

City of Toronto

Clerk's Division

Meeting No. 7

July 10, 2001

The Humber York Community Council held a meeting on Tuesday, July 10, 2001 in the Council Chamber, York Civic Centre, 2700 Eglinton Avenue West at 9:30 a.m.

	9:30 to 1:30 p.m.	7:00 to 10:30 p.m.
Members present:		
Councillor F. DiGiorgio (Acting Chair)	x	x
Councillor B. Disero (to 10:30 a.m.)		
Councillor D. Miller	x	x
Councillor F. Nunziata	x	x
Councillor M. Silva	x	x
Regrets:		
Councillor C. Korwin-Kuczynski, Chair		
Councillor H. Moscoe		

Confirmation of Minutes.

The Minutes of the meeting held on June 12, 2001, were confirmed.

**7.1 3 & 6 Windermere Avenue, Request To Amend The
Official Plan And Zoning By-Law No. 438-86;
Reon Development Corp., Application No. 100033
(Parkdale-High Park, Ward 13)**

The Humber York Community Council

- (i) held a statutory public meeting on July 10, 2001 pursuant to Section 34 of the Planning Act, and that appropriate notice of this meeting was given in accordance with the Planning Act and regulations thereunder; and
- (ii) had before it a report (June 26, 2001) from the Director, Community Planning, South District advising that an application has been made to permit three high-rise residential towers together with rowhouses, townhouses and stacked townhouses on a former industrial site; and recommending that City Council:
 - (1) amend the Official Plan for the former City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Appendix B;

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- (2) amend Zoning By-law No. 438-86 for the lands known as 3 and 6 Windermere Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Appendix C;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required;
- (4) require that the Official Plan Amendment and Zoning By-law Amendment stipulate that the owner enter into an agreement pursuant to Section 37 of the Planning Act to implement the matters set out in Appendix D;
- (5) require the owner to:
 - (a) provide space within the development for the construction of any transformer vaults, Hydro and Bell maintenance holes and sewer maintenance holes required in connection with the development;
 - (b) provide and maintain a minimum of 1.4 parking spaces for each residential unit, comprising at least 1.25 spaces for residents and 0.15 spaces for residential visitors;
 - (c) comply with the parking requirements of the Zoning By-law for any non-residential use;
 - (d) comply with the loading requirements of the Zoning By-law;
 - (e) convey to the City, at nominal cost, prior to the issuance of a building permit, a 3.0 metre wide strip of land along The Queensway extending from the southwest corner of Windermere Avenue to a point approximately 50 metres west thereof, such lands to be free and clear of all encumbrances, save and except for utility poles, and subject to a right-of-way for access purposes in favour of the Grantor until such time as said lands have been laid out and dedicated for public highway purposes;
 - (f) pay all costs associated with the civil works recommended in the Traffic Impact Study prepared by BA Group, dated January, 2001, as summarized below, and submit securities for the improvements to the area road network, in a form satisfactory to the Commissioner of Works and Emergency Services, prior to the issuance of a building permit:
 - i) the horizontal re-alignment of Windermere Avenue between the Queensway and the CNR structure, maintaining a four lane cross-section and lane widths

satisfactory to the Commissioner of Works and Emergency Services;

- ii) geometric and Traffic Control Signal modifications at the northwest corner of The Queensway and Windermere Avenue required due to the removal of the southbound right-turn channelization;
 - iii) geometric modifications to the north side of The Queensway, west of Windermere Avenue, with respect to the TTC bus stop which is impacted by Recommendation No. 5 (f)(ii) above;
- (g) convey to the City, at nominal cost, prior to the issuance of a building permit, the lands required, if any, to accommodate the proposed re-alignment of Windermere Avenue as identified in Recommendation No. 5(f)(i) above, incorporating adequate pedestrian amenities and any lands required to provide sidewalk facilities on the south side of The Queensway, such lands to be free and clear of all encumbrances, save and except for utility poles, and subject to a right-of-way for access purposes in favour of the Grantor until such time as said lands have been laid out and dedicated for public highway purposes;
- (h) submit for the review and approval of the Commissioner of Works and Emergency Services, a functional plan demonstrating the improvements required to Windermere Avenue to provide 4 through lanes and adequate pedestrian amenities, such plan to also identify property requirements, if any, addressed in Recommendation No. 5(g) above;
- (i) submit, at least three weeks prior to the introduction of Bills in Council, to the Commissioner of Works and Emergency Services:
- i) a Reference Plan of Survey, in metric units and integrated with the Ontario Co-ordinate System, delineating thereon by separate PARTS the proposed parcels, the lands to be conveyed to the City and any appurtenant rights-of-way;
 - ii) final approved drawings of the development with sufficient horizontal and vertical dimensions of the exterior walls of the proposed buildings to enable the preparation of building envelope plans;

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- (j) apply to the Commissioner of Works and Emergency Services for revised municipal numbering prior to filing an application for a building permit;
- (k) submit, prior to the first site plan approval, for the review and approval of the Commissioner of Works and Emergency Services, a Stormwater Management Report, a preliminary grading and drainage plan and preliminary servicing plan;
- (l) submit, prior to the first site plan approval, a report, satisfactory to the Commissioner of Works and Emergency Services, assessing the requirements and/or upgrades to municipal services, including the upgrade to the existing pumping station, needed to accommodate this development;
- (m) undertake any improvements to the pumping station required prior to any occupancy on site, at no expense to the City;
- (n) engage the services of a qualified Municipal Consulting Engineer satisfactory to the Commissioner of Works and Emergency Services, for design and field supervision of all municipal underground and above ground facilities within the public rights-of-way;
- (o) extend the watermain on Windermere Avenue with a 300mm pipe from the existing 150mm watermain to Lake Shore Boulevard West, at no cost to the City;
- (p) submit a report, prior to the issuance of a building permit, to the Commissioner of Works and Emergency Services, prepared by a qualified Environmental Consultant, confirming that there is no evidence of contamination within the public rights-of-way from previous activities on the site;
- (q) enter into an agreement with the City, should it be determined that remediation of the adjacent rights-of-way is required, in which the owner, or the party responsible for the off-site contamination, commit to carrying out the remedial work plan acceptable to the City;
- (r) agree to engage a peer Environmental Consultant, paid for by the applicant, to review, on the City's behalf, the assessment of contamination of the public rights-of-way and any remedial work plans where required;

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- (s) have a qualified Architect/Acoustical Consultant certify, in writing, to the Commissioner of Works and Emergency Services that the development has been designed and constructed in accordance with the Noise Impact Statement prepared by Valcoustics Canada Ltd. dated May 23, 2001;
- (t) grant permanent easements to the extent required by the Commissioner of Works and Emergency Services, the easement agreement to contain terms and conditions satisfactory to the Commissioner of Works and Emergency Services together with any others that the City Solicitor considers necessary for the:
 - i) existing Pumping station and associated sewers west of Ellis Avenue;
 - ii) open channel storm outfall west of Ellis Avenue;
 - iii) existing storm sewers south of The Queensway east of South Kingsway;
- (u) submit, prior to the issuance of a building permit, details of facilities for storage and collection of garbage and recyclable materials, to the satisfaction of the Commissioner of Works and Emergency Services;
- (v) provide details of a groundwater monitoring program, prior to the issuance of a building permit, to protect existing City municipal infrastructure and structures from the impacts of dewatering operations;
- (w) contribute the incremental cost of relocating the existing westbound and eastbound TTC streetcar platforms at the intersection of The Queensway and Windermere Avenue in conjunction with planned reconstruction of The Queensway;
- (x) contribute funding for the installation of a safety fence on the south side of the TTC right-of-way on The Queensway in the vicinity of the South Kingsway;
- (y) conduct a detailed historical review of all existing and past land uses which could result in negative environmental effects to the subject site for the review and approval by the Medical Officer of Health, prior to the issuance of a building permit;
- (z) conduct a site audit for the identification of all hazardous materials on the site, with the removal of these materials being conducted in accordance with the Ministry of Labour and Ministry of Environment and Energy

Guidelines. A report on the site audit should be submitted to the Medical Officer of Health for review, prior to issuance of a building permit;

- (aa) conduct a soil and groundwater testing programme and produce a Soil and Groundwater Management Plan which characterizes soil and groundwater conditions and proposes remediation options, to be submitted to the Commissioner of Urban Development Services, for review by the Medical Officer of Health, prior to the issuance of a building permit;
 - (bb) implement under the supervision of an on-site qualified environmental consultant, the Soil and Groundwater Management Plan as stipulated in the report approved by the Medical Officer of Health, and upon completion submit a report from the on-site environmental consultant, to the Medical Officer of Health, certifying that the remediation has been completed on accordance with the Soil and Groundwater Management Plan;
 - (cc) prepare a Dust Control Plan and submit this plan to the Medical Officer of Health for approval, prior to the issuance of any building permit;
 - (dd) implement the measures in the Dust Control Plan approved by the Medical Officer of Health;
- (6) Advise the owner:
- (a) of the need to receive approval and obtain building location, access and streetscape permits, prior to construction, from the Commissioner of Works and Emergency Services for all work to be carried out within the abutting public rights-of-way;
 - (b) of the need to obtain building location, access and streetscape permits, as well as potentially other permits such as hoarding, piling/shoring etc. from this Department prior to construction;
 - (c) that the eastbound left turn movement to Windermere Avenue from the westerly site will be prohibited, subject to the submission of additional technical documentation and functional plans addressing the site line constraints, for the review and approval of the Commissioner of Works and Emergency Services;
 - (d) that noise control measures and setbacks must satisfy the requirements of Canadian National Railways;
 - (e) of the need to investigate and report to the Commissioner of Urban Development Services on opportunities and costs for pedestrian and bicycle connections between the subject site and the existing Humber River trail network as part of the site plan process; and

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- (f) of the need to cost share the recommended pedestrian and bicycle connection(s) between the subject site and the existing Humber Trail.
- (7) Require the applicant to enter into a Site Plan Agreement under Section 41 of the Planning Act prior to the issuance of a building permit.
- (8) Require that the necessary steps be taken for the lands conveyed to the City under Recommendation No. 5 (e) above be laid out and thereafter dedicated, by the City, for public highway purposes.
- (9) Authorize the City Solicitor to introduce the necessary Bills in Council to give effect to these recommendations and to prepare the agreements referred to, and to ensure the agreements are executed prior to the introduction of such Bills, and to report directly to Council if necessary upon resolving any outstanding issues regarding the terms of the Section 37 Agreement described in this report.
- (10) Determine that no further notice is to be given in respect of the proposed by-laws.

