

THE CITY OF TORONTO

Clerk's Department

Minutes of the Meeting of the North York Community Council

Tuesday, January 18, 2000.

The North York Community Council met on Tuesday, January 18, 2000, in the Council Chamber, North York Civic Centre, commencing at 10:00 a.m.

Attendance

Members were present for some or all of the time periods indicated.

	10:00 a.m. to 12:30 p.m.	2:10 p.m. to 6:15 p.m.
Councillor Feldman, Chair	x	x
Councillor Augimeri	x	
Councillor Berger	x	x
Councillor Chong		
Councillor Filion	x	x
Councillor Flint	x	x
Councillor Gardner	x	x
Councillor King	x	x
Councillor Li Preti	x	x
Councillor Mammoliti	x	x
Councillor Minnan-Wong		x
Councillor Moscoe	x	x
Councillor Shiner	x	x

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Declarations of Interest

Councillor	Minute #	Reason for Declaration
Councillor Augimeri	1.31	As it relates to her mother owning a condominium at 1455 Lawrence Avenue West, which is her principal residence and located next door to the applicant's property.

Confirmation of Minutes

On motion by Councillor Gardner, North York Centre, the minutes of the meeting of the North York Community Council held on December 2, 1999, were confirmed.

1.1 PRESENTATION TO THE RECIPIENT OF THE YORK UNIVERSITY SCHOLARSHIP AWARD

Councillor Feldman, Chairman, at the commencement of the meeting, welcomed Olga Riguer to the Council Chamber and announced that she was the winner of the 1999 City of Toronto, North York Community Scholarship Award, which was created in 1985 to celebrate York University's 25th Anniversary and to honour the student who best meets the City's criteria of excellent academic standing, has a genuine need for financial assistance, and an interest in urban studies.

Councillor Feldman, on behalf of the Members of the North York Community Council presented Olga Riguer with the North York Community Scholarship Award and congratulated and wished her every success in the future.

(Clause No. 30(a) – Report No. 1)

1.2 FENCE BY-LAW VARIANCE REQUEST – 36 WADDINGTON CRESCENT – SENECA HEIGHTS

The North York Community Council had before it a report (October 27, 1999) from the District Manager – North, Municipal Licensing and Standards and Court Services, Urban Development Services respecting a Fence By-law Variance Request – 36 Waddington Crescent – Seneca Heights, reporting on an application received from Mr. Hamid Reza Moghimi, requesting an exemption from North York Fence By-law No. 30901, as amended; and recommending that:

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- (1) the request for an exemption to the North York Fence By-law No. 30901, as amended, be refused as the fence will be constructed greater than 30” (0.76m) in height within 8’ (2.40m) of the north front property line (Section 3.1.10 of By-law No. 33006); and
- (2) the applicant be advised that a swimming pool will not be permitted in the front yard of the premises.

The North York Community Council also had before it a memorandum (January 6, 2000) from the District Manager – North, Municipal Licensing and Standards and Courts Services, advising that staff, Councillors, Transportation staff and the applicant met on November 19, 1999 to discuss several options with the applicant regarding a resolution of the fence issue; that to date Mr. Hamid Reza Moghimi has not advised staff of his intentions on this matter; and recommending that the application be refused as suggested in the original staff report.

On motion by Councillor Shiner, Seneca Heights, the North York Community Council recommended to City Council, the adoption of the foregoing report (October 27, 1999) from the District Manager – North, Municipal Licensing and Standards and Court Services, Urban Development Services.

(Clause No. 1 – Report No. 1)

1.3 FENCE BY-LAW VARIANCE REQUEST – 1 VALLEYANNA DRIVE – NORTH YORK CENTRE SOUTH

The North York Community Council had before it a report (November 18, 1999) from the District Manager – North, Municipal Licensing and Standards and Court Services respecting Fence By-law Variance Request – 1 Valleyanna Drive – North York Centre South, reporting on a request by Mr. Paul Loader, Forest Fence and Deck Company, for an exemption from North York Fence By-law No. 30901, as amended, to permit a six foot solid board fence along a large portion of the front property line, and recommending that the request be refused.

The North York Community Council also had before it a memorandum memorandum (January 6, 2000) from District Manager – North - Municipal Licensing and Standards and Court Services advising that staff met with Councillor Flint and the owner/occupant on December 9, 1999 to discuss solutions; and expressing no objection to approval being granted to this application subject to the fence being constructed in accordance with the revised drawing.

On motion by Councillor Flint, North York Centre South, the North York Community Council recommended to City Council for its meeting held on February 1, 2000, that:

- (1) the report (November 18, 1999) from the District Manager – North, Municipal Licensing and Standards and Court Services, not be adopted; and
- (2) the variance to the Fence By-law be approved, subject to the fence being installed in accordance with the revised drawing submitted by Mr. Paul Loader of Forest Fence and Deck Company Ltd., stamped, “Received – December 15, 1999” and being held on file by the Municipal Licensing and Standards Office, North District.

(Clause No. 2 – Report No. 1)

1.4 PERMANENT INSTALLATION OF TRAFFIC CALMING MEASURES WITHIN THE ARMOUR BOULEVARD/BOMBAY AVENUE RESIDENTIAL COMMUNITY – NORTH YORK CENTRE SOUTH

The North York Community Council had before it a report (January 4, 2000) from the Director, Transportation Services, District 3, Works and Emergency Services respecting the Permanent Installation of Traffic Calming Measures within the Armour Boulevard/Bombay Avenue Residential Community – North York Centre South, and recommending that:

- (1) the speed humps on Armour Boulevard and Bombay Avenue be maintained permanently; and
- (2) all other temporary traffic calming measures be removed.

On motion by Councillor Flint, North York Centre South, the North York Community Council deferred consideration of the foregoing report to its meeting scheduled for February 15, 2000.

(Clause No. 30(b) – Report No. 1)

1.5 VARIANCE FOR PROPOSED ROOF SIGN - 1760 AVENUE ROAD – NORTH

YORK CENTRE SOUTH

The North York Community Council had before it a report (January 4, 2000) from the Director and Deputy Chief Building Official, reporting on a request for a variance from the sign by-law by the owner of the building, Maria Mesko, to permit the erection of a third party roof sign within the 500 feet (153 m.) of another roof sign on the same side of the street; and recommending that the request for a minor variance from the sign by-law be approved.

The North York Community Council recommended to City Council, the adoption of the foregoing report (January 4, 2000) from the Director and Deputy Chief Building Official.

(Clause No. 3 – Report No. 1)

1.6 VARIANCE FOR PROPOSED GROUND SIGN - 2470 BAYVIEW AVENUE – NORTH YORK CENTRE SOUTH

The North York Community Council had before it a report (January 4, 2000) from the Director and Deputy Chief Building Official, reporting on a request for a variance from the sign by-law by the owner of the building, Dr. Ruth Ann Brown, to permit the erection of a 10 square foot identification ground sign in a residential zone, where Section 5.1.1 of the sign by-law permits 4.3 square feet; and recommending that the request for a minor variance from the sign by-law be approved.

Ms. Cindy Li, Executive Member, York Mills Ratepayers' Association, appeared before the North York Community Council in connection with the foregoing matter.

On motion by Councillor Flint, North York Centre South, the North York Community Council deferred sine die, consideration of the foregoing report, in order to allow the applicant an opportunity to meet with the Ward Councillor(s) and area residents to discuss the variance request.

