it the following communications:

- (i) (July 30, 1999) from the City Clerk, Planning and Transportation Committee forwarding the report (June 25, 1999) from the Commissioner of Urban Planning and Development Services regarding New Practices for the Review of Development Applications, which the Planning and Transportation Committee referred to the Community Councils for review and comment back to the Committee for consideration on October 4, 1999 and requested that each Community Council schedule public deputations on this report;
- (ii) (August 25, 1999) Administrator, Planning and Transportation Committee, forwarding a memorandum (July 30, 1999) from Councillor John Filion, Ward 10, on suggested amendments to the planning process; and
- (iii) (September 1, 1999) from the Director of Government Relations, Greater Toronto Home Builders' Association, expressing the Association's support in principle for



the commitments in the report (June 25, 1999) from the Commissioner of Urban Planning and Development Services, to implement best practices across the new City; advising that there are specific concerns and further suggestions for improvement and believe that the report "as a complete package" should be approved by the Community Council, the Committee and finally City Council, with further suggested improvements flowing from the Urban Development Roundtable; and submitting comments for consideration on Draft Plan and Site Plan Approvals, Subdivision Approval, Site Plan Control and Streamlining the Approvals Process; and recommending that the Community Council approve these needed improvements to the process.

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- Ms. Marjorie Sutton, Mt. Dennis Community Association, appeared before the Community Council in connection with the foregoing matter.

**On motion by Councillor Saundercook, the Community Council recommended to the Planning and Transportation Committee, that:**

- (1) **with respect to the process for community consultation, that the community meetings be chaired alternately by the Ward Councillors if the process is implemented during this current term of Council; and**
- (2) **the Ward Councillor be responsible for chairing the community meetings, during the next term of Council.**

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

**On motion by Councillor Davis, the Community Council recommended to the Planning and Transportation Committee, that:**

- (3) **regarding the Proposed Site Plan Approval Process, that the Ward Councillors notify planning staff of their absences or unavailability, to allow the Councillors to submit comments on their return and to "bump-up" the issue to the Community Council, if necessary; and**
- (4) **the Ward Councillors be requested to submit their individual comments to the Planning and Transportation Committee for consideration at its October 4, 1999 meeting.**

Councillor Davis returned to the Chair.

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

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

**On motion by Councillor Davis, the Community Council waived the requirements for the consideration of late items, and decided to consider at that meeting, a report dated September 10, 1999, from the Director, Transportation Services District 1, titled "Cedarvale Traffic Management Plan - Ward 28, York Eglinton", which was carried, with Councillor Mihevc being absent when the vote was taken.**

Councillor Davis returned to the Chair.

(Please see Clause No. 9.30, page 29.)

**9.28 Public Meeting - 164 Vaughan Road, Zoning By-law Amendment Application  
Owner and Applicant: T. Cornacchia - Ward 28, York Eglinton.**

The York Community Council held a statutory public meeting on September 14, 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 a report (August 24, 1999) from the Director, Community Planning, West District, reporting on a proposal to amend Zoning By-Law No. 1-83 to permit a three and one-half storey multiple dwelling building with four units; and advising that on January 19, 1998, a rezoning application was submitted to permit the development of a multiple dwelling house containing four units at 164 Vaughan Road; that no community information meeting has been held in relation to this application and that no neighbourhood comments have been received; that the proposal is for a three-storey plus basement multiple dwelling house which will contain four rental, two bedroom dwelling units, (one per floor) each having an area of 133.3 m<sup>2</sup> (1,434 ft<sup>2</sup>); the front 6.0 metre (20 feet) portion of the building provides a covered entry and internal stairway, for access to each common dwelling unit; that within this area, a garbage and storage room is provided on each floor for the adjoining unit; the site is designated High Density Residential in the Official Plan, this designation allows multiple unit forms of housing with a maximum density of 3.0, therefore, the proposal conforms to the Official Plan; that the site is zoned RM2 Residential Multiple Zone, the zoning permits the following specifically defined multiple unit residential uses; townhouses, double duplexes, double triplexes and apartment buildings; that a multiple dwelling building with four units as proposed, however, is not permitted; that although a use definition reflecting multiple unit buildings containing more than three units exists in the Zoning By-law, the inclusion of a Multiple Dwelling House use and associated zoning standards,

as a permitted use in RM1 and RM2 zones was inadvertently omitted when the new residential zoning districts and standards were established By-law No. 3623-97; that Planning staff are reviewing other technical problems arising from recent by-law amendment relating to residential uses and zones and will address the omission noted above when a report on technical amendments is brought forward; that this Department has evaluated the application within the context of the policies of the Official Plan and is of the opinion that the proposed use conforms with the Official Plan and is an appropriate and desirable infill development for the site; that it is recommended that the application and the site specific Zoning By-law attached as Schedule 1 to this report be approved subject to a Public Meeting to obtain the views of interested parties and subject to stipulated conditions to approval; and recommending that:

- (1) the application by T. Cornacchia 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 and the conditions to approval contained in this report.