The Humber York Community Council also had before it the following communications, during consideration of the foregoing matter:

- (a) (June 20, 2001) from Ms. Eileen Vice, Toronto;
- (b) (July 5, 2001) from Ms. Pauline Heron, Toronto;
- (c) (July 10, 2001) from Dennis and Doreen Martin, Toronto;
- (d) (June 22, 2001) from Mr. John H. Malloy, Toronto;
- (e) (July 4, 2001) from Stephen and Angela Yang, Toronto;
- (f) (June 25, 2001) from Ms. Anne Watkinson, Toronto;
- (g) (June 25, 2001) from Mr. Dieter Schulz, Toronto;
- (h) (June 27, 2001) from Ms. Vivian J. Gibson, Toronto; (attaching a petition)
- (i) (July 9, 2001) from H. Maura Friedland, Toronto;
- (j) (July 9, 2001) from Ms. Anne Keckes, Toronto;
- (k) (July 9, 2001) from Ms. Victoria A. Masnyk, President, Swansea Area Ratepayers' Association and the Swansea Area Ratepayers' Group
- (l) (July 1, 2001) from Ms. Sheila Wood, Toronto;
- (m) (July 9, 2001) Mr. V.R. Braun, Ripley Area Residents Group;
- (n) (July 9, 2001) from Mr. William Roberts, Toronto; and
- (o) (April 3, 1995) from Mr. Joseph P. Ayduk, Toronto;

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

Mr. John Davies, Chief Operating Officer, Reon Development – commented on the cleaning up of the industrial site which is a priority, the condition of the buildings, the tax revenue that will be generated, the proposed buildings and their compatibility with the neighbourhood, the costs involved to improve the infrastructure and remediation, the

attraction of new residents to the neighbourhood, and the amendments made to the plan to reflect community concerns,

Ms. Judith Wahl – advised that she has reviewed this development and there seems to be substantial improvements to the community, some of the issues identified on page 9 of the report are not addressed, concerned with the number of vehicles into the area, traffic problems, the obstruction of her view by the towers, the environmental soil report, damage to her building from groundwater as her building was previously damaged and the costs for repairs were substantial, the noise from traffic on the Gardiner, and adequate protection for the community respecting the removal of contaminated soil.

Ms. Lina Volpe – expressed concerns regarding the gaps in the hydraulic geotechnical report, questioned the City's assessment of the document when there is no staff expertise in this area; referred to the outstanding independent report from a geotechnical firm, future impact on the condominium corporation, the increased traffic into the area will create hazardous conditions; residents priorities are the hydraulic, geotechnical issues.

Mr. James Bell – experienced difficulty obtaining a copy of the report which was available late; has been participating in the process, there has been a lot of public involvement, lives very close to the site and will be immediately impacted by the development, Swansea is a very engaged historical community, there are a number of groups that try to meet regularly to deal with area issues to put a positive shape the community, the lateness of the report jeopardizes a year invested in the process by trying to move it forward, there should be more time for residents to have questions and concerns addressed.

V.R. Braun, Ripley Area Residents Group – received a copy of the report late and requested that the matter be deferred; his group is concerned with the size of the project which will place 2,000 people into the Swansea area which has a population of 10,000, in spite of the good work done by Reon in terms of providing expert reports on traffic etc., there is still concern regarding the area being able to properly absorb such a massive project into the community; the main concern which has been reiterated is the height of the towers and the massing of the buildings, and the blocking of the view of the lake, understands that the way two times coverage is calculated is based on the square footage of the entire lot, there is a railway right of way which might be 30 metres in width on which no construction is allowed; questioned whether it was common practice for planning staff to include that portion of land in the calculation of the two times coverage and is concerned with future developments and precedent setting.

Ms. Victoria Masnyk, President, Swansea Area Ratepayers' Association and Swansea Area Ratepayers' Group – requested that this matter be deferred to either September or October since the residents have not be able to obtain and review the final staff report; that the timing of the meeting during the summer months is inappropriate as many residents are on vacation and therefore unable to attend the meeting; that after the notice was given the residents were unable to obtain information from staff regarding this application, that there was difficulty downloading a copy of the staff report from the

internet, that the developer has been very helpful in terms of community consultation and appreciates the expected benefits from this project, there are concerns that the proposal is not in keeping with the neighbourhood, referred to page 4 of the report, sub-paragraph (p), regarding the reports to be submitted prior to the issuance of a building permit; enquired as to whether the entire site will be decontaminated and if so, will proof be available, the community has to absorb 2,000 people into the area; expressed concern regarding whether the infrastructure will be able to accommodate the increase.

Ms. Marianne Fenner – expressed concerns regarding the number of new residents into the community and the impact on the already overcrowded school system.

Mr. Joseph Ayduk – represents the residents of 80 and 100 Coe Hill Drive; concerned with the number of new residents and the negative impact on the area; had previous problems with school children and the destruction of property; and objects to the proposal.

Mr. David Hanna – mentioned inaccuracies in minutes of a past meeting and requested that corrections be made.

Mr. William Roberts – commented on the unavailability of the staff report, insufficient notice for the public meeting, the timing of the meeting during the summer months, concerns regarding the exclusion of the public from effective involvement, advised that the working committee was set up and difficult questions were not fully answered, has concerns regarding water contamination, soil stability and the water table, enquired as to staff expertise in these areas, the density of the project, the potential for children in the neighbourhood to be bussed to different schools, and requested that this matter be adjourned to September.

The Humber York Community Council recommended to Council the adoption of the report (June 26, 2001) from the Director, Community Planning, South District, subject to the following:

(1) that with respect to Recommendation (4), that the provisions set out in the Agreement pursuant to Section 37 as outlined in Appendix D, be binding on all sub-parcels of the site;

(2) that regarding Recommendation (5)(h) the word “adequate” on the third line be deleted and the word “excellent” be substituted in lieu thereof, to read as follows:

“(5) Require the Owner to:

(h) submit for the review and approval of the Commissioner of Works and Emergency Services, a functional plan demonstrating the improvements required to Windermere Avenue to provide 4 through lanes and excellent pedestrian

amenities, such plan to also identify property requirements, if any, addressed in Recommendation No. 5(g) above;”

- (3) that the Owner be required to include heritage elements from the Stelco plant office building as part of a future landscaping feature, and that this requirement be incorporated in the Section 37 Agreement Provisions;
- (4) that with respect to the Public Art Program, that a jury be formed with one (1) representative from the Swansea Historical Society, two (2) Artists, and (2) representatives from the Developer;
- (5) that easements be obtained from the Developer to secure all passive open space use and public access to: the internal road system; the open space areas on Windermere Avenue adjacent to the CNR right-of-way; the triangular open space area on #3 Windermere Avenue adjacent to the CNR right-of-way; and, the rectangular open space area at the south-west corner of Ellis Avenue and The Queensway; and
- (6) that the applicant be requested to meet with relevant City staff regarding Storm Water Management and Green Roofs Strategies for the site.

The Humber York Community Council also requested the Director, Community Planning, South District, to:

- (a) arrange a meeting with the executive members of the Swansea Ratepayers and representatives of the relevant Condominium Corporations next week, together with the local Councillor, to provide an opportunity for further comments on the Final Report, and to report directly to the July 24, 2001 meeting of City Council, on the comments received;
- (b) meet with representatives of the Swansea Ratepayers regarding the “*Future Directions*” report, particularly as it applies to stable neighbourhoods;
- (c) report further on the idea expressed by the Swansea Ratepayers that residential development be prevented on the lakefront, south of the Gardiner Expressway, between the Humber River and Exhibition Place;
- (d) ensure that all future notices for community consultation meetings and Planning Act public meetings include the telephone number for the relevant Clerk’s office and other alternatives, in order that planning reports are made properly available to the public; and
- (e) obtain the information identified by Mr. David Hanna with respect to modifications to the Minutes, such modifications to be circulated to attendees of the relevant meetings for comment.

(Clause No. 3, Report No. 7)

7.2 Final Report - 6 Elm Grove Avenue (West Side Of Elm Grove Avenue, Midblock between Melourne Avenue and King Street West); Application to Amend Zoning By-Law No. 438-86; Mothana and Sadie Mahdi. (Parkdale-High Park, Ward 14)

The Humber York Community Council:

- (i) held a statutory public meeting on July 10, 2001 pursuant to Section 34 of the Planning Act, and that appropriate notice of this meeting was given in accordance with the Planning Act and regulations thereunder, and the following person addressed the Community Council:
 - Mr. Oudit Raghbir – opposed to the process.

- (ii) had before it a report (June 20, 2001) from the Director, Parkdale Pilot Project, South District, reporting on an application to amend the Zoning By-law to allow the owner to maintain the seven existing dwelling units within the residential building at 6 Elm Grove Avenue; and recommending that City Council:
 - (1) amend the Zoning By-law No. 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 4;
 - (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required; and
 - (3) before introducing the necessary Bill to City Council for enactment, the owner must complete the work necessary to comply with Building Code, Fire Code and Municipal Housing Standards pursuant to the Parkdale Pilot Project strategy approved by Toronto City Council on February 3, 2000; and that letter from the Director, Parkdale Pilot Project verifying completion of the required work will be sufficient to enable the Bill to be introduced for enactment.

On motion by Councillor Miller, the Community Council recommended to Council the adoption of the foregoing report.

(Clause No. 7, Report No. 6)

7.3 Final Report – 28 Maynard Avenue (West Side of Maynard Avenue, South of Leopold Avenue); 607432 Ontario Limited; Ray Van Eenooghe (Parkdale-High Park, Ward 14)

The Humber York Community Council:

- (i) held a statutory public meeting on July 10, 2001 pursuant to Section 34 of the Planning Act, and that appropriate notice of this meeting was given in accordance with the Planning Act and regulations thereunder, and the following person addressed the Community Council:
 - Mr. Oudit Raghbir – opposed to the process.

- (ii) had before it a report (June 20, 2001) from the Director, Parkdale Pilot Project, South District, reporting on an application to amend the Zoning By-law to allow the owner to maintain the existing twenty dwelling units within the residential building at 28 Maynard Avenue; and recommending that City Council:
 - (1) amend the Zoning By-law No. 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5;
 - (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required; and
 - (3) before introducing the necessary Bill to City Council for enactment, the owner must complete the work necessary to comply with Building Code, Fire Code and Municipal Housing Standards pursuant to the Parkdale Pilot Project strategy approved by Toronto City Council on February 3, 2000; and that a letter from the Director, Parkdale Pilot Project verifying completion of the required work will be sufficient to enable the Bill to be introduced for enactment.

On motion by Councillor Miller, the Community Council recommended to Council the adoption of the foregoing report.

(Clause No. 8, Report No. 7)

7.4 Final Report – 94 Cowan Avenue (West Side of Cowan Avenue south of King Street West); Application to Amend Zoning By-Law No. 438-86; Hans And Inge Langin. (Parkdale-High Park, Ward 14)

The Humber York Community Council:

- (i) held a statutory public meeting on July 10, 2001 pursuant to Section 34 of the Planning Act, and that appropriate notice of this meeting was given in accordance with the Planning Act and regulations thereunder, and the following person addressed the Community Council:
 - Mr. Oudit Raghbir – opposed to the process.