(Clause No. 30(c) – Report No. 1)

1.7 NOISE BY-LAW EXEMPTION – 4950 YONGE STREET – MADISON CENTRE RENOVATIONS – NORTH YORK CENTRE

The North York Community Council had before it a report (January 4, 2000) from the

District Manager – North, Municipal Licensing and Standards and Court Services, Urban Development Services, reporting on an application (November 15, 1999) received from Mr. Jerry Crawford, Project Estimator, BFC Buildings, requesting an exemption to North York Noise By-law #31317, as amended, to permit construction to continue between the hours of 7:00 p.m. and 10:00 p.m. at night from January 20, 2000 to June 16, 2000, Mondays to Saturdays only; and recommending that:

- (1) the posting of the name of a responsible individual on site along with a telephone number that will be answered during the hours of construction in the event of a noise complaint. This information is to be provided to the District Manager, Municipal Licensing and Standards at 395-7015; and
- (2) the screening of an area at the north end of the building to house two disposal bins for the removal of debris from the proposed construction to isolate the residential portion of the building as much as possible from the noise associated with the dumping of debris into these bins.

On motion by Councillor Filion, North York Centre, the North York Community Council deferred consideration of the foregoing report to its next meeting scheduled for February 15, 2000.

(Clause No. 30(d) – Report No. 1)

1.8 ONTARIO MUNICIPAL BOARD DECISION – 267 FINCH AVENUE EAST – NORTH YORK CENTRE

The North York Community Council had before it a report (December 7, 1999) from the City Solicitor, providing information respecting a decision by the Ontario Municipal Board on a four townhouse unit development and recommending that the report be received for information.

The North York Community Council received the foregoing report.

(Clause No. 30(e) – Report No. 1)

1.9 APPEALS OF BY-LAW NO. 678-1999 – AMENDMENT APPLICATION UD0Z-98-14 – BEARPOINT GROUP INC. – 50 AND 60 OAK STREET – NORTH YORK HUMBER.

The North York Community Council had before it a report (December 16, 1999) from the Director, Community Planning, North District, Urban Development Services, reporting on appeals of By-law No. 678-1999 filed by Visioneering Corp., 35 Oak Street and by Goodman Phillips & Vineberg on behalf of Satin Finish Hardwood Flooring Ltd., 8 Oak Street; and recommending that this report and the attached notices of appeal be received for information, and that the Ontario Municipal Board be advised accordingly.

The North York Community Council received the foregoing report.

(Clause No. 30(f) – Report No. 1)

1.10 ALL WAY STOP INSTALLATION – COCKSFIELD AVENUE AT MAXWELL STREET – NORTH YORK SPADINA

The North York Community Council had before it a report (November 22, 1999) from the Director, Transportation Services, District 3, recommending that an all way stop control be installed at the intersection of Cocksfield Avenue and Maxwell Street.

The North York Community Council recommended to City Council, the adoption of the foregoing report (November 22, 1999) from the Director, Transportation Services Division, District 3, Works and Emergency Services.

(Clause No. 4 – Report No. 1)

1.11 TRAFFIC SIGNAL INSTALLATION - FINCH AVENUE EAST AT LISZT GATE/TRUDY ROAD (NORTH YORK SENECA HEIGHTS)

The North York Community Council had before it a report (December 8, 1999) from the Director, Transportation Services, District 3, reporting on the process for the installation traffic control signals at the intersection of Finch Avenue East and Liszt Gate/Trudy Road; and

Recommending that:

- (1) subject to the installation of traffic control signals at the intersection of Finch Avenue East and Liszt Gate/Trudy Road, the proposed extension of the curb on the south east corner at this location be deleted; and,

- (2) this report be received for information.

The North York Community Council endorsed the foregoing report.

(Clause No. 30(g) – Report No. 1)

**1.12 ALL WAY STOP CONTROL - DREWRY AVENUE AT CHELMSFORD AVENUE
– NORTH YORK CENTRE**

The North York Community Council had before it a report (December 2, 1999) from the Director, Transportation Services, District 3, Works and Emergency Services, and recommending that Schedules XVIII and XIX of By-law No. 31001, of the former City of North York, be amended to require traffic to stop at all approaches to the intersection of Drewry Avenue and Chelmsford Avenue.

The North York Community Council recommended to City Council, the adoption of the foregoing report (December 2, 1999) from the Director, Transportation Services, District 3, Works and Emergency Services.

(Clause No. 5 – Report No. 1)

**1.13 ALL WAY STOP CONTROL - WILFRED AVENUE AND KINGSDALE AVENUE
– NORTH YORK CENTRE**

The North York Community Council had before it a report (January 4, 2000) from the Director, Transportation Services, District 3, Works and Emergency Services, recommending that Schedules XVIII and XIX of By-law No. 31001, of the former City of North York, be amended to require traffic to stop at all approaches to the intersection of Wilfred Avenue and Kingsdale Avenue.

The North York Community Council recommended to City Council, the adoption of the foregoing report (January 4, 2000) from the Director, Transportation Services, District 3, Works and Emergency Services.

(Clause No. 6 – Report No. 1)

**1.14 PARKING PROHIBITIONS - NORTHOVER STREET – ST. MARTHA
SEPARATE SCHOOL – NORTH YORK BLACK CREEK**

The North York Community Council had before it a report (January 4, 2000) from the Director, Transportation Services, District 3, Works and Emergency Services, recommending that Schedule VIII of By-law No. 31001, of the former City of North York, be amended to install “No Parking, 8:00 a.m. to 6:00 p.m., Monday to Friday,” prohibitions on the east side of Northover Street, between Sheppard Avenue West and Pecan Court.

The North York Community Council recommended to City Council, the adoption of the foregoing report (January 4, 2000) from the Director, Transportation Services, District 3, Works and Emergency Services.

(Clause No. 7 – Report No. 1)

1.15 SCHOOL BUS LOADING ZONE – ENGLEMOUNT AVENUE AT THE GLEN PARK PUBLIC SCHOOL – NORTH YORK SPADINA

The North York Community Council had before it a report (January 4, 2000) from the Director, Transportation Services, District 3, Works and Emergency Services, recommending that By-law No. 32759, of the former City of North York, be amended to install a School Bus Loading Zone on the east side of Englemount Avenue, from a point 20 metres north of Glengrove Avenue to a point 50 metres northerly thereof.

The North York Community Council recommended to City Council, the adoption of the foregoing report (January 4, 2000) from the Director, Transportation Services, District 3, Works and Emergency Services.

(Clause No. 8 – Report No. 1)

1.16 PARKING PROHIBITION – CLAVER AVENUE – NORTH YORK SPADINA

The North York Community Council had before it a report (January 4, 2000) from the Director, Transportation Services, District 3, Works and Emergency Services, recommending that Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking at any time on the north side of Claver Road, from Corona Street to a point 60 metres east of Dufferin Street.

The North York Community Council recommended to City Council, the adoption of the foregoing report (January 4, 2000) from the Director, Transportation

Services, District 3, Works and Emergency Services.

(Clause No. 9 – Report No. 1)

1.17 PARKING PROHIBITIONS – KENSINGTON AVENUE – NORTH YORK CENTRE

The North York Community Council had before it a report (January 4, 2000) from the Director, Transportation Services, District 3, Works and Emergency Services, recommending that:

- (1) Schedule VIII of By-Law No. 31001, of the former City of North York, be amended to delete the no parking at anytime regulations on the east side of Kensington Avenue, between Hendon Avenue and Finch Avenue West;
- (2) Schedule X of By-Law No. 31001, of the former City of North York, be amended to delete the permitted 60 minutes parking, 8:00 a.m. to 6:00 p.m., Monday to Friday, restrictions on the west side of Kensington Avenue, between Hendon Avenue and Finch Avenue West; and
- (3) Schedule VIII of By-Law No. 31001, of the former City of North York, be amended to prohibit parking between 8:00 a.m. and 6:00 p.m., Monday to Friday, on both sides of Kensington Avenue, from Hendon Avenue to Finch Avenue West.

The North York Community Council recommended to City Council, the adoption of the foregoing report (January 4, 2000) from the Director, Transportation Services, District 3, Works and Emergency Services.