**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 August 24, 1999 from the Director, Community Planning, West District, and for the reason that the proposal is an appropriate use of lands, that the application by T. Cornacchia for a Zoning By-law Amendment to permit a three and one-half storey multiple dwelling building with four units at 164 Vaughan Road, be approved.**

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

**9.29 Public Meeting - Lands at Rear of 1945 Lawrence Avenue West  
OPA and Rezoning Application; Applicant: Forest Green Homes;  
Owner: Lexington Green Homes - Ward 27, York Humber.**

The York Community Council held a statutory public meeting on September 14, 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) (August 25, 1999) from the Director, Community Planning, West District, reporting on a proposal to amend the Official Plan and Zoning By-Law No. 1-83 for the former City of York to permit the development of 12 pairs of semi-detached houses and a residence for a religious order (residence for the Sister Disciples of the Divine Master) which includes a workshop and retail area; and advising that the applicant is proposing four pairs of semi-detached houses fronting onto Gibson Avenue and eight pairs of semi-detached houses fronting onto Wright Avenue and a live/work religious residence

fronting onto Pine Street. An inverted "T" shape public lane is proposed at the rear of these uses; that the dwellings on Wright Avenue all have frontages of 5.51 metres (18 feet) and lot depths of approximately 33.50 metres (110 feet) except for the corner lots which have a frontage which is approximately up to 2 metres (6.5 feet) wider; that the dwellings on Gibson Avenue, have similar frontages but lot depths are increased to 36 metres (118 feet) and the northern lot abutting the car dealership rate has a wider frontage of 7.91 metres (26 feet) to provide for a 3.0 metre (10 feet) wide north side yard; that all of the dwellings would be freehold; that mutual easements totalling 1.2 metres (4 feet) wide are proposed between each pair of semi-detached dwellings for maintenance and access purposes; that the applicant has been advised that the easements as well as the rear public lane and associated reserves must be conveyed as part of a part lot control and/or consent process; and concluding that the redevelopment of the site for 12 pairs of semi-detached and a live/work Sisters' residence constitutes good planning and the appropriate development of the lands; that the proposal is a logical extension and compatible with the surrounding residential uses, as it eliminates a vacant site that is not economically viable for an employment use development; that mitigation measures and design features have been incorporated in the proposal to minimize the impact of adjoining non-residential uses; that the live/work Sisters' residence provides an acceptable buffer and transition between the residential uses and the existing employment uses; that staff recommend that Council approve the application and adopt the Official Plan Amendment and Zoning By-law to permit the development, subject to a Public Meeting to obtain the views of interested parties and stipulated conditions to approval; and recommending that:

- (1) the application by Forest Green Homes to amend the Official Plan and Zoning By-law for the former City of York to permit a semi-detached dwellings and a live/work residence for a religious order with accessory uses be approved subject to holding a Public Meeting to obtain the views of interested parties and the conditions to approval outlined in this report;
- (2) the Official Plan for the former City of York be amended in accordance with the draft Official Plan Amendment attached as Schedule 1 to this report;
- (3) the Zoning By-law No. 1-83 for the former City of York be amended generally in accordance with the draft Zoning By-law attached as Schedule 2 to this report; and worded to the satisfaction of the City Solicitor; and
- (4) in the event of approval, authority be given to appropriate staff to prepare any necessary by-laws and/or enter into any necessary agreements to facilitate the

29  
York Community Council Minutes  
Meeting No. 8  
Tuesday, September 14, 1999

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conveyance, construction and dedication of the proposed public lane, including reserves, to applicable City standards.

- (ii) (September 14, 1999) from Ms. Ella Jackson, Chair, Black Creek Business Area Association, expressing concerns regarding the further rezoning of Employment Property to Residential Use and highlighting the implications of allowing the rezoning of 1945 Lawrence Avenue West and its effect on the community of York and the City of Toronto as a whole.

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

- Representative from Forest Green Homes; and
- Ms. Ella Jackson, Black Creek Business Area Association, and submitted a letter in regard thereto.

**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 August 25, 1999 from the Director, Community Planning, West District, and for the reason that the proposal is an appropriate use of lands, that the application by Forest Green Homes for an Official Plan and Zoning By-law Amendment to permit the development of 12 pairs of semi-detached houses and a residence for a religious order which includes a workshop and retail area, be approved.**

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

**9.30 Sign By-law Amendment relating to Sign Permit Applications at Various Locations in the former City of York filed by the Pattison Sign Group Ward 27, York Humber.**

The York Community Council had before it a report (August 17, 1999) from the Manager, Community Planning, West District, regarding an amendment to the maximum number of off-premise sign location set out in former City of York Sign By-law No. 3369-79, as amended, to permit a number of Sign Permit applications filed by the Pattison Sign Group; and advising that there is no impact on capital or operating budgets; and recommending that:

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- Mr. Ron Barr, Pattison Signs, appeared before the Community Council in connection with the foregoing matter.

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

- (1) the 25 applications for additional off-premise sign locations submitted by Pattison Signs as noted in the report dated August 17, 1999 from the Manager, Community Planning, West District, be approved;**
- (2) the applications by Pattison Signs for another 2 off-premise signs at the following locations, be approved:**
  - 351 Silverthorn Avenue      Canadian Legion at Silverthorn and Rogers Road**
  - 501 Rogers Road              Coffee Time;**
- (3) the former City of York Sign By-law No. 3369-79 be amended to increase the current maximum number of off-premise sign locations from 150 to 177 to permit the abovementioned 27 additional locations;**
- (4) the notice be given for a public meeting to consider the proposed amendment to the Sign By-law; and**
- (5) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.**

(See also page 25.)

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

**9.31 Request for Cafeteria at York Civic Centre to Remain Open on Weekends during Possible Labour Disruption - CUPE Local 416.**

On motion by Councillor Nunziata, the Community Council requested the Chief Administrative Officer to give urgent consideration to allowing the York Civic Centre to remain open on the weekends if there is labour disruption, to facilitate weddings in the chapel and receptions and special events in the cafeteria on the lower level.

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

The York Community Council adjourned at 9:20 p.m.

31  
York Community Council Minutes  
Meeting No. 8  
Tuesday, September 14, 1999

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Councillor R. Davis

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Chair