
**NORTH YORK COMMUNITY COUNCIL
AGENDA
MEETING No. 2**

Date of Meeting:	February 26, 2002	Enquiry:	Francine Adamo
Time:	10:00 a.m.		Administrator
Location:	North York Civic Centre		(416) 395-7348
	Council Chambers		fadam@city.toronto.on.ca
	5100 Yonge Street, Lower Level		

**DECLARATIONS OF INTEREST PURSUANT TO
THE MUNICIPAL CONFLICT OF INTEREST ACT.**

CONFIRMATION OF MINUTES OF MEETING OF JANUARY 30, 2002
(An electronic copy will be distributed to the Members)

COMMUNICATIONS/REPORTS

**1. ENCROACHMENT REPORT – MENKES 5000 YONGE DEVELOPMENTS
LTD. – 5000 YONGE STREET – WARD 23 – WILLOWDALE**

North District Manager, Municipal Licensing & Standards and Court Services, Urban
Development Services
(January 30, 2002)

Reporting on a request by the applicant, Menkes 5000 Yonge Developments Ltd. for an encroachment at 5000 Yonge Street of:

- (a) 5.95 square metres of a metal and glass canopy over City right of way located 12.23 metres from the north-east corner of the property to 16.07 metres from the north-east corner of the property; and
- (b) 35.4 square metres of an underground tunnel located 65.01 metres from the north-east corner of the property to 82.78 metres from the north-east corner of the property;

as shown on Encroachment Plan dated November 7, 2001 prepared by R. Avis Surveying Inc.; and **recommending** that:

- (1) the encroachment be approved by the City subject to the condition that the owner(s) enter into an Encroachment Agreement with the City to the satisfaction of the Commissioner of Urban Development Services and the City Solicitor;
- (2) that written responses be received from the utility companies prior to registration of the encroachment agreement; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

2. CHANGES TO OPERATING HOURS OF CIVIC CENTRES

Commissioner of Corporate Services
(February 14, 2002)

Consulting with each Community Council regarding a reduction of Civic Centre Operating Hours as requested by Budget Advisory Committee at its meeting of February 1, 2002; and **recommending** that:

- (1) the current operating hours on Monday to Friday for East York, Etobicoke, North York, Scarborough and York Civic Centres be amended to 07:30 a.m. – 9:00 p.m. daily;
- (2) the current operating hours on Saturday and Sunday for the East York, Etobicoke, North York, Scarborough and York Civic Centres be amended to 09:00 a.m. – 3:00 p.m. on both days; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

3. PARKING PROHIBITIONS – BLACKSMITH CRESCENT – WARD 8 – YORK WEST

Director, Transportation Services, District 3, Works and Emergency Services
(February 11, 2002)

Reporting on amending the current parking prohibitions on Blacksmith Crescent; and **recommending** that:

- (1) Schedule VIII of By-law No. 31001, of the former City of North York be amended by deleting the no parking anytime prohibition on the south side of

Blacksmith Crescent (north leg), from the westerly limit of Gosford Boulevard to a point 175 metres westerly thereof;

- (2) Schedule VIII of By-law No. 31001, of the former City of North York be amended to prohibit parking at anytime on the south side of Blacksmith Crescent (north leg), from the westerly limit of Gosford Boulevard to a point 56 metres west of the westerly limit of Gosford Boulevard; and
- (3) Schedule VIII of By-law No. 31001, of the former City of North York be amended to prohibit parking between 12:00 a.m. and 9:00 a.m. on the south side of Blacksmith Crescent (north leg), from a point 56 metres west of the westerly limit of Gosford Boulevard to a point 175 metres west of the westerly limit of Gosford Boulevard.