(Clause No. 10 – Report No. 1)

1.18 PARKING PROHIBITIONS – BYNG AVENUE – NORTH YORK CENTRE

The North York Community Council had before it a report (January 5, 2000) from the Director, Transportation Services, District 3, Works and Emergency Services, recommending that Schedule VIII of By-Law No. 31001, of the former City of North York, be amended to prohibit parking at anytime on the south side of Byng Avenue, between Kenneth Avenue and Willowdale Avenue.

The North York Community Council recommended to City Council, the adoption of the foregoing report (January 5, 2000) from the Director, Transportation Services, District 3, Works and Emergency Services.

(Clause No. 11 – Report No. 1)

1.19 NEIGHBOURHOOD TRAFFIC MANAGEMENT PLAN – HIGHLAND HILL BETWEEN DANE AVENUE AND RANEE AVENUE – NORTH YORK SPADINA

The North York Community Council had before it a report (January 5, 2000) from the Director, Transportation Services, District 3, Works and Emergency Services, recommending that:

- (1) the neighbourhood traffic management plan described in this report be approved;
- (2) By-law No. 31878, of the former City of North York, be amended to designate Highland Hill, from Dane Avenue to Ranee Avenue, as a 40 km/h speed zone; and
- (3) The Works and Emergency Services Department, Transportation Services Division, report back to Council in four months on the effectiveness of the neighbourhood traffic management plan.

On motion by Councillor Moscoe, North York Spadina, the North York Community Council recommended to City Council, the adoption of the foregoing report (January 5, 2000) from the Director, Transportation Services, District 3, Works and Emergency Services.

(Clause No. 12 – Report No. 1)

1.20 PARKING PROHIBITIONS – CHIPPING ROAD – DON PARKWAY

The North York Community Council had before it a report (December 29, 1999) from the Director, Transportation Services, District 3, Works and Emergency Services, recommending that Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking on both sides of Chipping Road, between the hours of 8:00 a.m. to 8:00 p.m., Monday to Friday, from a point 30 meters east of Don Mills Road to Crossburn Drive.

The North York Community Council recommended to City Council, the adoption

of the foregoing report (December 29, 1999) from the Director, Transportation Services, District 3, Works and Emergency Services.

(Clause No. 13 – Report No. 1)

1.21 ALL WAY STOP CONTROL – DELL PARK AVENUE AT ENGLEMOUNT AVENUE – NORTH YORK SPADINA

The North York Community Council had before it a report (December 30, 1999) from the Director, Transportation Services, District 3, Works and Emergency Services, recommending that Schedules XVIII and XIX of By-law No. 31001, of the former City of North York, be amended to require traffic to stop on all approaches to the intersection of Dell Park Avenue and Englemount Avenue.

The North York Community Council recommended to City Council, the adoption of the foregoing report (December 30, 1999) from the Director, Transportation Services, District 3, Works and Emergency Services.

(Clause No. 14 – Report No. 1)

1.22 PARKING PROHIBITIONS – BROOKE AVENUE – NORTH YORK CENTRE SOUTH

The North York Community Council had before it a report (October 22, 1999) from the Director, Transportation Services, District 3, Works and Emergency Services, recommending that Schedule VIII of By-Law #31001, of the former City of North York, be amended to prohibit parking from 8:00 a.m. to 11:00 a.m., Monday to Friday, on both sides of Brooke Avenue, from Mason Boulevard to Devere Gardens.

The North York Community Council recommended to City Council, the adoption of the foregoing report (October 22, 1999) from the Director, Transportation Services, District 3, Works and Emergency Services.

(Clause No. 15 – Report No. 1)

1.23 40 KM/H SPEED ZONE – SILAS HILL DRIVE – NORTH YORK SENECA HEIGHTS

The North York Community Council had before it a report (January 4, 2000) from the Director, Transportation Services, District 3, Works and Emergency Services, recommending that By-law No. 31878, of the former City of North York, be amended to reduce the speed limit on Silas Hill Drive, from Van Horne Avenue to Seneca Hill Drive, to 40 km/h.

The North York Community Council recommended to City Council, the adoption of the foregoing report (January 4, 2000) from the Director, Transportation Services, District 3, Works and Emergency Services.

(Clause No. 16 – Report No. 1)

1.24 PROPOSED PARKING PROHIBITIONS – OLD ORCHARD GROVE – NORTH YORK CENTRE SOUTH

The North York Community Council had before it a report (January 7, 2000) from the Director, Transportation Services, District 3, Works and Emergency Services, recommending that Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking at anytime on the north side of Old Orchard Grove, between Barse Street and Falkirk Street.

Mr. Daniel Kepel appeared before the North York Community Council in connection with the foregoing matter.

On motion by Councillor Berger, North York Centre South, the North York Community Council recommended to City Council, the adoption of the foregoing report (January 7, 2000) from the Director, Transportation Services, District 3, Works and Emergency Services.

A recorded vote on the motion, moved by Councillor Berger, was as follows:

FOR: Councillors Mammoliti, Moscoe, Augimeri, Berger, Feldman, Filion, Shiner, King

AGAINST: Councillor Flint

ABSENT: Councillors LiPreti, Gardner, Chong, Minnan-Wong

(Clause No. 17 – Report No. 1)

1.25 WATER DISTRIBUTION SYSTEM ANALYSIS: AREA WITHIN WARD 8 BOUNDED BY HIGHWAY 401 TO THE SOUTH, STEELES AVENUE TO THE NORTH, KEELE STREET TO THE WEST, AND BATHURST STREET TO THE EAST

The North York Community Council had before it a report (September 3, 1999) from the Director, Quality Control & System Planning, Works and Emergency Services, responding to a resolution embodied in Report No. 15 of the North York Community Council, as adopted by Toronto City Council at its meeting of December 17 and 18, 1998 requesting a review of water pressure in the area bounded by Highway 401 on the south, Steeles Avenue on the north, Keele Street on the west and Bathurst Street on the east; and recommending that this report be received for information.

The North York Community Council also had before it a copy of a communication (January 18, 2000) addressed to Councillor Shiner's Assistant, from the Manager, Budget Services, confirming that funds have been requested in the 2000 – 2004 Water/Wastewater Capital Budget for the work described in the report; that funds for all of the projects with the exception of Firgrove Crescent area (planned for inclusion in 2001) are included in the Program's 2000 capital budget request which will be considered by Council in conjunction with the 2000 Operating Budget in April; and further that interim funding to proceed with a portion of the 2000 capital works program has been recommended by the Budget Advisory Committee and will be considered by Council at its meeting on January 27th, as part of the City's 2000 Capital Budget.

On motion by Councillor Moscoe, North York Spadina, the North York Community Council:

- (1) received the foregoing report; and
- (2) requested a further report from the Director, Quality Control and System Planning, Works and Emergency Services, outlining (by way of maps and other means), the areas within Pressure Zone 5 that are between 11 litres/minute and 14 litres/minute and 14 litres/minute and 18 litres/minute, or such other gradations that may be practicable within the 11 to 18 litres/minute range.

(Clause No. 30(h) – Report No. 1)

1.26 NORTH YORK FULLY AUTOMATED “FLOWER POT” WASTE COLLECTION

SYSTEM

The North York Community Council had before it a report (November 16, 1999) from the Commissioner of Works and Emergency Services respecting North York Fully Automated “Flower Pot” Waste Collection System.

The North York Community Council also had before it a communication (December 1, 1999) from the City Clerk, Works Committee, advising that the Works Committee:

- (1) referred the report dated November 16, 1999, from the Commissioner of Works and Emergency Services to the North York Community Council for its consideration, as recommended;
- (2) referred the communication from the Toronto Civic Employees’ Union, Local 416, to the Commissioner of Works and Emergency Services for a report thereon to the North York Community Council and back to the Works Committee; and
- (3) requested that Local 416 be invited to attend the North York Community Council meeting and participate in the review of alternative services to replace the “flower pot” waste collection system.

