

CITY OF TORONTO

City Clerk's Division

Minutes of the York Community Council

Special Meeting (No. 2)

February 1, 2000

The York Community Council held a Special Meeting on Tuesday, February 1, 2000 in the Council Chamber, York Civic Centre, 2700 Eglinton Avenue West, at 8:00 p.m.

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

**2.1. Final Report on Zoning By-law Amendment Application
4 Venn Crescent and 2409 Eglinton Avenue West
Owner: Teresa Cieciera and Joseph Stepien
Applicant: Joseph Stepien
Ward 27, York Humber.**

The York Community Council held a statutory public meeting on February 1, 2000, in accordance with Section 34 of the Planning Act, and that appropriate notice of this meeting was given in accordance with the Planning Act and regulations thereunder.

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

- (i) (December 21, 1999) from the Executive Director and Chief Planner, Urban Development Services, December 21, 1999) reporting on a proposal to amend Zoning By-law No. 1-83 with respect to the property located on the south side of Eglinton Avenue West, west of Venn Crescent, municipally known as 2409 Eglinton Avenue West and 4 Venn Crescent to permit commercial and residential uses on the subject lands; advising that City funding is not required and there are no financial impacts regarding the capital and operating budgets; and recommending that:
 - (1) the application by Mr. Joseph Stepien to amend Zoning By-law No. 1-83 to permit commercial and residential uses be approved; and,
 - (2) Zoning By-law No. 1-83 be amended generally in accordance with the draft Zoning By-law attached as attachment 5 to this report and worded to the satisfaction of the City Solicitor, subject to the following conditions:

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- (a) the owner executing a Development Agreement with the City in general accordance with the draft Development Agreement (attachment 4), worded to the satisfaction of the City Solicitor, prior to the introduction of the By-law for enactment by City Council: and,
 - (b) a public meeting be held to obtain the views of interested parties.
- (3) staff be authorized to take the necessary action to give effect to the aforementioned recommendations
- (ii) (December 28, 1999) from Mr. Russ Brown, 416 Gilbert Avenue, advising as the former owner of the subject lands that the requested proposal to amend the zoning by-law to permit commercial and residential uses is quite suitable, less noxious, and compatible with the use of the majority of properties along Eglinton Avenue West.

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

- Mr. Joseph Stepien, owner – expressed support for the proposal.
- Ms. Laureen Ellis, 34 Venn Crescent – also indicated support for the proposed mixed use development.

The following attachments to the abovementioned report are on file in the Clerk's Division, York Civic Centre:

Attachment 1: Location Map

Attachment 2: Site Plan and Floor Plans

Attachment 3: Elevations

Attachment 4: Draft Development Agreement and Schedule "A"

Attachment 5: Draft Zoning By-law to Amend former City of York By-law No. 1-83; and Schedule "A to By-law No. and to Section 16(396)

On motion by Councillor Nunziata, the Community Council recommended to Council that based on the findings of fact, conclusions and recommendations contained in the report dated December 21, 1999 from the Executive Director and Chief Planner, and for the reason that the proposal is an appropriate use of lands, that the application by Joseph Stepien for a Zoning By-law Amendment to permit commercial and residential uses on the subject lands, be approved.

(Clause No. 1, Report No. 2)

**2.2 Supplementary and Final Reports for Zoning By-law Amendment
Application for 963 and 1001 Roselawn Avenue; Westside Developments,
Ward 28, York Eglinton.**

The York Community Council held a statutory public meeting on February 1, 2000, in accordance with Section 34 of the Planning Act, and that appropriate notice of this meeting was given in accordance with the Planning Act and regulations thereunder.

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

- (i) (January 25, 2000) Supplementary Report from the Director, Community Planning, West District, providing revised and additional information for Community Councils' consideration; advising that there are no financial implications resulting from the adoption of this report; and recommending that:
 - (1) Condition (3) (ii) to permit introduction of the By-law to Council for enactment as contained in the Planning report of December 22, 1999,“(3)(ii) receipt of comments from the Works and Emergency Services Department”; and
 - (2) the draft Zoning By-law attached as Attachment 10 to the Planning report of December 22, 1999 be replaced with the revised draft Zoning By-law attached as Attachment 3.

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The following attachments to the foregoing Supplementary Report are on file in the Clerk's Division, York Civic Centre:

- Attachment 1: Revised Site Plan, Applicant's Drawings (Revised)
- Attachment 2: Elevations: Townhouses & Garages, Model T1 Left Side Elevation, Model T2 Front Elevation, Typical Block of Detached Garages, Applicant's Drawings;
- Attachment 2: Elevations: Townhouses, Model T4 Front Elevation, Model T4 Rear Elevation, Applicant's Drawings;
- Attachment 2 Elevations: Townhouses, Model T5 Rear Elevation, Application's Drawings;
- Attachment 3: Revised Draft Zoning By-law (replacing the Draft By-law attached as Attachment 10 to the Final Report dated December 22, 1999 from the Executive Director and Chief Planner);
Schedule "A" to By-law No. and to Section 6, Subsection (66) of Zoning By-law No. 1-83; and
Schedule "B" to By-law No. and to Section 16 (397) of Zoning By-law No. 1-83.

