

# THE CITY OF TORONTO

## Clerk's Department

### Minutes of the Meeting of the North York Community Council

**Tuesday, September 19, 2000**  
**Wednesday, September 20, 2000**

The North York Community Council met on Tuesday, September 19, 2000, and Wednesday, September 20, 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.

	<b>Tuesday 10:00 a.m. to 12:30 p.m.</b>	<b>Tuesday 2:10 p.m. to 7:45 p.m.</b>	<b>Wednesday 10:00 am. to 3:30 p.m.</b>
Councillor Feldman, Chair	x	x	x
Councillor Augimeri	x	x	
Councillor Berger	x	x	x
Councillor Chong	x	x	
Councillor Filion	x	x	x
Councillor Flint	x	x	x
Councillor Gardner	x	x	x
Councillor King	x	x	x
Councillor Li Preti	x	x	x
Councillor Mammoliti	x	x	x
Councillor Minnan-Wong	x	x	x
Councillor Moscoe	x	x	x
Councillor Shiner	x	x	x

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Councillor Valenti	x	x	x
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Declarations of Interest

Councillor	Minute #	Reason for Declaration
Councillor Feldman	10.7	He resides in the area affected by the proposed amendment to the former City of North York Sign By-law.
Councillor Valenti	10.14	He is a member of the Committee of Adjustment, North District and as such he has been involved in prior discussions respecting the subject site.
Councillor Valenti	10.40	He is a member of the City of Toronto Committee of Adjustment, North District, and as such, he has previously adjudicated on various applications dealing with below-grade garages.
Councillor Feldman	10.51	A member of his extended family is one of the proponents of the proposed development by Kenneth-Sheppard Limited.
Councillor Augimeri	10.58	A member of her family owns a condominium adjacent to the applicant's property.
Councillor Valenti	10.70	He is a member of the City of Toronto Committee of Adjustment, North District, and as such he has previously adjudicated on various Committee of Adjustment applications dealing with variances for back sloping driveways, below-grade garages and first floor elevations.

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On motion by Councillor Flint, North York Centre South, the North York Community Council, in accordance with subsection 11(8) of the Council Procedural By-law, waived the requirement of the 6:00 p.m. recess, on Tuesday, September 19, 2000, in order to complete consideration of the last statutory public meeting item scheduled for that day, which was carried, more than two-thirds of members present having voted in the affirmative.

On motion by Councillor Flint, North York Centre, the North York Community Council, in accordance with Subsection 11(8) of the Council Procedural By-law, waived the requirement of the 12:30 p.m. recess on Wednesday, September 20, 2000, in order to complete consideration of the remaining items on the agenda, which was carried, more than two-thirds of members present having voted in the affirmative.

Confirmation of Minutes:

On motion by Councillor Augimeri, Black Creek, the minutes of the meeting of the North York Community Council held on June 21, 2000, were confirmed.

**10.1 Draft By-Law – Stop Up and Close the Unimproved Portion of the Post Road Road Allowance which Extends East of Bridle Heath Gate and to Authorize the Sale of a Portion Thereof.**

Pursuant to the motion moved by Councillor Flint, seconded by Councillor Berger, adopted by City Council, without amendment, at its meeting held on August 1, 2 and 3, 2000, and pursuant to Clause 35 of Report No. 9 of the North York Community Council, as adopted by Council on October 1 and 2, 1998, notice of the public hearing held by the North York Community Council on September 19, 2000 with respect to the proposed by-law to stop up and close the unimproved portion of the Post Road road allowance which extends east of Bridle Path Gate, and to authorize the sale thereof, was published in the Toronto Sun on August 28, 2000, September 4, 2000, September 11, 2000 and September 18, 2000.

The North York Community Council had before it a draft by-law from the City Solicitor, to stop up and close the unimproved portion of the Post Road road allowance which extends east of Bridle Heath Gate and to authorize the sale of a portion thereof.

No one appeared at the public hearing on September 19, 2000, to address the North York Community Council.

On motion by Councillor Flint, North York Centre South, the North York Community

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Council recommended to City Council that as the requirements of the Municipal Act have been fulfilled and no evidence has been presented to the North York Community Council to persuade it that the proposed by-law should not be enacted; that the by-law to stop up and close the unimproved portion of the Post Road road allowance, which extends east of Bridle Heath Gate, and to authorize the sale thereof in the form of the following draft by-law, be enacted by Council.

**(Report No. 10 – Clause No. 1)**

**10.2 Tree Removal Request – 80 Glen Park Avenue – North York Spadina.**

The North York Community Council had before it a report (August 30, 2000) from the Commissioner of Economic Development, Culture and Tourism, reporting on an appeal to the Community Council from the owner of 80 Glen Park Avenue, 693316 Ontario Limited, to permit the removal of a 50 cm diameter Black Locust tree from the lawn adjacent to their house, and recommending that this request to remove the tree be denied.

On motion by Councillor Moscoe, North York Spadina, the North York Community Council recommended to City Council, the adoption of the foregoing report.

**(Report No. 10 – Clause No. 2)**

**10.3 Tree Removal Request – 529 Cranbrooke Avenue – North York Centre South.**

The North York Community Council had before it a report (August 30, 2000) from the Commissioner of Economic Development, Culture and Tourism, reporting on an appeal to the Community Council from the owner of 529 Cranbrooke Avenue, Daniel and Wendy Bernard, to permit the removal of two 30 cm diameter White Birch trees from the lawn adjacent to their house and recommending that this request to remove the trees be denied.

Mr. Dan Bernard, appeared before the North York Community Council in connection with the foregoing matter; and submitted an estimate from North York Tree Service with respect to the removal and replanting of two trees at 529 Cranbrooke Avenue.

On motion by Councillor Berger, North York Centre South, the North York Community Council recommended to City Council that:

- (1) the report (August 30, 2000) from the Commissioner of Economic Development,

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Culture and Tourism, not be adopted;

- (2) the property owner be allowed to remove the trees from the lawn adjacent to his dwelling at 529 Cranbrooke Avenue;
- (3) that the removal costs and replacement costs thereof be borne by the property owner; and
- (4) the alternate location of the two replacement trees be to the satisfaction of the Supervisor, Urban Forestry, Planning & Protection.

**(Report No. 10 – Clause No. 3)**

**10.4 Tree Removal Request – 112 Dunblaine Avenue – North York Centre South.**

The North York Community Council had before it a report (August 30, 2000) from the Commissioner of Economic Development, Culture and Tourism, reporting on an appeal to the Community Council from the owner of 112 Dunblaine Avenue, Joanne and Steve Schaefer, to permit the removal of a City owned 46 cm diameter Norway Maple tree from the lawn adjacent to their house and recommending that this request to remove the tree be denied.

Ms. Joanne Schaefer, 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 recommended to City Council that:

- (1) the report (August 30, 2000) from the Commissioner of Economic Development, Culture and Tourism, not be adopted;
- (2) the owner be permitted to remove the City owned Norway Maple tree from the lawn adjacent to their dwelling; and
- (3) the replacement tree species chosen be subject to the approval of the Supervisor, Urban Forestry, Planning & Protection; and the costs be taken from the amenity value.

**(Report No. 10 – Clause No. 4)**

**10.5 Request for Exemption to the Sign By-Law – Variance for Proposed Roof Sign – 288A Wilson Avenue – North York Spadina.**

The North York Community Council had before it a report (September 6, 2000) from the Director and Deputy Chief Building Official, Urban Development Services, reporting on a request for a variance from the Sign By-law, by the owners of 288A Wilson Avenue (Harts Restaurant), to permit the erection of an illuminated third party 10 foot by 20 foot billboard sign on the roof of the existing building, and recommending that the request for a minor variance from the Sign By-law be refused.

Mr. Edward Mikhail appeared before the North York Community Council in connection with the foregoing matter.

On motion by Councillor Moscoe, North York Spadina, the North York Community Council recommended to City Council that:

- (1) the report (September 6, 2000) from the Director and Deputy Chief Building Official, Urban Development Services; not be adopted; and
- (2) the request for a variance from the sign by-law to permit the erection of an illuminated third party 10 foot by 20 foot billboard sign on the roof of existing building, be approved.

**(Report No. 10 – Clause No. 5)**

**10.6 Request for Exemption to the Sign By-Law – Variance for Proposed Roof Sign – 364 Wilson Avenue – North York Spadina.**

The North York Community Council had before it a report (September 6, 2000) from the Director and Deputy Chief Building Official, Urban Development Services, reporting on a request for a variance from the Sign By-law, by Fei Xiao, the owner, to permit the erection of an illuminated 10 foot by 20 foot billboard sign on the roof of an existing 2 storey building and recommending that the request for a minor variance from the Sign By-law be refused.

Mr. Fei Xiao appeared before the North York Community Council in connection with the foregoing matter.

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On motion by Councillor Moscoe, North York Spadina, the North York Community Council recommended to City Council that:

- (1) the report (September 6, 2000) from the Director and Deputy Chief Building Official, Urban Development Services, not be adopted; and
- (2) the request for a variance from the sign by-law to permit the erection of an illuminated 10 foot by 20 foot billboard sign on the roof of an existing 2 storey building, be approved.

**(Report No. 10 – Clause No. 6)**

Councillor Augimeri, Black Creek, assumed the Chair.

**10.7 Amendment to Former North York Sign By-Law – Prohibiting Off-Premise Roof Signs in Commercial Zones in the Yonge Street & York Mills Road Area – North York Centre South.**

Pursuant to Clause No. 9 of Report No. 12 of the Legislation and Intergovernmental Affairs Committee, adopted by Council of the former City of North York, at its meeting held on October 6, 1997, notice of public hearing held by the North York Community Council on September 19, 2000, with respect to the proposed by-law to amend the former City of North York Sign By-law No. 30788, was published in the Globe and Mail on September 5, 2000.

The North York Community Council had before it a report (August 25, 2000) from the City Solicitor, providing the draft by-law to amend former City of North York By-law No. 30788 to prohibit off-premise roof signs in commercial zones in the Yonge Street and York Mills Road area and recommending that, after hearing any submissions from the public and in the event that North York Community Council wishes to approve the draft by-law attached to the report, it could recommend that:

- (1) the draft by-law attached to the report (August 25, 2000) of the City Solicitor be approved and that authority be granted to introduce the necessary bill in Council, substantially in the form of the draft by-law.

No one appeared at the public hearing on September 19, 2000, to address the North York Community Council.

On motion by Councillor Flint, North York Centre South, the North York Community Council recommended to City Council that, as the requirements of the Municipal Act have been fulfilled and no evidence has been presented to the North York Community Council that the proposed by-law not be enacted, the by-law to amend the former City of North York Sign By-law No. 30788, be enacted by Council and that authority be granted to introduce the necessary bill in Council, substantially in the form of the draft by-law, attached to the report (August 25, 2000) from the City Solicitor.

(Councillor Feldman declared an interest in the foregoing matter in that he resides in the area affected by the proposed amendment to the former City of North York Sign By-law.)

**(Report No. 10 – Clause No. 7)**

Councillor Feldman, North York Spadina, resumed the Chair.

**10.8 Request for Exemption to the Sign By-Law – Variance for Ground Sign – 700 Wilson Heights Boulevard – North York Spadina.**

The North York Community Council had before it a report (July 31, 2000) from the Director and Deputy Chief Building Official, Urban Development Services, reporting on a request for a variance from the Sign By-law by Mr. Sid Catalano, to permit the erection of an illuminated third party 10 foot by 20 foot V-shaped ground sign 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 foregoing report.

**(Report No. 10 – Clause No. 8)**

**10.9 Request for Exemption to the Sign By-Law – Variance for Ground Sign – 619 Lawrence Avenue West – North York Spadina.**

The North York Community Council had before it a report (July 31, 2000) from Director and Deputy Chief Building Official, Urban Development Services, reporting on a request for a variance from the Sign By-law by Mr. Michael Cohen, to permit the erection of a non-illuminated ground sign in the front yard of an existing single family dwelling used as a chiropractic clinic and recommending that the request for a minor variance from the Sign By-law be approved, for a



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period ending on 12:00 o'clock midnight on October 1, 2002, provided the sign not be illuminated.

Dr. Michael A. Cohen appeared before the North York Community Council, in connection with the foregoing matter.

On motion by Councillor Moscoe, North York Spadina, the North York Community Council recommended to City Council that:

- (1) the report (July 31, 2000) from the Director and Deputy Chief Building Official, Urban Development Services, not be adopted; and
- (2) the request for a variance from the sign by-law to permit the erection of a non-illuminated ground sign in the front yard of an existing single family dwelling used as a chiropractic clinic, be refused.

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

FOR: Councillors Mammoliti, Valenti, Li Preti, Moscoe, Augimeri, Berger, Flint, Chong, Filion, Minnan-Wong, Shiner

AGAINST: Councillors Feldman, Gardner, King

ABSENT: Nil

Carried.

**(Report No. 10 – Clause No. 9)**

**10.10 Request for Exemption to the Sign By-Law – 1 York Gate Mall Boulevard – Black Creek.**

The North York Community Council had before it a report (July 31, 2000) from the Director and Deputy Chief Building Official, Urban Development Services, reporting on a request for a variance from the Sign By-law by Mr. John Jeppesen, to permit the erection of two illuminated ground signs with a sign area of 260 square feet, and with a height of 33 feet 6 inches and recommending that the request for a minor variance from the Sign By-law be approved, providing the existing ground signs are removed.

On motion by Councillor Li Preti, Black Creek, the North York Community Council forwarded this matter to City Council without recommendation.

**(Report No. 10 – Clause No. 10)**

**10.11 Request for Renewal of an Exemption to Noise By-Law No. 31317 – Sheppard Subway – North York Centre and Seneca Heights.**

The North York Community Council had before it a report (August 14, 2000) from the North District Manager, Municipal Licensing and Standards and Court Services, Urban Development Services, reporting on a request from the Toronto Transit Commission for an extension to the most recent Exemption from the Noise By-law which will expire on September 30, 2000; seeking exemption from September 30, 2000 to March 30, 2001; and recommending that in view of the responsible management of the construction activities to date, that the application be approved.

The North York Community Council recommended to City Council, the adoption of the foregoing report.

**(Report No. 10 – Clause No. 11)**

**10.12 Lester B. Pearson International Airport Noise Monitoring and Impact Review and Assessment – Wards 2, 3, 4 and 5.**

The North York Community Council had before it a communication (July 26, 2000) from the City Clerk, Etobicoke Community Council, advising that the Etobicoke Community Council at its meeting on July 19, 2000, endorsed the recommendations of the Lester B. Pearson International Airport Noise Monitoring and Impact Review and Assessment prepared by Aercoustics Engineering and directed that the Works Committee, the North York Community Council and the Toronto Community Council be advised accordingly.

The North York Community Council also had before it Clause No. 13 of Report No. 9 of the Etobicoke Community Council titled “Lester B. Pearson International Airport (LBPIA) Noise Monitoring and Impact Review and Assessment (Wards 2, 3, 4 and 5) which was adopted, as amended, by the Council of the City of Toronto at its meeting held on August 1, 2, 3 and 4, 2000

The North York Community Council received the foregoing communication.

**(Report No. 10 – Clause No. 71(a))**

**10.13 Designation and Heritage Easement Agreement Under Part IV of The Ontario Heritage Act (R.S.O. 1990); Green Meadows/The McDougald Estate – 5365 Leslie Street (Formerly North York) – Seneca Heights.**

The North York Community Council had before it a report (September 1, 2000) from the Commissioner of Economic Development, Culture and Tourism, recommending that:

- (1) Council for the City of Toronto state its intention to designate the property known as Green Meadows/The McDougald Estate, located at 5365 Leslie Street, under Part IV of the *Ontario Heritage Act (R.S.O. 1990)* for architectural and historical reasons; and
- (2) both the Long and Short Statements of Reasons for Designation constitute the Reasons for Designation and will be included in the designating by-law.
- (3) the authority be granted by Council for the execution of a Heritage Easement Agreement under Section (37) of the *Ontario Heritage Act (R.S.O. 1990)* with the owner of the property municipally known as 5365 Leslie Street; and
- (4) 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.

**(Report No. 10 – Clause No. 12)**

**10.14 Use of Sheridan Mall North York as Community Recreation Centre – North York Humber.**

The North York Community Council had before it a report (September 1, 2000) from the Commissioner of Economic Development, Culture and Tourism, requesting the North York Community Council and Council to provide direction to Economic Development, Culture and Tourism Department to enter into a lease negotiation with the Sheridan Mall North York management for the use of a space within the mall as a community recreation centre, and recommending that:

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- (1) Corporate Services, Facilities and Real Estate Division, be directed to enter into negotiations for a lease agreement, at no cost to the City, with the Sheridan Mall North York management for use of space within the Sheridan Mall for a community recreation centre;
- (2) the parking variance for the deficiency of parking spaces in the amount of \$482,500.00, levied against Sheridan Mall North York, be applied to the cost of a lease and any required capital renovations to the space;
- (3) the present operating budget allocated to Chalkfarm Community Centre be transferred to the Sheridan Mall North York location;
- (4) 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.

(Councillor Valenti declared an interest in the foregoing matter in that he is a member of the Committee of Adjustment, North District and as such he has been involved in prior discussions respecting the subject site.)

**(Report No. 10 – Clause No. 13)**

**10.15 Naming of Proposed Private Road at 64, 66 and 68 Finch Avenue West – North York Centre.**

The North York Community Council had before it a report (August 25, 2000) from the City Surveyor, Works and Emergency Services, recommending that:

- (1) the proposed private road at 64, 66 and 68 Finch Avenue West, illustrated on Attachment No. 1, be named "English Garden Way";
- (2) Elm Developments Corporation, be required to pay the costs estimated to be in the amount of \$150, for the fabrication and installation of a street name sign; and
- (3) 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.

**(Report No. 10 – Clause No. 14)**

**10.16 40 Km/H Speed Limit – Belgrave Avenue – North York Centre South.**

The North York Community Council had before it a report (August 29, 2000) from the Director, Transportation Services, District 3, Works and Emergency Services, recommending that:

- (1) By-law #31878, of the former City of North York, be amended by deleting the existing 40 km/h speed limit on Belgrave Avenue, from the north limit of Wilson Avenue to the south limit of Armour Boulevard; and
- (2) By-law #31878, of the former City of North York, be amended by adding a 40-km/h speed limit on Belgrave Avenue, from the north limit of Wilson Avenue to the north limit of Belgrave Avenue.