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

- Ms. Gina Gignac, National Representative, Local 416; and
 - Mr. Darian Jackson, Representative, Local 416.
- A. Councillor Moscoe, North York Spadina moved that it be recommended to the Works Committee that the report (November 16, 1999) from the Commissioner of Works and Emergency Services, be received;
- B. Councillor Moscoe, North York Spadina, moved that it be directed that:
- (1) A working group be established to oversee the development of replacement alternatives to the present flower pot garbage collection system;
 - (2) the working group consist of Councillors Moscoe, Shiner, Augimeri, and a representative appointed by C.U.P.E. Local 416 and that Councillor Saundercook, Chair of the Works Committee, be invited to participate;

- (3) the working group identify a study area which includes all combinations of conditions which need to be addressed;
 - (4) a staff support working group be established to include a representative of the solid waste management services, by-law enforcement, transportation, legal and other staff that may be required;
 - (5) the terms of reference of the working group be:
 - (a) to review the present practices surrounding the flower pot waste collection system;
 - (b) to identify how replacement of the system will affect users, residents and neighbourhoods;
 - (c) to review replacement options;
 - (d) to conduct surveys and public hearings as may be required;
 - (e) to undertake site visits to the study area as may be required; and
 - (f) to make recommendations to the Works Committee through the North York Community Council.;
 - (6) the study group report to the May 2, 2000 meeting of the North York Community Council; and
 - (7) the Works Committee be so advised.
- C. Councillor Shiner, Seneca Heights, moved in amendment to Councillor Moscoe's motion, that Councillor Feldman be included in the working group.

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

(Clause 30(i) – Report No. 1)

1.27 PROPOSED STREET NAMING POLICY (ALL WARDS)

(ITEM WITHDRAWN)

1.28 TREE REMOVAL REQUEST – 22 DUNSMORE GARDENS – NORTH YORK SPADINA

The North York Community Council had before it a report (December 28, 1999) from the Commissioner of Economic Development, Culture and Tourism, providing information regarding an appeal to the Community Council from the owner of 22 Dunsmore Gardens to permit the removal of two City owned Silver Maple street trees situated on the City portion of the front lawn; and recommending that this request to remove the City trees be denied.

On motion by Councillor Moscoe, North York Spadina, the North York Community Council deferred consideration of the foregoing report to its next meeting scheduled for February 15, 2000.

(Clause No. 30(j) – Report No. 1)

1.29 TREE REMOVAL REQUEST – 164 OWEN BOULEVARD – NORTH YORK CENTRE SOUTH

The North York Community Council had before it a report (December 28, 1999) from the Commissioner of Economic Development, Culture and Tourism, providing information regarding an appeal to the Community Council from the owner of 164 Owen Boulevard to permit the removal of two City owned White Birch street trees at 26 and 36 cm in diameter from the lawn in front of their house; and recommending that this request to remove the City trees be denied.

The North York Community Council also had before it a communication (January 11, 2000) from Mr. Brian W. Hands, Hands On Landscape Design and Contracting, requesting a deferral until the next meeting as his client was out of town.

On motion by Councillor Flint, North York Centre South, the North York Community Council deferred consideration of the foregoing report to its next meeting scheduled for February 15, 2000.

(Clause No. 30(k) – Report No. 1)

1.30 PROPOSED RENAMING OF STANLEY COMMUNITY CENTRE TO DOMENIC

DILUCA COMMUNITY CENTRE – NORTH YORK HUMBER

The North York Community Council had before it a report (January 4, 2000) from the Commissioner of Economic Development, Culture and Tourism, providing Council with the information obtained in accordance with the Park Naming Policy criteria for the renaming of Stanley Community Centre in honour of the late Domenic DiLuca, and to seek Council approval to proceed with the renaming; and

Recommending that:

- (1) Council accept the information obtained in accordance with the Parkland Naming Policy for the renaming of Stanley Community Centre to Domenic DiLuca Community Centre; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

The North York Community Council recommended to City Council, the adoption of the foregoing report (January 4, 2000) from the Commissioner of Economic Development, Culture and Tourism.

(Clause No. 18 – Report No. 1)

1.31 PRELIMINARY REPORT – OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT NO. UDOZ-99-27 – R & G MANAGEMENT INC. – 1465 LAWRENCE AVENUE WEST – NORTH YORK HUMBER

The North York Community Council had before it a report (December 17, 1999) from the Director, Community Planning North District, Urban Development Services, providing preliminary comments on an application for an Official Plan and Zoning By-law amendment for the development of a 5 storey, 60 unit rental apartment building on a lot with an existing 20 storey apartment building; and

Recommending that:

- (1) staff, in consultation with the local councillor, schedule a community meeting for January or early February 2000 with area residents; and
- (2) staff prepare a final report evaluating the Official Plan and Zoning By-law amendment application, and provide notice of a statutory public meeting at the

appropriate time.

On motion by Councillor Mammoliti, North York Humber, the North York Community Council approved the foregoing preliminary report.

(Councillor Augimeri, Black Creek declared her interest in the foregoing matter in that her mother is the owner of a condominium at 1455 Lawrence Avenue West, which is her principal residence and located next door to the applicant's property).

(Clause No. 30(1) – Report No. 1)

1.32 PRELIMINARY REPORT – OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS NOS. UDOP-99-39, UDZ-99-30 AND SITE PLAN APPLICATION NO. UDSP-99-139 – 1097363 ONTARIO LTD. - 15 DALLNER ROAD – NORTH YORK HUMBER

The North York Community Council had before it a report (December 17, 1999) from the Director, Community Planning, North District, Urban Development Services, providing preliminary comments on an application to amend the Official Plan and Zoning By-law, and for site plan approval to permit the development of sixteen attached condominium dwellings at 15 Dallner Road; and

Recommending that:

- (1) staff, in consultation with local Councillors, schedule a community meeting date with area residents;
- (2) staff prepare a Final Report evaluating the proposal and provide Notice of a Statutory Public Meeting at the appropriate time; and
- (3) prior to the publication of any Final Report on the applications, the determination of the zoning compliance of Sheridan Mall, 1700 Wilson Avenue be settled.

The North York Community Council, also had before it a communication (October 5, 1999) from Mr. Steve Pitt, President, Oakdale Acres Ratepayers' Association, commenting on a meeting held with the developer and the ratepayers; and indicating that while there were some minor areas of concern, the Ratepayer's Association was pleased with the proposed development.

On motion by Councillor Mammoliti, North York Humber, the North York

Community Council approved Recommendations (2) and (3), only, embodied in the foregoing report.

(Clause No. 30(m) – Report No. 1)

1.33 PRELIMINARY EVALUATION REPORT – ZONING BY-LAW AMENDMENT NOS. UDZ-99-16 AND UDZ-99-28 AND SITE PLAN APPROVAL NOS. UDSP-99-073 AND UDSP-99-125 – OXFORD HILLS DEVELOPMENT - 85, 89, 93 AND 95 SPRING GARDEN AVENUE (OXFORD HILLS DEVELOPMENT) – NORTH YORK CENTRE

The North York Community Council had before it a report (December 16, 1999) from the Director, Community Planning, North District, Urban Development Services, providing preliminary comments on two applications to amend the Zoning By-law and related Site Plan Approval applications to permit 14 freehold and 29 condominium townhouse units on properties municipally known as 153 Doris Avenue and 77 and 95 Spring Garden Avenue; and recommending that staff prepare a final report evaluating the proposal and provide Notice of the statutory public meeting at the appropriate time.

The North York Community Council approved the foregoing preliminary report.