4. WESTBOUND RIGHT TURN LANE DESIGNATION – STEELES AVENUE EAST AT TOWNSEND ROAD – WARD 24 – WILLOWDALE

Director, Transportation Services, District 3, Works and Emergency Services
(February 11, 2002)

Reporting on the dedication of the westbound curb lane on Steeles Avenue East at Townsend Road for right turns only, buses excepted; and **recommending** that:

- (1) the westbound curb lane on Steeles Avenue East at Townsend Road be designated for right turning vehicles only, buses excepted, between Steeles Avenue East and a point 38.5 metres easterly thereof; and
- (2) the appropriate by-law(s) be amended accordingly.

5. PRELIMINARY REPORT – APPLICATION TO AMEND THE NORTH YORK OFFICIAL PLAN AND ZONING BY-LAW 7625 – TB CMB 2002 0001 - SAM-SOR ENTERPRISES INC. (C/O SPEARS AND ASSOCIATES INC.) 5182-5200 YONGE STREET – WARD 23 – WILLOWDALE

Director, Community Planning, North District, Urban Development Services
(February 13, 2002)

Providing preliminary information on the above-noted 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.

6. PRELIMINARY REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION – TB CMB 2001 0017 & TB SUB 2001 0004 – ROBERT TRUMAN & ASSOCIATES – 2277 SHEPPARD AVENUE WEST – WARD 7 – YORK WEST

Director, Community Planning, North District, Urban Development Services
(February 14, 2002)

Providing preliminary information on the above-noted applications and seeking Community Council's directions on further processing of the applications and on the community consultation process; and **recommending** that:

- (1) Staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) Notice for the community consultation process be given to landowners and residents within 120 metres of the site;
- (3) Notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act; and,
- (4) the Director of Community Planning, North District and the Director of Business Development and Retention, as well as representatives from other relevant Departments, work with the applicant to identify outstanding information and analysis required to complete the application and the timing for the submission of this information, and report back to Council at appropriate times on the status and progress of the application.

7. PRELIMINARY REPORT – APPLICATION TO AMEND THE ZONING BY-LAW AND OFFICIAL PLAN – TB CMB 2002 0002 & TB SPC 2002 0007 – TOR-BEL GROUP – 1030 SHEPPARD AVENUE WEST – WARD 10 – YORK CENTRE

Director, Community Planning, North District, Urban Development Services
(February 11, 2002)

Providing preliminary information on the above-noted applications 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.
- (3) Notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

8. PRELIMINARY REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – TB ZBL 2001 0022 – 111 FINCH AVENUE WEST – WARD 23 – WILLOWDALE

Director, Community Planning, North District, Urban Development Services
(February 11, 2002)

Providing preliminary information on the above-noted application for an amendment to the Zoning By-law to permit a beauty salon and seeking Community Council's direction on processing the application and conducting a community meeting; 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.

9. FINAL REPORT – APPLICATION FOR PART LOT CONTROL EXEMPTION – TB PLC 2002 0001 – 1415848 ONTARIO INC. – 74-78 FINCH AVENUE WEST – WARD 23 – WILLOWDALE

Director, Community Planning, North District, Urban Development Services
(February 6, 2002)

Reporting on a request for exemption from part lot control in order that 21 townhouse dwelling units may be conveyed into separate ownership; and **recommending** that:

- (1) this application be approved;
- (2) that City Council consider this matter at its meeting to be held on March 4, 5, 6, 7, and 8, 2002;
- (3) the City Solicitor be authorized to introduce the necessary Bills after such time that the Owner has registered a Section 118 Restriction under the Land Titles Act agreeing not to convey or mortgage any part of the lands without the prior written consent of the Chief Planner or his designate;
- (4) the by-law shall expire one year from the date of its enactment; and
- (5) the appropriate City Officials be authorized and directed to register the By-law on title.

**DEPUTATION ITEMS/PUBLIC HEARINGS UNDER THE MUNICIPAL ACT/
STATUTORY PUBLIC MEETINGS UNDER THE PLANNING ACT:**

**10. DRAFT BY-LAW TO STOP UP AND CLOSE THE ROAD ALLOWANCE
KNOWN AS SOVEREIGN AVENUE AND TO AUTHORIZE THE SALE
THEREOF – WARD 9 – YORK CENTRE**

PUBLIC HEARING – SCHEDULED FOR 10:15 A.M.