The North York Community Council recommended to City Council, the adoption of the foregoing report.

**(Report No. 10 – Clause No. 15)**

**10.17 Extension of 40 KM/H Speed Zone – Hillhurst Boulevard – North York Centre South.**

The North York Community Council had before it a report (August 28, 2000) from the Director, Transportation Services, District 3, Works and Emergency Services, recommending that By-law #31878, of the former City of North York, be approved to install a 40 km/h speed zone on Hillhurst Boulevard, from the westerly limit of Avenue Road to the easterly limit of Bathurst Street.

The North York Community Council recommended to City Council, the adoption of the foregoing report.

**(Report No. 10 – Clause No. 16)**

**10.18 Traffic Management Plan – Grandravine Drive from Derrydown Road to Arleta Avenue – Black Creek.**

The North York Community Council had before it a report (August 28, 2000) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on the implementation and installation of a Neighbourhood Traffic Management Plan to address the residents' concerns regarding the high rate of speed and excessive volume of traffic on Grandravine Drive and recommending that:

- (1) two gateway narrowings and five pinch points, varying in size, be installed on Grandravine Drive, between Arleta Avenue and Derrydown Road;
- (2) the intersections of Grandravine Drive at Arleta Avenue, Ollerton Road, Gambello Crescent and Sentinel Road be reconstructed with textured asphalt and 3.0 m wide concrete crosswalks;
- (3) that Schedule VIII of B-law No. 31001, of the former City of North York, be amended to prohibit parking at anytime;
  - (i) on the north side of Grandravine Drive from a point 54 metres east of the easterly limit of Frankton Crescent to a point 67 metres easterly thereof;
  - (ii) on both sides of Grandravine Drive from a point 54 metres west of the westerly limit of Sentinel Road to the easterly limit of Gambello Crescent;
  - (iii) on both sides of Grandravine Drive from a point 74 metres west of the westerly limit of Gambello Crescent to a point 15 metres westerly thereof;
  - (iv) on both sides of Grandravine Drive from a point 45 metres west of the westerly limit of Eldorado Court to a point 55 metres westerly thereof; and
  - (v) on the south side of Grandravine Drive from a point 153 metres west of the westerly limit of Ollerton Road to a point 32 metres westerly thereof
- (4) Staff of the Transportation Services Division report back to Council at the completion of the six month trial period.
  - A. Councillor Augimeri, Black Creek, moved that:
    - (1) the North York Community Council recommend to Council, the adoption

of the report (August 28, 2000) from the Director, Transportation Services District 3, Works and Emergency Services; and

- (2) the Director, Transportation Services, District 3, Works and Emergency Services, be requested to investigate the feasibility of Grandravine Drive being designated as a Community Safety Zone.

B. Councillor LiPreti, Black Creek, moved that the Director, Transportation Services, District 3, Works and Emergency Services, be requested to:

- (1) ensure that the proposed traffic calming measures not be placed in front of the homes of residents who did not vote in favour of such traffic calming measures; and
- (2) resolve, during the election recess, any complaints arising from the installation of the traffic calming measures.

Upon the question of the adoption of Motion A., moved by Councillor Augimeri, Black Creek, it was carried.

Upon the question of the adoption of Motion B., moved by Councillor Li Preti, Black Creek, it was carried.

**(Report No. 10 – Clause No. 17)**

**10.19 On-Street Parking Prohibitions – Cottonwood Drive – Don Parkway.**

The North York Community Council had before it a report (August 28, 2000) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on amendments to the current on-street parking prohibitions to allow for additional daytime and evening on-street parking and recommending that:

- (1) Schedule VIII of By-law #31001, of the former City of North York, be amended by deleting the No Parking, 1:00 a.m. to 6:00 a.m., on the north and east sides of Cottonwood Drive, from the easterly limit of Cottonwood Drive to point 328 metres east thereof;

- (2) Schedule VIII of By-law #31001, of the former City of North York, be amended by deleting the No Parking, 1:00 a.m. to 6:00 a.m., on the south side of Cottonwood Drive, from the easterly limit of Cottonwood Drive to a point 252 metres east thereof;
- (3) Schedule VIII of By-law #31001, of the former City of North York, be amended by deleting the No Parking, 1:00 a.m. to 6:00 a.m., on the north, west and south sides of Cottonwood Drive, from the easterly limit of Southill Drive to the easterly limit of Southill Drive;
- (4) Schedule VIII of By-law #31001, of the former City of North York, be amended by adding No Parking, 1:00 a.m. to 6:00 a.m., on both sides of Cottonwood Drive, from the easterly limit of Southill Drive (north leg) to the easterly limit of Southill Drive (south leg); and
- (5) Schedule VIII of By-law #31001, of the former City of North York, be amended by deleting the No Parking, at any time, on the south and east sides of Cottonwood Drive, from a point 252 metres east of the easterly limit of Southill Drive (south leg) to a point 136 metres east thereof.

The North York Community Council recommended to City Council, the adoption of the foregoing report

**(Report No. 10 – Clause No. 18)**

**10.20 On-Street Parking Prohibitions – Gosford Boulevard – Black Creek.**

The North York Community Council had before it a report (August 14, 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 west side of Gosford Boulevard, between the north and south intersections with Blacksmith Crescent.

The North York Community Council recommended to City Council, the adoption of the foregoing report.

**(Report No. 10 – Clause No. 19)**

**10.21 Parking Prohibitions – Highgate Avenue (Hollywood Public School) – North York**



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**Centre.**

The North York Community Council had before it a report (August 24, 2000) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on amendments to the on street parking/stopping prohibitions to implement 15 minute permitted parking, between 8:00 a.m. and 6:00 p.m., Monday to Friday, on the east side of Highgate Avenue, adjacent to the Hollywood Public School, and recommending that:

- (1) Schedule IX of By-law No. 31001, of the former City of North York, be amended to delete the stopping prohibition on the east side of Highgate Avenue, from Hollywood Avenue to a point 82 metres northerly thereof;
- (2) Schedule X of By-law No. 31001, of the former City of North York, be amended to permit 15 minute parking on the east side of Highgate Avenue, between 8:00 a.m. and 6:00 p.m., Monday to Friday, from Hillcrest Avenue to Hollywood Avenue; and
- (3) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking on the west side of Highgate Avenue, between 8:00 a.m. and 6:00 p.m., Monday to Friday, from Hillcrest Avenue to Hollywood Avenue.

The North York Community Council recommended to City Council, the adoption of the foregoing report.

**(Report No. 10 – Clause No. 20)**

**10.22 Parking Prohibitions – Horsham Avenue – North York Centre.**

The North York Community Council had before it a report (July 17, 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 both sides of Horsham Avenue, from Canterbury Place to a point 72 metres west.

The North York Community Council recommended to City Council, the adoption of the foregoing report.

**(Report No. 10 – Clause No. 21)**

**10.23 Parking Prohibitions – Hounslow Avenue – North York Centre.**

The North York Community Council had before it a report (August 14, 2000) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on the installation of parking prohibitions/restrictions on Hounslow Avenue, between Basswood Road and Tamworth Road and recommending that 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 Hounslow Avenue, from Basswood Road to Tamworth Road.

The North York Community Council recommended to City Council, the adoption of the foregoing report.

**(Report No. 10 – Clause No. 22)**

**10.24 Parking Prohibitions – Kensington Avenue – North York Centre.**

The North York Community Council had before it a report (August 24, 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 ensure that only parking is prohibited at anytime on the east side of Kensington Avenue, between Hendon Avenue and Finch Avenue West.

The North York Community Council recommended to City Council, the adoption of the foregoing report.

**(Report No. 10 – Clause No. 23)**

**10.25 Parking Prohibitions – Seeley Drive – Black Creek.**

The North York Community Council had before it a report (August 28, 2000) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on amendments to the existing parking regulations on Seeley Drive and recommending that:

- (1) Schedule A of By-law No. 30662, of the former City of North York, permitting

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parking on the north side of Seeley Drive from the southerly limit of Sheppard Avenue West to the southerly limit of Seeley Drive from the first to the fifteenth day of each month inclusive between 8:00 p.m. and 8:00 a.m., be deleted;

- (2) Schedule A of By-law No. 30662, of the former City of North York, permitting parking on the south side of Seeley Drive from the southerly limit of Sheppard Avenue West to the southerly limit of Seeley Drive from the sixteenth to the last day of each month inclusive between 8:00 p.m. and 8:00 a.m., be deleted;
- (3) Schedule B of By-law No. 30662, of the former City of North York, prohibiting parking on the north side of Seeley Drive from the southerly limit of Sheppard Avenue West to the southerly limit of Seeley Drive from the sixteenth to the last day of each month inclusive 24 hours daily, be deleted;
- (4) Schedule B of By-law No. 30662, of the former City of North York, prohibiting parking on the south side of Seeley Drive from the southerly limit of Sheppard Avenue West to the southerly limit of Seeley Drive from the first to the fifteenth day of each month inclusive 24 hours daily, be deleted;
- (5) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking at anytime on the east side of Seeley Drive from the southerly limit of Sheppard Avenue West to a point 200 metres southerly thereof;
- (6) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking at anytime on the east side of Seeley Drive between April 1<sup>st</sup> and November 30<sup>th</sup> inclusive, from a point 200 metres south of the southerly limit of Sheppard Avenue West to the southerly limit of Seeley Drive;
- (7) Schedule X of By-law No. 31001, of the former City of North York, be amended to permit parking between the hours of 8:00 p.m. to 8:00 a.m., from April 1<sup>st</sup> to November 30<sup>th</sup>, on the west side of Seeley Drive between the southerly limit of Sheppard Avenue West and the southerly limit of Seeley Drive;
- (8) Schedule A of By-law No. 30662, of the former City of North York, be amended to permit parking between the hours of 8:00 p.m. and 8:00 a.m., from the first day of each month to the fifteenth day of each month, from December 1<sup>st</sup> to March 31<sup>st</sup> inclusive, on the east side of Seeley Drive between a point 200 metres south of the southerly limit of Sheppard Avenue West and the southerly limit of Seeley Drive;
- (9) Schedule A of By-law No. 30662, of the former City of North York, be amended to

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permit parking between the hours of 8:00 p.m. and 8:00 a.m., from the sixteenth day of each month to the last day of each month, from December 1<sup>st</sup> to March 31<sup>st</sup> inclusive, on the west side of Seeley Drive between the southerly limit of Sheppard Avenue West and the southerly limit of Seeley Drive;

- (10) Schedule B of By-law No. 30662, of the former City of North York, be amended to prohibit parking 24 hours daily on the east side of Seeley Drive from the sixteenth to the last day of the month, from December 1<sup>st</sup> to March 31<sup>st</sup> inclusive, from a point 200 metres south of the southerly limit of Sheppard Avenue West to the southerly limit of Seeley Drive; and
- (11) Schedule B of By-law No. 30662, of the former City of North York, be amended to prohibit parking 24 hours daily on the west side of Seeley Drive from the 1<sup>st</sup> to the 15<sup>th</sup> day of the month, from December 1<sup>st</sup> to March 31<sup>st</sup> inclusive, from the southerly limit of Sheppard Avenue West to the southerly limit of Seeley Drive.

The North York Community Council recommended to City Council, the adoption of the foregoing report.

**(Report No. 10 – Clause No. 24)**

**10.26 Parking Prohibitions – Upwood Avenue – North York Humber.**

The North York Community Council had before it a report (August 25, 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 from 8:00 a.m. to 5:00 p.m., Monday to Friday, on both sides of Upwood Avenue, from the southerly limit of Queens Drive to the southerly limit of 28 Upwood Avenue.

The North York Community Council recommended to City Council, the adoption of the foregoing report.

**(Report No. 10 – Clause No. 25)**

**10.27 Parking Prohibitions – Village Gate – North York Centre.**

The North York Community Council had before it a report (August 21, 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 east side of Village Gate, between Steeles Avenue West and Greenwin Village Road.

The North York Community Council recommended to City Council, the adoption of the foregoing report.

**(Report No. 10 – Clause No. 26)**

**10.28 On-Street Parking Prohibitions – Wynford Heights Crescent – Don Parkway.**

The North York Community Council had before it a report (August 22, 2000) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on the introduction of parking prohibitions on Wynford Heights Crescent, between the north and south intersections with Wynford Drive and recommending that Schedule VIII of By-law #31001, of the former City of North York, be amended to prohibit parking at anytime on both sides of Wynford Heights Crescent.

The North York Community Council recommended to City Council, the adoption of the foregoing report.

**(Report No. 10 – Clause No. 27)**

**10.29 All Way Stop Control and Municipal Sidewalk – West Side of Banbury Road and Banbury Road at Caravan Drive – North York Centre South.**

The North York Community Council had before it a report (August 22, 2000) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on the installation of an all way stop control at the intersection of Banbury Road and Caravan Drive and construction of municipal sidewalk on the west side of Banbury Road, and recommending that:

- (1) Schedule XVIII and XIX of By-law #31001, of the former City of North York, be amended to require traffic to stop on all approaches to the intersection of Caravan Drive and Banbury Road; and
- (2) available funding from the 2000 Capital Works Program for Sidewalks (CTP 400-15) be dedicated for the construction of the remaining portion of the municipal sidewalk on

the west side of Banbury Road, between the south limits of the Banbury Community Centre and a point opposite the intersection with Larkfield Drive.

The North York Community Council recommended to City Council, the adoption of the foregoing report.

**(Report No. 10 – Clause No. 28)**

**10.30 All Way Stop Control – Horsham Avenue and Hounslow Avenue – North York Centre.**

The North York Community Council had before it a report (August 15, 2000) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on the introduction of an all way stop control at the intersection of Horsham Avenue and Hounslow Avenue 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 on all approaches to the intersection of Horsham Avenue and Hounslow Avenue.

The North York Community Council recommended to City Council, the adoption of the foregoing report.

**(Report No. 10 – Clause No. 29)**

**10.31 Stopping Prohibitions – McGlashan Road – North York Centre South.**

The North York Community Council had before it a report (August 15, 2000) from the Director, Transportation Services, District 3, Works and Emergency Services, recommending that stopping be prohibited at anytime on both sides of McGlashan Road, east of Mason Boulevard.

The North York Community Council recommended to City Council, the adoption of the foregoing report.

**(Report No. 10 – Clause No. 30)**

**10.32 Turn Restrictions – St. Basil the Great College School to Starview Drive – North York**

**Humber.**

The North York Community Council had before it a report (August 28, 2000) from the Director, Transportation Services, District 3, Works and Emergency Services, recommending that Schedule XV of By-law #31001, of the former City of North York, be amended to prohibit westbound left turn from the easterly driveway egress from the St. Basil the Great College School to Starview Drive.

The North York Community Council recommended to City Council, the adoption of the foregoing report.

**(Report No. 10 – Clause No. 31)****10.33 Funding for Installation of Neighbourhood Traffic Management Plans – North York Humber, North York Spadina and North York Centre South.**

The North York Community Council had before it a report (August 28, 2000) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on the availability of funding for the installation of Neighbourhood Traffic Management Plans on roadways within District 3 and recommending that this report be received for information.

On motion by Councillor Moscoe, North York Spadina, the North York Community Council referred the following recommendations to the Policy & Finance Committee:

- (1) that the report (August 28, 2000) from the Director, Transportation Services, District 3, Works and Emergency Services, not be adopted;
- (2) that the Commissioner of Works and Emergency Services be directed to find \$60,000.00 from under-expenditures within the 2000 Capital Works Budget, in order to fund the installation of the following Traffic Management Plans in the year 2000:
  - (i) Neighbourhood Traffic Management Plan – Chalkfarm Drive – North York Humber, embodied in Clause 7, Report No. 9 of the North York Community Council, as adopted by the Council of the City of Toronto at its meeting held on August 1, 2, 3, and 4, 2000;
  - (ii) Turn Prohibition Installation and Neighbourhood Traffic Management Plan - St. Germain Avenue, Avenue Road to Elm Road - North York

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Centre South, embodied in Clause 8, Report No. 9 of the North York Community Council, as adopted by the Council of the City of Toronto at its meeting held on August 1, 2, 3, and 4, 2000;

- (iii) Traffic Management Plan – Glen Park Avenue – North York Spadina, embodied in Clause 9, Report No. 9 of the North York Community Council, as adopted by the Council of the City of Toronto at its meeting held on August 1, 2, 3, and 4, 2000;
- (iv) Traffic Management Plan – Dresden Road – North York Spadina, embodied in Clause 12, Report No. 9 of the North York Community Council, as adopted by the Council of the City of Toronto at its meeting held on August 1, 2, 3, and 4, 2000;
- (v) Neighbourhood Traffic Management Plan – St. Lucie Drive – North York Humber, embodied in Clause 13, Report No. 9 of the North York Community Council, as adopted by the Council of the City of Toronto at its meeting held on August 1, 2, 3, and 4, 2000;
- (vi) Traffic Management Plan – Collinson Boulevard – North York Spadina, embodied in Clause 30, Report No. 9 of the North York Community Council, as adopted by the Council of the City of Toronto at its meeting held on August 1, 2, 3, and 4, 2000;
- (vii) Traffic Management Plan – Glen Park Avenue, Marlee Avenue to Glencairn Avenue – North York Spadina, embodied in Clause 35, Report No. 9 of the North York Community Council, as adopted by the Council of the City of Toronto at its meeting held on August 1, 2, 3, and 4, 2000; and
- (viii) Traffic Management Plan – Torresdale Avenue (North Section), South of Steeles Avenue West – North York Spadina, embodied in Clause 37, Report No. 9 of the North York Community Council, as adopted by the Council of the City of Toronto at its meeting held on August 1, 2, 3, and 4, 2000.