- (ii) had before it a report (June 20, 2001) from the Director, Parkdale Pilot Project, South District, reporting on an application to amend the Zoning By-law to allow

the owner to maintain the existing ten dwelling units and four rooms within the residential building at 94 Cowan Avenue; and recommending that City Council:

- (1) amend the Zoning By-law No. 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5;
 - (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required; and
 - (3) before introducing the necessary Bill to City Council for enactment, the owner must complete the work necessary to comply with Building Code, Fire Code and Municipal Housing Standards pursuant to the Parkdale Pilot Project strategy approved by Toronto City Council on February 3, 2000; and that a letter from the Director, Parkdale Pilot Project verifying completion of the required work will be sufficient to enable the Bill to be introduced for enactment; and
- (iii) also had before it a letter (June 22, 2001) from Ms. E. Semchyschyn, Toronto, expressing concerns regarding the subject proposal.

On motion by Councillor Miller, the Community Council recommended to Council the adoption of the foregoing report.

(Clause No. 9, Report No. 7)

7.5 Final Report – 102 Spencer Avenue (West Side of Spencer Avenue, South of King Street West); Application to Amend the Official Plan and Zoning By-Law No. 438-86 of the former City of Toronto; Hyacinth Sulph. (Parkdale-High Park, Ward 14)

The Humber York Community Council:

- (i) held a statutory public meeting on July 10, 2001 pursuant to Section 34 of the Planning Act, and that appropriate notice of this meeting was given in accordance with the Planning Act and regulations thereunder, and the following person addressed the Community Council:
 - Mr. Oudit Raghbir – opposed to the process.
- (ii) had before it a report (June 20, 2001) from the Director, Parkdale Pilot Project, South District, reporting on an application to amend the Official Plan and Zoning By-law to allow the owner to maintain the eleven existing dwelling units within the residential building at 102 Spencer Avenue; and recommending that City Council:

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- (1) amend the Official Plan for the former City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 5;
- (2) amend the Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6; and
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.

On motion by Councillor Miller, the Community Council recommended to Council the adoption of the foregoing report.

(Clause No. 10, Report No. 7)

7.6 Final Report – 196 Dunn Avenue (West Side of Dunn Avenue, North of King Street West); Application to Amend Zoning By-Law No. 438-86; Mr. John Smoluch. (Parkdale-High Park, Ward 14)

The Humber York Community Council:

- (i) held a statutory public meeting on July 10, 2001 pursuant to Section 34 of the Planning Act, and that appropriate notice of this meeting was given in accordance with the Planning Act and regulations thereunder, and the following person addressed the Community Council:
 - Mr. Oudit Raghbir – opposed to the process.
- (ii) had before it a report (June 20, 2001) from the Director, Parkdale Pilot Project, South District, regarding an application to amend the Zoning By-law to allow the owner to maintain the existing six dwelling units within the residential building at 196 Dunn Avenue; and recommending that City Council:
 - (1) amend the Zoning By-law No. 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5;
 - (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
 - (3) before introducing the necessary Bill to City Council for enactment, the owner must complete the work necessary to comply with Building Code,

Fire Code and Municipal Housing Standards pursuant to the Parkdale Pilot Project strategy approved by Toronto City Council on February 3, 2000; and that a letter from the Director, Parkdale Pilot Project verifying completion of the required work will be sufficient to enable the Bill to be introduced for enactment.

On motion by Councillor Miller, the Community Council recommended to Council the adoption of the foregoing report.

(Clause No. 11, Report No. 7)

7.7. Final Report – 653-655 Caledonia Road (East Side of Caledonia Road, between Schell Ave. and Bowie Avenue); Ted Chlebowski for the Caledonia Design Centre; Application to Amend the former City of York Zoning By-law No. 1-83. (Eglinton-Lawrence, Ward 15)

The Humber York Community Council:

- (i) held a statutory public meeting on July 10, 2001 pursuant to Section 34 of the Planning Act, and that appropriate notice of this meeting was given in accordance with the Planning Act and regulations thereunder, and no one addressed the Community Council; and
- (ii) had before it a report (June 20, 2001) from the Director, Community Planning, West District, reporting on an application to amend Zoning By-law No. 1-83, to permit a parking lot containing 12 parking spaces to be used in association with the employment use on the abutting property to the north at 201 Schell Avenue; and recommending that City Council:
 - (1) amend the Zoning By-law No. 1-83 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 4;
 - (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required; and,
 - (3) before introducing the necessary Bills to City Council for enactment, the applicant receive a site plan amendment approval with respect to the subject lands and enter into an Agreement to amend the existing Site Plan Agreement, if necessary.

On motion by Councillor DiGiorgio, the Community Council recommended to Council the adoption of the foregoing report.

(Clause No. 12, Report No. 7)

7.8 1030 Weston Road, Sign By-Law Variance Application; Owner: Ms. L. Da Dall'orso; Applicant: Skye Media Inc.

(York South-Weston, Ward 11)

The Humber York Community Council had before it a report (May 28, 2001) from the Director, Community Planning, West District; and Director of Building & Deputy Chief Building Official, West District, reporting on an application for a variance from Sign By-law No. 3369-79, as amended, of the former City of York; advising that the proposed variances are to permit double-faced, off-premise roof sign on the property located at 1030 Weston Road in a residential zone, in excess of the maximum number of off-premise sign locations permitted by the Sign By-law; and recommending that:

- (1) the application for relief from the provisions of By-law No. 3369-79, as amended, to permit a double-faced off-premise roof sign, at 1030 Weston Road, be refused;

or, if Community Council is inclined to approved the application then,

- (2) the application for relief from the provisions of Sign By-law No. 3369-79, as amended to permit a, double-faced, off-premise roof sign, at 1030 Weston Road be approved as a variance to the Sign By-law subject to a building permit being obtained and the sign being installed substantially in accordance with the application plans on file with the Building Division, West District; and,
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

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

(Clause No. 13, Report No. 7)

**7.9 26 Worthington Crescent – Removal of Two Private Trees.
(Parkdale-High Park, Ward 13)**

The Humber York Community Council had before it a report (June 18, 2001) from the Commissioner, Economic Development, Culture & Tourism, reporting on an application to remove two trees on private property; and recommending that Humber York Community Council:

- (1) deny the request for the removal of two privately owned trees at 26 Worthington Crescent; OR
- (2) deny the request for the removal of the Norway maple tree and approve the request for the removal of the Siberian elm tree at 26 Worthington Crescent conditional on the applicant agreeing to implement the landscape plan on file with Urban Forestry Services; and

- (3) approve the request for the removal of the two privately owned trees at 26 Worthington Crescent conditional on the applicant agreeing to implement the landscape plan on file with Urban Forestry Services.

—————

Ms. Gloria Schmed-Scott appeared before the Humber York Community Council in connection with the foregoing matter.

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

- (1) **Recommendation (2) in the following report (June 18, 2001) from the Commissioner, Economic Development, Culture & Tourism, be adopted, viz:**

“It is recommended that:

- (2) **Humber York Community Council deny the request for the removal of the Norway Maple tree and approve the request for the removal of the Siberian Elm tree at 26 Worthington Crescent, conditional on the applicant agreeing to implement the landscape plan on file with Urban Forestry Services;” and**
- (2) **the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.**

(Clause No. 14, Report No. 7)

7.10 11 Beresford Avenue – Request for an Exemption from Ch. 400 of the former City of Toronto Municipal Code to Permit Front Yard Parking. (Parkdale-High Park, Ward 13)

The Humber York Community Council had before it a report (June 21, 2001) from the Manager, Right of Way Management, Transportation Services, District 1, reporting on a request for an exemption from the by-law to permit front yard parking, which does not meet the requirements of the Code; advising that as this is an appeal, it is scheduled as a deputation item; and recommending that:

- (1) City Council deny the application for front yard parking at 11 Beresford Avenue;

OR

- (2) City Council approve the application for front yard parking at 11 Beresford Avenue, subject to:
 - (a) the parking area not exceeding 2.6 m by 5.3 m in dimension;

- (b) the proposed parking area being paved with a semi-permeable material, such as ecostone pavers or approved equivalent permeable paving treatment acceptable to the Commissioner of Works and Emergency Services;
- (c) a minimum of 50% of the front yard on private property being maintained as landscaped open space, of which, 30% must be soft landscaping and that all areas other than the walkway and parking pad be maintained as soft landscaping, with a minimum of 15% soft landscaping being provided on the City boulevard; and
- (d) the applicant paying all applicable fees and complying with all other criteria set out in Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code.

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

- (1) **Recommendation (2)(a), (b), (c) and (d) in the following report (June 21, 2001) from the Manager, Right of Way Management, Transportation Services, District 1, be adopted, viz:**

“It is recommended that:

- (2) **City Council approve the application for front yard parking at 11 Beresford Avenue, subject to:**
 - (a) **the parking area not exceeding 2.6 m by 5.3 m in dimension;**
 - (b) **the proposed parking area being paved with a semi-permeable material, such as ecostone pavers or approved equivalent permeable paving treatment acceptable to the Commissioner of Works and Emergency Services;**
 - (c) **a minimum of 50% of the front yard on private property being maintained as landscaped open space, of which, 30% must be soft landscaping and that all areas other than the walkway and parking pad be maintained as soft landscaping, with a minimum of 15% soft landscaping being provided on the City boulevard; and**
 - (d) **the applicant paying all applicable fees and complying with all other criteria set out in Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code;”**
- (2) **the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.**

**7.11 Construction of a Wooden Fence – Rambert Crescent
Flank of 96 Morningside Avenue.
(Parkdale-High Park, Ward 13)**

The Humber York Community Council had before it a report (June 25, 2001) from the Manager, Right of Way Management, Transportation Services, District 1, reporting on a request to construct a 1.8 m high wooden fence within the public right of way on the Rambert Crescent flank of 96 Morningside Avenue, to be set back 0.6 m from the curb of the roadway; advising that as this is a request for an exemption from the by-law, it is scheduled as a deputation item; and recommending that City Council approve the construction of a 1.8 m high wooden fence on the Rambert Crescent flank of 96 Morningside Avenue, subject to the owner entering into an encroachment agreement with the City of Toronto, as prescribed under Chapter 313 of the former City of Toronto Municipal Code.