(Clause No. 30(n) – Report No. 1)

1.34 FINAL REPORT – APPLICATION FOR PART LOT CONTROL EXEMPTION NO. UD54-99-05REL – CENTRE CORE HOLDINGS INC. - 1 AND 11 GRANLEA ROAD, 21 CALVIN AVENUE AND 4 VONDA AVENUE – WARD 10 – NORTH YORK CENTRE

The North York Community Council had before it a report (December 1, 1999) from the Director, Community Planning, North District, Urban Development Services, reporting on a request for exemption from part lot control in order that 10 single detached dwelling units may be conveyed into separate ownership; and

Recommending that:

- (1) this application be approved;
- (2) the City Solicitor be authorized to introduce the necessary Bills in Council to give effect to recommendation 1; and

- (3) the appropriate City Officials be authorized and directed to register the By-law on title.

The North York Community Council recommended to City Council, the adoption of the foregoing report (December 1, 1999) from the Director of Community Planning, North District, Urban Development Services.

(Clause No. 19 – Report No. 1)

**1.35 NORTH YORK OPA 447 (NORTH YORK CENTRE SECONDARY PLAN)
WILLOWDALE CENTRAL RATEPAYERS ASSOCIATION – NORTH YORK
CENTRE**

The North York Community Council had before it a joint report (December 15, 1999) from the Director, Transportation Services, District 3, Works and Emergency Services and the Director, Community Planning, North District, Urban Development Services, reporting on a strategy to address concerns put forward by the Willowdale Central Ratepayers Association with respect to transportation matters arising from the North York Centre Secondary Plan (OPA 447) and;

Recommending that:

- (1) staff in the Works and Emergency Services and Urban Planning and Development Services Departments be authorized to retain an independent transportation consultant to address transportation matters which arise in part from North York Centre Secondary Plan (OPA 447), and in particular, the implementation and monitoring of the City's progress towards achieving the Centre's targetted 60% non auto mode split, subject to the Willowdale Central Ratepayers Association withdrawing their objections to North York Centre Secondary Plan (OPA 447);
- (2) staff be authorized to prepare a Terms of Reference, which should include amongst other matters, an interim monitoring approach in light of the Sheppard Subway construction activity;
- (3) the necessary funds in a total amount not to exceed \$50,000 be allocated in the respective Department 2000 Operating Budgets;
- (4) staff be directed to bring forward a report on the findings of the independent study; and,

- (5) staff be authorized to undertake necessary actions to give effect to these recommendations.

The North York Community Council recommended to City Council, the adoption of the foregoing joint report (December 15, 1999) from the Director, Community Planning, North District, Urban Development Services and Director, Transportation Services, District 3, Works and Emergency Services.

(Clause No. 20 – Report No. 1)

1.36 ZONING BY-LAW AMENDMENT NO. Udz-99-12 AND UDSP-99-052 – ANNE JUDSON - 187 FINCH AVENUE WEST – NORTH YORK CENTRE

As directed by the North York Community Council at its meeting held on June 23, 1999, appropriate notice of this public meeting was given in accordance with the Planning Act and the regulations thereunder.

The North York Community Council had before it a report (December 20, 1999) from the Director, Community Planning, North District, Urban Development Services, commenting on a zoning amendment application to permit an existing single-family dwelling at 187 Finch Avenue West to be converted to a real estate office and submitting recommendations with respect thereto.

The North York Community Council also had before it a revised Schedule “J” to the report (December 20, 1999) from the Director, Community Planning, North District, outlining the requirements of the Transportation Services Division of the Works and Emergency Services Department.

A staff presentation was made by Ms. Anne Milchberg, Senior Planner, Community Planning, North District.

Ms. Anne Judson, applicant, appeared before the North York Community Council in connection with the foregoing matter and advised that she had no objection to the recommendations outlined in the staff report.

On motion by Councillor Gardner, North York Centre, the North York Community Council, after considering the deputations and based on the findings of fact, conclusions and recommendations contained in the foregoing report (December 20, 1999) from the Director, Community Planning, North District, and

for the reasons that the proposal is an appropriate use of lands, recommended to City Council that the application submitted by Anne Judson regarding Zoning Amendment Application UDZ-99-12 be approved, subject to the conditions outlined in the referenced report.

(Clause No. 21 – Report No. 1)

**1.37 ZONING BY-LAW AMENDMENT NOS. UDZ-99-15 AND UDSP-99-074 –
MANJIT MONGAT - 150 FINCH AVENUE WEST – NORTH YORK CENTRE**

As directed by the North York Community Council at its meeting held on June 23, 1999, appropriate notice of this public meeting was given in accordance with the Planning Act and the regulations thereunder.

The North York Community Council had before it a report (December 20, 1999) from the Director, Community Planning, North District, Urban Development Services, commenting on the zoning amendment application to permit 4 freehold townhouses on the property at 150 Finch Avenue West, and submitting recommendations with respect thereto.

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

- (January 14, 2000) from M.S. Mongat, applicant, advising that he agrees with Mr. Belza's request regarding the privacy fence etc. as outlined in the communication dated December 20, 1999;
- (December 31, 1999) from Mr. George S. Belza, advising of his intentions to make oral submissions at the statutory public meeting on behalf of his clients and requesting site plan approval "bump up" and an appropriate opportunity to remedy deficiencies in the draft zoning by-law, and any in the draft site plan agreement, prior to site plan approval and by-law enactment, so that the understanding that has been reached may be implemented without the need for Ontario Municipal Board proceedings; together with copies of communications addressed to the Director, Community Planning, North District, and Anne Milchberg, Senior Planner on his request to pre-review draft by-laws; and
- (December 16, 1999) from the Director, North District, Urban Development Services, addressed to Mr. George Belza, explaining the departmental policy on reviewing draft by-laws in advance of others.

A staff presentation was made by Anne Milchberg, Senior Planner, Community Planning,

North District.

Mr. George Belza, appeared in connection with the foregoing matter on behalf of the two abutting property owners, Mrs. Clink at 148 Finch Avenue West and Mr. and Mrs. Lo, at 10 Carney Road, who indicated that he was satisfied with the application as it now stands but that the draft zoning by-law would require refinement. He further stated that if the North York Community Council were to approve the application in principle, he would be prepared to withdraw his request for a site plan approval “bump up” subject to resolution of the concerns in the form of a refined zoning by-law.

On motion by Councillor Filion, North York Centre, the North York Community Council, after considering the deputations and based on the findings of fact, conclusions and recommendations contained in the following report (December 20, 1999) from the Director, Community Planning, North District, and for the reasons that the proposal is an appropriate use of lands, recommended to City Council that the application submitted by Manjit Mongat regarding Zoning Amendment Application UDZ-99-15 be approved, subject to the conditions outlined in the referenced report; and subject to the Director, Community Planning, North District refining the Zoning By-law and site plan in accordance with the concerns expressed by the ratepayers prior to the enactment of the by-law; and report back to North York Community Council only if necessary.

(Clause No. 22 – Report No. 1)

1.38 ZONING BY-LAW AMENDMENT NO. UDZ-99-13 AND UDSP-99-147 –WILLIAM HOLMAN – 74 - 78 FINCH AVENUE WEST – NORTH YORK CENTRE

As directed by the North York Community Council at its meeting held on October 12, 1999, appropriate notice of this public meeting was given, in accordance with the Planning Act and the regulations thereunder.

The North York Community Council had before it a report (December 20, 1999) from the Director, Community Planning, North District, Urban Development Services commenting on the zoning amendment application to permit the construction of 21 condominium townhouses at 74-78 Finch Avenue West; and submitting recommendations with respect thereto.

The North York Community Council also had before it a communication (January 2, 2000) from Mr. George S. Belza, advising of his intentions to make oral submissions at the statutory public meeting, requesting copies of the draft zoning by-law in proposed final

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form, including attached schedules together with the opportunity to resolve deficiencies therein with staff and the applicant, prior to the introduction of bills at Council; and requesting notice under the Planning Act of zoning by-law enactment.