**(Report No. 10 – Clause No. 71(b))**



**10.34 Traffic Management Plan – Green Bush Road and Fontainebleau Drive – North York Centre.**

The North York Community Council had before it a report (August 28, 2000) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on the implementation of a Traffic Management Plan on Green Bush Road and Fontainebleau Drive and recommending that:

- (1) Speed humps be installed on Green Bush Road, between Cactus Avenue and Hilda Avenue;
- (2) Speed humps be installed on Fontainebleau Drive, between Green Bush Road and Fontainebleau Drive;
- (3) By-law No. 31878, of the former City of North York, be amended to designate Green Bush Road from the easterly limit of Cactus Avenue to the westerly limit of Hilda Avenue as a 40 km/h speed zone;
- (4) By-law No. 31878, of the former City of North York, be amended to designate Fontainebleau Drive from the southerly limit of Green Bush Road to the westerly limit of Hilda Avenue as a 40 km/h speed zone; and
- (5) Staff of the Transportation Services Division report back to Council at the completion of the six month trial period.

The North York Community Council recommended to City Council, the adoption of the foregoing report.

**(Report No. 10 – Clause No. 32)**

**10.35 Traffic Management Plan – Playfair Avenue, Ennerdale Avenue to Caledonia Road – North York Spadina.**

The North York Community Council had before it a report (August 22, 2000) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on the implementation of a Traffic Management Plan on Playfair, between Ennerdale Avenue and Caledonia Road and recommending that:

- (1) four speed humps be installed on Playfair Avenue;
- (2) By-law No. 31878, of the former City of North York, be amended to designate Playfair Avenue, from Dufferin Street to Caledonia Road, as a 40 km/h speed zone; and
- (3) staff of the Transportation Services Division report back to Council at the completion of the six-month trial period.

On motion by Councillor Moscoe, North York Spadina, the North York Community Council referred the following recommendations to the Policy and Finance Committee:

- (1) that the report (August 22, 2000) from the Director, Transportation Services, District 3, Works and Emergency Services, be adopted; and
- (2) that the Commissioner of Works and Emergency Services be directed to find \$5,000.00 from under-expenditures within the 2000 Capital Works Budget in order to fund the installation of the Traffic Management Plan outlined in the report referred to in Recommendation (1) above, in the year 2000.

**(Report No. 10 – Clause No. 71(c))**

**10.36 Traffic Management Plan – Stayner Avenue, Dufferin Street to Locksley Avenue – North York Spadina.**

The North York Community Council had before it a report (August 22, 2000) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on the implementation of a Traffic Management Plan on Stayner Avenue, between Dufferin Street and Locksley Avenue and recommending that:

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- (1) two speed humps be installed on Stayner Avenue;
- (2) By-law No. 31878, of the former City of North York, be amended to designate Stayner Avenue, from Dufferin Street to Locksley Avenue, as a 40 km/h speed zone; and
- (3) staff of the Transportation Services Division report back to Council at the completion of the six-month trial period.

On motion by Councillor Moscoe, North York Spadina, the North York Community Council referred the following recommendations to the Policy and Finance Committee:

- (1) that the report (August 22, 2000) from the Director, Transportation Services, District 3, Works and Emergency Services, be adopted; and
- (2) that the Commissioner of Works and Emergency Services be directed to find \$2,500.00 from under-expenditures within the 2000 Capital Works Budget in order to fund the installation of the Traffic Management Plan outlined in the report referred to in Recommendation (1) above, in the year 2000.

**(Report No. 10 – Clause 71(d))**

**10.37 All Way Stop Control – Brooke Avenue at Joicey Boulevard – North York Centre South.**

The North York Community Council had before it a report (September 6, 2000) from the Director, Transportation Services, District 3, Works and Emergency Services, commenting on the feasibility of installing an all way stop control at the intersection of Brooke Avenue and Joicey Boulevard, and recommending that this staff report be received for information only and that no action be taken.

- A. Councillor Berger, North York Centre South, moved that the North York Community Council recommend to City Council that:
- (1) the report (September 6, 2000) from the Director, Transportation Services, District 3, Works and Emergency Services, not be adopted;
  - (2) an all way stop control be installed at the intersection of Brooke Avenue and Joicey Boulevard; and

- (3) the Director, Transportation Services, District 3, Works and Emergency Services be requested to undertake a review of the current warrant system respecting all way stop controls.

Upon the question of the adoption of Motion A, moved by Councillor Berger, North York Centre South, it was carried.

**(Report No. 10 – Clause No. 33)**

**10.38 Parking Prohibitions on Both Sides of Willowdale Avenue, from Avondale Avenue to the Cul-de-sac – North York Centre.**

The North York Community Council had before it a communication (August 10, 2000) from the City Clerk, North York Community Council, forwarding the following motion moved by Councillor Filion, seconded by Councillor Moscoe:

“City Council, at its meeting held on August 1, 2, 3 and 4, 2000, referred the following Motion by Councillor Filion, North York Centre, to the North York Community Council:

WHEREAS parking was recently prohibited on both sides of Avondale Avenue, west of Willowdale Avenue; and

WHEREAS the cars previously parked on Avondale Avenue have moved to the cul-de-sac at the easterly end of Avondale Avenue, technically known as Willowdale Avenue; and

WHEREAS the cul-de-sac is now jammed, with parked cars preventing garbage trucks and other City vehicles from turning around;

THEREFORE BE IT RESOLVED that parking be prohibited on both sides of Willowdale Avenue, from Avondale Avenue North to the cul-de-sac, between the hours of 8:00 a.m. and 6:00 p.m., Monday to Friday”.

The North York Community Council recommended to City Council, the adoption of the motion by Councillor Filion, North York Centre, embodied in the foregoing communication (August 10, 2000) from the City Clerk.

**(Report No. 10 – Clause No. 34)**

**10.39 Appeal of Committee of Adjustment Decision – 206 Ellerslie Avenue – Hazelton Construction – North York Centre.**

The North York Community Council had before it a communication (August 10, 2000) from the City Clerk, North York Community Council, forwarding the following motion moved by Councillor Filion, seconded by Councillor Flint:

“City Council, at its meeting held on August 1, 2, 3 and 4, 2000, referred the following Motion by Councillor Filion, North York Centre, to the North York Community Council:

Moved by: Councillor Filion

Seconded by: Councillor Flint

“WHEREAS the North York Community Council approved a by-law which prohibits below-grade garages on lots with a frontage under 45 feet that have been created by severance; and

WHEREAS on July 13, 2000, an application was made to the Committee of Adjustment, by Hazelton Construction Inc., to sever Plan 2097 PT LOT 7 (206 Ellerslie Avenue) File No. B036/00NY, in order to create two (2) lots (206 Ellerslie Avenue East and 206 Ellerslie Avenue West); and

WHEREAS at the same meeting, the Committee of Adjustment approved several variances for East 206 (A264/00NY) and West 206 (A265/00NY), including variances to allow the elevation of the entrance of the floor of the garages on both properties to be located below the elevation of the centre of the street; and

WHEREAS these decisions could set a precedent in this neighbourhood, which would seriously erode the intent of City by-laws with respect to below-grade garages;

NOW THEREFORE BE IT RESOLVED THAT the City support By-law No. 7625, as amended, by appealing the Committee of Adjustment’s decision for 206 Ellerslie Avenue West and 206 Ellerslie Avenue East, with respect to the below-grade garages only;

AND BE IT FURTHER RESOLVED THAT the City Solicitor be instructed to submit a Notice of Appeal immediately;

AND BE IT FURTHER RESOLVED THAT legal staff be instructed to attend the Ontario

Municipal Board hearing in support of this appeal.”

The North York Community Council also had before it a report (September 8, 2000) from the Director, Community Planning, North District, Urban Development Services advising Council on the status of applications for consent and minor variance to the Committee of Adjustment for 206 Eglar Avenue; and further advising that on August 3, 2000 the minor variance applications were declared Final and Binding as no appeals were lodged against the applications and on August 11, 2000 the consent application was also declared Final and Binding.

The North York Community Council received the motion by Councillor Filion, North York Centre, embodied in the foregoing communication (August 10, 2000) from the City Clerk having regard that no appeals were lodged against the consent and minor variance applications and the applications are now final and binding.

**(Report No. 10 – Clause No. 71(e))**

**10.40 Attendance at Ontario Municipal Board Hearings – Appeals to Committee of Adjustment Decisions in North District respecting Variances Dealing with Below-Grade Garages.**

The North York Community Council had before it a communication (August 10, 2000) from the City Clerk, North York Community Council, forwarding the following motion moved by Councillor Filion, seconded by Councillor Flint:

“City Council, at its meeting held on August 1, 2, 3 and 4, 2000, referred the following Motion to the North York Community Council:

Moved by: Councillor Filion

Seconded by: Councillor Flint

“WHEREAS the provisions of the former City of North York Zoning By-law does not permit below grade garages in certain situations and, in particular, the Zoning By-law requires that the floor of the entrance of the garage be at or above the elevation of the centre line of the street when: the lot fronts on a street that is not serviced by municipal storm sewers; the lot frontage is greater than 13.7 metres; the lot is 13.7 metres or less and the lot was created by consent; or, the driveway is in the rear yard or side yard; and

WHEREAS owners of land are applying to the Committee of Adjustment for variances to allow

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below grade garages, in situations where the Zoning By-law does not permit below grade garages; and

WHEREAS in situations where the Committee of Adjustment dismisses the application for variances to permit below grade garages, the owner frequently appeals the decision of the Committee of Adjustment to the Ontario Municipal Board; and

WHEREAS there have been recent examples where the Committee of Adjustment has granted variance applications to permit below grade garages, notwithstanding the provisions of the Zoning By-law; and

WHEREAS it is in the City's interest to uphold the provisions of the Zoning By-law prohibiting below grade garages; and

WHEREAS, in view of City Council's summer recess and subsequent election recess, it is important that the City continue to uphold its by-laws during the period when City Council is not able to give the necessary directions to staff respecting appeals of Committee of Adjustment decisions dealing with below grade garages;

NOW THEREFORE BE IT RESOLVED THAT during City Council's summer and election recess, the City Solicitor, in consultation with the Chief Planner, be authorized to appeal, on behalf of the City of Toronto, any Committee of Adjustment decisions in the North District comprising the former City of North York, to the Ontario Municipal Board, where the Committee of Adjustment has granted variances permitting a below grade garage, notwithstanding that the Zoning By-law prohibits same;

AND BE IT FURTHER RESOLVED THAT during City Council's summer and election recess, the City Solicitor and appropriate staff be authorized to appear at Ontario Municipal Board hearings where an owner of land has appealed a Committee of Adjustment decision in the North District, comprising the former City of North York, refusing variances for a below grade garage in situations where the Zoning By-law prohibits a below grade garage."

The North York Community Council also had before it, for information, a communication (September 18, 2000) from the City Clerk, advising that at its meeting on September 11, 2000, the Planning and Transportation Committee, recommended to Council, for its meeting on October 3, 2000, the adoption of the report (August 23, 2000) from the Commissioner of Urban Development Services, subject to ensuring that consultation with City Councillors be mandatory and that individual Councillors, who wish to initiate an appeal or deferral, may formally file requests with the Commissioner of Urban Development Services on matters that are time sensitive.

A. Councillor Flint, North York Centre South, moved that:

- (1) the North York Community Council recommend to City Council that the motion by Councillor Filion, embodied in the communication (August 10, 2000), from the City Clerk, be adopted, subject to amending the second last Operative Paragraph by inserting the words “when appropriate”, following the words, “be authorized to appeal”, so that it now reads as follows:

“NOW THEREFORE BE IT RESOLVED THAT during City Council’s summer and election recess, the City Solicitor, in consultation with the Chief Planner, be authorized to appeal, when appropriate, on behalf of the City of Toronto, any Committee of Adjustment decisions in the North District comprising the former City of North York, to the Ontario Municipal Board, where the Committee of Adjustment has granted variances permitting a below grade garage, notwithstanding that the Zoning By-law prohibits same”; and

- (2) the Director, Community Planning, North District to arrange a joint meeting between the members of the Toronto Committee of Adjustment, North District, and the members of the North York Community Council, for discussion purposes.

Upon the question of the adoption of Motion A., moved by Councillor Flint, North York Centre South, it was carried.

(Councillor Valenti, North York Humber, declared an interest in the foregoing matter in that he is a member of the City of Toronto Committee of Adjustment, North District, and as such, he has previously adjudicated on various applications involving below-grade garages).

**(Report No. 10 – Clause No. 35)**

**10.41 Ontario Municipal Board Appeal - Committee of Adjustment Application Respecting Deal Makers of Canada – North York Spadina.**

The North York Community Council had before it the following Resolution by Councillor Moscoe, North York Spadina:

“WHEREAS the Deal Makers of Canada owes the City almost 11 million dollars in unpaid



property taxes; and

WHEREAS the Deal Makers of Canada have reneged on their agreement to pay these property taxes; and

WHEREAS the Deal Makers of Canada have been charged with several offences related to the improper use of their properties; and

WHERE AS the Deal Makers of Canada have made application to the Ontario Municipal Board to appeal the decision of the Committee of Adjustment to facilitate settlement of this matter by deferring the application of the Deal Makers in order to enter into discussions with the community and the City; and

WHEREAS the Deal Makers have again appealed this matter to the Ontario Municipal Board.

THEREFORE BE IT RESOLVED the City vigorously oppose the application by the Deal Makers to the Ontario Municipal Board and provide the necessary staff to oppose this appeal; and

BE IT FURTHER RESOLVED that Council assign up to \$25,000 for contingency and support of the Committee of Adjustment decision.”

The North York Community Council recommended to City Council, the adoption of the foregoing Resolution by Councillor Moscoe, North York Spadina.

**(Report No. 10 – Clause No. 36)**

**10.42 Report – Appeals of OPA and Zoning By-Law 429-2000 – McCarthy Tetrault for NY Towers Inc. – 2-47 Sheppard Square, 1-5 Rean Drive and Parts of 17 & 19 Barberry Place – UDOZ-99-20 & UDSB-1248 – North York Centre South.**

The North York Community Council had before it a report (August 11, 2000) from the Director, Community Planning, North District, Urban Development Services, advising Council of the appeals received concerning OPA 491 and Zoning By-law 429-2000 and recommending that this report be received for information.

The North York Community Council received the foregoing report.

**(Report No. 10 – Clause No. 71(f))**

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**10.43 Report – By-Law No. 587-2000 – Brown, Dryer, Karol – 62 and 64 to 68 Finch Avenue West – North York Centre.**

The North York Community Council had before it a report (September 5, 2000) from the Director, Community Planning, North District, Urban Development Services, providing information with respect to By-law No. 587-2000 which has been appealed by Mr. George Belza on behalf of the Edithvale – Yonge Residents' Association, and recommending that this report be received for information purposes and that the Ontario Municipal Board be advised accordingly.

On motion by Councillor Fillion, North York Centre, the North York Community Council recommended to City Council that:

- (1) the report (September 5, 2000) from the Director, Community Planning, North District, Urban Development Services, be received; and
- (2) the following Resolution by Councillor Fillion, North York Centre, be adopted:

“WHEREAS North York Community Council, at the statutory public meeting on February 15, 2000, in Clause 28 of Report No. 3, recommended approval of development application UDZ-98-28/UDSP-98-169 (62 and 64-68 Finch Avenue West) on the basis of the settlement between the applicant and the Edithvale-Yonge Community Association embodied therein; and

WHEREAS Council adopted Community Council's recommendation at its meeting on February 29 – March 2, 2000, and subsequently enacted Zoning By-law 587-2000 on August 3, 2000 pursuant thereto; and

WHEREAS the Edithvale-Yonge Community Association has appealed this by-law to the Ontario Municipal Board on the grounds that it, and the conditions of site plan approval, materially depart from Council's authorizing resolution and the agreed-upon settlement, thereby permitting development not in conformity with the Official Plan and without adequately secured parking; and

WHEREAS the applicant also requires changes to the by-law in order to permit the agreed upon development; and

WHEREAS it is preferable that this matter be expeditiously resolved without the need for an Ontario Municipal Board hearing;

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THEREFORE BE IT RESOLVED THAT the Director, Community Planning, North District, Urban Development Services, and the City Solicitor, prepare an amending by-law that amends By-law 587-2000 as follows:

1. Amend clause 4(a) to add the following sentence at the end thereof:  
  
“The building shall be residential in character, with residential external appearance, and built so as to be suitable for residential use or capable of conversion to residential use.”
2. Amend clause 4(g), lot area, to replace “890” m<sup>2</sup> by “885” m<sup>2</sup>.
3. Amend clause 4(i), lot frontage, to replace “14” metres by “13” metres.
4. Amend clause 4(1)(ii) to read:  
  
“If the site or portion of the site is used for any purpose permitted by this exception other than a retirement home, a minimum of 30 parking spaces shall be provided, of which no fewer than 12 shall be located on the site and at least 18 at the property municipally known as 72 Finch Avenue West (Parts of Lots 2, 32 and 34, Plan 2056) or, alternatively, at another property within 500 metres of the site as long as no required parking spaces are thereby displaced.”

AND BE IT FURTHER RESOLVED THAT the amending by-law be forwarded directly to the October 3, 2000 meeting of City Council for enactment;

AND BE IT FURTHER RESOLVED THAT Council determine that no further notice is to be given in respect of the amending by-law on the grounds that its provisions are within the scope of Council’s original authorizing resolution”.

**(Report No. 10 – Clause No. 37)**

**10.44 Preliminary Report – Official Plan and Zoning Amendment Application UDOZ-00-18 - Vincent Planning Consultants for Loblaw Properties Ltd. – North East Corner of Don Mills Road and Eglinton Avenue East – Don Parkway.**

The North York Community Council had before it a report (August 31, 2000) from the Director, Community Planning, North District, Urban Development Services, providing preliminary information on the above-noted applications and to seek Community Council's directions on further processing of the applications and on the community consultation process and recommending that:

- (1) Staff be directed to schedule a community consultation meeting together with the Ward Councillor(s).
- (2) Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
- (3) Notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

The North York Community Council approved the foregoing report.

**(Report No. 10 – Clause No. 71(g))**

**10.45 Preliminary Report – Official Plan and Zoning Amendment Application UDOZ-00-17 – Bathurst-Sheppard Apartments – 569 Sheppard Avenue West and 4383 Bathurst Street– North York Centre South.**

The North York Community Council had before it a report (August 22, 2000) from the Director, Community Planning, North District, Urban Development Services, providing preliminary information on the above-noted application and to seek Community Council's directions on further processing of the application and on the community consultation process and recommending that:

- (1) Staff be directed to schedule a community consultation meeting together with the Ward Councillor(s).
- (2) Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.