City Solicitor
(undated)

Submitting Draft By-law to stop up and close the road allowance known as Sovereign Avenue and to authorize the sale thereof.

- 10(a).** Clause No. 9 of the North York Community Council Report No. 9, titled “Surplus Land Declaration and Sale of the Road Allowance known as Sovereign Avenue – Ward 9 – York Centre”, which was adopted, without amendment, by the Council of the City of Toronto at its meeting held on December 4, 5 and 6, 2001.

**11. REQUEST FOR EXEMPTION TO THE SIGN BY-LAW – VARIANCE FOR
PROPOSED ROOF SIGN – 3042 KEELE STREET – WARD 9 – YORK
CENTRE**

DEPUTATION ITEM – SCHEDULED FOR 10:30 A.M.

Director and Deputy Chief Building Official, Urban Development Services
(January 7, 2002)

(DEFERRED FROM THE NORTH YORK COMMUNITY COUNCIL MEETING OF JANUARY 30, 2002)

Reporting on a request for a variance from the Sign By-law by Ms. Lorraine Sherman, to permit the construction of a third party roof sign on the existing two storey building on the subject property; and **recommending** that the request for a minor variance from the Sign By-law be refused.

12. FINAL REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – TB ZBL 2001 0016 – BLOOMING FOREST BHIKKUNI BUDDHIST ASSOCIATION OF CANADA – 960-962 WILSON AVENUE AT MURRAY ROAD – WARD 9 – YORK CENTRE

DEPUTATION ITEM – SCHEDULED FOR 2:00 P.M.

Director, Community Planning, North District, Urban Development Services
(January 7, 2002)

(DEFERRED FROM THE NORTH YORK COMMUNITY COUNCIL MEETING OF JANUARY 30, 2002)

Reporting on an application to amend the Zoning By-law for an existing place of worship located at 960-962 Wilson Avenue at Murray Road; and **recommending** that City Council:

- (1) refuse Zoning By-law Amendment Application No. TB ZBL 2001 0016; and
- (2) should this application be appealed to the Ontario Municipal Board, the City Solicitor and City staff be authorized to appear before the Ontario Municipal Board to defend the refusal of this application.

13. FINAL REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – TB ZBL 2001 0011 – HULLMARK DEVELOPMENTS LTD. – 78 HARRISON GARDEN BOULEVARD – BLOCKS 8 & 9, PLAN 66M-2354 AND PART 1, PLAN 64R-16328 – WARD 23 – WILLOWDALE

STATUTORY PUBLIC MEETING – SCHEDULED FOR 3:00 P.M.

Director, Community Planning, North District, Urban Development Services
(February 11, 2002)

Reporting on a Zoning By-law Amendment application by Hullmark Developments Ltd. to permit former MTO lands to be incorporated into a proposed residential

development in the Wittington subdivision, to increase the total permitted gross floor area in the subdivision to accommodate density associated with these former MTO lands, to permit a corresponding increase in the total number of dwelling units, and to permit a density incentive for a proposed private recreation centre; and **recommending** that City Council:

- (1) amend the Zoning By-law substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 10.
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.
- (3) Before introducing the necessary Bills to City Council for enactment, the owner is required to:
 - (a) enter into a Section 37 Agreement to implement the matters as noted in the draft by-law included as Attachment 10.

14. FINAL REPORT – APPLICATION TO AMEND THE ZONING BY-LAW 7625 – TB ZBL 2001 0019 – NUC-TUCT NON-PROFIT HOUSING CORPORATION – 53 CUMMER AVENUE – WARD 24 - WILLOWDALE

STATUTORY PUBLIC MEETING – SCHEDULED FOR 3:15 P.M.