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

- (1) the foregoing report (June 25, 2001) from the Manager, Right of Way Management, Transportation Services, District 1, be adopted; and**
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.**

(Clause No. 16, Report No. 7)

**7.12 258 Windermere Avenue – Request for an Exemption from Ch. 248
of the former City of Toronto Municipal Code to Permit the Existing
Paving to Remain in connection with Driveway Widening.
(Parkdale-High Park, Ward 13)**

The Humber York Community Council had before it a report (June 22, 2001) from the Manager, Right of Way Management, Transportation Services, District 1, reporting on a request for an exemption from Municipal Code Ch. 248, Parking Licences, to permit the existing paving to remain in connection with the driveway widening which does not meet the requirements of the Code; advising that as this is an appeal, it is scheduled as a deputation item; and recommending that:

- (1) City Council deny the request to maintain the existing paving in connection with driveway widening at 258 Windermere Avenue; OR**
- (2) City Council approve the request to maintain the existing paving in connection with driveway widening at 258 Windermere Avenue, subject to the applicant paying all applicable fees and complying with all other criteria set out in Municipal Code Chapter 248, Parking Licences, of the former City of Toronto Municipal Code.**

On motion by Councillor Miller, the Community Council deferred consideration of the foregoing report to its September 12, 2001 meeting.

(Clause No. 40(c), Report No. 7)

7.13 8 Alhambra Avenue – Request for an Exemption from Ch. 400 of the former City of Toronto Municipal Code to Permit Disabled Front Yard Parking For 2 Vehicles. (Parkdale-High Park, Ward 14)

The Humber York Community Council had before it a report (June 22, 2001) from the Manager, Right of Way Management, Transportation Services, District 1, reporting on a request for an exemption from Municipal Code Ch. 400, Traffic and Parking, to permit disabled front yard parking for two vehicles, which does not meet the requirements of the Code; advising that as this is an appeal it is scheduled as a deputation item; and recommending that:

- (1) City Council deny the request for disabled front yard parking for two vehicles at 8 Alhambra Avenue; OR
- (2) City Council approve the application for disabled front yard parking for two vehicles at 8 Alhambra Avenue, subject to:
 - (a) the applicant providing a copy of the permanent disabled parking permit issued by the Ontario Ministry of Transportation to verify that a second person with a disability permanently resides at the property;
 - (b) the parking area for each space not exceeding 2.6 m by 5.5 m in dimension; and
 - (c) the applicant paying all applicable fees and complying with all other criteria set out in Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code.

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

- (1) **Recommendation (2)(a), (b) and (c), in the following report (June 22, 2001) from the Manager, Right of Way Management, Transportation Services, District 1, be adopted; viz:**

“It is recommended that:

- (2) **City Council approve the application for disabled front yard parking for two vehicles at 8 Alhambra Avenue, subject to:**
 - (a) **the applicant providing a copy of the permanent disabled parking permit issued by the Ontario Ministry of**

Transportation to verify that a second person with a disability permanently resides at the property;

- (b) the parking area for each space not exceeding 2.6 m by 5.5 m in dimension; and**
 - (c) the applicant paying all applicable fees and complying with all other criteria set out in Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code; and”**
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.**

(Clause No. 17, Report No. 7)

**7.14 Maintenance of Various Encroachments – 81 and 83 Nairn Avenue, and on the Ascot Avenue Flank.
(Davenport, Ward 17)**

The Humber York Community Council had before it a report (June 22, 2001) from the Manager, Right of Way Management, Transportation Services, District 1, reporting on the co-owner’s request to maintain various encroachments within the public right of way front 81 and 83 Nairn Avenue and on the Ascot Avenue flank; advising that as the fence height of 1.53 m exceeds the maximum height of 1.0 m for fences construction in front of a property permitted under Ch. 313 of the former City of Toronto Municipal Code and as there are no provisions within the Code to permit the various other encroachments, this matter is scheduled as a deputation item; and recommending that City Council approve the maintenance of:

- (1) a metal overhang with columns; a window well; concrete steps and a wrought iron fence at 81 Nairn Avenue; and**
- (2) a metal overhang with columns; a window well; a wrought iron fence; a chain link fence on the Ascot Avenue flank; a stucco storage shed on the Ascot Avenue flank; and a wooden fence on the Ascot Avenue flank, provided that the owner alters the fence to a 45 degree angle splay from a point 1.8 m parallel and perpendicular to the driveway; at 83 Nairn Avenue;**

subject to the owners:

- (3) entering into an agreement with the City of Toronto, indemnifying the City from and against all actions, suits, claims or demands and from all loss, costs, damages, charges and expenses that may result from such permission granted; and**

- (4) accepting such additional conditions as the City Solicitor or the Commissioner of Works and Emergency Services may deem necessary in the interest of the Corporation.

The Community Council deferred consideration of the foregoing report to its September 12, 2001 meeting.

(Clause No. 40(c), Report No. 7)

**7.15 Request For Speed Humps On Silverthorn Avenue
 Between Rogers Road And St. Clair Avenue W.
 (Davenport, Ward 17)**

The Humber York Community Council had before it a communication (May 30, 2001) from Councillor B. Disero forwarding a communication (May 1, 2001) from the Manager, Traffic Operations, District 1, providing the results of a review with respect to the installation of speed humps, which is not recommended at this time; and a petition signed by the residents on Silverthorn Avenue.

The Community Council deferred consideration of this matter to its October 23, 2001 meeting.

(Clause No. 40(j), Report No. 7)

**7.16 Draft By-Law To Authorize The Alteration Of
 Scott Road At Cameron Avenue.
 (York South-Weston, Ward 11)**

The Humber York Community Council had before it a Draft By-law To authorize the alteration of Scott Road and Cameron Avenue by narrowing the intersection. The former York Community Council on May 23, 2000, deferred consideration of this By-law, pending a report from the Director, Transportation Services, District 1, regarding traffic counts.

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

- Mr. Fred Lindsay, representative, Eglinton-Keele Residents Committee and Vice President, Silverthorn Ratepayers' Association;
- Mr. Mohamed Irshad, Toronto;
- Ms. Eliana Pejkovic, on behalf of her parents and submitted a brief in regard thereto;
- Mr. Floyd Migory, President, Silverthorn Ratepayers' Association; and
- Ms. Joanne Mijkashaikh, Toronto.

On motion by Councillor DiGiorgio, the Community Council:

- (1) **deferred consideration of the foregoing Draft By-law;**
- (2) **requested the Director, Transportation Services, District 1, to report on the feasibility of:**
 - (a) **an alternative configuration of the roadway narrowing from the proposed 8.5 metres to a width of approximately 5 to 6 metres, and revising the Draft By-law accordingly; and**
 - (b) **narrowing the roadway at the north section of Scott Road.**

(Clause No. 40(d), Report No. 7)

7.17 Preliminary Report – 66-74 Quebec Ave., Application to amend the former City Of Toronto Official Plan & Zoning By-Law No. 438-86 To demolish two residential detached houses and a six-plex to construct a 20-storey residential tower. (Parkdale-High Park, Ward 13

The Humber York Community Council had before it a preliminary report (May 23, 2001) from the Director, Community Planning, South District, providing preliminary information on this application and seeking 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;
- (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.

The Humber York Community Council also had before it during consideration of this matter, a letter (July 10, 2001) from Mr. Jack Fleming, Toronto, forwarding a report and photographs.

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

Ms. Marion Campbell, Toronto; and
 Mr. Viktor Virak, Toronto.

The Community Council approved the recommendations in the foregoing report, subject to Recommendation (1) being amended by deleting the words “Ward Councillor” and substituting the words “Councillor Moscoe” in lieu thereof, to read as follows:

“It is recommended that:

- (1) staff be directed to schedule a community consultation meeting together with Councillor Moscoe:”**

(Clause No. 40(b), Report No. 7)

(Councillor Miller declared an interest in the foregoing Item, in that he owns a condominium, in which his mother resides, abutting property to the proposed development.)

7.18 26 Woodland Heights and 79 Ellis Avenue; Request for Variances from Ch. 297 of the former City of Toronto Municipal Code, Signs; Damir And Mila Makovsek. (Parkdale-High Park, Ward 13)

The Humber York Community Council had before it a report (June 18, 2001) from the Director, Community Planning, South District, reporting on an application to permit, for identification purposes, an illuminated projecting sign and a non-illuminated ground sign at 26 Woodland Heights and 79 Ellis Avenue; and recommending that:

- (1) City Council approve Application No. 901039 for minor variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, an illuminated projecting sign at 26 Woodland Heights and 79 Ellis Avenue; and
- (2) the applicant be advised, upon approval of Application No. 901039, of the requirement to obtain the necessary permits from the Commissioner of Urban Development Services.

On motion by Councillor Miller. the Community Council recommended to Council that:

- (1) foregoing report (June 18, 2001) from the Director, Community Planning, South District, be adopted; and**
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.**

(Clause No. 4, Report No. 7)

7.19 1947-1997 Bloor Street West; Application for Variances from Ch. 297, Signs,

**of the former City Of Toronto Municipal Code; Lewis Poplak/Context Development Inc. on behalf of Elcarim Inc.
(Parkdale-High Park, Ward 13)**

The Humber York Community Council had before it a report (June 19, 2001) from the Director, Community Planning, South District, reporting on an application for variances to maintain, for identification purposes, a non-illuminated ground sign on the Bloor Street West frontage at 1947-1997 Bloor Street West; and recommending that:

- (1) City Council approve Application No. 901050 for minor variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to maintain a temporary non-illuminated ground sign for the purpose of marketing the future residential units at this site, on condition that the sign be permitted only for a period of 12 months from the date of City Council approval; and
- (2) the applicant be advised, upon approval of Application No. 901050, of the requirement to obtain the necessary permits from the Commissioner of Urban Development Services.

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

- (1) **the foregoing report (June 19, 2001) from the Director, Community Planning, South District, be adopted; and**
- (2) **the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.**

(Clause No. 5, Report No. 7)

**7.20 2357 Bloor Street West; Application for Variances from Ch. 297, Signs, of the former City Of Toronto Municipal Code; Dominic Rotundo/Neon Products Ltd., on behalf of Turner & Porter Funeral Directors.
(Parkdale-High Park, Ward 13)**

The Humber York Community Council had before it a report (June 19, 2001) from the Director, Community Planning, South District, reporting on an application for variances to permit, for identification purposes, an illuminated ground sign at 2357 Bloor Street West; and recommending that:

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- (1) City Council approve Application No. 901051 for minor variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, an illuminated ground sign at 2357 Bloor Street West; and
- (2) the applicant be advised, upon approval of Application No. 901051, of the requirement to obtain the necessary permits from the Commissioner of Urban Development Services.

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

- (1) **the foregoing report (June 19, 2001) from the Director, Community Planning, South District, be adopted; and**
- (2) **the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.**

(Clause No. 6, Report No. 7)

**7.21 1380 Bloor Street West – Site Plan Application for
40 Live/Work Units; Namara Developments Ltd.
(Davenport, Ward 18)**

The Humber York Community Council had before it the following:

- (i) report (June 21, 2001) from the Director, Community Planning, South District, seeking authorization to appear at an Ontario Municipal Board hearing in opposition to the proposed Site Plan Application; and recommending that City Council authorize the City Solicitor and City staff to attend at the Ontario Municipal Board hearing to oppose this Site Plan Application unless the outstanding issues can be resolved in advance of the hearing; and
- (ii) letter (July 2, 2001) from Rashmi M. Nathwani, Secretary, 2001138 Ontario Inc., Bloor West Lofts-Phase II, advising that the only item being reviewed is a request of staff for disability access to a walkway between their property and the Toronto Housing Company (THC) property to the east; that the walkway improvements are subject to a 1991 Agreement and Trust Indenture between the owners of 1380 Bloor Street West and the THC; that this work is secured by a \$60,000 Letter of Credit deposited with the THC, and requesting that City Planning staff finalise the Site Plan Approval forthwith, subject to any revision to the walkway for disabled accessibility.