- (3) Notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

On motion by Councillor Moscoe, North York Spadina, the North York Community Council approved the foregoing report (August 22, 2000) from the Director, Community Planning, North District, Urban Development Services subject to:

- (1) Recommendation No. (3) being amended to read as follows:

“(3) Notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act and all residents residing at 569 Sheppard Avenue West and 4383 Bathurst Street.”

**(Report No. 10 – Clause No. 71(h))**

**10.46 Preliminary Report – Zoning Amendment Application UDZ-00-15– Winch Planning & Development Services (On Behalf of Chater Investments) – 2722 Bayview Avenue – North York Centre South.**

The North York Community Council had before it a report (July 24, 2000) from the Director, Community Planning, North District, Urban Development Services, providing preliminary information on the above-noted application and to seek Community Council’s directions on further processing of the application and on the community consultation process and recommending that:

- (1) Staff be directed to schedule a community consultation meeting together with the Ward Councillor(s).
- (2) Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
- (3) Notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

The North York Community Council approved the foregoing report.

**(Report No. 10 – Clause No. 71(i))**

**10.47 Preliminary Report – Zoning Amendment Application UDZ-00-19 and UDSP-00-092 - Tony Nicoletti - 3 Wallasey Avenue – North York Humber.**

The North York Community Council had before it a report (September 1, 2000) from the Director, Community Planning, North District, Urban Development Services, providing preliminary information on the above-noted application and to seek Community Council's directions on further processing the application and on the community consultation process and recommending that:

- (1) Staff be directed to schedule a community consultation meeting together with the Ward Councillor(s).
- (2) Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
- (3) Notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

On motion by Councillor Mammoliti, North York Humber, the North York Community Council deferred consideration of the foregoing report in order to allow the applicant an opportunity to meet with the Ward Councillor.

**(Report No. 10 – Clause No. 71(j))**

**10.48 Preliminary Report – Zoning Amendment Application – UDZ-00-16 and UDSP-00-095 – Plantactics (On Behalf of Ashmont Estates Inc.) – 25 Highview Avenue and 188-208 Downsview Avenue – North York Humber.**

The North York Community Council had before it a report (September 1, 2000) from the Director, Community Planning, North District, Urban Development Services, providing preliminary information on the above-noted application and to seek Community Council's directions on further processing the application and on the community consultation process and recommending that:

- (1) Staff be directed to schedule a community consultation meeting together with the Ward Councillor(s);
- (2) Notice for the community consultation meeting be given to landowners and residents

within 120 metres of the site; and

- (3) Notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

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

**(Report No. 10 – Clause No. 71(k))**

**10.49 Jane Finch Community Initiatives – Pilot Capital Project – Status Report – UD03-JFC – Black Creek.**

The North York Community Council had before it a report (August 30, 2000) from the Director, Community Planning, North District, Urban Development Services, providing a status report update on a pilot capital project concept which could propose specific public works to enhance public safety in and around the Metropolitan Toronto Housing Authority (MTHA) community of Yorkwoods in the broader Jane Finch community, and directs staff to work with the community, MTHA, the Toronto District School Board and the Toronto Police Service, to refine project details and report to the appropriate Standing Committees of Council identifying anticipated costs and timelines for consideration during the Capital Budget and Operating Budget Review processes, and recommending that:

- (1) Urban Development Services staff, in consultation with staff of Works and Emergency Services, Community and Neighbourhood Services, Economic Development, Culture and Tourism, MTHA, the Toronto District School Board and the Toronto Police Service, work with community members to refine the conceptual elements of the pilot capital project, as outlined in Appendix 1 and develop project details; and
- (2) Upon completion of the work described in Recommendation (1), that Urban Development Services, Works and Emergency Services and Economic Development, Culture and Tourism staff report to the appropriate Standing Committees of Council, identifying the capital and operating costs, other implications, responsibilities and timelines associated with the project details, for consideration during the normal Capital Budget and Operating Budget Reviews process.

The North York Community Council also had before it the Minutes of the Metropolitan Toronto Housing Authority Board from its meeting held on July 19, 2000.



The North York Community Council recommended to City Council, the adoption of the foregoing report.

**(Report No. 10 – Clause No. 38)**

**10.50 Final Report – Zoning and Official Plan Amendments and Draft Plan of Subdivision – UDOZ-00-14 and UDSB-1249 – Brown Dryer Karol for Pleasantville Gardens Inc. – 19 Brian Drive – Seneca Heights.**

As directed by the North York Community Council at its meeting held on July 18, 2000, appropriate notice of the statutory public meeting was given in accordance with the Planning Act and the regulations thereunder.

The North York Community Council had before it a report (August 30, 2000) from the Director, Community Planning, North District, Urban Development Services, reporting on applications to amend the Official Plan and Zoning By-law and a Draft Plan of Subdivision in order to permit the connection of Doubletree Road, 8 semi-detached dwellings, linked underground (16 dwelling units) and a future multiple unit development, and submitting recommendations with respect thereto.

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

- report (September 18, 2000) from the Director, Community Planning, North District, Urban Development Services, providing the results of the Community Consultation meeting held on September 11, 2000, and recommending that the results of the Community Consultation meeting be received as information.
- communication (September 17, 2000) from Mr. Norman Chow, outlining his objections to the proposed development.

A staff presentation was made by Ellen Standret, Planner, Community Planning, North District, Urban Development Services.

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

- Mr. Adam Brown, Brown Dryer Karol, on behalf of the applicant, who advised that the plan has been redesigned to provide single-family homes at all corners of the development. He further advised that the number of units has been reduced from 52

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to 32 and that the applicant has acquired the remnant lands which have frontage on Wilkinson Drive. This would allow the applicant to create a mirrored development between the extension of Doubletree Road and Wilkinson Drive and fulfill the commitment made by the applicant to the residents should he acquire these lands. He concluded by indicating that he concurred with the conditions being put forward in Councillor King's motion.

- Mr. Dean Droulias, who spoke in favour of the revised plan;
- Mr. George Soulis, who indicated that the revised plan is acceptable to the community, but did not want to see an increase in traffic; and
- Ms. Reza Talvildari spoke in opposition to the proposed development, and advised that the designation on the subject lands should remain RD1. She also expressed concern regarding the increase in traffic that would result from the development.

On motion by Councillor King, Seneca Heights, the North York Community Council, after considering the deputations and based on the findings of fact, conclusions and recommendations contained in the report (August 30, 2000) from the Director, Community Planning, North District, Urban Development Services, and for the reasons that the proposal is an appropriate use of lands, recommended to City Council that:

- (1) the application submitted by Brown Dryer Karol for Pleasantville Gardens Inc. regarding Zoning and Official Plan Amendments and Draft Plan of Subdivision Nos. UDOZ-00-14 and UDSB-1249, be approved, subject to the conditions outlined in the referenced report; and
- (2) the following Resolution by Councillor King, Seneca Heights, be adopted:

“WHEREAS the applicant has acquired the property adjacent Wilkinson Drive known as Blocks C and D Registered Plan 3386 (“Wilkinson Drive Property”); and

WHEREAS at all Community Consultation Meetings, all of the public in attendance were advised that the applicant would reverse its proposal if it were able to acquire the Wilkinson Drive Property; and

WHEREAS the applicant has agreed to revise its plans by including the Wilkinson Drive Property and eliminating the condominium development of Doubletree Road and replacing it with a freehold form of development identical

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to the development scenario proposed between Doubletree Road and Brian Avenue; and

WHEREAS Section 34 (17) of the Planning Act permits Council to amend the By-law without further notice where a change has been made to the application that Council considers, requires no further notification; and

WHEREAS with this proposal, no further notification is required given the fact that the public has always been aware of the proposed revision that would occur with the acquisition of the Wilkinson Drive Property; and

THEREFORE BE IT RESOLVED THAT Council hereby directs Planning staff to make the necessary revisions to the implementing By-laws to give effect to the above referenced revisions; and

BE IT FURTHER RESOLVED THAT the Commissioner of Urban Development Services report to City of Toronto Council at the October, 2000 meeting, on the changes to the Official Plan and Zoning By-laws; and

BE IT FURTHER RESOLVED THAT no further notice be given with respect to the proposed by-laws.”

- (3) the report (September 18, 2000), from the Director, Community Planning, North District, Urban Development Services, be adopted.

**(Report No. 10 – Clause No. 39)**

**10.51 Final Report – Proposed Official Plan Amendment to the North York Centre Secondary Plan – (OPA 447) Regarding Height Controls – UD03 HEI – North York Centre.**

As directed by the North York Community Council at its meeting held on May 23, 2000, appropriate notice of the statutory public meeting was given in accordance with the Planning Act and the regulations thereunder.

The North York Community Council had before it a report (August 28, 2000) from the Director, Community Planning, North District, Urban Development Services, reporting on a proposed amendment to the North York Centre Secondary Plan (OPA 447) and submitting recommendations with respect thereto.

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

- (August 14, 2000) from Mr. Robert G. Doumani, Aird & Berlis, on behalf of Kenneth-Sheppard Limited, requesting that his client's lands be excluded from the proposed amendment to OPA 447;
- (September 5, 2000) from Mr. Mark Karam, Vice President, Legal & Corporate, Menkes Developments Inc., commenting in opposition to the proposed amendment, in particular, the provision that provides that "maximum permitted building heights" should include all parts of the building "including any penthouse, cupola, steeple, or other roof structure used only as an ornament upon or to house the mechanical equipment of the building" and stating that this amendment is unreasonable and of no benefit to the community and further stating that the amendment would not only be detrimental to the development industry but also the community itself through the creation of fewer diverse and aesthetically pleasing buildings.
- (September 19, 2000) from Mr. Jeffrey L. Davies, Davies Howe Partners, on behalf of Rosedale Developments Inc., in opposition to the proposed amendment;
- (September 19, 2000) from Mr. Jeffrey L. Davies, Davies Howe Partners, on behalf of the South Downtown Property Owners Group, in opposition to the proposed amendment; and
- (September 19, 2000) from Mr. Jeffrey L. Davies, Davies Howe Partners, on behalf of 576807 Ontario Inc., in opposition to the proposed amendment.

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

Mr. George Belza, appeared in connection with the foregoing matter, on behalf of the Yonge Street Area Ratepayers Association, and requested that the staff recommendations be adopted subject to some minor refinements. He requested that Section 5.4.2(a) be amended by changing the word "desired" to "desirable"; amending Section 5.4.2(b) by changing the words "within the stable residential area" to "within the stable residential areas defined in Section 1.19"; and adding the words, "and that in the interim mechanical spaces continue to be regulated by site specific by-law" in the last recommendation, after the phrase "within the North York Centre".

On motion by Councillor Filion, North York Centre, the North York Community Council, after considering the deputations and based on the findings of fact and conclusions, recommended to City Council, the adoption of the foregoing report, subject to the

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following amendments:

- (1) Section 5.4.2(a) be amended by deleting the word “desired” and inserting in place thereof, the word “desirable”, so that the recommendation now reads as follows:  
  
“(a) is necessary to provide for desirable flexibility in built form;” and
- (2) Section 5.4.2(b) be amended by deleting the words “within the stable residential area” and inserting in place thereof, the words “within the stable residential areas defined in Section 1.19”, so that the recommendation now reads as follows:  
  
“(b) would have no appreciable impact on the residential amenity of properties within the stable residential areas defined in Section 1.19; and”.

(Councillor Feldman declared an interest in the foregoing item, in that a member of his extended family is one of the proponents of the proposed development by Kenneth Sheppard Limited.)

**(Report No. 10 – Clause No. 40)**

**10.52 Final Report – Application to Amend the Official Plan and Zoning By-Law – UDOP-00-12, UDZ-99-42 and UDSP-00-047– Medallion Properties Limited – 1555 Jane Street – North York Humber.**

As directed by the North York Community Council at its meeting held on March 23, 2000, appropriate notice of the statutory public meeting was given in accordance with the Planning Act and the regulations thereunder.

The North York Community Council had before it a report (August 30, 2000) from the Director, Community Planning, North District, Urban Development Services, reporting on applications to amend the Official Plan and Zoning By-law 7625 of the former City of North York and for site plan approval to permit two eight and seven storey apartment buildings with commercial uses on the ground floor and 20 townhouse units, and submitting recommendations with respect thereto.

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

- (June 6, 2000) from Councillor Valenti, North York Humber, providing his comments on the subject application;

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- (September 14, 2000) from Mulji Gulshan and Mulji Salim, expressing their opposition to the proposed development; and
- (September 12, 2000) from Aarne Saikkonen, outlining his concerns and objections to the application.

A staff presentation was made by Ms. Lynn Poole, Planner, Community Planning, North District, Urban Development Services.

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

- Mr. Peter Cheatley, on behalf of the applicant, who advised that he is in support of the recommendations and conditions embodied in the staff report. He also advised that the development will provide 220 affordable housing units and 20 ownership housing units. He stated that the design improves the entrance to the 18 storey building, revitalizes vacant and unused parking lot space, improves safety, provides new street oriented retail, creates sidewalk activity and preserves open space and existing mature trees;
- Mr. Frank Di Giorgio who spoke in opposition to the application and indicated that infill development should have a maximum F.S.I. of 1.5. He also made reference to the criteria for intensification of sites in Arterial Corridor Areas and recalled that the criteria differentiates between infill development and the demolition of existing development. He concluded by stating that the proposed development does not complement the existing development in the area;
- Mr. Aarne Saikkonen, who spoke in opposition to the application. During his submission he expressed concern that the public hearing was being held during the afternoon thereby excluding many residents who may have attended but were unable to do so, due to work and other commitments. He also commented on the preservation of the existing mature trees on the site;
- Mr. Lorne Berg, on behalf of the Black Creek Business Association, who spoke in favour of the application provided that the maximum density was 2.0 F.S.I. He stated that any infill housing should be designed to be compatible with the existing surrounding neighbourhood, that the height of the buildings should be limited to a maximum height of 5 to 6 storeys and that all development within the surrounding area should not exceed the Arterial Corridor Area (ACA) guidelines; and

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- Ms. Barbara Syropoulos, on behalf of 12 Division Community Police Liaison Committee, who spoke in opposition to the proposed development, indicated that if allowed to proceed in its present form (7 & 8 storey building heights) would set a precedent and other developers would submit similar applications. She further stated that such developments do not make provisions for adequate parks and recreation facilities for the residents. She then requested that the residents be notified if this matter is deferred to future North York Community Council meetings.
- A. Councillor Valenti, North York Humber, moved that the North York Community Council, defer consideration of the foregoing report to the first meeting of Community Council in January 2001 in order to allow the applicant an opportunity to meet with the Ward Councillor(s) to discuss revisions to the application.
- B. Councillor Mammoliti, North York Humber, moved that this proceed as a continuation of the statutory public meeting on that date.
- C. Councillor Moscoe, North York Spadina, moved in amendment to Councillor Mammoliti's motion that the continuation of the statutory public meeting be scheduled for 6:00 p.m.
- D. Councillor Valenti, North York Humber, moved that a second notice advising of the continuation of the statutory public meeting be circulated;
- E. Councillor Moscoe, North York Spadina, moved in amendment to Councillor Valenti's motion that the notification area for the second notice advising of the continuation of the statutory public meeting be expanded to twice the distance used for the statutory public meeting notice;
- F. Councillor Moscoe, North York Spadina, moved that all individuals who addressed the North York Community Council on September 19, 2000 be given a further opportunity to address the Community Council at the continuation of the statutory public meeting;
- G. Councillor Mammoliti, North York Humber, moved that any future consultation meetings between the Ward Councillor(s), the applicant, planning staff and residents be scheduled after November 13, 2000.

Upon the question of the adoption of Motion F., moved by Councillor Moscoe, North York Spadina, it was carried.

A recorded vote on Motion A., as amended by Motions B., C., D., E., and G., was as follows:

FOR: Councillors Mammoliti, Valenti, Li Preti, Moscoe, Augimeri, Feldman, Gardner, Chong, Filion, Minnan-Wong, King

AGAINST: Councillor Flint

ABSENT: Councillors Berger, Shiner

Carried.

**(Report No. 10 – Clause No. 71(I))**

**10.53 Report – South-East Downtown Residual Density Study – OPA 447 – North York Centre.**

The North York Community Council had before it a report (September 5, 2000) from the Director, Community Planning, North District, Urban Development Services, reporting on a proposal in dealing with the residual density for the south Downtown area and to set up a community consultation meeting to discuss the approach, and recommending that:

- (1) City Council endorse the proposal for the allocation of the residual density to the properties fronting onto Yonge Street between Avondale Avenue and Sheppard Avenue and fronting onto Sheppard Avenue East from Yonge Street to Bonnington Place;
- (2) That this report be circulated to appropriate civic department and reporting agencies for their comments;
- (3) That this report be circulated to landowners within the South Downtown for their information;
- (4) Staff be directed to schedule a community consultation meeting together with the Ward Councillor(s) in December 2000 or early January 2001;
- (5) Notice for the community consultation meeting be given to landowners and residents within 120 metres of the area; and



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- (6) Notice for the Public Meeting under the Planning Act be given for an Official Plan Amendment according to the regulations under the Planning Act.

The North York Community Council also had before it a communication (September 19, 2000) from Mr. Jeffrey L. Davies, Davies Howe Partners, on behalf of 576807 Ontario Inc. and the South Downtown Property Owners Group, indicating that both property owners disagree with the approach to allocating residual density; that it would be premature for Community Council to endorse Recommendation (1) because the report fails to address the criteria listed in OPA 447 that would result in a comprehensive review; that it would however, be appropriate to implement Recommendations (2) through (6) and that a further report be brought before the public meeting which addresses the comprehensive review criteria under OPA 447.

Mr. Ivan Fleischmann, on behalf of The Police Credit Union, appeared before the North York Community Council in connection with the foregoing matter.

- A. Councillor Gardner, North York Centre, moved that the North York Community Council recommend to City Council, the adoption of the foregoing report.

A recorded vote on Motion A., moved by Councillor Gardner, North York Centre, was as follows:

FOR: Councillors Valenti, Feldman, Flint, Gardner, Chong, Minnan-Wong, King

AGAINST: Councillors Mammoliti, Moscoe, Augimeri, Filion

ABSENT: Councillors Li Preti, Berger, Shiner

Carried.