A staff presentation was made by Ms. Anne Milchberg, Senior Planner, Community Planning, North District.

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

- Mr. Adam Brown, Solicitor, on behalf of the applicant, who commented on the merits of the application. During his submission he also stated that the applicant has no objections to the recommendations contained in the staff report but was requesting a reduction in the driveway access adjacent to Unit No. 9 shown on the site plan, from 8.5 metres to 6 metres in order to provide for additional landscaping.
- Mr. George Belza, who spoke on behalf of the Edithvale/Yonge Ratepayers' Association and who advised that many of the Association's concerns had been addressed. He also stated that they had no objections to the proposed development subject to some minor revisions to the proposed zoning by-law and concluded by expressing support for the revision to the site plan regarding the reduced driveway access adjacent to Unit No. 9.

On motion by Councillor Filion, North York Centre, the North York Community Council, after considering the deputations and based on the findings of fact, conclusions and recommendations contained in the foregoing report (December 20, 1999) from the Director, Community Planning, North District, and for the reasons that the proposal is an appropriate use of lands, recommended to City Council that the application submitted by William Holman regarding Zoning Amendment Application UDZ-99-13 be approved, subject to the conditions outlined in the referenced report; and subject to the following additional conditions:

- (1) That the driveway access adjacent to unit number 9 shown on the site plan attached as Schedule "F" to the report, be reduced from 8.5 metres to 6 metres to allow for additional landscaping; and
- (2) The Director, Community Planning, North District, refine the Zoning By-law and site plan in accordance with the concerns expressed by the ratepayers prior to the enactment of the by-law; and report back to

North York Community Council only if necessary.

(Clause No. 23 – Report No. 1)

1.39 OFFICIAL PLAN AMENDMENT NO. UDOP-99-35 – PETER CHEATLEY(1205373 ONTARIO LIMITED) - 76, 78, 80 & 84 ELLERSLIE AVENUE – NORTH YORK CENTRE

Appropriate notice of this public meeting was given in accordance with the Planning Act and the regulations thereunder.

The North York Community Council had before it a report (December 20, 1999) from the Director, Community Planning, North District, Urban Development Services commenting on the Official Plan Amendment application to exempt the lands at 76 to 84 Ellerslie Avenue from the building height and setback policies relating to the Relevant Residential Property Line, in accordance with a recently issued OMB Decision; and submitting recommendations with respect thereto.

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

- (January 3, 2000) from Inese and D. Gregory Flude, in support of the Official Plan Amendment;
- (January 10, 2000) from Mr. Jeffrey B. Goldenberg, Fogler, Rubinoff, Barristers & Solicitors, on behalf of the applicant, advising that his client has entered into minutes of settlement with the Yonge Street Ratepayers' Association and the Lansing Community Association; and further advising that the applicant would be requesting the Ontario Municipal Board to revise the official plan amendment attached to the staff report as Appendix No. 2 to provide for a setback of 11 metres as opposed to 9.5 metres.

A staff presentation was made by Mr. Nimrod Salamon, Senior Planner, Community Planning, North District.

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

- Mr. Jeffrey Goldenberg, on behalf of the applicant, advising that he had no objections to the recommendations contained in the staff report;

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- Mr. Ernesto Laurini, who expressed his opposition to the Official Plan Amendment Application. He expressed concern that the Ontario Municipal Board at its hearing held in September 1999, approved a modification to the C9.140 Policy exempting the east portion lands from compliance with the provisions of the D.3 Uptown Plan relating to the Relevant Residential Property Line (RRPL);
- Ms. Neela Adamski, who spoke in opposition to the Official Plan Amendment Application. She felt that the decision of the Ontario Municipal Board to relocate the RRPL sets a precedent whereby future developers within the area will make similar requests, thereby further destabilizing the surrounding single family home community;
- Ms. Sharolyn Vettese, on behalf of Yonge Street Area Ratepayers Association, who expressed her concerns with the Official Plan Amendment Application. She advised that her Association sought relief at Divisional Court. Prior to the hearing of the appeal, the Association and the applicant negotiated a settlement to increase the setback of the north property line of the site from 9.5 metres to 11 metres;
- Ms. Mary Ann Cross, who expressed her opposition to the application with regard to the increase of traffic infiltration from the development onto neighbouring residential streets. She also expressed concerns, as noted by previous speakers, with regard to the RRPL;
- Ms. Inese Flude, who expressed her support for the application. She stated that no new evidence has been presented to contradict the Ontario Municipal Board's decision. She further stated that the site was unique and that the relocation of the RRPL would not set a precedent;
- Mr. Ian Searle, who expressed his support for the application. He felt that the development proposal meets the criteria of the Planning Act. He further stated that the objectors have had a fair hearing at the Ontario Municipal Board and that the City should proceed with the approval of the application;
- Ms. Carol Gold, who expressed her opposition to the application and restated similar comments as previously noted with regard to the relocation of the RRPL. She concluded by requesting the North York Community Council to not agree to the changes in the interim judgement by the Ontario Municipal Board;
- Ms. Ronda Margolese, who advised that her opposition to the application had been expressed by the previous speakers;

- Mr. Greg Flude, who expressed his support for the application. In his opinion, the proposed site specific Official Plan amendment to exempt the subject lands from the building height and setback policies of the Uptown Plan relating to the Relevant Residential Property Line, is in accordance with the recently issued Ontario Municipal Board Interim Decision. He also stated that the compromise reached between the applicant, the Ratepayer Associations and the City was the best way to achieve development on this site;
 - Mr. David Rathgeber, on behalf of the Lansing Community Association, who spoke in support of the application. During his submission he also stated that the summary of the agreement is correct and the Lansing Community Association would no longer be opposing the application;
 - Ms. Anne Galilee, who indicated that her concerns had been expressed by previous speakers.
- A. Councillor Filion, North York Centre, moved that it be recommended to City Council that:
- (1) the report (December 20, 1999) from the Director, Community Planning, North District, not be adopted; and
 - (2) the Official Plan Amendment application UDOP-99-35, submitted by Peter Cheatley (1205373 Ontario Limited), be refused and that City Council express to the Ontario Municipal Board its serious concern that approval of development outside the North York Centre boundary and the movement of the Relevant Residential Property Line (RRPL) could destabilize stable residential neighbourhoods adjacent to the North York City Centre.
- B. Councillor Moscoe, North York Spadina moved that:
- City Council support the community representatives in the event that they decide to entertain a judicial review or further legal action with respect to their legal fees and any planning support they may require.

A recorded vote on the motion moved by Councillor Moscoe, North York Spadina, was as follows:

FOR: Councillors Mammoliti, Li Preti, Moscoe, Flint, Gardner, Filion, Minnan-

Wong

AGAINST: Councillors Feldman, Shiner, King

ABSENT: Councillors Augimeri, Berger, Chong

Carried

A recorded vote on the motion moved by Councillor Filion, North York Centre, was as follows:

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

AGAINST: Councillors Feldman, Gardner, Shiner, King

ABSENT: Councillors Augimeri, Berger, Chong

Carried

(Clause No. 24 – Report No. 1)

1.40 ZONING BY-LAW AMENDMENT NO. Udz-99-09 AND UDSP-99-028 – BROWN DRYER KAROL, ON BEHALF OF JUDY COHEN IN TRUST - 718 SHEPPARD AVENUE WEST – NORTH YORK SPADINA

As directed by the North York Community Council at its meeting held on April 28, 1999, appropriate notice of this public meeting was given in accordance with the Planning Act and the regulations thereunder

The North York Community Council had before it a report (December 20, 1999) from the Director, Community Planning, North District, Urban Development Services recommending approval of the rezoning application to permit a three-storey retirement home at 718 Sheppard Avenue West, subject to the conditions outlined therein.