- (ii) (December 22, 1999) Final Report from the Executive Director and Chief Planner, Urban Development Services, reporting on a proposal to amend Zoning By-law No. 1-83 with respect to properties municipally known as 963 and 1001 Roselawn Avenue from PE – Prestige Employment District to Residential Multiple Zone 2 (RM2) and on a site specific basis, to permit the conversion of a manufacturing/warehouse building to a condominium apartment building containing 171 units and construction of 67 freehold residential townhouses, totaling 238 units; advising that there are no financial implications resulting from the adoption of this report; and recommending that:
 - (1) the application by Westside Developments Ltd. be approved subject to a Public Meeting to obtain the views of interested parties and the conditions outlined in this report;
 - (2) Zoning By-law No. 1-83 be amended generally in accordance with the draft Zoning By-law attached as Attachment No. 10 to this report and worded to the satisfaction of the City Solicitor;
 - (3) prior to introduction of the By-law for enactment by Council the following conditions be fulfilled:
 - (i) submission of final site plan drawings and statistics to finalize preparation of the amending By-law;

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- (ii) receipt of comments from Parks and Recreation Services Division of the Parks, Culture and Economic Development Department;
- (iii) receipt of comments from the Transportation Division of the Works and Emergency Services Department; and
- (4) the City Solicitor and Planning staff take the necessary action to finalize the draft By-law

The following attachments to the foregoing Final Report are on file in the Clerk's Division, York Civic Centre:

Attachment 1: Location Map;

Attachment 2: Site Plan;

Attachment 3: South Elevation;

Attachment 4: East Elevation;

Attachment 5: Elevations: Townhouses & Garages, Typical Block of Townhouse Elevations, Typical Block of Detached Garages T1 and T2, and Typical Block of Detached Garages;

Attachment 6: Front Elevation and Rear Elevation;

Attachment 7: Official Plan Criteria, Section 12.8;

Attachment 8: Letter dated November 19, 1999 from Glenn Misuirski, District Chief, Fire Prevention, West Command to Paul Stellato, Planner, West District;

Attachment 9: Memo dated September 10, 1999 from George Wu, Public Health Inspector, West Region to Lou Moretto, Manager, Community Planning, West District;

Attachment 10: Draft Zoning By-law (this was replaced by the Draft By-law attached as Attachment 3 to the Supplementary Report dated January 25, 2000 from the Director, Community Planning, West District);

Schedule "A" to By-law No. and to Section 6, Subsection () of Zoning By-law No. 1-83;

Schedule "B" to By-law No. and to Section 16, Subsection () of Zoning By-law No. 1-83; and

Schedule "C" to By-law No. and to Section 16, Subsection () of Zoning By-law No. 1-83.

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- (iii) (January 24, 1999) from Mr. Kent Taylor, Planning and Development Review Coordinator, Canadian National Railway Properties Inc. advising that Canadian National Railway Properties Inc. has received the Notice of Public Hearing dated December 24, 1999 for the subject proposed Zoning By-law Amendment application; providing the following comments:
- (1) minimum 1.83 metre height along the mutual property line;
 - (2) any proposed alterations to the existing drainage pattern affecting Railway property must receive prior concurrence from the Railway and be sustained by drainage report to the satisfaction of the Railway.
- (iv) (January 31, 2000) from Mr. Mark Delorenzo, Ryding Auto Body Ltd., 961 Roselawn Avenue, advising that portions of the report by consultants J.E. Coulter Associates Limited and Church & Trought Inc. have been reviewed; and enclosing estimates for the installation of equipment which would alleviate the consultants' concerns; and
- (v) (February 1, 2000) from Mr. Angelo Aretusi, 139 Locksley Avenue.

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

- Mr. Murray Goldman, President, Westside Developments Ltd. – expressed support for the proposal.
- Mr. Angelo Aretusi, 139 Locksley Avenue – in opposition to the proposal and submitted a communication in regard thereto; and
- Mr. Allen DiMenna, 129 Locksley Avenue – expressed concern regarding the possibility of massage parlours and home occupations in the proposed development.

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On motion by Councillor Mihevc, the Community Council recommended to Council that based on the findings of fact, conclusions and recommendations contained in the Supplementary Report dated January 25, 2000 from the Director, Community Planning, West District and the Final Report dated December 22, 1999 from the Executive Director and Chief Planner, and for the reason that the proposal is an appropriate use of lands, that the application by Westside Developments Ltd. for a Zoning By-law Amendment for the conversion of a manufacturing/warehouse building to a condominium apartment building containing 171 units and the construction of 67 freehold residential townhouses, totalling 238 units, be approved.

(Clause No. 2, Report No. 2)

The meeting adjourned at 9:45 p.m.

Councillor R. Davis
Chair

**FOR CONFIRMATION
ON TUESDAY, FEBRUARY 15, 2000**

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