**(Report No. 10 – Clause No. 41)**

**10.54 Final Report – Request for Refund of Application Fee – 111 Barber Greene Road - UD54-98-11-REL – Don Parkway.**

The North York Community Council had before it a report (August 24, 2000) from the Director, Community Planning, North District, Urban Development Services, recommending that:

- (1) The fees submitted with respect to application UD54-98-11-REL for exemption of part lot control in the amount of \$6,730.00 be refunded; and

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- (2) The fees submitted with respect to Committee of Adjustment consent application B025/00NY in the amount of \$16,055.00 be retained.

Mr. Phillip Litowitz, President, Dunbury Homes, appeared before the North York Community Council in connection with the foregoing matter.

- A. Councillor Moscoe, North York Spadina, moved that the North York Community Council recommend to City Council, the adoption of the foregoing report.

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

FOR: Councillors Valenti, Li Preti, Moscoe, Augimeri, Chong, Minnan-Wong, King

AGAINST: Councillors Feldman, Flint, Gardner

ABSENT: Councillors Mammoliti, Berger, Filion, Shiner

Carried.

**(Report No. 10 – Clause No. 42)**

**10.55 Ontario Municipal Board Appeal – Official Plan Amendment Application UDOP-99-38 – 584952 Ontario Limited – 1100 Sheppard Avenue West – North York Spadina.**

The North York Community Council had before it a report (September 14, 2000) from the Director, Community Planning, North District, Urban Development Services, reporting back to Council on a settlement of the appeal of the Official Plan Amendment application and recommending that:

- (1) Council adopt the minutes of settlement included as Attachment 1 of this report;
- (2) Council endorse the proposed modifications to the Official Plan Amendment, as set out in Appendix 1 of the Minutes of Settlement included as Attachment 1 to this report, as part of the settlement between the City and the appellant for the OMB appeal with respect to Official Plan Amendment Application UDOP-99-38 respecting 1100 Sheppard Avenue West;

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- (3) Council direct the City Solicitor to approach the OMB to present the Minutes of Settlement; and
- (4) The appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

On motion by Councillor Moscoe, North York Spadina, the North York Community Council recommended to City Council, the adoption of the foregoing report.

**(Report No. 10 – Clause No. 43)**

**10.56 Proposals Report on the Emery Village Secondary Plan – Finch Avenue West and Weston Road – UD03-FW – North York Humber.**

The North York Community Council had before it a report (August 31, 2000) from the Director, Community Planning, North District, Urban Development Services, submitting proposed policies for the Emery Village Secondary Plan which encompasses the area around the intersection of Finch Avenue and Weston Road and recommending that:

- (1) Staff be directed to conduct community consultation meetings in consultation with the Ward Councillor and bring forward Secondary Plan policies for the Finch and Weston area as described in this report for the first quarter of 2001;
- (2) Staff be directed to schedule a community consultation meeting in consultation with the Ward Councillor for January 2001 and prepare a Final Report on the application to amend the Official Plan and Zoning By-law for the Finch West Mall application in March 2001;

A staff presentation was made by Ms. Lynn Poole, Planner, Community Planning, North District, Urban Development Services.

Mr. Peter Cheatley, on behalf of Medallion Properties Inc., appeared before the North York Community Council in connection with the foregoing matter.

A. Councillor Mammoliti, North York Humber, moved that the North York Community Council recommend to City Council that:

- (1) the report (August 31, 2000) from the Director, Community Planning, North District, Urban Development Services, be adopted; and
- (2) the following objectives be included as part of the Emery Village Secondary Plan:
  - (a) extend Rivalda Road into Toryork Road;

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- (b) incorporate the public square associated with Finch West Mall development application;
  - (c) retain architectural control by Planning staff for all future development applications within the Emery Village Secondary Plan; and
- (3) that the applicant for the Finch West Mall development application be requested to work with staff, the Ward Councillors and the community on the development of a phased-in plan that would be satisfactory to all parties.

B. Councillor Flint, North York Centre South, moved that:

- (1) the following objectives be included as part of the Emery Village Secondary Plan:
  - (a) encourage a public art component;
  - (b) encourage a mix of uses;
  - (c) encourage housing for residents of all ages; and
- (2) the Director, Community Planning, North District, be requested to report on:
  - (a) the implications of permitting density up to a maximum of 3.0 F.S.I.; and
  - (b) allowing a permitted height to a maximum of 19 storeys in the south section.

Upon the question of the adoption of Motion B(2)(a) and (2)(b), moved by Councillor Flint, North York Centre South, it was lost.

Upon the question of the adoption of Motion B(1)(a)(b) and (c) moved by Councillor Flint, North York Centre South, it was carried.

Upon the question of the adoption of Motion A., moved by Councillor Mammoliti, North York Humber, it was carried.

**(Report No. 10 – Clause No. 44)**

**10.57 Final Report – Sonata Developments Inc. – UDZ-00-13 and UDSP-00-70– 15 to 19 Finch Avenue West and 7 to 11 Lorraine Drive – North York Centre.**

As directed by the North York Community Council at its meeting held on July 18, 2000, appropriate notice of the statutory public meeting was given in accordance with the Planning Act and the regulations thereunder.

The North York Community Council had before it a report (August 18, 2000) from the Director, Community Planning, North District, Urban Development Services, reporting on a zoning amendment application for a 26 storey residential building containing 294 units, which is before the Ontario Municipal Board on October 18, and 19, 2000; and submitting recommendations with respect thereto.

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

- (September 3, 2000) from Mr. Sik-Ngor Choi, expressing his concerns with the proposed development, in particular, the traffic congestion in the area; and
- (September 18, 2000) from Mr. George S. Belza, on behalf of the Edithvale-Yonge Community Association, indicating that first, as the Edithvale-Yonge Community Association is a party to the Ontario Municipal Board hearing, it reserves its own position for those proceedings; and secondly if Council chooses to approve the application, as recommended by staff, the Association requests that the nine recommendations outlined therein be incorporated into Council's position.

A staff presentation was made by Naomi Faulkner, Planner, North District, Urban Development Services.

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

- Mr. Murray Chusid, Blaney, McMurtry, Solicitor, on behalf of the applicant, who indicated that the applicant concurred with the recommendations contained in the staff report. During his submission, Mr. Chusid also indicated that while the applicant did not have any problems with some of the recommendations being suggested by the Mr. G. Belza in his communication dated September 18, 2000, the applicant did have objections to Recommendations (2), (3) and (9) being incorporated as conditions of approval.

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- Mr. John McAlpine, architect, on behalf of the applicant, who commented on some of the architectural features of the proposed building.
  
- Mr. George Belza, on behalf of the Edithvale-Yonge Community Association, who indicated that the Edithvale-Yonge Community Association is a party at the Ontario Municipal Board hearing and it reserves its own position for those proceedings. He also indicated that should Council choose to approve the application, as recommended by staff, that the recommendations outlined in his communication dated September 18, 2000, filed with the North York Community Council and the City Clerk, be incorporated into Council's position.
  
- A. Councillor Gardner, North York Centre, moved that the North York Community Council, after considering the deputations and based on the findings of fact, conclusions and recommendations contained in the report (August 18, 2000) from the Director, Community Planning, North District, Urban Development Services, and for the reasons that the proposal is an appropriate use of lands, recommend to City Council that:
  - (1) the application submitted by Sonata Developments Inc., regarding Official Plan Amendment and Zoning By-law Amendment Nos. UDSP-00-70 and UDZ-00-13 be approved, subject to the conditions outlined in the referenced report; and subject to the following additional conditions:
  
  - (2) that "bicycle storage space" and "general storage space" be looked at under the site plan agreement; and
  
  - (3) that as a condition of approval, the applicant be required to provide adequate general storage space for the residents of the condominium or apprise each prospective purchaser that no general storage space is provided.
  
  - (4) that the site-specific zoning by-law's definition of building height include mechanical spaces, or that they be otherwise explicitly regulated in the by-law;
  
  - (5) that the site plan and Section 37 agreements be made available in draft form by October 12, 2000 to all parties to the Ontario Municipal Board hearing, for consideration and potential approval by the Board at the hearing scheduled to resume on October 19, 2000;
  
  - (6) that the staff's parking condition (iii) in Recommendation 1 be amended to "7" spaces, rather than "9" spaces;

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- (7) that the figure of “950 m2” in staff’s landscaped area condition in Recommendation 1 be contingent on demonstration of its correctness;
  - (8) that the phrase “part of 33 Lorraine Drive” be amended to “all of 33 Lorraine Drive” in Recommendation 4 (a)(iv); and
  - (9) that the City Solicitor and the Director, Community Planning, North District, Urban Development Services, meet with Mr. George Belza representing the Edithvale-Yonge Community Association, the applicant, and other parties to the Ontario Municipal Board hearing, prior to the commencement of the hearing, in order to discuss the Draft Zoning By-law.
- B. Councillor Filion, North York Centre, moved in amendment to Councillor Gardner’s Motion that Recommendations (2) and (3) be amended to read as follows:
- “(2) that “bicycle storage space” be tightly defined in the zoning by-law, and suitable provisions incorporated into the development agreements, so as to preclude later conversion of such exempt space into non-exempt general storage space, in accordance with the intent of Council’s resolution adopted April 11-13, 2000, (Clause 1, Report No. 4 of North York Community Council), following the Symphony Square Ontario Municipal Board hearing;” and
  - “(3) that as a condition of approval, the applicant be required to either provide adequate general storage space for the condominium’s residents or else agree to explicitly apprise each prospective purchaser that no general storage space is to be provided, and undertake not to later construct such space and then seek variances for it;”

A recorded vote on Motion B., moved by Councillor Filion, North York Centre, was as follows:

FOR: Councillors Mammoliti, Valenti, Moscoe, Augimeri, Filion, Minnan-Wong, Shiner, King

AGAINST: Councillors Li Preti, Feldman, Flint, Gardner, Chong

ABSENT: Councillor Berger

Carried.



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A recorded vote on Motion A., moved by Councillor Gardner, North York Centre, as amended by Motion B., moved by Councillor Filion, North York Centre, was as follows:

FOR: Councillors Mammoliti, Valenti, Li Preti, Moscoe, Augimeri, Feldman, Flint, Gardner, Chong, Minnan-Wong, Shiner, King

AGAINST: Councillor Filion

ABSENT: Councillor Berger

Carried.

**(Report No. 10 – Clause No. 45)**

Councillor Flint, Vice-Chair, assumed the Chair.

**10.58 Final Report – Official Plan and Zoning By-Law Amendment UDOZ-99-27 – R & G Management Inc. – 1465 Lawrence Avenue West – North York Humber.**

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

The North York Community Council had before it a report (July 4, 2000) from the Director, Community Planning, North District, Urban Development Services, reporting on an application for an Official Plan Amendment 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 submitting recommendations with respect thereto.

- A. Councillor Valenti, North York Humber, moved that a representative on behalf of the applicant and a representative on behalf of the condominium owners residing at 1455 Lawrence Avenue West, be allowed to address the North York Community Council for a maximum of three minutes on new issues raised only.
- B. Councillor Moscoe, North York Spadina, moved in amendment to the motion moved by Councillor Valenti, North York Humber, that anyone wishing to make a deputation be allowed to address the North York Community Council.

Upon the question of the adoption of Motion B., moved by Councillor Moscoe, North York

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Spadina, it was lost.

Upon the question of the adoption of Motion A., moved by Councillor Valenti, North York Humber, it was carried.

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

- Mr. Frank Di Giorgio, who indicated that in his opinion, planning staff was not properly interpreting the criteria for intensification on sites located in Arterial Corridor Areas as originally adopted by the former City of North York Council. He further commented in opposition to the application and concluded by stating that the additional units should either be added to the south wall of the apartment building structure or stacked on the roof of the said apartment building and if those two options are not viable, the application should be refused outright.
- Mr. Mel Winch, on behalf of Condominium owners of 1455 Lawrence Avenue West, who spoke in opposition to the proposed development, indicating the site improvements did not add significant additional value to the quality of life for the residents. The proposal would create a loss of privacy, would increase shadowing effect, and would have an adverse impact on the surrounding neighbourhood. He further indicated that open landscape space would be greatly reduced. There would be a significant increase in traffic to the immediate area;
- Mr. Adam Brown, Brown Dryer Karol, Solicitor, on behalf of the applicant, who indicated that only a modest increase in density would result and that the separation distance between the two buildings was greater than indicated by previous speakers. He also advised that proper consultant studies were submitted and the results contained therein were reviewed and accepted by City staff.

Mr. Brown also commented on the options put forward by Mr. Frank DiGiorgio and explained why the additional units could not be added at the rear. Insofar as placing the additional units on top, he stated that structurally, the existing building could not support them.

- Mr. Lui Cossidente, who spoke in opposition to the application, and advised that the current privacy enjoyed by the residents at 1455 Lawrence Avenue West, would be greatly compromised. In his opinion, the proposed development is not appropriate for this site and he requested that the North York Community Council refuse the application.

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- C. Councillor Valenti, North York Humber, moved that the North York Community Council, after considering the deputations and for the reasons that the proposal is not an appropriate use of lands, recommend to City Council that:
- (1) the report (July 4, 2000) from the Director, Community Planning, North District, Urban Development Services, not be adopted;
  - (2) the application submitted by R & G Management Inc., regarding Official Plan and Zoning By-law Amendment UDOZ-99-22, with respect to 1465 Lawrence Avenue West, be refused; and
  - (3) that the City Solicitor be instructed to defend Council's position at the Ontario Municipal Board and be instructed to hire external planning consultants, in the event that this matter is appealed to the Ontario Municipal Board.
- D. Councillor Minnan-Wong, Don Parkway, moved that the report (July 4, 2000) from the Director, Community Planning, North District, be adopted and the application submitted by R & G Management Inc., regarding Official Plan and Zoning By-law Amendment UDOZ-99-22, with respect to 1465 Lawrence Avenue West, be approved, subject to conditions outlined in the staff report.
- E. Councillor Mammoliti, North York Humber, moved that the application be approved, subject to the five additional storeys being constructed on top of the existing building, and subject to meeting the requirements of the Ontario Building Code.

A recorded vote on Motion C., moved by Councillor Valenti, North York Humber, was as follows:

FOR: Councillors Valenti, Li Preti, Moscoe, Flint, Gardner, Chong, Shiner, King

AGAINST: Councillors Mammoliti, Feldman, Fillion, Minnan-Wong

ABSENT: Councillors Augimeri, Berger

Carried.

Having regard for the foregoing decision of the North York Community Council, the foregoing Motion D., moved by Councillor Minnan-Wong and Motion E., moved by Councillor Mammoliti,

North York Humber, were not voted upon.

(Councillor Augimeri Black Creek, declared her interest in the foregoing matter in that a member of her family owns a condominium adjacent to the applicant's property).

**(Report No. 10 – Clause No. 46)**

**10.59 Final Report – Zoning Amendment Application – UDZ-99-22 – Brown Dryer Karol – 200 Finch Avenue West – North York Centre.**

As directed by the North York Community Council at its meeting held on September 14, 1999, appropriate notice of the statutory public meeting was given in accordance with the Planning Act and the regulations thereunder.

The North York Community Council had before it a report (August 28, 2000) from the Director, Community Planning, North District, Urban Development Services, reporting on an application to amend the zoning by-law to expand the list of permitted commercial uses in the existing three storey commercial building at 200 Finch Avenue West, and submitting recommendations with respect thereto.

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

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

- Mr. Adam Brown, Brown Dryer Karol, Solicitor, on behalf of the applicant, who spoke in support of the proposal and the recommendations and conditions contained in the report. He advised that the building form is not being altered. He also advised that parking and traffic impact studies have been submitted and the findings therein have been accepted by City staff. He stated that the limited commercial uses have been accepted by the applicant and the residents, through the community consultation process. He further advised that concerns of the residents with respect to parking on the subject lands have been addressed through better signage to the underground parking area and the provision of 16 surface parking spaces. He indicated that the proposed development provides improved landscaping and fencing;
- Mr. Doug Carron, who spoke in opposition to the proposal, advised that the quality of life of area residents would be adversely affected as a result of the increase in traffic.

He also pointed out that the increased traffic was hazardous to pedestrians and children in the area and created problems for traffic ingressing and egressing the neighbourhood. In addition, he also raised concerns with regard to the parking on Glenborough Park Crescent, which occurs due to poor on-site parking at 200 Finch Avenue West;

- Ms. Lisa Fickle, who spoke in opposition to the proposal, raised concerns with regard to the safety of neighbourhood children walking to and from school who must cross Grantbrook Avenue, and stated that approximately 632 cars make a turn onto Grantbrook Avenue during the morning and afternoon peak traffic period;
- Ms. Donna Buck, who spoke in opposition to the proposal advised that a plan to allow retail on the site would only create additional traffic and parking problems. She commented that the on-site parking is very inadequate causing people to park on adjacent streets, and therefore it would be inappropriate to allow the building to be used for retail purposes;
- Mr. David Fickle, who spoke in opposition to the application advised that the loading space was inadequate and that there is insufficient parking for retail use;
- Mr. Keith Buck, who spoke in opposition to the application advised that the current proposal will adversely impact on the whole neighbouring property. He further indicated that the building provides for only 1 loading access bay, whereas 2 bays are required;
- Ms. Wendy Janvrin, who submitted a written submission, a copy of which is on file with the City Clerk, outlined her concerns with regard to the proposal and advised that she agreed with many of the recommendations and conditions in the staff report. She then expressed her concerns as the adjacent property owner, particularly with respect to the south and east lot lines. In this regard, she requested that an 8 foot high fence be erected along the entire east property line and a 40 foot long fence along the southerly south property line. In addition, she expressed concern with regard to noise pollution emanating from the air conditioning equipment on the building of the adjacent property, and the air pollution created by the increased traffic ingressing and egressing the property;
- Mr. James McGuffin, who advised that he was in support of the restricted retail commercial uses for the subject property. He also requested that a review of the traffic and parking requirements be undertaken prior to permitting the expansion of commercial and retail uses within the surrounding area;

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- Mr. Boguslaw Furmanck, who indicated that he agreed with the concerns expressed by the previous speakers; and
  - Ms. Patricia Burns who spoke in opposition to the application, due to the continuous on-street parking problem and the lack of enforcement. She further stated that increased traffic has created a safety problem for children and pedestrians.
- A. Councillor Filion, North York Centre, moved that the application be refused.
- B. Councillor Gardner, North York Centre, moved that the North York Community Council, after considering the deputations and based on the findings of fact, conclusions and recommendations contained in the report (August 28, 2000) from the Director, Community Planning, North District, Urban Development Services, and for the reasons that the proposal is an appropriate use of lands, recommend to City Council that the application submitted by Brown Dryer Karol regarding Zoning Amendment Application No. UDZ-99-22, be approved, subject to the conditions outlined in the referenced report; and subject to the following amendments:
- (1) that Recommendation (1) (a) Permitted Uses be amended to read as follows:
    - (i) business and professional offices;
    - (ii) professional medical office;
    - (iii) clinics; and
    - (iv) showrooms, excluding automobile dealerships.
- C. Councillor Shiner, Seneca Heights, moved that the following Resolution by Councillor Shiner, Seneca Heights, be adopted:
- “WHEREAS traffic and parking issues are of principal concern to the residents adjacent to the proposed uses of 200 Finch Avenue West;
- THEREFORE BE IT RESOLVED THAT the Director, Transportation Services, District 3, Works and Emergency Services:
- (1) review options with the community to better control on-street parking on Glenborough Park Crescent, including the feasibility of narrowing the east leg of Glenborough Park Crescent from Finch Avenue West to the north limit of the subject property, in order to eliminate existing parking; and

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- (2) review the feasibility of widening Grantbrook Street, to provide for a northbound left turn lane from Finch Avenue West to the access driveway of the subject property in order to eliminate any deficiencies; and

BE IT FURTHER RESOLVED THAT the cost of the changes to Grantbrook Avenue be paid for by the applicant.”