On motion by Councillor Silva, the Community Council recommended to Council the adoption of the foregoing staff report.

(Clause No. 2, Report No. 7)

7.22 Dual Zoning on properties bisected by the former municipal boundaries between the former City of York and former Cities of North York and Toronto.

The Humber York Community Council had before it a report (May 23, 2001) from the Director, Community Planning, West District, to identify zoning conflicts on properties with dual zoning, divided by former municipal boundaries and provide recommendations regarding options to address this issue; and recommending that this report be received for information.

The Community Council received the foregoing report.

(Clause No. 40(c), Report No. 7)

7.23 Traffic Concerns in the vicinity of Scarlett Road and Bernice Crescent. (York South-Weston, Ward 11)

The Humber York Community Council had before it a report (June 22, 2001) from the Director, Transportation Services, District 1, responding to a request from Southwest Community Council for a report on various traffic concerns in the vicinity of Scarlett Road and Bernice Crescent; advising that funds associated with the necessary signage adjustments in the estimated amount of \$300.00 will be accommodated in the Transportation Services Division 2001 Operating Budget; and recommending that:

- (1) westbound right turns on a red signal be prohibited at all times from St. Clair Avenue West to Scarlett Road;
- (2) the existing "No Parking Anytime" regulation on the east and west sides of Scarlett Road from Bernice Crescent to Dundas Street West, and the existing "No Stopping 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m." regulation on the west side of Scarlett Road from Bernice Crescent to Dundas Street West, be rescinded;
- (3) stopping be prohibited at all times on the east and west sides of Scarlett Road from Bernice Crescent to Dundas Street West; and
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto including the introduction in Council of any Bills that may be required.

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

(Clause No. 18, Report No. 7)

7.24 Introduction of Overnight on-street permit parking on the east side of Scarlett Road between Bernice Crescent and Ellins Avenue. (York South-Weston, Ward 11)

The Humber York Community Council had before it a report (June 22, 2001) from the Manager, Right of Way Management, Transportation Services, District 1, reporting on the introduction of overnight on-street permit parking on the east side of Scarlett Road between Bernice Crescent and Ellins Avenue, on a street name basis, to operate during the hours of 12:00 midnight and 6:00 a.m., 7 days a week; advising that funds to undertake the necessary signage adjustments in the estimated amount of \$600.00 are contained in the Transportation Services Division 2001 Operating Budget; and recommending that:

- (1) the City Clerk be directed to conduct a formal poll of the residents of Scarlett Road, between Bernice Crescent and Ellins Avenue, to determine support for the implementation of overnight on-street permit parking;
- (2) the City Clerk report the results of the poll to the Southwest Community Council; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of all necessary Bills.

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

(Clause No. 19, Report No. 7)

**7.25 Request for traffic calming measures or one-way operation on Liverpool Street.
(York South-Weston, Ward 11)**

The Humber York Community Council had before it a report (June 19, 2001) from the Director, Transportation Services, District 1, responding to a request from Southwest Community Council on the feasibility of introducing traffic calming and a one-way regulation on Liverpool Street; advising that funds associated with the necessary signage adjustments in the estimated amount of \$300.00 will be accommodated in the Transportation Services Division 2001 Operating Budget; and recommending that:

- (1) the City Clerk be authorized to conduct a resident poll on Liverpool Street to determine majority support for designating it in a one-way eastbound direction between Castleton Avenue and Runnymede Road;
- (2) subject to favourable results of the poll, the former City of York By-law Nos. 196-84 and 2958-94 be amended to introduce a one-way eastbound regulation on Liverpool Street between Castleton Avenue and Runnymede Road; and
- (3) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

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

(Clause No. 20, Report No. 7)

**7.26 Eileen Avenue – Request for all-Way Stop Controls.
(York South-Weston, Ward 11)**

The Humber York Community Council had before it a report (June 19, 2001) from the Director, Transportation Services, District 1, responding to a request from the former York Community Council for a report on introducing all-way stop controls on Eileen Avenue; advising that due to the extremely low traffic and pedestrian volumes, no reported collision experience and no unusual physical characteristics, all-way stop control on Eileen Avenue at Elvin or Mildred Avenues is not warranted; that it should be mentioned that the installation of a particular control, in a situation where it is not warranted, would not necessarily guarantee safer conditions; that such measures tend to erode driver respect and obedience of these controls, leading to a degree of non-compliance; that as critical, it creates a false sense of security for pedestrians, especially school children, where safety is a primary concern; and recommending that this report be received for information.

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

- (1) all-way stop controls be implemented at the intersection of Eileen Avenue and Elvin Avenue; and**
- (2) the appropriate City officials be authorized and directed to take the necessary action to implement the foregoing, including the introduction in Council of any Bills that are required.**

(Clause No. 21, Report No. 7)

**7.27 Request for traffic control measures on Mariposa Avenue.
(York South-Weston, Ward 11)**

The Humber York Community Council had before it a report (June 19, 2001) from the Director, Transportation Services, District 1, responding to a request from the former York Community Council for a report on the installation of additional traffic control measures on Mariposa Avenue; advising that the current traffic controls on Mariposa Avenue are being adhered to by users of the street and there is no need for additional signage or reduction in speed limit; and recommending that this report be received for information.

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

(Clause No. 40(g), Report No. 7)

**7.28 Turn Prohibitions/Designations: Lawrence Avenue West.
(York South-Weston, Ward 12)**

The Humber York Community Council had before it a report (June 26, 2001) from the Director, Transportation Services, District 3, reporting on rescinding the eastbound left turn restriction from Lawrence Avenue West to Duval Drive and designate turn lanes at the intersections of Lawrence Avenue West with Dufferin Street and Benton Road; advising that all costs associated with the removal of the turn restrictions and designation of traffic lanes are included within the District 3 Transportation Services Division's 2001 Operating Budget; and recommending that:

- (1) the eastbound left turn prohibition at Lawrence Avenue West and Duval Drive be rescinded;
- (2) the eastbound curb lane on Lawrence Avenue West at Benton Road be designated for right turning vehicles only, buses excepted, between Benton Road and a point 23 metres westerly thereof;
- (3) the eastbound curb lane on Lawrence Avenue West at Dufferin Street be designated for right turning vehicles only, buses excepted, between Dufferin Street and a point 70 metres westerly thereof; and
- (4) the appropriate by-law(s) be amended accordingly.

On motion by Councillor DiGiorgio, the Community Council recommended to City Council the adoption of the foregoing report.

(Clause No. 22, Report No. 7)

**7.29 Dundas Street West and Howard Park Avenue/Lynd Avenue,
Installation of Traffic Control Signals.
(Parkdale-High Park, Ward 14)**

The Humber York Community Council had before it a report (June 22, 2001) from the Director, Transportation Services, District 1, responding to a request to install traffic control signals at Dundas Street West and Howard Park Avenue/Lynd Avenue; advising that the estimated cost of the installation of traffic control signals at the intersection of Dundas Street West and Howard Park Avenue/Lynd Avenue is approximately \$115,000.00.; that the cost of extending the east curb of Howard Park Avenue to Dundas Street West, and narrowing Lynd Avenue at its approach to Dundas Street West is approximately \$130,000.00; that funds associated with the installation of traffic control signals are contained in the Works and Emergency Services Capital Budget; that the installation of these signals and road modification are subject to the availability of funds and competing priorities; and recommending that:

- (1) approval be given to extend the east curb of Howard Park Avenue described as follows:

“extend the east curb of Howard Park Avenue to Dundas Street West, and narrow Lynd Avenue at its approach to Dundas Street West described in the body of this report and generally as shown on the attached print Drawing No. 89-5047, dated March, 1989”;
- (2) subject to the approval of Recommendation No. (1), traffic control signals be installed on Dundas Street West at Howard Park Avenue/Lynd Avenue upon completion of the road modification;
- (3) coincident with the completion of the work set in Recommendation Nos. (1) and (2), northbound left turns be prohibited from Lynd Avenue onto Dundas Street West; and
- (4) the appropriate City Officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

On motion by Councillor Miller, the Community Council recommended to Council the adoption of the foregoing report.

(Clause No. 23, Report No. 7)

7.30 Lane Designation and Roadway Modifications: Yorkdale Road at Highway 401 On Ramp/Northbound, W.R. Allen Road Off Ramp. (Eglinton-Lawrence, Ward 15)

The Humber York Community Council had before it a report (June 26, 2001) from the Director, Transportation Services, District 3, reporting on the implementation of various lane designations and modifications of the existing roadway alignment on the northwest and southwest corners of the intersection (near side bus bay and curb radius modifications); advising that all costs associated with the required lane designations and proposed roadway alignment modifications are the responsibility of the applicant, 20 Vic Management (Yorkdale Mall); that the estimated cost of civil and electrical work and signs and pavement markings is approximately \$170,000.00; and recommending that:

- (1) authority be given by the Southwest Community Council to immediately advertise the proposed alterations as required by the Municipal Act "Road Alterations By-law", so that deputations can be held at the September 12, 2001 Southwest Community Council;

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- (2) north-south pedestrian crossings on the east side of Yorkdale Road be prohibited at the intersection;
- (3) east-west pedestrian crossings on the north side of Yorkdale Road be prohibited at the intersection;
- (4) the southerly westbound lane on the W.R. Allen Road off ramp be designated as a Buses Only Lane, from the easterly limit of Yorkdale Road to 50 metres easterly thereof;
- (5) westbound left turns from the W.R. Allen Road off ramp to Yorkdale Road be prohibited at anytime, buses excepted;
- (6) eastbound left turns from the Yorkdale Mall access driveway to Yorkdale Road be prohibited at anytime, buses excepted;
- (7) the easterly southbound lane on Yorkdale Road be designated as a left turn lane, from the northerly limit of the W.R. Allen Road northbound off ramp to a point 70 metres northerly thereof;
- (8) the centre southbound lane on Yorkdale Road be designated as a shared through and left turn lane, from the northerly limit of the W.R. Allen Road northbound off ramp to a point 70 metres northerly thereof;
- (9) the westerly southbound lane on Yorkdale Road be designated as a right turn lane, from the northerly limit of the W.R. Allen Road northbound off ramp to a point 70 metres northerly thereof; and
- (10) the appropriate by-law(s) be amended accordingly.

The Community Council recommended to Council the adoption of the foregoing report.