Director, Community Planning, North District, Urban Development Services
(February 8, 2002)

Reporting on an application to amend the Zoning By-law to permit the construction of a 57 unit 4-storey apartment building at 53 Cummer Avenue which is supported by the City's Let's Build program; and **recommending** that City Council:

- (1) Amend the Zoning By-law 7625 of the former City of North York for the subject site substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 10;
- (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 Bills to City Council for enactment, the applicant is required to obtain from the Director, Community Planning, North District, Site Plan Approval under Section 41 of the Planning Act; and
- (4) Before introducing the necessary Bills to City Council for enactment, the applicant shall have resolved to the satisfaction of the Commissioner of

Corporate Services, the issue with the City-owned property adjacent to the south-west portion of the site (Block H).

- 14(a).** Mr. Milos Bily
(February 9, 2002)

Expressing his objection to the proposed development.

- 14(b).** Mr. Ian S. Miller
(February 12, 2002)

Expressing his support for the proposed development.

- 14(c).** David Tyrrell, Christianne & Cary Moretti, Morley Patterson, Halyna Davidovich, Betty Phillips and Sue Yun & Morris Reid
(February 11, 2002)

Outlining their concerns and objections to the application and attaching a communication dated February 4, 2002, addressed to Paul Byrne, Senior Planner, Community Planning, North District, formally stating their opposition and outlining their concerns regarding the proposed rezoning and development of 53 Cummer Avenue; as well as a confidential communication outlining area testimonials and a confidential petition signed by 306 individuals which was circulated under separate cover to Members of the North York Community Council, having regard that the material contains personal information about identifiable individuals.

- 14(d).** Mr. Morris Reid
(February 12, 2002)

Expressing his opposition to the proposed development.

- 14(e).** Ms. Marie Valge
(February 12, 2002)

Expressing her opposition to the proposed development.

- 14(f).** Mr. Henry Wojciechowicz
(February 13, 2002)

Expressing his opposition to the proposed development.

- 14(g).** Mr. Rogers Ludgate
(undated)

Endorsing the concept of this project; commending the work done by the local church group to bring forth a modest proposal in their parking lot but also requesting that the

following details be reviewed and corrected; (1) the road proposed on the south-west corner of the project out into Averill Crescent; (2) the residential apartment unit on the lower floor on the south-west corner of the building; (3) the “cladding” and overall outside appearance of the proposed structure.

15. FINAL REPORT – APPLICATION TO AMEND THE NORTH YORK OFFICIAL PLAN AND ZONING BY-LAW 7625 – TC CMB 2001 0010 – YORK GATE MALL LTD. – 1 YORK GATE BOULEVARD – WARD 8 – YORK WEST

STATUTORY PUBLIC MEETING – SCHEDULED FOR 3:30 P.M.

Director, Community Planning, North District, Urban Development Services
(February 12, 2002)

Reporting on an application to amend the Official Plan and the Zoning By-law for up to 4,172 m² of additional retail space at 1 York Gate Boulevard; and **recommending** that City Council:

- (1) Amend the Official Plan for the former City of North York substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 6;
- (2) Amend the Zoning By-law 7625 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7; 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.

16. FINAL REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – TB CMB 2001 0007 – MINI-SKOOLES LEARNING CENTRES INC. – 685 SHEPPARD AVENUE EAST – WARD 24 – WILLOWDALE

CONTINUATION OF STATUTORY PUBLIC MEETING – SCHEDULED FOR 4:30 P.M.

Director, Community Planning, North District, Urban Development Services
(January 8, 2002)

(DEFERRED FROM THE NORTH YORK COMMUNITY COUNCIL MEETING OF JANUARY 30, 2002)

Reporting on an application to amend the Official Plan and Zoning By-law for a 6 storey building with commercial and institutional uses at 685 Sheppard Avenue West; and **recommending** that:

- (1) City Council amend the Official Plan for the former City of North York substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 7;
- (2) City Council amend the Zoning By-law for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8; and
- (3) City Council 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.