D. Councillor King, Seneca Heights, moved that the Director, Transportation Services, District 3, Works and Emergency Services, be requested to review the feasibility of installing a traffic control signal at Grantbrook Avenue and Finch Avenue West, that would be sequenced to work with the traffic control signal at Senlac Drive and Finch Avenue West.

E. Councillor Flint, North York Centre South, moved that:

- (1) an eight foot fence, approximately six feet of board topped by approximately two feet of lattice, be constructed on the property line between the subject lands and the adjoining residential property; such costs to be borne by the applicant, and the maintenance thereof be the responsibility of the applicant, and the maintenance thereof be the responsibility of the applicant, in consultation with the adjoining property owner;
- (2) noise mitigation measures be included in the site plan, with particular attention to the air conditioning equipment; and
- (3) the Director, Community Planning, North District, Urban Development Services, be requested to take into consideration the concerns outlined in the written submission from Ms. Wendy Janvrin, when reviewing the site plan for the subject property.

Recorded Votes:

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

FOR: Councillors Li Preti, Moscoe, Filion

AGAINST: Councillors Mammoliti, Berger, Feldman, Flint, Gardner, Shiner, King

ABSENT: Councillors Valenti, Augimeri, Chong, Minnan-Wong

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Lost.

A recorded vote on Part 1 of the motion moved by Councillor Gardner, North York Centre, to permit business and professional offices, was as follows:

FOR: Councillors Li Preti, Moscoe, Berger, Feldman, Flint, Gardner, Filion, Shiner, King

AGAINST: Councillor Mammoliti

ABSENT: Councillors Valenti, Augimeri, Chong, Minnan-Wong

Carried.

A recorded vote on Part 2 of the motion moved by Councillor Gardner, North York Centre, to permit a professional medical office, was as follows:

FOR: Councillors Berger, Feldman, Flint, Gardner, Shiner, King

AGAINST: Councillors Mammoliti, Li Preti, Moscoe, Filion

ABSENT: Councillors Valenti, Augimeri, Chong, Minnan-Wong

Carried.

A recorded vote on Part 3 of the motion, moved by Councillor Gardner, North York Centre, to permit clinics, was as follows:

FOR: Councillors Berger, Feldman, Flint, Gardner, Shiner

AGAINST: Councillors Mammoliti, Li Preti, Moscoe, Filion, King

ABSENT: Councillors Valenti, Augimeri, Chong, Minnan-Wong

Lost.

A recorded vote on Part 4 of the motion moved by Councillor Gardner, North York Centre, to permit a showroom, excluding automobile dealership, was as follows:

FOR: Councillors Berger, Feldman, Flint, Gardner, Filion, Shiner, King



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AGAINST Councillors Mammoliti, Li Preti, Moscoe,

ABSENT: Councillors Valenti, Augimeri, Chong, Minnan-Wong

Carried.

A recorded vote on Motion C., moved by Councillor Shiner, Seneca Heights, was as follows:

FOR: Councillors Mammoliti, Moscoe, Berger, Feldman, Flint, Gardner, Shiner, King

AGAINST: Councillors Li Preti, Filion

ABSENT: Councillors Valenti, Augimeri, Chong, Minnan-Wong

Carried.

A recorded vote on Motion E., moved by Councillor Flint, North York Centre South, was as follows:

FOR: Councillors Mammoliti, Li Preti, Moscoe, Berger, Feldman, Flint, Gardner, Filion, Shiner, King

AGAINST: Nil

ABSENT: Councillors Valenti, Augimeri, Chong, Minnan-Wong

Carried.

A recorded vote on Motion B., moved by Councillor Gardner, North York Centre, as amended by Motion C., moved by Councillor Shiner, Seneca Heights, Motion D., moved by Councillor King, Seneca Heights, and Motion E, moved by Councillor Flint, North York Centre South, was as follows:

FOR: Councillors Li Preti, Berger, Feldman, Flint, Gardner, Shiner, King

AGAINST: Councillors Mammoliti, Moscoe, Filion

ABSENT: Councillors Valenti, Augimeri, Chong, Minnan-Wong

Carried.

**(Report No. 10 – Clause No. 47)**

**10.60 Final Report – Zoning Amendment Application – UDZ-00-03 – Brown Dryer Karol for Carmella Fallico – 2710 Victoria Park Avenue – Seneca Heights.**

As directed by the North York Community Council at its meeting held on May 2, 2000, appropriate notice of the statutory public meeting was given in accordance with the Planning Act and the regulations thereunder.

The North York Community Council had before it a report (August 30, 2000) from the Director, Community Planning, North District, Urban Development Services, reporting on an application to amend the Zoning By-law in order to permit a personal service shop (hair salon) within the existing building and submitting recommendations with respect thereto.

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

On motion by Councillor Shiner, Seneca Heights, the North York Community Council, after considering the deputations and based on the findings of fact, conclusions and recommendations contained in the report (August 30, 2000) from the Director, Community Planning, North District, Urban Development Services, and for the reasons that the proposal is an appropriate use of lands, recommend to City Council that:

- (1) the application submitted by Brown Dryer Karol for Carmella Fallico regarding Zoning Amendment No. UDZ-00-03 be approved, subject to the conditions outlined in the referenced report; and
- (2) the following Resolution by Councillor Shiner, Seneca Heights, be adopted:

“WHEREAS Brown Dryer Karol on behalf of C. Fallico, has made an application to amend Zoning By-law No. 7625 on the lands known municipally as 2710 Victoria Park Avenue; and

WHEREAS the application for the zoning amendment is to permit a personal service shop (hair salon) within the existing building; and

WHEREAS Planning staff has recommended approval for the application to

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permit the hair salon with a maximum g.f.a. of 69 m<sup>2</sup>;

THEREFORE BE IT RESOLVED THAT in addition to the conditions stated in the Final Report dated August 30, 2000, the approval of the application be subject to the following conditions:

- (a) that prior to the issuance of any building permit, the Owner shall submit a landscaping plan to the satisfaction of the Director of Community Planning, North District. The landscaping plan shall include a landscaped buffer having a minimum width of 0.9m along the north and west property lines;
- (b) that prior to the issuance of any building permit, the Owner shall submit a tree preservation plan for the existing mature trees on the property, to the satisfaction of the Director of Community Planning, North District. The Owner shall agree to carry out or cause to carry out the tree preservation plan and secure and implement the recommendations of the approved tree preservation plan at the time of any building permit issuance;
- (c) that prior to the issuance of any building permit, the Owner shall erect a 1.8m board on board wooden fence along the north and west property lines; and
- (d) that parking in the rear yard (north yard) be limited to 5 spaces.”

**(Report No. 10 – Clause No. 48)**

**10.61 Final Report – Official Plan and Zoning Amendment – Site Plan Approval Application Nos. UDOZ-99-18 and UDSP-99-083 – Options for Homes – 650 Lawrence Avenue West – North York Centre.**

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

The North York Community Council had before it a report (August 29, 2000) from the

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Director, Community Planning, North District, Urban Development Services, reporting, as requested by the North York Community Council at its meeting of March 23, 2000, on changes to the previous recommendations resulting from the actions of City Council with respect to the deferral of fees and minor revisions to the plans to amend the approval to permit a 379 unit apartment dwelling and 51 townhouse units; and submitting recommendations with respect thereto.

The North York Community Council also had before it a report (March 3, 2000) from the Director, Community Planning, North District, Urban Development Services, providing final recommendations respecting applications to amend the Official Plan and Zoning By-law 7625 of the former City of North York and for site plan approval to permit a 393 unit apartment dwelling and 51 townhouse units, and submitting recommendations with respect thereto.

The North York Community Council also had before it, for information, Clause No. 10(h) of Report No. 7 of the Planning and Transportation Committee, titled "Other Items Considered by the Committee – Deferring Planning Application Fees, Building Permit Application and Parkland Dedication Requirements and Development Charges for 650 Lawrence Avenue West (Ward 8 - North York).

On motion by Councillor Moscoe, North York Spadina, the North York Community Council, after considering the deputations and based on the findings of fact, conclusions and recommendations contained in the report (August 29, 2000) from the Director, Community Planning, North District, Urban Development Services, and for the reasons that the proposal is an appropriate use of lands, recommended to City Council that the application submitted by Options for Homes regarding Official Plan and Zoning Amendment and Site Plan Approval Application Nos. UDOZ-99-18 and UDSP-99-083 be approved, subject to the conditions outlined in the referenced report; and subject to the following:

- (1) that Recommendation No. (5), embodied in the report (August 29, 2000) from the Director, Community Planning, North District, Urban Development Services, be amended to read as follows:
  - “(5) that prior to the adoption of the Official Plan Amendment and enactment of the zoning by-law by Council, the applicant enter into an agreement with the City pursuant to Section 37 of the Planning Act, R.S.O. 1990, c.P. 13 as amended, and/or an agreement satisfactory to the City Solicitor in

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consultation with the Commissioner of Urban Development Services to secure the matters noted below:

- (a) that residential units of housing for seniors at 650 Lawrence Avenue West, having a value equivalent to \$1,600,000.00 be conveyed to the Toronto Housing Company Inc. at a nominal sum free and clear of all encumbrances;
  - (b) that cash-in-lieu of parkland dedication, building permit fees, development charges and planning application fees which are otherwise payable for the development located at 650 Lawrence Avenue West be paid to the City out of the proceeds of sale only at the time when each unit in the project is resold, and;
  - (c) that the owner shall convey or cause to be conveyed to the City for a nominal sum, free of all encumbrances, the lands on the western boundary of the property of an approximate width of 5 metres to the satisfaction of the Commissioner of Works and Emergency Services.”
- (2) that City Council declare as surplus the turning circle and road allowance, at the south end of Replin Road, and the said property be turned-over to the Parks and Recreation Division, Economic Development, Culture and Tourism Department, for the development of a community park;
- (3) that the most westerly portion of the site (7.5 m) be subject to a further site plan agreement with regard to fencing, landscaping and other elements, to be developed co-operatively with the Park and Recreation Division, in planning the adjoining community park; and
- (4) the Commissioner of Economic Development, Culture and Tourism, be requested to bring forward a report to the Economic Development and Parks Committee, in the year 2001, on the development of a community park to serve as a focal point for the Lawrence Heights community; and in so doing, work co-operatively with the applicant to co-ordinate the westerly portion of this development with City lands and the lands presently owned by the Metropolitan Toronto Housing Authority (soon to be devolved to the City).

**(Report No. 10 – Clause No. 49)**

Councillor Flint, Vice-Chair, assumed the Chair.

**10.62 Final Report – Applications to Amend the Official Plan and Zoning By-Law - UDOP-99-46 – Great Land Homes and Property Inc. – Kirkor Architects and Planners – 4 to 10 Altamont Road and 118 Finch Avenue West – North York Centre.**

As directed by the North York Community Council at its meeting held on February 15, 2000, appropriate notice of the statutory public meeting was given in accordance with the Planning Act and the regulations thereunder.

The North York Community Council had before it a report (August 29, 2000) from Director, Community Planning, North District, Urban Development Services, advising the North York Community Council that a report on UDOP-99-46 will be submitted to Community Council, together with draft by-laws, for its meeting of September 19-20, 2000, and recommending that this report be received for information.

The North York Community Council also had before it a report (September 14, 2000) from the Director, Community Planning, North District, Urban Development Services, reporting further on an Official Plan and Zoning amendment application by Kirkor Architects and Planners for permission to build an apartment house dwelling containing 35 residential units, and a row of 5 freehold townhouses, at the north-west corner of Finch Avenue West and Altamont Road, and submitting recommendations thereto.

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

- (September 18, 2000) from Mr. George S. Belza, on behalf of the Edithvale-Yonge Community Association, indicating that the Edithvale-Yonge Community Association endorses in principle the conceptual planning solution presented in the staff report dated September 14, 2000; requesting an opportunity to review and comment on the proposed implementing Official Plan Amendment and Zoning By-law with staff, through the offices of the local Councillor prior to the granting of final planning approval for the project; requesting that affected area residents be given an

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opportunity to review the site plan and requesting statutory notice of adoption of the proposed Official Plan Amendment and enactment of the proposed Zoning By-law; and

- (undated) from Margie Wagner and John Wagner, expressing their concerns regarding the development and requesting an opportunity to review the site plan prior to approval, the amendments proposed to the Zoning By-law and Official Plan and requesting notice of the adoption of the proposed Official Plan Amendment and Zoning By-law.

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

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

- Mr. Clifford Korman, Architect, on behalf of the owner, who commented on the merits of the application. During his submission he indicated that the applicant concurred with the recommendations contained in the staff report but had some concerns with Recommendation No. 3 (j) (iv). Mr. Korman concluded by requesting that the recommendation be amended to read “120 m<sup>2</sup> for three bedroom or for a two bedroom with den”;
- Mr. John Wagner, who indicated that he would like an opportunity to review the site plan prior to approval and the amendments proposed to the Zoning By-law and Official Plan. He also requested that adequate berming be provided; that a 6 foot fence be erected between the adjoining properties; and that the large tree situated on the property line be preserved; and
- Ms. Lynda Ciaschini, who commented on the proposed development and requested that the residents be given an opportunity to review the site plan and be part of the site plan process.

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 reports (August 29, 2000) and (September 14, 2000), from the Director, Community Planning, North District, Urban Development

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Services, and for the reasons that the proposal is an appropriate use of lands, recommended to City Council that the application submitted by Great Land Homes and Property Inc., Kirkor Architects and Planners regarding Applications to Amend the Official Plan and Zoning By-law, UDOP-99-46, be approved, subject to the conditions outlined in the report dated September 14, 2000, and subject to the following further conditions:

- (1) that Recommendation No. 3(j)(iv) be amended to read as follows:  
  
“(iv) 120 m<sup>2</sup> for three bedroom or for a two bedroom with den;”
- (2) that the applicant erect a 6 foot fence satisfactory to the Director, Community Planning, North District, Urban Development Services; and
- (3) that a tree preservation plan be included as part of the site plan approval.

**(Report No. 10 – Clause No. 50)**

Councillor Gardner, assumed the Chair for the following item:

**10.63 Enforcement Responsibility for Property Standards on Construction Sites.**

The North York Community Council had before it a joint report (September 6, 2000) from the Chief Building Official, Urban Development Services and the City Solicitor, reporting on whose responsibility it is to enforce property standards on residential properties where occupied homes under construction and/or renovations have not been signed off, as requested by the North York Community Council, and recommending that this report be received for information.

On motion by Councillor Flint, North York Centre South, the North York Community Council:

- (1) received the joint report (September 6, 2000) from the Chief Building Official, Urban Development Services, and the City Solicitor; and
- (2) recommended to City Council, the adoption of the following Resolution by



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Councillor Flint, North York Centre South:

“WHEREAS Council for the City of Toronto is considering a harmonized Property Standards By-law for the amalgamated City pursuant to Section 15.1 (3) of the Building Code Act; and

WHEREAS the City has a programme that allows for disconnection of downspouts in order to divert water from the sewer system to be recycled on the property; and

WHEREAS Section 20 of the harmonized By-law respecting Roofs and Roof structures at subsection C.(1) and C.(2):

- (1) “Where a rainwater collection system is not provided, the drainage from all roof surfaces of buildings shall discharge into an eavestrough or roof gutter and then into a down pipe that discharges directly into the building drain or not more than one hundred and fifty (150) millimetres above grade”
- (2) “Any above ground discharge from a down pipe or pipe shall be directed to discharge onto the property and in a manner so as not to cause damage to any property and to prevent hazardous conditions” are not adequate to deal with the issues; and

WHEREAS the proposed wording places onus on the Municipal Licensing and Standards Officers to prove that damage has occurred to adjacent properties from the discharge of water;

THEREFORE BE IT RESOLVED THAT Council recommend a change to the wording of subsection C.(2) to “Drainage water from a roof surface and surface drainage shall not be discharged directly or indirectly onto a stairway, street or an adjoining property.”

**(Report No. 10 – Clause No. 71(m))**

Councillor Feldman, resumed the Chair.

**10.64 Notice of Motion by Councillor Flint respecting Zoning Regulations Affecting “Through” Lots.**

The North York Community Council had before it a communication (September 19, 2000) from Councillor Flint, North York Centre South, submitting a notice of motion for consideration of the North York Community Council, requesting that the Urban Planning and Development Department staff prepare a report for the January 2001 Community Council meeting on the zoning regulations affecting “through” lots; and on ways in which the City can limit the impact of a change on the local community.