(Clause No. 24, Report No. 7)

7.31 Proposed installation of speed bumps in the first public lane north of St. Clair Avenue West between Harvie Avenue and Nairn Avenue. (Davenport, Ward 17)

The Humber York Community Council had before it a report (June 20, 2001) from the Director, Transportation Services, District 1, reporting on the proposed installation of speed bumps in a public lane; advising that the implementation cost of this proposal is approximately \$600.00, funds for which are contained in the Works and Emergency Services Department's 2001 Capital Programme for Public Laneway Improvements ; and recommending that:

- (1) the installation of speed bumps in the first public lane north of St. Clair Avenue West, between Harvie Avenue and Nairn Avenue, of the type and design noted and at the locations shown on Drawing No. 421F-6026 dated April, 2001, be approved; and
- (2) the appropriate City Officials be authorized to take any action necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

The Community Council recommended to Council the adoption of the foregoing report.

(Clause No. 25, Report No. 7)

7.32 Proposed installation of speed bumps in the public lane system bounded by Hope Street, Earls court Avenue, Ascot Avenue and Nairn Avenue. (Davenport, Ward 17)

The Humber York Community Council had before it a report (June 20, 2001) from the Director, Transportation Services, District 1, reporting on the proposed installation of speed bumps in a public lane system; advising that the implementation cost of this proposal is approximately \$1,800.00, funds for which are contained in the Works and Emergency Services Department's 2001 Capital Programme for Public Laneway Improvements; and recommending that:

- (1) the installation of speed bumps in the public lane system bounded by Hope Street, Earls court Avenue, Ascot Avenue and Nairn Avenue, of the type and design noted and at the locations shown on Drawing Nos. 421F-6065 and 421F-6066 dated June, 2001, be approved; and
- (2) the appropriate City Officials be authorized to take any action necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

The Community Council recommended to Council the adoption of the foregoing report.

(Clause No. 26, Report No. 7)

**7.33 Premises No. 95 Regal Road, Regal Road Public School;
Implementation of a Student Pick-Up And Drop-Off Area.
(Davenport, Ward 17)**

The Humber York Community Council had before it a report (June 22, 2001) from the Director, Transportation Services, District 1, regarding the establishment of a student pick-up and drop-off area fronting Regal Road Public School; advising that funds in the estimated amount of \$400.00 are contained in the Transportation Services Division 2001 Operating Budget; and recommending that:

- (1) the existing parking prohibition at all times on the south side of Regal Road between a point 22 metres east of Dufferin Street and a point 22 metres further east, be rescinded;
- (2) parking be allowed for a maximum period of ten minutes on the south side of Regal Road from a point 22 metres east of Dufferin Street to a point 22 metres further east, from 8:30 a.m. to 9:00 a.m., 11:00 a.m. to 12:00 noon and from 3:00 p.m. to 3:30 p.m., Monday to Friday;
- (3) parking be prohibited on the south side of Regal Road from a point 22 metres east of Dufferin Street to a point 22 metres further east, from 12:00 midnight to 8:30 a.m., 9:00 a.m. to 11:00 a.m., 12:00 noon to 3:00 p.m. and from 3:30 p.m. to 12 midnight, Monday to Friday, and at all times, Saturday and Sunday; and
- (4) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

The Community Council recommended to Council the adoption of the foregoing report.

(Clause No. 27, Report No. 7)

**7.34 Installation of on-street parking spaces for persons with disabilities.
(Davenport, Ward 17 and Davenport, Ward 18)**

The Humber York Community Council had before it a report (June 22, 2001) from the Director, Transportation Services, District 1, reporting on requests for the installation of a number of on-street parking spaces for persons with disabilities; advising that funds to undertake the necessary signage adjustments in the estimated amount of \$1,200.00 are contained in the Transportation Services Division 2001 Operating Budget; and recommending that:

- (1) the installation of disabled on-street parking spaces as noted in Table "A" of this report be approved; and

- (2) the appropriate City Officials be requested to take any action necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

The Community Council recommended to Council the adoption of the foregoing report.

(Clause No. 28, Report No. 7)

7.35 Harmonization Of The Sign By-Law Concerning Posters On Public Property, Including Signs On Utility Poles.

The Humber York Community Council had before it a report (June 8, 2001) from the Acting City Clerk, advising that the Planning and Transportation Committee recommended that the attached report respecting Harmonization of the Sign By-law concerning Posters on Public Property including Signs on Utility Poles be forwarded to Community Councils for consideration at their July 10 and 11, 2001 meetings, with a request that they forward their recommendations with respect to this report to the Planning and Transportation Committee for consideration at a public hearing at its meeting on September 11, 2001; and reporting for the information of Community Councils, having:

- (1) requested the Commissioner of Urban Development Services to report to the Planning and Transportation Committee for consideration at the public meeting on September 11, 2001, on the feasibility of licensing commercial sign installers to install signs other than community signage relating to garage sales, etc.; and
- (2) received the report (May 29, 2001) from the City Solicitor.

On motion by Councillor Miller, the Community Council:

- (1) **advised the Planning and Transportation Committee that it concurs with the report (May 10, 2001) from the Commissioner, Urban Development Services; and**
- (2) **requested that appropriate staff attend community meetings if requested by the local Councillor, and that staff forward public concerns directly to the Planning and Transportation Committee.**

(Clause No. 40(f), Report No. 7)

**7.36 Request for Morning Rush Hour Turn Prohibitions from Annette Street.
(Parkdale-High Park, Ward 13)**

The Humber York Community Council had before it a communication (June 20, 2001) from Councillor D. Miller requesting that right-turns be prohibited, 7:00 am to 9:00 a.m., Monday to Friday, for eastbound traffic turning southbound from Annette Street to Armadale Avenue, Evans Avenue, Willard Avenue, Durie Street and Beresford Avenue.

(Please refer to Minute No. 7.51 on page 47 of these Minutes.)

**7.37 Installation of Two (2) Speed Humps on Riverview Gardens,
south of Halford Avenue.
(Parkdale-High Park, Ward 13)**

The Humber York Community Council had before it the following communications:

- (i) (June 20, 2001) from Councillor D. Miller, advising of speeding problems at the intersection of Riverview Gardens which has resulted in serious accidents; and that staff have undertaken a traffic study which indicated that speed humps on this street are not warranted; and
- (ii) (July 6, 2001) from Ms. Larysa Smutiuk, Toronto, expressing objection to the proposal for speed humps.

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

- (1) appropriate staff be authorized to conduct a poll of eligible residents of Riverview Gardens, south of Halford Avenue, to determine resident support for a traffic calming plan to be drafted by staff, with respect to the installation of two (2) speed humps, in accordance with the former City of Toronto policy;**
- (2) the by-laws be prepared and public notice given pursuant to the Municipal Act and Municipal Class Environmental Assessment Act for the alteration of sections of the roadway on Riverview Gardens, south of Halford Avenue, for traffic calming purposes;**
- (3) pursuant to the requirements of Schedule B of the Municipal Class Environmental Assessment Act which have recently been enacted as Provincial legislation, notice of study commencement be given to the Ministry of the Environment, Fire Services, Emergency Medical Services and Toronto Police Services, and upon final approval of a by-law by Council, Notice of Completion be issued;**

- (4) **the speed limit be reduced from 40 kilometres per hour to 30 kilometres per hour on Riverview Gardens, south of Halford Avenue, coincident with the implementation of speed humps; and**
- (5) **the appropriate City officials be authorized and directed to take the necessary action to implement the foregoing, including the introduction in Council of any Bills that are required.**

(Clause No. 30, Report No. 7)

7.38 Fence separating the public street and Adjacent Development From Railway Lands; Extension Of Shipman Street, North Of Maria Street – Boler Street. (Parkdale-High Park, Ward 13)

The Humber York Community Council had before it the following communications:

- (i) Motion (July 10, 2001) from Councillor Miller requesting Council to instruct the Commissioner of Works and Emergency Services to install the required safety fence, as was previously required by the former City of Toronto Council, to protect the residents of this community from the hazards associated with having an accessible rail line in the very near vicinity of their homes;
- (ii) (June 20, 2001) from Councillor D. Miller, advising that as a result of a development agreement in 1970 when the old City of Toronto required a bond to be posted by the developer to secure the erection of this barrier; and that the bond was retained by the City but the fence was never constructed; and
- (iii) Petition signed by area residents expressing support for Councillor Miller's motion with respect to the construction of the wall barrier along Shipman Street.

On motion by Councillor Miller, the Community Council recommended to Council the adoption of the foregoing motion.

(Clause No. 31, Report No. 7)

7.39 Request for One-Hour Parking Limit on the West Side of Runnymede Road between St. Clair Avenue West and Liverpool Street. (York South-Weston, Ward 11)

The Humber York Community Council had before it the following communication (June 25, 2001) from Councillor F. Nunziata, advising that at a recent meeting with residents on Liverpool Street and Runnymede Road, the residents requested that a poll be conducted of the residents on Runnymede Road to determine interest for the implementation of a one-hour parking limit on the west side of Runnymede Road between St. Clair Avenue West and Liverpool Street.

On motion by Councillor Nunziata, the Community Council:

- (1) **requested the Director, Transportation Services, District 1, to conduct a poll of the residents on Runnymede Road between St. Clair Avenue West and Liverpool Street, to determine majority support for the implementation of a one-hour parking limit on the west side; and**
- (2) **received the foregoing communication.**

(Clause No. 40(i), Report No. 7)

**7.40 Request for Traffic Control Signals at Bloor Street West and Brock Avenue.
(Davenport, Ward 18)**

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

- (i) (July 9, 2001) from the Director, Transportation Services, District 1, recommending that:
 - (1) traffic control signals be installed at the intersection of Bloor Street West and Brock Avenue, west leg, coincident with the relocation of the existing pedestrian crossover on Bloor Street West from Margueretta Street, to the west side of Emerson Avenue; and
 - (2) the appropriate City officials be requested to take whatever action is necessary to give effect thereto, including the introduction in Council of any Bills that are required; and
- (ii) (June 5, 2001) from Councillor M. Silva, requesting that this matter which was considered by the former City of Toronto be brought forward for discussion.

On motion by Councillor Silva, the Community Council recommended to Council the adoption of the foregoing report.