The North York Community Council also had before it communications (June 21, 1998 and January 2, 2000) from Bernard Rubin, P. Eng., outlining his concerns with respect to the proposed parking for the retirement home.

A staff presentation was made by Ms. Anne Milchberg, Senior Planner, Community Planning, North District.

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

- Mr. Adam Brown, Solicitor, on behalf of the applicant, who expressed his support for the recommendations contained in the report (December 20, 1999) from the Director, Community Planning, North District. During his submission he also commented on the proposed landscaping and parking.
- Mr. Bernard Rubin, who indicated that he did not have any objection to the proposal but was concerned about overflow parking on Maxwell Street in light of the number of parking spaces being provided for the proposed development.

Councillor J. Flint, Vice-Chair, assumed the Chair.

On motion by Councillor Feldman, North York Spadina, the North York Community Council:

- (1) deferred consideration of the following report to its meeting scheduled for February 15, 2000, in order to allow the Director, Community Planning, North District, Community Planning, to meet with the Ward Councillors to discuss the conformity of the application with the Official Plan; and
- (2) directed that no further notice be provided and that there be no further deputations at the meeting scheduled for February 15, 2000.

The North York Community Council also noted the following motion moved by Councillor Moscoe, North York Spadina, which would be tabled at the February 15, 2000 meeting:

- (1) the report (December 20, 1999) from the Director, Community Planning, North District, be adopted, subject to the following amendments to the recommendations contained therein:
 - (a) Recommendation No. (1)(e) be amended to read as follows:

“the minimum lot area shall be 870 m²”; and
 - (b) Recommendation No. (1)(j) be amended to read as follows:

“notwithstanding Section 6A(2) of the Zoning By-law, a minimum of 7 parking spaces shall be provided on the lands;”;

- (2) the applicant post a letter of credit or bond, which will be refundable after one year of full occupancy, to ensure the adequacy of on site parking; and
- (3) the applicant at his own expense, install a bus shelter at the corner of Maxwell Street and Sheppard Avenue West.

(Clause No. 30(o) – Report No. 1)

1.41 OFFICIAL PLAN AND ZONING AMENDMENT NO. UDOZ-97-35 – V.V. DE MARCO PROPERTIES LIMITED – 1415 LAWRENCE AVENUE WEST – NORTH YORK HUMBER

Appropriate notice of this public meeting was given in accordance with the Planning Act and the regulations thereunder.

The North York Community Council had before it a report (December 20, 1999) from the Director, Community Planning, North District, Urban Development Services recommending approval of the application to amend the Official Plan and Zoning By-law to permit the development of an 8-storey residential condominium apartment building with ground floor commercial uses at 1415 Lawrence Avenue West, subject to the conditions outlined therein.

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

- (January 4, 2000) from Mrs. Jean Anderson, outlining her concerns regarding the application;
- (December 29, 1999) from Ms. L. Tonelli, outlining her objections to the application;
- (January 5, 2000) from Mrs. Georgina Anderson, requesting that she be notified of any further changes to the subject property;
- (undated) Petition signed by 48 area residents in opposition to the application; and
- (undated) Petition signed by 35 condominium owners of 1455 Lawrence Avenue West, in opposition to the application.

A staff presentation was made by Mr. Brian Lambourn, Senior Planner, Community Planning, North District.

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

- Mr. Louis, Cosidente, who spoke in opposition to the application. His primary concerns were with respect to the proposed density, traffic congestion and impact on the surrounding community;
- Mr. Bill Thorne, who spoke in opposition to the application. His primary objections were with respect to increased traffic in the area and possible drainage problems being created for nearby residents;
- Ms. Barbara Sust, who expressed her opposition to the proposed development. Her primary objections were with respect to increased traffic, and the proposed land use and density;
- Mr. Jamie Bennett, on behalf of the applicant, who commented on the merits of the application. He also indicated that the applicant concurred with the staff recommendations.
- Mr. Don Baker, on behalf of Ms. Jean Anderson, who indicated that Ms. Anderson's concerns were with respect to increased traffic congestion in the area and the construction of a building on a former landfill site. She was also concerned about the possibility of methane gas building-up under the project site which could lead to a health and safety problem during the construction of the proposed development.

On motion by Councillor Mammoliti, North York Humber, the North York Community Council:

- (1) deferred consideration of the following report to its meeting scheduled for February 15, 2000;
- (2) requested the Director, Transportation Services, District 3, to provide a further report on a Traffic Impact Study prepared by the staff of the Transportation Services Division that updates the Traffic Study presented by the applicant; and
- (3) directed that no further notice be provided and that there be no further

deputations at the meeting scheduled for February 15, 2000.

(Councillor Augimeri, Black Creek declared her interest in the foregoing matter in that her mother is the owner of a condominium at 1455 Lawrence Avenue West, which is her principal residence and located next door to the applicant's property).

(Clause No. 30(p) – Report No. 1)

Councillor Feldman resumed the Chair.

1.42 ZONING BY-LAW AMENDMENT NO. Udz-99-19 AND UDSP-99-085 – DEL REAL ESTATE CONSULTANTS - 12 MCKEE, 33 DORIS AND 21 CHURCH AVENUES – NORTH YORK CENTRE

As directed by the North York Community Council at its meeting held on October 12, 1999, appropriate notice of this public meeting was given in accordance with the Planning Act and the regulations thereunder.

The North York Community Council had before it a further report (January 18, 2000) from the Director, Community Planning, North District, Urban Development Services, supplementing the Final Report dated December 20, 1999 with revised by-law recommendations and a revised draft by-law.

The North York Community Council also had before it a report (December 20, 1999) from the Director, Community Planning, North District, Urban Development Services, commenting on the rezoning application to permit the construction of a 17 storey seniors' condominium apartment building at the north-west corner of McKee and Doris Avenues and submitting recommendations with respect thereto.

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

- (January 7 and January 14, 2000) from Ms. Sharolyn Vettese, Chair, Yonge Street Area Ratepayer Associations, commenting on the application;
- (January 12, 2000) from the Director, Transportation Services, District 3, Transportation Services Division, Works and Emergency Services Department, outlining their requirements and indicating no objection to the proposed development subject to the conditions outlined therein being complied with to the satisfaction of the Commissioner of Works and Emergency Services.

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Staff presentations were made by Mr. Rob Dolan, Director, Community Planning, North District, and Ms. Anne Milchberg, Senior Planner, Community Planning, North District.

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

- Mr. Steve Uptown, Tridel Corporation, on behalf of the existing property owners and ultimate property owners, who commented on the merits of the application. During his submission he also stated that the applicant concurred with the recommendations contained in the January 18, 2000 report from the Director, Community Planning, North District and that he agreed with staff and the community, that the by-law should be further refined;
- Mr. Douglas W. Regelous, President, Hearthstone Partnership, who commented on the type of units proposed and the various services that would be provided to the residents of the condominium project;
- Mr. George Belza, on behalf of Ms. Sharolyn Vettese, Chair, Yonge Street Area Ratepayers Association, who indicated that the residents were reviewing the by-law from the point of view of a condominium. In his opinion there were a number of items missing regarding the by-law such as no landscaping requirements and no schedule being provided. He further indicated that the by-law is in the process of being refined and the residents would like to ensure that it conforms to the Official Plan. He concluded by stating that eighty percent of the concerns have been addressed in the supplementary report but that the by-law needs further refinement in order to resolve the remaining 20 percent.

On motion by Councillor Filion, North York Centre, the North York Community Council, after considering the deputations and based on the findings of fact, conclusions and recommendations contained in the foregoing further report (January 18, 2000) from the Director, Community Planning, North District, and for the reasons that the proposal is an appropriate use of lands, recommended to City Council that the application submitted by Del Real Estate Consultants regarding Zoning Amendment Application UDZ-99-19 be approved, subject to the conditions outlined in the referenced report, and subject to the Director, Community Planning, North District, refining the Zoning By-law and Site Plan in accordance with the concerns expressed by the ratepayers prior to the by-law enactment and report back to the Community Council only if necessary.