The North York Community Council endorsed the following motion by Councillor Flint, North York Centre South:

“WHEREAS residents can apply to the City of Toronto for a residential number change of a municipal address; and

WHEREAS these requests are routinely granted; and

WHEREAS where a lot abuts two streets, these requests often involve a change in street designation as well as a number change and can result in a front yard becoming a rear or side yard; and

WHEREAS this can seriously impact the character of a residential neighbourhood, especially when it comes to fences; and

THEREFORE BE IT RESOLVED that Urban Planning and Development Department staff prepare a report for the January, 2001, Community Council meeting on the zoning regulations affecting “through lots”; and on ways in which the City can limit the impact of a change on the local community.”

**(Report No. 10 – Clause No. 71(n))**

Councillor Flint, Vice-Chair, assumed the Chair for the following item:

**10.65 Notice of Motion by Councillor Norm Gardner respecting the Service Road Implementation.**

The North York Community Council had before it the following Resolution by Councillor Norm Gardner, North York Centre:

“WHEREAS Council, at its meeting of July 29, 30 and 31, 1998, approved a strategy for the implementation of the North Yonge Centre Plan Service Road;

WHEREAS Council initially approved the expenditure of \$3.6 million from the Yonge Centre Development Charge account for property acquisition, and further, Council approved the inclusion of \$1.5 million annually starting in 2001 if additional funds were required, and subsequently an additional \$2 million that was added to the 2000 Capital Budget of the Transportation Division of the Works and Emergency Services Department for the acquisition of properties;

WHEREAS the response to this program has been more successful than anticipated and the original funds have been almost completely expended in the acquisition of strategically located properties along the Service Road alignment;

WHEREAS a significant proportion of the required alignment is needed through development dedications;

WHEREAS staff from the Facilities and Real Estate Division of the Corporate Services Department have advised that there are additional expressions of interest from owners of properties on the Service Road alignment, on the west side of Yonge Street, which cannot be acquired unless additional funds are made available.

WHEREAS the policies of the Official Plan are still valid, and the construction of the Service Road is still key in providing opportunities to reduce existing traffic congestion and to facilitate requirements for future development;

WHEREAS it is necessary to ensure that all transactions underway are successfully completed and that sufficient funds are available to purchase additional properties for the construction of key sections of the western Service Road in 2001;

WHEREAS it is preferable to acquire as many properties amicably at this time, rather than having to resort to expropriation;

WHEREAS it is expected that the success of the program will continue and that the funds currently included in the 2000 Capital Budget of the Transportation Division will be exhausted;

THEREFORE BE IT RESOLVED THAT additional funds, in the amount of \$2.5 million, be added to the 2001 Capital Budget of the Transportation Division of the Works and Emergency Services Department, for the acquisition of properties required for the construction of the Service Road from Finch Avenue West to Kempford Boulevard; and

BE IT FURTHER RESOLVED THAT staff be requested to expeditiously proceed with the acquisition of these properties, and do all things necessary to facilitate construction of this section of the Western Service Road as soon as possible.”

On motion by Councillor Filion, North York Centre, the North York Community Council recommended to City Council, the adoption of the foregoing Resolution by Councillor Gardner, North York Centre, subject to amending the second last Operative Paragraph by adding thereto, the following words, “and an additional \$1.5 million annually starting in 2002 if more funds are required”, so that it now reads as follows:

“THEREFORE BE IT RESOLVED THAT additional funds, in the amount of \$2.5 million, be added to the 2001 Capital Budget of the Transportation Division of the Works and Emergency Services Department, for the acquisition of properties required for the construction of the Service Road from Finch Avenue West to Kempford Boulevard; and an additional \$1.5 million annually starting in 2002 if more funds are required; and”

**(Report No. 10 – Clause No. 51)**

Councillor Feldman resumed the Chair.

**10.66 Notice of Motion by Councillor Howard Moscoe respecting the Removal of Steel Girders above Noise Barriers – Allen Road adjacent to the East Leg of Hillmount Avenue – North York Spadina.**

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The North York Community Council had before it a motion (August 16, 2000) from Councillor Howard Moscoe, North York Spadina, for consideration of the North York Community Council, requesting that the steel girders projecting above the noise barrier in the area of the Allen Road adjacent to the east leg of Hillmount Avenue be removed and the top of the wall be finished in an aesthetically pleasing manner; and that this be done forthwith.

The North York Community Council recommended to City Council, the adoption of the following Resolution by Councillor Moscoe, North York Spadina:

“WHEREAS in 1990, at the request of residents I convinced Metro to construct noise barriers along the William Allen Road; and

WHEREAS the barriers were constructed in stages with each stage preceded by community consultation with the residents of each neighbourhood, and

WHEREAS in 1997 following two meetings with residents of the east leg of Hillmount Avenue who were concerned about being “walled in” Metro removed the four top panels reducing the size of the wall by half on the 40 meter section adjacent to the east leg of Hillmount Avenue; and

WHEREAS the appearance of the neighbourhood has been marred by a row of steel girders projecting into the skyline and significantly contributing to the uglification of this neighbourhood; and

WHEREAS some bureaucrats have been reticent to remove these steel projections in the hope that someday the neighbourhood will change its mind and request that the removed panels be re-installed; and

WHEREAS it is most unlikely that this will ever happen.

THEREFORE BE IT RESOLVED that the steel girders projecting above the noise barrier in the area of the Allen Road adjacent to the east leg of Hillmount Avenue be removed and the top of the wall be finished in an aesthetically pleasing manner; and

BE IT FURTHER RESOLVED that this be done forthwith.”

**(Report No. 10 – Clause No. 52)**

Councillor Flint, Vice-Chair, assumed the Chair.

**10.67 Consent Agreement – UDL-99-9 - West of 1224 Lawrence Avenue West – Part of Lot 6, Concession 3, W.Y.S. – North York Spadina.**

The North York Community Council had before it a report (September 1, 2000) from the City Solicitor, requesting authority for the Clerk and Treasurer to execute a Consent Agreement with Lafarge Canada Inc., with respect to the above noted property, and recommending that, upon finalization of the Consent Agreement, the City Clerk and Treasurer be authorized to sign the Consent Agreement, made between Lafarge Canada Inc. and the City of Toronto with respect to lands west of 1224 Lawrence Avenue West and any other documentation necessary to give effect thereto.

The North York Community Council recommended to City Council, the adoption of the foregoing report.

**(Report No. 10 – Clause No. 53)**

**10.68 Consent Agreement – UDL-99-39 - West of 1100 Caledonia Road – Part of Lot 7, Concession 3, W.Y.S. – North York Spadina.**

The North York Community Council had before it a report (September 1, 2000) from the City Solicitor, requesting authority for the Clerk and Treasurer to execute a Consent Agreement with 135573 Ontario Inc. with respect to the above noted property, and recommending that upon finalization of the Consent Agreement, the City Clerk and Treasurer be authorized to sign the Consent Agreement, made between 135573 Ontario Inc. and the City of Toronto with respect to lands west of 1100 Caledonia Road and any other documentation necessary to give effect thereto.

On motion by Councillor Valenti, North York Humber, the North York Community Council recommended to City Council, the adoption of the foregoing report, subject to:

- (1) the City undertaking an environmental emissions study in the neighbourhood to

the west, to be paid for by the applicant; and

- (2) the Medical Officer of Health, confirming that the emission standards have been satisfied.

**(Report No. 10 – Clause No. 54)**

Councillor Feldman resumed the Chair.

**10.69 Ontario Municipal Board Hearing – 59 Pemberton Avenue – North York Centre.**

The North York Community Council had before it a report (September 6, 2000) from the City Solicitor, advising of the outcome of the Ontario Municipal Board Hearing with respect to 59 Pemberton Avenue which was held on May 29, 2000, and recommending that this report be received for information.

The North York Community Council received the foregoing report.

**(Report No. 10 – Clause No. 71(o))**

Councillor Flint, Vice-Chair, assumed the Chair.

**10.70 Ontario Municipal Board Hearing – 251 Hollywood Avenue – North York Centre.**

The North York Community Council had before it a report (September 12, 2000) from the City Solicitor, advising of the outcome of the Ontario Municipal Board Hearing with respect to 251 Hollywood Avenue which was held on August 3, 2000, and recommending that this report be received for information.

On motion by Councillor Filion, North York Centre, the North York Community Council received the foregoing report and requested that the Executive Director and Chief Planner, the members of the City of Toronto Committee of Adjustment, North District, and the Ontario Municipal Board be advised that the North York Community Council reconfirms

its support of Zoning By-law No. 7625 insofar as back sloping driveways, below-grade garages, and first floor elevations are concerned.

(Councillor Valenti, North York Humber, declared an interest in the foregoing matter, in that he is a member of the City of Toronto Committee of Adjustment, North District, and as such he has previously adjudicated on various Committee of Adjustment applications dealing with variances for back sloping driveways, below-grade garages and first floor elevations.)

**(Report No. 10 – Clause No. 71(p))**

**10.71 Street Vending Permit Application No. 104349 – Bishop Avenue - North-East Corner of Bishop Avenue and Yonge Street – North York Centre.**

The North York Community Council had before it a report (September 12, 2000) from the North District, Manager, Municipal Licensing and Standards Division, Urban Development Services, reporting on an appeal of the Municipal Licensing and Standards Division's refusal of an application from Mr. Yulian Neykov for a street vending permit, to sell hot dogs and soft drinks on the north-east corner of Bishop Avenue and Yonge Street, and recommending that:

- (1) Council consider the appeal of my refusal to issue a food vending permit to Mr. Yulian Neykov; and
- (2) direct that the application be approved for issuance or confirmed as to refusal.

Mr. Julian Neykov appeared before the North York Community Council in connection with the foregoing matter.

- A. Councillor Gardner, North York Centre, moved that the North York Community Council recommended to City Council that the application submitted by Mr. Julian Neykov for a street vending permit to sell hot dogs and soft drinks on the northeast corner of Bishop Avenue and Yonge Street, be approved.
- B. Councillor Moscoe, North York Centre, moved in amendment to Councillor Gardner's motion, that the application be approved on an interim basis and this location be included in the lottery system in the event that the vending by-law is harmonized and a lottery system is adopted.



Upon the question of the adoption of Motion B., moved by Councillor Moscoe, North York Spadina, it was carried.

Upon the question of the adoption of Motion A., moved by Councillor Gardner, North York Centre, as amended by Motion B., moved by Councillor Moscoe, North York Spadina, it was carried.

**(Report No. 10 – Clause No. 55)**

Councillor Feldman resumed the Chair.

**10.72 Request for Driveway Entrance Widening – 662 Roding Street – Black Creek.**

The North York Community Council had before it a report (September 14, 2000) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on a request to widen the driveway entrance to 662 Roding Street, located on Camborne Avenue, from 6.1 metres to 8.6 metres and recommending that the application be denied as it does not conform to the driveway entrance policy approved by Council in August, 2000.

On motion by Councillor Li Preti, Black Creek, the North York Community Council recommended to City Council that:

- (1) the report (September 14, 2000) from the Director, Transportation Services, District 3, Works and Emergency Services, not be adopted; and
- (2) the request to widen the driveway entrance to 662 Roding Street, located on Camborne Avenue, from 6.1 metres to 8.6 metres, be approved.

**(Report No. 10 – Clause No. 56)**

**10.73 Presentation to the Beatrice Women's Hockey Team – 2000 Ontario Champions Senior AAA, 2000 National Champions, 2000 NWHL Champions.**

Councillor LiPreti welcomed the following members of the Beatrice Aeros Hockey Team, an outstanding team of elite female hockey players, together with the Team Owner, Vice-President, Manager, and the two Assistant Coaches, to receive a token of North York Community Councils appreciation for the Team's outstanding success as winners of 51 out of 55 games, making them the 2000 National Champions, 2000 Ontario Champions and 2000 National Women's Hockey League Champions:

Amanda Benoit  
Gillian Ferrari  
Kendra Fisher  
Geraldine Heaney  
Becky Kellar  
Lara Perks  
Cheryl Pounder  
Kelly Smith  
Colin Mackenzie, Owner  
Don Heys, Vice President  
Maria Quinto – Manager  
Mike O'Toole, Assistant Coach  
Dan O'Brien, Assistant Coach

Councillor Feldman, on behalf of the members of Council, congratulated the Beatrice Aeros Hockey Team and presented each player with a framed scroll as a token of appreciation for their outstanding accomplishments.

Mr. Colin Mackenzie, Owner of the Beatrice Aeros Hockey Team, addressed the North York Community Council and expressed his thanks on behalf of the Beatrice Aeros Hockey Team, for North York Community Council's recognition and appreciation of the Team's accomplishments.

**(Report No. 10 – Clause No. 71(q))**

**10.74 O.M.B. Hearing respecting – 75 to 79 Sheffield Street – North York Humber.**

Councillor Valenti, North York Humber, moved that the North York Community Council meet privately to discuss the matter of the Ontario Municipal Board Hearing regarding 75 to 79

Sheffield Street having regard that the subject matter involves litigation or potential litigation, and relates to the receiving of advice under solicitor-client privileges.

The North York Community Council had before it a confidential report (September 19, 2000) from the City Solicitor report from the City Solicitor respecting the Ontario Municipal Board Hearing regarding 75 to 79 Sheffield Street, formerly North York.

On motion by Councillor Gardner, North York Centre, the North York Community Council recommended to City Council, the adoption of the confidential report (September 19, 2000) from the City Solicitor, entitled “75 to 79 Sheffield Street formally North York – Ontario Municipal Board Hearing”, and further recommended that, in accordance with the Municipal Act, discussions pertaining to this Clause be held in camera, having regard that the subject matter involves litigation or potential litigation, and relates to the receiving of advice under solicitor-client privilege.

**(Report No. 10 – Clause No. 57)**

**10.75 Decision of the Ontario Municipal Board (“Board”) regarding Costs Awarded Against the City to Ajax Precision for Properties at 29 and 37 Penn Drive – North York Humber.**

Councillor Valenti, North York Humber, moved that the North York Community Council meet privately to discuss the matter of the Decision of the Ontario Municipal Board regarding costs awarded against the City to Ajax Precision for properties at 27 and 37 Penn Drive having regard that the subject matter involves litigation or potential litigation, and relates to the receiving of advice under solicitor-client privilege.

The North York Community Council had before it a confidential report (September 12, 1999) from the City Solicitor respecting the Decision of the Ontario Municipal Board regarding costs awarded against the City to Ajax Precision for properties at 27 and 37 Penn Drive.

On motion by Councillor Gardner, North York Centre, the North York Community Council recommended to City Council the adoption of the confidential report (September 12, 1999) from the City Solicitor, entitled “Decision of the Ontario Municipal Board (“Board”) regarding costs awarded against the City to Ajax Precision for properties at 29 and 37 Penn Drive”, and further recommended that, in accordance with the Municipal

Act, discussions pertaining to this Clause be held in camera, having regard that the subject matter involves litigation or potential litigation, and relates to the receiving of advice under solicitor-client privilege.

**(Report No. 10 – Clause No. 58)**

**10.76 Request for Curb Cut Extension – 869 Glencairn Avenue – North York Spadina.**

The North York Community Council had before it a the following Resolution submitted by Councillor Moscoe, North York Spadina:

“WHEREAS Glencairn Avenue is a collector road on which no parking whatsoever is permitted; and

WHEREAS the property at 869 Glencairn Avenue can accommodate sufficient parking on their property to meet their needs; and

WHEREAS in order to do so the property at 869 Glencairn Avenue requires a widened driveway; and

WHEREAS a widened driveway can be accommodated within all of the provisions of the zoning by-law with the exception of a need for the addition of a three foot extension to their curb cut; and

THEREFORE BE IT RESOLVED that the City of Toronto grant permission for a three foot extension to the curb cut at 869 Glencairn Avenue; and

BE IT FURTHER RESOLVED that in order to ensure that this site has safe parking prior to the onset of winter that the notice requirement be waived in order to permit this notice to be introduced.”

On motion by Councillor Moscoe, North York Spadina, 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 carried, more than two-thirds of members present having voted in the affirmative.

The North York Community Council recommended to City Council the adoption of the foregoing Resolution by Councillor Moscoe, North York Spadina.

**(Report No. 10 – Clause No. 59)**

Councillor Flint, Vice-Chair, assumed the Chair.

**10.77 Exemption to Driveway Entrance Policy for Residential Properties within District 3 – 54 Glendora Avenue – North York Centre.**

The North York Community Council had before it the following Resolution submitted by Councillor Gardner, North York Centre:

“WHEREAS North York Community Council at its July 2000 meeting adopted the June 5, 2000 report from the Director, Transportation Services, District 3 concerning revised policies respecting residential driveway entrances and curb cuts within the former City of North York;

WHEREAS these policies contain specific guidelines respecting lots not exceeding a frontage of 18.3 metres in that:

- (i) A maximum of one driveway entrance is permitted
- (ii) Where there is no garage or carport, the driveway entrance width is 3.0 metres
- (iii) The driveway entrance shall have a minimum width of 3.0 metres and maximum width of a garage or carport not to exceed 6.0 metres;

WHEREAS at its meeting of August 1, 2, 3, and 4, 2000, City Council adopted Clause 17 of Report No. 9 of the North York Community Council entitled "Driveway Entrance Policy for Residential Properties - District 3 – All Wards" which further amended these policies by adding:

- (iv) All driveway entrances with the exception of cul-de-sacs and outside curbs, shall be constructed at a 90 degree angle to the street line with a minimum side yard set-back of 1.0 metre. Where there are obstructions such as trees, or utility structures, the applicant must make arrangements to relocate and/or revise the location of the driveway at the applicant's cost;

WHEREAS this policy does not recognize nor take into consideration special circumstances where humanitarian and compassionate considerations may be required, e.g. modifications to accommodate the special needs of disabled and elderly residents that may require driveways and curb cuts to be widened to accommodate ramps and other devices to permit access to homes, and in certain cases the ability to remain in one's home;

WHEREAS the property owner located at 54 Glendora Avenue is experiencing unnecessary hardship as a result of professional "out of home" caregivers unable to park their vehicles in the existing driveway due to the lack of space;

WHEREAS this property owner has advised that a disabled member of the family will be using a motorized scooter in the very near future that will require widening of the existing driveway so that adequate space is available for the scooter to be loaded onto and unloaded from a vehicle, as well as the need to construct a ramp to permit access to the building structure;

WHEREAS these alterations needed to accommodate this disabled person would not be permitted under the current policy respecting the widening of driveways and curb cuts; and

THEREFORE BE IT RESOLVED that the homeowner located at 54 Glendora Avenue be granted an exemption from the requirements of the current policy respecting the widening of driveways and curb cuts to permit the widening of his driveway to accommodate another vehicle."