(Clause No. 32, Report No. 7)

**7.41 Request to review traffic operations and required traffic and Parking By-Laws for the Riverboat Landing Subdivision.
(York South-Weston, Ward 11)**

The Humber York Community Council had before it a report (June 22, 2001) Director, Transportation Services, District 1, responding to a request to undertake a comprehensive

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review of the traffic operations within the new Riverboat Landing Subdivision and institute traffic management measures where deemed necessary; advising that the funds to undertake the necessary signage installation in the amount of \$2,500.00, are available in the Transportation Services 2001 Operating Budget; and recommending that:

- (1) former City of York Uniform Traffic By-law Nos. 196-84 and 2958-94, Schedule XVIII be amended to introduce Sidney Belsey Crescent as a Through Highway from the east limit of Pioneer Avenue (north junction) to the west limit of Charlton Settlement Avenue (south junction);
- (2) former City of York Uniform Traffic By-law Nos. 196-84 and 2958-94, Schedule XIX, be amended to install all-way stop controls at the following intersections:
 - (a) Sidney Belsey Crescent (south junction) and Charlton Settlement Avenue;
 - (b) Sidney Belsey Crescent (north junction) and Charlton Settlement Avenue;
- (3) former City of York Uniform Traffic By-law Nos. 196-84 and 2958-94, Schedule VIII be amended to prohibit parking at all times as follows:
 - (a) the north side of Sidney Belsey Crescent (south section) between Westpoint Lane and Charlton Settlement Avenue;
 - (b) the south side of Sidney Belsey Crescent (north section) between Westpoint Lane and Weston Road;
 - (c) the north side of Sidney Belsey Crescent (north section) between Westpoint Lane and a point 40 metres east thereof;
 - (d) both sides of Sidney Belsey Crescent between Westpoint Lane (south junction) and Westpoint Lane (north junction);
 - (e) the east side of Charlton Settlement Avenue between Buttonwood Avenue and Sidney Belsey Crescent (north junction);
 - (f) the south side of Dora Spencer Road between Charlton Settlement Avenue and Weston Road;
- (4) former City of York Uniform Traffic By-law No. 1129-87 be amended to implement a 40 km/hour speed limit on the following roads:
 - (a) Charlton Settlement Avenue;
 - (b) Dora Spencer Road;
 - (c) Sidney Belsey Crescent;

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- (5) former City of York Uniform Traffic By-law Nos. 186-84 and 2958-94, Schedule XII be amended to designate Sidney Belsey Crescent as one-way westbound to southbound to eastbound from Westpoint Lane (north junction) to Westpoint Lane (south junction), and this designation be reviewed by Transportation Services once development in the immediate vicinity of Portage Trail Community School is complete;
- (6) the Toronto Police Services, be requested to provide enforcement as deemed necessary to reinforce these traffic management measures;
- (7) a copy of this report be forwarded to the Riverboat Landing Working Group for information; and
- (8) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

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

(Clause No. 38, Report No. 7)

7.42 Final Report – 1400 Weston Road, Application to amend the Official Plan and Zoning By-Law No. 1-83 of the former City Of York; B.G. Schikedanz Central Inc. (York South-Weston, Ward 11)

The Humber York Community Council:

- (i) held a statutory public meeting on July 10, 2001 pursuant to Section 34 of the Planning Act, and that appropriate notice of this meeting was given in accordance with the Planning Act and regulations thereunder; and
- (ii) had before it a report (June 18, 2001) from the Director, Community Planning, West District, reporting on a proposal to amend the Official Plan and Zoning By-law No. 1-83 of the former City of York to permit transfer of density within the subdivision site from Blocks of land previously approved for high rise residential development, but now developed at lower densities; advising that there are no financial implications resulting from the adoption of this report; and recommending that City Council:
 - (1) amend the Official Plan for the former City of York substantially in accordance with the draft Official Plan Amendment attached as Attachment 20;
 - (2) amend Zoning By-law No. 1-83 for the former City of York substantially in accordance with the draft Zoning By-law attached as Attachment 21;

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- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and the draft Zoning By-law Amendment as may be required;
- (4) prior to the introduction of the necessary Bills to City Council for enactment, the following conditions shall be satisfied:
 - (a) submission of a revision to the Proctor & Redfern Group, Internal Traffic Study dated February 6, 1989 that is satisfactory to the Commissioners of the Works and Emergency Services Department and the Urban Development Services Department or his/her designates;
 - (b) the receipt of final comments from Works and Emergency Services, Technical Services Division including implementation or confirmation that satisfactory arrangements are/or can be made to satisfy conditions of approval; and,
 - (c) the owner entering into an agreement to amend the Subdivision Agreement to the satisfaction of City Staff, to address recommended revisions regarding environmental provisions, all road and traffic control, access, parking and signage improvements and related schedules, amendment to the Master Concept Plan, and public recreational features; and,
- (5) staff be authorized to enter into an amending subdivision agreement, as necessary, to the satisfaction of the City Solicitor.

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

- (i) (June 29, 2001) from Mr. Barry Monaghan, President and CEO, West Park Healthcare Centre;
- (ii) (July 9, 2001) from Mr. George Simeonoff, 191 King Street, Weston
- (iii) (January 8, 2001) from Mr. Michael Dunn, Solicitor for B.G. Schickendanz Homes Inc. to Homeowners in the subdivision;
- (iv) (July 9, 2001) from Mr. Geoff Woods, Development Review Coordinator, CN;
- (v) (July 10, 2001) from Phyllis, Amanda and Natasha Dodd.

The following persons appeared before the Community Council in connection with the foregoing matter and submitted briefs in regard thereto:

Mr. Gary O'Connor, Toronto;
Ms. Heather Mark, Toronto;
Mr. Bill O'Meara, Toronto;
Ms. Andree Gosselin, Toronto;

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Mr. Ivan McGrath, Toronto;
Ms. Julia Carter, Toronto;
Mr. Glen Webster, Toronto (submitted petition objecting to the proposal);
Mr. Travis Capener, Toronto, and
Ms. Maggie Knapp, Chair, Black Creek Business Association.

The following persons also appeared before the Community Council:

Mr. Alex Talbot, Applicant – commented on the proposal;
Ms. Antoinette Garito, Toronto – advised that she was without heat and water for five days and expressed concerns regard the parking and traffic congestion;
Mr. Eugene Sokolov, Toronto – concernd with traffic and lack of recreational space;
Ms. Ella Jackson, Toronto; – suggested that the Advisory Committee be activated;
Mr. Williams, Toronto – opposed to the bachelor units;
Ms. Marjorie Sutton – concerned with the number of units;
Mr. Gregory DeFreitas, Engineer for the Project – addressed the concerns raised by the residents with respect to the construction, traffic, density, roadway, schools and unit affordability.

On motion by Councillor Moscoe, the Community Council:

- (1) deferred this Application to a further public meeting, such meeting to be considered a continuation of this public meeting and to be held when all outstanding studies are completed and available in advance of the meeting;**
- (2) directed that the Site Plan approval be bumped up to the Community Council level, subject to the Site Plan being developed through a public process conducted by the Planning Division, in cooperation with the local Councillor;**
- (3) requested the Commissioner, Urban Development Services, to report on:**
 - (a) details of the proposed bonusing, clearly outlining how proposed density bonuses were specifically developed, outlining in detail recreation and affordability bonuses;**
 - (b) a possible amendment that would ensure that there are no changes for visitor parking;**
 - (c) details of the proposed use of rooftop space towards providing recreational amenities;**
 - (d) amendments that would be required to eliminate balconies as part of the recreational and/or open space calculation;**

- (e) a proposed amendment that would require each condominium development to provide a self-contained parking structure;
 - (f) the insulation standards that will be applied to the construction of these buildings;
- (4) requested the Commissioner, Urban Development Services, to:
- (a) undertake a real estate study of past sales of the 125 units that the applicant wishes to have counted towards the affordability bonus, with a view to establishing specific affordability criteria for future affordable units;
 - (b) meet with the working group and the developer to discuss working towards achieving a consensus;
 - (c) ensure that all outstanding deficiencies are resolved to the satisfaction of City staff;
 - (d) request the Toronto District School Board to give priority to children in the subdivision, to eliminate the need for bussing;
 - (e) request the Toronto Transit Commission to provide comments regarding the physical requirements of the local roads in the development, being sufficient for use by the TTC for bus service to the community;
 - (f) review with the developer, the possibility of providing better transit access to the proposed buildings and report further, in consultation with the Chair of the TTC;
 - (g) meet with the existing Westpointe Advisory Committee to discuss the park design and equipment and the timing of the project;
- (5) requested the Applicant to:
- (a) bring forward complete plans for all recreational amenities and parkland development to the satisfaction of the Commissioner of Parks and Recreation, all for incorporation into the site plan approval of this application; and
 - (b) pay for a revised traffic study commissioned by the Commissioner, Urban Development Services, and that such study be made available to the Humber York Community Council when it further considers this application;

- (6) **requested the Commissioner, Economic Development, Culture and Tourism, to:**
- (a) **report on the feasibility of establishing additional recreational amenities off site in Mt. Dennis to serve this development; and**
 - (b) **ensure that parks development is phased so that all park amenities are in place prior to the issuance of building permits for any construction on Block 4(d).**

(Clause No. 40(a), Report No. 7)

**7.43 Atlantic Avenue between Liberty Street and Hanna Avenue –
 Narrowing of the Roadway.
 (Parkdale-High Park, Ward 14)**

The Humber York Community Council had before it a report (June 28, 2001) from the Director, Transportation Services, District 1, reporting on the narrowing of the roadway to provide a continuous sidewalk along Atlantic Avenue, from King Street to the GO Station at the south end, to facilitate pedestrian movements; advising that the funds in the estimated amount of \$20,000.00 to narrow and resurface the roadway, landscaping and construction of a sidewalk on Atlantic Avenue between Liberty Street and Hanna Avenue are allocated under Transportation Division's Capital Works Programme and Economic Development Division's Liberty Village Revitalization programme; and recommending that:

- (1) approval be given to narrow the pavement on the east side of Atlantic Avenue, from Liberty Street to Hanna Avenue, for the purpose of constructing a sidewalk, as follows:

“The narrowing of the pavement from a width of 11.0 metres to a width of 9.3 metres on the east side of ATLANTIC AVENUE, from Liberty Street to Hanna Avenue, generally as shown on the attached Drawing No. M-2915-2, dated June, 2001”; and
- (2) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

On motion by Councillor Miller, the Community Council recommended to Council the adoption of the foregoing report.

(Clause No. 33, Report No. 7)

**7.44 Dundas Street West And Clendenan Avenue –
 Installation Of Traffic Control Signals.
 (Parkdale – High Park, Ward 13)**

The Humber York Community Council had before it a report (June 22, 2001) from the Director, Transportation Services, District 1, responding to a request to assess the installation of traffic control signals and remove the existing pedestrian crossover at the intersection of Clendenan Avenue and Dundas Street West; advising that the estimated cost of the installation of traffic control signals and the removal of the pedestrian crossover at the intersection of Dundas Street West and Clendenan Avenue is approximately \$110,000.00. Funds associated with the installation of traffic control signals are contained in the Works and Emergency Services Capital Budget under Project No. C-TR031; that the installation of these traffic control signals are subject to the availability of funds and competing priorities; that in conjunction with the traffic control signal installation plan, a realignment of the near-by Dundas Street West/St. John's Road intersection will be undertaken, including sidewalk extensions, as part of planned upcoming roadway resurfacing and sidewalk reconstruction work; that this will be covered within the planned capital programme; and recommending that:

- (1) approval be given to realign the intersection of St. John's Road and Dundas Street West described as follows:

“consolidate the existing landscaped traffic island at the convergence of St. John's Road and Dundas Street West with the south side public sidewalk of St. John's Road between Laws Street and Clendenan Avenue, as described in the body of this report and generally as shown on the attached print Drawing No. 421F-6081 entitled “Alteration of Dundas Street West – St. John's Road Intersection, dated June 2001”;

- (2) subject to approval of Recommendation No. (1), traffic control signals be installed on Dundas Street West at Clendenan Avenue and the existing pedestrian crossover be removed coincident with the installation of signals; and
- (3) appropriate City Officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

On motion by Councillor Miller, the Community Council recommended to Council the adoption of the foregoing report.