(Clause No. 25 – Report No. 1)

1.43 DRAFT BY-LAW TO STOP UP AND CLOSE A PORTION OF THE PUBLIC HIGHWAY LONGVIEW DRIVE AND TO AUTHORIZE THE SALE THEREOF

Pursuant to Clause 4 of Report No. 7 of the Planning and Transportation Committee, as adopted by Council on December 14, 15 and 16, 1999, notice of this public hearing with respect to the proposed by-law to stop-up and close a portion (the southerly 50 feet) of the public highway Longview Drive and to authorize the sale thereof was published in the Toronto Star on December 27, 1999, January 3, 10 and 17, 2000.

The North York Community Council had before it a Draft By-law to stop-up and close a portion of the public highway Longview Drive and to authorize the sale thereof.

The North York Community Council also had before it a communication (January 12, 2000) from J.M. Darvill, outlining his objection to the sale of the southerly 50 feet of Longview Drive since it would result in the removal of the residential house at 15 Longview Drive to make way for Hospital expansion; and outlining his objection to the sale of the remainder of Longview Drive although not under consideration by the North York Community Council, since mature trees would be sacrificed; access to the parking lots on the west side of the Hospital would be compromised as would truck deliveries with dangerous one lane exit and entry, assuming one half was purchased by himself and the other half purchased by Humber River Regional Hospital.

No one addressed the North York Community Council with respect to the foregoing matter.

On motion by Councillor Flint, North York Centre South, the North York Community Council recommended to City Council, that the by-law to stop-up and close a portion of the public highway Longview Drive and to authorize the sale thereof, in the form of the following draft by-law, be enacted by Council.

Councillor Mammoliti, North York Humber was opposed to the motion and requested that his opposition be recorded in the minutes.

(Clause No. 26 – Report No. 1)

1.44 VACANCY – CITY OF TORONTO COUNCIL - NORTH YORK HUMBER – WARD 6

The North York Community Council had before it a communication (December 23, 1999)

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from the City Clerk, forwarding City Council's action at its meeting held on December 14, 15 and 16, 1999, and outlining the process to be followed by the North York Community Council.

The North York Community Council was informed by City Clerk's staff that the advertisement regarding the Ward 6 Vacancy was never placed in the newspaper and therefore the matter could not be considered by the North York Community Council that evening, as scheduled.

- A. Councillor Feldman moved that this matter be considered on February 1, 2000, during the lunch recess.
- B. Councillor Mammoliti moved that the discussions relating to filling the Vacancy, North York Humber – Ward 6, on City of Toronto Council and North York Community Council, be televised.
- C. Councillor Li Preti moved that the North York Community Council hold the discussions relating to filling the vacancy for North York Humber – Ward 6, at the North York Civic Centre.
- D. Councillor Flint moved that the North York Community Council hold an evening meeting on this matter either before February 1, 2000 or at the next regular meeting scheduled for February 15, 2000.
- E. Councillor Berger moved that the North York Community Council determine if any other date is available prior to February 1, 2000, and if not, then hold the interview process at the next Community Council meeting.
- F. Councillor King moved that the Chair canvass the Councillors' before noon to determine the availability of members of North York Community Council to consider this matter either on Monday, January 31st at 8:00 p.m. or February 1, 2000 at 8:00 p.m. and in the event that the February 1, 2000 is the most convenient, the City Clerk be requested to having Council conclude its meeting at 7:00 p.m. in order for members of North York Community Council to attend the meeting on the vacancy at the North York Civic Centre.
- G. Councillor Gardner moved that if a mutually agreeable date is not established prior to February 1, 2000, that the matter be dealt with during the lunch recess on February 1, 2000 at City Hall.
- H. Councillor Moscoe moved that consideration of this matter be deferred until the

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next meeting of the North York Community Council scheduled for February 15, 2000, and that Toronto City Council not approve the appointment of a person to fill the vacancy in Ward 6 until such time as the North York Community Council has dealt with this matter.

Councillor Feldman, Chair, canvassed the members after the lunch recess and determined that all the members with the exception of two would be available on February 1, 2000 at 8:00 p.m.

The North York Community Council deferred consideration of this matter to a special meeting of the North York Community Council scheduled for February 1, 2000 at 8:00 p.m. in the Council Chambers, North York Civic Centre.

Having regard for the foregoing decision of the North York Community Council, the foregoing motions A., B., C., D., E., G., and H., were deemed redundant and were not voted upon.

(Clause No. 30(q) – Report No. 1)

IN CAMERA ITEM:

1.45 PLANNING APPLICATIONS PENDING BEFORE THE ONTARIO MUNICIPAL BOARD - 576807 ONTARIO INC. - Y. EREZ ARCHITECT - 35 TO 49 BALES AVENUE - NORTH YORK CENTRE

The North York Community Council had before it a confidential report (January 10, 2000) from the City Solicitor respecting a Written Offer to Settle – Planning Applications Pending Before the Ontario Municipal Board – 576807 Ontario Inc. – Y. Erez Architect – 35 to 49 Bales Avenue – North York Centre, which was forwarded to Members of Council under confidential cover.

On motion by Councillor Moscoe, North York Spadina, the North York Community Council recommended to City Council, the adoption of the recommendations embodied in the confidential report (January 10, 2000) from the City Solicitor.

(Clause No. 27 – Report No. 1)

**1.46 76-102 ELLERSLIE AVENUE – OPA 467, REFERRAL NO. 1 OF OPA 381,
PLANNING ACT REZONING AND SITE PLAN APPEALS – OMB HEARING
RESULTS**

The North York Community Council had before it a report (January 12, 2000) from the City Solicitor, advising of the outcome of the Ontario Municipal Board hearing and providing recommendations with respect to the position that the City should take when the Ontario Municipal Board resumes the hearing at a date to be set to deal with the proponent's Official Plan Amendment application and recommending that Legal Staff attend at the Ontario Municipal Board hearing when it resumes to address the matter outlined in the report (January 12, 2000) from the City Solicitor, namely to ensure that the RRPL policies remain in place save and except with respect to this particular site.

The North York Community Council, in accordance with Subsection 121(b) of the Council Procedural By-law, waived the requirement that the supplementary item be placed on the agenda for the next subsequent regular meeting, and decided to consider same at that meeting, which was carried, more than two-thirds of members present having voted in the affirmative.

On motion by Councillor Filion, North York Centre, the North York Community Council recommended to City Council, that the foregoing report (January 12, 2000) from the City Solicitor, not be adopted.

(Clause No. 28 – Report No. 1)

**1.47 ONTARIO MUNICIPAL BOARD HEARING – COMMITTEE OF
ADJUSTMENT APPLICATION UDCA-99-570 – APPEAL BY GEORGE
KIBEDI – 48 EUNICE ROAD – SENECA HEIGHTS**

The North York Community Council had before it a Resolution by Councillor David Shiner, Seneca Heights respecting Ontario Municipal Board Hearing – Committee of Adjustment Application UDCA-99-570 – Appeal by George Kibedi – 48 Eunice Road – Seneca Heights.

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On motion by Councillor Shiner, Seneca Heights, the North York Community Council, in accordance with Subsection 121(b) of the Council Procedural By-law, waived the requirement that the supplementary item be placed on the agenda for the next subsequent regular meeting, and decided to consider same at that meeting, which was carried, more than two-thirds of members present, having voted in the affirmative.

On motion by Councillor Shiner, Seneca Heights, the North York Community Council recommended to City Council, the adoption of the foregoing Resolution by Councillor David Shiner.

(Clause No. 29 – Report No. 1)

The North York Community Council adjourned its meeting at 6:15 p.m., Tuesday, January 18, 2000.

Chair.