The North York Community Council also had before it a copy of a communication (September 19, 2000) from the Supervisor, Urban Forestry, Planning and Protection addressed to Councillor Filion, North York Centre, commenting on the proposed driveway expansion and indicating that approval of the driveway expansion would result in a significant loss of tree roots and would have a profound effect on the health of the tree including the possible death of the tree.

On motion by Councillor Gardner, North York Centre, 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 carried, more than two-thirds of members present having voted in the affirmative.

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- A. Councillor Filion, North York Centre, moved that the Resolution, submitted by Councillor Gardner, be referred to the Commissioner of Works and Emergency Services and the Supervisor, Urban Forestry, Planning and Protection, for a joint report to the North York Community Council on an alternate design which would enable access for the disabled person.
- B. Councillor Gardner, North York Centre, moved that the North York Community Council recommend to City Council the adoption of the foregoing Resolution, subject to amending the Operative Paragraph by deleting the words “to accommodate another vehicle”, and adding thereto, the following words, “and that the curb cut be designed in order to accommodate the accessibility needs of the disabled person, to the satisfaction of the Supervisor, Urban Forestry, Planning and Protection, and the Commissioner of Works and Emergency Services”, so that it now reads as follows:

“THEREFORE BE IT RESOLVED that the homeowner located at 54 Glendora Avenue be granted an exemption from the requirements of the current policy respecting the widening of driveways and curb cuts to permit the widening of his driveway; and that the curb cut be designed in order to accommodate the accessibility needs of the disabled person, to the satisfaction of the Supervisor, Urban Forestry, Planning and Protection, and the Commissioner of Emergency Services.”

Upon the question of the adoption of Motion B., moved by Councillor Gardner, North York Centre, it was carried.

Having regard for the foregoing decision of the North York Community Council, the foregoing Motion A., moved by Councillor Filion, North York Centre, was not voted upon.

**(Report No. 10 – Clause No. 60)**

Councillor Feldman resumed the Chair.

**10.78 Parking Prohibitions – Lawrence Avenue West – Avenue Road to Elm Road – North York Centre South.**

The North York Community Council had before it a report (September 14, 2000) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on installing parking prohibitions on the north side of Lawrence Avenue West from Avenue Road to Elm Road, and recommending that:

- (1) that parking be prohibited at any time on the north side of Lawrence Avenue West, from Avenue Road to a point 110 metres east;
- (2) that the 60 minute permitted parking on the north side of Lawrence Avenue West, between Avenue Road and Rosewell Avenue, be deleted; and
- (3) that the appropriate by-laws be enacted.

On motion by Councillor Berger, North York Centre South, 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 carried, more than two-thirds of members present having voted in the affirmative.

The North York Community Council recommended to City Council the adoption of the foregoing report.

**(Report No. 10 – Clause No. 61)**

**10.79 Parking Prohibitions – Fenside Drive – Don Parkway.**

The North York Community Council had before it a report (September 14, 2000) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on the implementation of parking prohibitions on the east side of Fenside Drive, north of York Mills Road, and recommending that Schedule VIII of By-law #31001, of the former City of North York, be amended to prohibit parking at any time on the east side of Fenside Drive, from York Mills Road to a point 52 metres south of Lynedock Crescent.

On motion by Councillor Minnan-Wong, Don Parkway, 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 carried,



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more than two-thirds of members present having voted in the affirmative.

The North York Community Council recommended to City Council the adoption of the foregoing report.

**(Report No. 10 – Clause No. 62)**

**10.80 All Way Stop Control – Cassandra Boulevard at Kellythorne Drive – Don Parkway.**

The North York Community Council had before it a report (September 14, 2000) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on the installation of an all way stop control at the intersection of Cassandra Boulevard and Kellythorne Drive, and recommending that Schedules XVIII and XIX of By-law #31001, of the former City of North York, be amended to require traffic to stop on all approaches to the intersection of Cassandra Boulevard and Kellythorne Drive.

On motion by Councillor Minnan-Wong, Don Parkway, 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 carried, more than two-thirds of members present having voted in the affirmative.

The North York Community Council recommended to City Council the adoption of the foregoing report.

**(Report No. 10 – Clause No. 63)**

**10.81 No Heavy Truck Route – York Mills Road – Don Parkway.**

The North York Community Council had before it a report (September 15, 2000) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on the prohibition of heavy truck traffic on York Mills Road, between Victoria Park and Parkwoods Village Drive, and recommending that Schedule XX of By-law #31001, of the former City of

North York, be amended to prohibit heavy truck traffic on York Mills Road, between Victoria Park Avenue and Parkwoods Village Drive.

On motion by Councillor Minnan-Wong, Don Parkway, 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 carried, more than two-thirds of members present having voted in the affirmative.

The North York Community Council recommended to City Council, the adoption of the foregoing report.

**(Report No. 10 – Clause No. 64)**

Councillor Feldman resumed the Chair.

**10.82 Designation of No. 519 Glengrove Avenue – (Thomas and Catherine Snider House) – North York Spadina.**

The North York Community Council had before it a report (September 30, 2000) from the City Clerk, reporting on designating the property at 519 Glengrove Avenue for architectural and historical reasons under Part IV of the Ontario Heritage Act, and recommending that:

- (1) Council authority be granted for the introduction of the necessary Bill in Council to designate 519 Glengrove Avenue for architectural and historical reasons under Part IV of the Ontario Heritage Act; or
- (2) notice of objection to the designation is received by the Clerk by September 30, 2000, Council refer the matter to the Conservation Review Board for a hearing and report pursuant to Section 29 of the Ontario Heritage Act; and
- (3) the appropriate City Officials be directed to take whatever action may be necessary to comply with the provisions of the said Act in respect to such designation or Conservation Review Board hearing.

On motion by Councillor Moscoe, North York Spadina, 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 carried, more than two-thirds of members present having voted in the affirmative.

The North York Community Council recommended to City Council, the adoption of the foregoing report.

**(Report No. 10 – Clause No. 65)**

Councillor Flint, Vice-Chair, assumed the Chair.

**10.83 Removal of Temporary Traffic Calming Measures – Torresdale Avenue, north of Finch Avenue West – North York Spadina.**

The North York Community Council had before it the following Resolution submitted by Councillor Feldman, North York Spadina:

“WHEREAS temporary traffic calming measures were placed on Torresdale Avenue, north of Finch Avenue West, to address safety concerns related to the egress of vehicular traffic from the Savoy building; and

WHEREAS to implement these measures, the road was to be narrowed on a trial basis and on street parking eliminated; and

WHEREAS residents of the greater community must take access through this section of Torresdale Avenue, as it is the only road connecting to Finch Avenue West; and

WHEREAS residents of the greater community have consistently complained that the traffic calming measures have not eliminated the safety concerns with the egress of vehicles from the Savoy building and have created new traffic concerns related to the narrowing of the road and the removal of on-street parking; and

WHEREAS in two petitions signed by a total of 824 residents, a total of 666 residents

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requested the removal of the temporary traffic calming measures; and

WHEREAS there is not sufficient time to undertake additional traffic observations by staff and report to Community Council; and

THEREFORE BE IT RESOLVED THAT the Director of Transportation Services, District 3, be directed to remove the temporary traffic calming measures on Torresdale Avenue, north of Finch Avenue West, and reinstate the roadway to its original condition.”

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

- Mr. Simon Sabat, President, Ross Lord Ratepayers Association, in opposition to the temporary traffic calming measures; and
- Mr. Paul Labelle, in support of the temporary traffic calming measures.

On motion by Councillor Feldman, North York Spadina, 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 carried, more than two-thirds of members present having voted in the affirmative.

On motion by Councillor Feldman, North York Spadina, the North York Community Council recommended to City Council, the adoption of the foregoing Motion.

**(Report No. 10 – Clause No. 66)**

Councillor Feldman resumed the Chair.

**10.84 Ontario Municipal Board Decision and Site Plan Agreement – Symphony Square Limited – North York Centre.**

The North York Community Council had before it the following Resolution submitted by Councillor Filion, North York Centre:

“WHEREAS Symphony Square Limited has still not installed the glass/metal canopy over the arrival court nor reclaimed the 11 illegal parking spaces with landscaping, as required by the site plan agreement, the Ontario Municipal Board’s decision disallowing these illegal spaces, and the conditions of condominium approval and registration approved by Council;

THEREFORE BE IT RESOLVED THAT staff be instructed to do all things necessary to now reclaim the 11 illegal parking spaces with landscaping and install the required glass/metal canopy, drawing down the applicant’s letters of credit as necessary, in accordance with Clause 20 of Report No. 8 of the North York Community Council, as adopted on July 4, 5, and 6, 2000 by the Council of the City of Toronto:”

The North York Community Council also had before it a communication (September 7, 2000), from Mr. William deBacker, President, Edithvale-Yonge Community Association, addressed to Councillor Filion, North York Centre, indicating that the glass/metal canopy over the arrival court has still not been installed; that the 11 illegal parking spaces have still not been reclaimed; and requesting that staff be instructed to remove the illegal parking spaces; landscape those areas; and install the required glass/metal canopy.

On motion by Councillor Filion, North York Centre, 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 carried, more than two-thirds of members present having voted in the affirmative.

The North York Community Council recommended to City Council, the adoption of the foregoing Motion.

**(Report No. 10 – Clause No. 67)**

**10.85 Removal of Existing Stopping Prohibition – South side of Maple Bush Avenue, from Weston Road to a point 33.5 metres west – North York Humber.**

The North York Community Council had before it the following Resolution submitted by Councillor Mammoliti, North York Humber:

“WHEREAS residents of Maple Bush Avenue have expressed concerns for the excessive parking of commercially generated vehicles adjacent to the residential properties; and

WHEREAS the proprietor for the commercial property on the north-west corner of the Weston Road/Maple Bush Avenue intersection has expressed concerns for the lack of on-street parking adjacent to the commercial property;

THEREFORE BE IT RESOLVED THAT the existing stopping prohibition on the south side of Maple Bush Avenue, from Weston Road to a point 33.5 metres west, be deleted.”

On motion by Councillor Mammoliti, North York Humber, 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 carried, more than two-thirds of members present having voted in the affirmative.

The North York Community Council recommended to City Council, the adoption of the foregoing Motion.

**(Report No. 10 – Clause No. 68)**

**10.86 Installation of Pedestrian Crossover, Pedestrian Refuge Island or Raised Median – Bayview Glen School.**

The North York Community Council had before it the following Resolution submitted by Councillor Chong, Don Parkway:

“WHEREAS representatives of the Bayview Glen School have indicated a concern for the safety of students when crossing Moatfield Drive between the north and south buildings of the school; and

WHEREAS staff of the Transportation Services Division have been on site and confirmed that a Pedestrian Crossover or Pedestrian Refuge Island could be physically installed at this location;

THEREFORE BE IT RESOLVED THAT staff of the Transportation Services Division be

requested to undertake the necessary studies to consider the installation of pedestrian crossing protection (Pedestrian Crossover, Pedestrian Refuge Island or Raised Median) on Moatfield Drive, between the north and south buildings of Bayview Glen School; and

BE IT FURTHER RESOLVED THAT should the warrants for the installation of either a Pedestrian Crossover, Pedestrian Refuge Island or Raised Median be satisfied that funds, estimated at between \$10,000.00 (Pedestrian Refuge Island or Raised Median) and \$30,000.00 (Pedestrian Crossover) be included in the Transportation Services Division's 2001 Capital Budget request."

On motion by Councillor Chong, Don Parkway, 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 carried, more than two-thirds of members present having voted in the affirmative.

On motion by Councillor Chong, Don Parkway, the North York Community Council recommended to City Council, the adoption of the foregoing Motion.

**(Report No. 10 – Clause No. 69)**

**10.87 Request for Report on Evaluative Criteria – Applications for Intensification for Developed Sites Having Site Specific Zoning.**

The North York Community Council had before it an (undated) motion submitted by Councillor Valenti, North York Humber, directing that the Commissioner of Urban Development Services report to the Planning and Transportation Committee on the evaluative criteria which should be used to consider applications for intensification for already developed sites which have site specific zoning in place.

On motion by Councillor Valenti, North York Humber, 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 carried, more than two-thirds of members present having voted in the affirmative.

The North York Community Council recommended to City Council, the adoption of the foregoing motion.

**(Report No. 10 – Clause No. 70)**

Councillor Flint, Vice-Chair, assumed the Chair.

**10.88 Exemption to By-law No. 31442, as amended, to Permit Double Corporation Sewer Connections and Exemption to By-law No. 32786 to Permit Double Service Water Pipes – 99-119 Spring Garden Avenue – North York Centre.**

The North York Community Council had before it the following Resolution submitted by Councillor Gardner, North York Centre:

“WHEREAS the development located at 99-119 Spring Garden Avenue has been approved for 30 residential units;

WHEREAS 18 units front onto a public road;

WHEREAS all units are intended to be freehold with 12 units having frontage onto an internal road owned by the entire association;

WHEREAS section 8 (9) of the former City of North York Sewer Use By-law No. 31442, as amended does not permit double corporation sewer connections; and

WHEREAS section 4 (3) of the former City of North York Water Use By-law No. 32786, as amended does not permit double service water pipes;

THEREFORE BE IT RESOLVED THAT Council authorize an exemption from section 8 (9) of the City of North York Sewer Use By-law #31442, as amended to permit double corporation sewer connections; and an exemption from section 4 (3) of the City of North York Water Use By-law No. 32786, as amended to permit double service water pipes for the approved units fronting onto an internal road entirely owned by the association (12 units); and

BE IT FURTHER RESOLVED THAT a Shared Facilities Agreement be required with similar



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conditions of a Condominium agreement under the Condominium Act, providing protection and security for the purchasers, subsequent owners and the City and stating that the City will not be required to assume to common service in the future.”

The North York Community Council also had before it a communication (September 19, 2000) from the Director, Water and Wastewater Services Division, Districts 3 & 4, Works and Emergency Services addressed to Councillor J. Filion, North York Centre, respecting site servicing for 99 to 119 Spring Garden Avenue, indicating that the former City of North York Sewer Use By-law No. 31442, as amended, was repealed by the new City of Toronto Sewer Use By-law No. 457-2000, adopted by City Council on July 6, 2000; that double sewer connections were not permitted in the former North York By-law and they are not permitted in Toronto’s new Sewer Use By-law; that double water connections are not permitted in accordance with the current Water Works By-law; and suggesting that this matter be referred to the Technical Services staff of the Works and Emergency Services Department for a report.

On motion by Councillor Gardner, North York Centre, 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 carried, more than two-thirds of members present having voted in the affirmative.

- A. Councillor Gardner, North York Centre, moved that the North York Community Council recommend to City Council, the adoption of the foregoing Resolution.
- B. Councillor Filion, North York Centre, moved that this matter be referred to the Director, Community Planning, North District, Urban Development Services and the Director, Engineering Services, Districts 3 & 4, Technical Services Division, Works and Emergency Services, for a joint report to the next meeting of the North York Community Council.

Councillor Moscoe assumed the Chair.

- C. Councillor Flint, North York Centre South, moved that the Resolution by Councillor Gardner, North York Centre, be received and no action be taken with respect thereto.

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A recorded vote on Motion B., moved by Councillor Filion, North York Centre, was as follows:

FOR: Councillors Mammoliti, Li Preti, Filion, King

AGAINST: Councillors Valenti, Moscoe, Flint, Gardner

ABSENT: Councillors Augimeri, Berger, Feldman, Chong, Minnan-Wong, Shiner

Lost

A recorded vote on Motion C., moved by Councillor Flint, North York Centre South, was as follows:

FOR: Councillors Mammoliti, Li Preti, Moscoe, Flint, Filion, King

AGAINST: Councillors Valenti, Gardner

ABSENT: Councillors Augimeri, Berger, Feldman, Chong, Minnan-Wong, Shiner

Carried.

Having regard for the foregoing decision of the North York Community Council, the foregoing Motion A., moved by Councillor Gardner, North York Centre, was not voted upon.

Councillor Flint, Vice-Chair, resumed the Chair.

**(Report No. 10 – Clause 71(s))**

- 10.89 Installation of a Stop Sign – Intersection of Ranee Avenue and Flemington Road, west of the Allen Expressway and Installation of Pinch Points and other appropriate Traffic Calming Measures on Ranee Avenue between Dufferin Street and Flemington Road – North York Spadina.**

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The North York Community Council had before it the following Resolution submitted by Councillor Moscoe, North York Spadina:

“WHEREAS there is a speeding problem on Raneer Avenue; and

WHEREAS Raneer Avenue is a collector road; and

WHEREAS there is TTC service on a portion of Raneer Avenue; and

WHEREAS because of these two factors it is not possible to install speed humps on Raneer Avenue; and

WHEREAS residents are concerned with the safety of children using Raneer Park.

THEREFORE BE IT RESOLVED that staff be authorized to install pinch points and other appropriate traffic calming measures as may be required on Raneer Avenue between Dufferin Street and Flemington Road; and

BE IT FURTHER RESOLVED that the speed limit on Raneer Avenue between Dufferin Street and Flemington Road be reduced to 40KM as required by the traffic calming policy; and

BE IT FURTHER RESOLVED that an all way stop sign be installed at the intersection of Raneer Avenue and Flemington Road, west of the Allen Expressway, if deemed appropriate by the Director, Transportation Services, District 3, Works and Emergency Services.”

On motion by Councillor Moscoe, North York Spadina, 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 carried, more than two-thirds of members present having voted in the affirmative.

On motion by Councillor Moscoe, North York Spadina, the North York Community Council recommended to City Council the adoption of the foregoing Resolution.

**(Report No. 10 – Clause No. 70)**

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Adjournment.

The North York Community Council adjourned its meeting at 7:45 p.m., on Tuesday, September 19, 2000 and at 3:30 p.m. on Wednesday, September 20, 2000.

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Chair.