(Clause No. 34, Report No. 7)

**7.45 OMB Hearing – 963 And 1001 Roselawn Avenue.
(Eglinton-Lawrence, Ward 15)**

The Humber York Community Council had before it a report (June 29, 2001) from the City Solicitor, reporting on the decision of the OMB in respect of a zoning amendment; and recommending that this report be received for information.

The Community Council received the foregoing report.

(Clause No. 40(h), Report No. 7)

**7.46 Installation of Speed Humps on Bartlett Avenue
from Hallam Street to Dupont Street.
(Davenport, Ward 18)**

The Humber York Community Council had before it:

- (i) (August 11, 2000) report from the Director, Transportation Services, District 1, embodied in Clause No. 97(h) of Report No. 16 of the former Toronto Community Council meeting held on September 7, 2000; and
- (ii) (June 29, 2001) from Councillor M. Silva, requesting that the above Clause be brought forward for reconsideration.

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

- (1) appropriate staff be authorized to conduct a poll of eligible residents of Bartlett Avenue from Hallam Street to Dupont Street, to determine resident support for proposed speed hump plans, including the removal of existing road narrowing islands in accordance with the former City of Toronto policy;**
- (2) the by-laws be prepared and public notice given pursuant to the Municipal Act and Municipal Class Environmental Assessment Act for the alteration of sections of the roadway on Bartlett Avenue from Hallam Street to Dupont Street, for traffic calming purposes;**
- (3) pursuant to the requirements of Schedule B of the Municipal Class Environmental Assessment Act which have recently been enacted as Provincial legislation, notice of study commencement be given to the Ministry of the Environment, Fire Services, Emergency Medical Services and Toronto Police Services, and upon final approval of a by-law by Council, Notice of Completion be issued;**
- (4) the speed limit be reduced from 40 kilometres per hour to 30 kilometres per hour on Bartlett Avenue from Hallam Street to Dupont Street, coincident with the implementation of speed humps; and**
- (5) the appropriate City officials be authorized and directed to take the necessary action to implement the foregoing, including the introduction in Council of any Bills that are required.**

(Clause No. 35, Report No. 7)

7.47 Request for (1)Traffic Calming on Harvie Avenue between Rogers Road

**and Hatherley Road and Change in Direction of Traffic to One-Way; and
 (2) Traffic Calming on Hatherley Road.
 (Davenport, Ward 17)**

The Humber York Community Council had before it a communication (May 2, 2001) from Councillor B. Disero, forwarding a communication (February 5, 2001) from Transportation Services, District 1, advising that low traffic volumes and low incidences of speeding on Harvie Avenue, the introduction of traffic calming would provide no benefit and therefore, cannot be justified; and copy of a petition from residents on Harvie Avenue requesting that speed humps be installed.

On motion by Councillor Disero, the Community Council:

- (1) **requested the Director, Transportation Services, District 1, to report to the October 23, 2001 meeting on:**
 - (a) **the results of a poll to be conducted of the residents on Harvie Avenue between Rogers Road and Hatherley Road, to determine majority interest for the installation of speed humps;**
 - (b) **the feasibility of changing the direction of traffic to one-way on Harvie Avenue between Rogers Road and Hatherley Road;**
 - (c) **the introduction of traffic calming on Hatherley Road; and**
- (2) **received the foregoing communication.**

(Clause No. 40(k), Report No. 7)

**7.48 Request for Traffic Calming on Harvie Avenue between Redhill Avenue and Eglinton Avenue West.
 (Davenport, Ward 17)**

The Humber York Community Council had before it a report (April 30, 2001) from the Director, Transportation Services, District 1, responding to a request from Councillor Betty Disero for a report on the feasibility of introducing traffic calming on Harvie Avenue; advising that an assessment of the local characteristics of the street and prevailing traffic conditions do not substantiate speed is an issue; and recommending that this report be received for information.

On motion by Councillor Disero, the Community Council deferred the foregoing matter to its October 23, 2001 meeting, for consideration with the report requested for traffic control measures on Harvie Avenue between Rogers Road and Hatherley Road.

(Clause No. 40(l), Report No. 7)

**7.49 504 Oakwood Avenue.
(Eglinton-Lawrence, Ward 15)**

The Humber York Community Council had before it a confidential report (June 18, 2001) from the Commissioner, Corporate Services, providing information respecting 504 Oakwood Avenue, which was considered in-camera, having regard that the subject matter relates to the potential acquisition of property.

The Community Council received the foregoing report.

(Clause No. 40(m), Report No. 7)

**7.50 Nominee To Replace A Representative On The
Swansea Town Hall Board Of Management.
(Parkdale-High Park, Ward 13)**

The Humber York Community Council had before it a communication (July 4, 2001) from Mr. James Bell, Executive Director, providing information on a replacement nominee to be considered in-camera, having regard that the subject matter identifies individuals.

On motion by Councillor Miller, the Community Council recommended to Council that Mr. Louis Gris be appointed as a Community Organization Representative to the Board of Management of the Swansea Town Hall, as nominated by the Swansea Area Ratepayers' Association, to complete the remainder of the term to December 31, 2003.

(Clause No. 37, Report No. 7)

**7.51 Bloor West Village Traffic Management Plan, Introduction of Turn Prohibitions
within the area bounded By Jane Street, Annette Street, Runnymede Road,
and Bloor Street West.
(Parkdale-High Park, Ward 13)**

The Humber York Community Council had before it a report (June 29, 2001) from the Director, Transportation Services, District 1, recommending that:

- (1) eastbound right turns be prohibited from Annette Street to Armadale Avenue, Durie Avenue, Evans Avenue, and Willard Avenue, between 7:00 a.m. and 9:00 a.m., Monday to Friday;

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- (2) westbound right turns to Armadale Avenue, Willard Avenue, and Durie Street be prohibited at all times from the driveways accessing the Toronto Parking Authority lots located immediately north of Bloor Street;
- (3) eastbound left turns to Windermere Avenue, and Beresford Avenue be prohibited at all times from the driveways accessing the Toronto Parking Authority lots located immediately north of Bloor Street;
- (4) in order to refine the speed hump plan for Windermere Avenue, from Bloor Street West to Annette Street, by removing and relocating certain speed humps, reference in the Draft by-law approved by City Council at its meeting of May 9, 10 and 11, 2000 to "Drawing No. 421F-5489, dated October, 1999", be replaced by "Drawing No. 421F-5489, revised June, 2001", and the Draft by-law, as amended, be enacted; and
- (5) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

The Community Council also had before it the following communications:

- (i) (June 20, 2001) from Councillor D. Miller requesting that right-turns be prohibited, 7:00 am to 9:00 a.m., Monday to Friday, for eastbound traffic turning southbound from Annette Street to Armadale Avenue, Evans Avenue, Willard Avenue, Durie Street and Beresford Avenue;
- (ii) (July 9, 2001) from Ms. Dana Bigan; Toronto;
- (iii) (July 8, 2001) from Mr. Andrew Mahoney, Toronto; and
- (iv) (July 8, 2001) from Mr. David Watson, Toronto (forwarding a petition).

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

- Ms. Anne Sonnen, Toronto;
- Mr. Chuck Wong, Toronto and submitted a brief in regard thereto;
- Ms. Joan Miles, Toronto; and
- Mr. Eugene Girdauskas, Toronto.

On motion by Councillor Miller, the Community Council recommended to Council, that with respect to the foregoing report, that:

- (1) **Recommendation (1) be adopted, subject to the words “Beresford Avenue;” being inserted after the words “Evans Avenue,” to read as follows:**

“It is recommended that:

- (1) **eastbound right turns be prohibited from Annette Street to Armadale Avenue, Durie Street, Evans Avenue, Beresford Avenue and Willard Avenue, between 7:00 a.m. and 9:00 a.m., Monday to Friday;”**
- (2) **Recommendation (2), not be adopted;**
- (3) **Recommendation (3), not be adopted; and**
- (4) **Recommendations (4) and (5), be adopted.**

On motion by Councillor Miller, the Community Council requested the Director, Transportation Services, District 1, to report on the feasibility of:

- (a) **introducing bicycle lanes on Windermere Avenue;**
- (b) **reducing the speed limit on the remaining local roads in Bloor West Village;**
- (c) **installing additional stop signs along Colbeck Street and Ardagh Street to improve traffic safety; and**
- (d) **formally requesting the Toronto Police Service to enforce the traffic laws and by-law on the residential streets in Bloor West Village.**

(Clause No. 29, Report No. 7)

**7.52 Durie Street, both sides, fronting and across Premises No. 629 –
Establishment of a Disabled Persons Parking Space.
(Parkdale-High Park, Ward 13)**

The Humber York Community Council had before it a report (July 6, 2001) from the Director, Transportation Services, District 1, recommending that:

- (1) the Uniform Traffic By-law Nos. 196-84 and 2958-94 of the former City of York be amended to prohibit parking any time on both sides of Durie Street for one vehicle length, directly in front and across of Premises No. 629 Durie Street;
- (2) a copy of this report be forwarded to Mr. Alexander I. McGeachan, Premises No. 629 Durie Street; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto including the introduction in Council of any Bills that may be required.

On motion by Councillor Miller, the Community Council recommended to Council the adoption of the foregoing report.

(Clause No. 36, Report No. 7)

**7.53 Request for change in direction of traffic on Neptune Drive,
west of Bathurst Street.
(Eglinton-Lawrence, Ward 15)**

The Humber York Community Council had before it a motion (July 10, 2001) by Councillor Moscoe, requesting the Director, Transportation Services, District 3, to prepare a report on:

- (1) the feasibility of permitting two-way traffic on that portion of Neptune Drive, west off Bathurst Street; and
- (2) the undertaking of a 1-foot reserve at the entrance to 3630 Bathurst Street.

The Community Council:

- (1) **recommended to Council the adoption of the foregoing motion; and**
- (2) **requested the Director, Transportation Services, District 3, to report on this matter to the July 24, 2001 meeting of City Council.**

(Clause No. 39, Report No. 7)

The meeting adjourned at 10:30 p.m.

Councillor Frank DiGiorgio
Vice Chair