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**NORTH YORK COMMUNITY COUNCIL  
AGENDA  
MEETING No. 8**

**Date of Meeting:** October 16, 2002                      **Enquiry:** Francine Adamo  
**Time:** 10:00 a.m.    **Administrator**  
**Location:** North York Civic Centre                      **395-7348**  
                    Council Chambers                                      **fadamo@city.toronto.on.ca**  
                    5100 Yonge Street, Lower Level

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

**CONFIRMATION OF MINUTES OF MEETING OF SEPTEMBER 18, 2002**  
(An electronic version will be distributed to the Members).

**COMMUNICATIONS/REPORTS**

**1. ON-STREET PARKING PROHIBITIONS – ARROW ROAD – WARD 7 –  
YORK WEST**

Director, Transportation Services, District 3, Works and Emergency Services  
(September 30, 2002)

Reporting on the removal of parking restrictions on the east side of Arrow Road; 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 prohibitions on the east side of Arrow Road, from the southerly limit of Finch Avenue West to the northerly limit of Pemican Court; and
- (2) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by prohibiting parking at anytime on the east side of Arrow Road, from a point 110 metres north of the northerly limit of Pemican Court to the southerly limit of Finch Avenue West.

**2. PARKING PROHIBITIONS – YELLOWSTONE STREET – WARD 8 – YORK WEST**

Director, Transportation Services, District 3, Works and Emergency Services  
(September 30, 2002)

Reporting on amending the current parking prohibitions on Yellowstone Street; 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 east and south sides of Yellowstone Street, from the westerly limit of Topcliff Avenue (east leg) to the easterly limit of Topcliff Avenue (west leg); and
- (2) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by installing a “No Parking Anytime” prohibition on the south side of Yellowstone Street, from the westerly limit of Topcliff Avenue (east leg) to a point 258 metres westerly thereof.

**3. SPORTS FIELDS NEEDS REVIEW PROCESS**

*(DEFERRED FROM THE NORTH YORK COMMUNITY COUNCIL MEETING OF SEPTEMBER 18, 2002)*

Commissioner of Economic Development, Culture and Tourism  
(June 18, 2002)

Reporting as requested by North York Community Council, at its June 5, 2002 meeting, on the need for soccer fields and playing fields for other types of sports, based on current, anticipated and future demands within the North York Community Council boundary; and **recommending** that:

- (1) a more detailed review of the provision of sports fields across the City be undertaken with recommendations on field development in the future; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**3(a). Sports Fields Needs Review Process – Follow-up Report – All Wards**

Commissioner of Economic Development, Culture and Tourism  
(September 30, 2002)

Reporting as requested by North York Community Council on the recommendations made at its meeting held on September 18, 2002, with respect to various issues

surrounding the Sports Fields Needs Review Process; and **recommending** that this report be received for information.

**4. CONSTRUCTION OF A BMX BICYCLE PARK ON THE SITE DIRECTLY BEHIND BAYVIEW ARENA – WARD 24 – WILLOWDALE**

Commissioner of Economic Development, Culture and Tourism  
(October 3, 2002)

Reporting to the North York Community Council on the proposed construction of a BMX bicycle park on the site directly behind Bayview Avenue; and **recommending** that:

- (1) the Commissioner of Economic Development, Culture and Tourism, include a subproject for the construction of a BMX Bicycle Park on unimproved parkland adjacent to Bayview Area for \$40,000 gross and zero net with funding to be transferred from CPR103-54 (North York Ward 13 Park Improvements) in the 2003 Parks and Recreation Capital Budget submission;
- (2) Operating costs, estimated at \$2,600 annually, of the proposed BMX Bicycle facility adjacent to the Bayview Arena be absorbed in the Parks and Recreation Operating Budget;
- (3) this report be forwarded to the Economic Development and Parks Committee for consideration;
- (4) this report be then forwarded to Policy and Finance Committee for consideration; and
- (5) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**5. PRELIMINARY REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – TB CMB 2002 0005, TB SPC 2002 0034 – 1314193 ONTARIO LIMITED – 35-49 BALES AVENUE – WARD 23 – WILLOWDALE**

*(DEFERRED FROM THE NORTH YORK COMMUNITY COUNCIL MEETING OF SEPTEMBER 18, 2002)*

Director, Community Planning, North District, Urban Development Services  
(June 18, 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 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.

**5(a). Further Report – TB CMB 2002 0005 – 35-49 Bales Avenue – Ward 23 - Willowdale**

Acting Director, Community Planning, North District, Urban Development Services  
(September 30, 2002)

Addressing issues raised in a resolution by Councillor Filion at the September 18, 2002 North York Community Council meeting in dealing with the Preliminary Report for Official Plan and Zoning By-law Amendment application on 35-49 Bales Avenue; and **recommending** that under "Issues to be Resolved" in the Preliminary Report dated June 18, 2002 the following be added:

“Concept Plan/Comprehensive Block

Determination of the appropriate fit and distribution of density on the block bounded by Anndale Drive, Bales Avenue, Glendora Avenue and Tradewinds Avenue in order that appropriate built form, access and site circulation results.”

**5(b). Further Report – TB CMB 2002 0005 - 35-49 Bales Avenue**

Director and Deputy Chief Building Official, Urban Development Services  
(October 2, 2002)

Addressing issues raised in a resolution by Councillor Filion at the September 18, 2002, North York Community Council meeting in dealing with the Official Plan and Rezoning Application on 35-49 Bales Avenue; and **recommending** that this report be received for information.

**5(c). Removal of Trees from the Glendora Avenue/Bales Avenue Properties – Ward 23 - Willowdale**

Commissioner of Economic Development, Culture & Tourism  
(October 3, 2002)

Reporting as requested by North York Community Council at its September 18, 2002 meeting on the unauthorized removal of four City-owned trees, an 81-cm diameter Silver Maple adjacent to 30 Glendora Avenue; a 92-cm diameter Silver Maple and two White Spruce, at 40-cm and 35-cm in diameter adjacent to 27 Bales Avenue; and **recommending** that this report be received for information.

**6. PRELIMINARY REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – TB ZBL 2002 0009 – 209 FINCH AVENUE WEST – WARD 23 - WILLOWDALE**

Acting Director, Community Planning, North District, Urban Development Services  
(September 30, 2002)

Providing preliminary information on the above-noted application to amend the zoning by-law to permit the construction of a 2-storey office building and seeking Community Council's direction on processing the application and conducting a community consultation 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.
- (3) Notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

**7. PRELIMINARY REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – TB CMB 2002 0014 – BBT DEVELOPMENT GROUP INC. – SOUTH-EAST CORNER OF YONGE STREET AND AVONDALE AVENUE – PART OF BLOCK 4, PLAN 66M-2354 – WARD 23 - WILLOWDALE**

Acting Director, Community Planning, North District, Urban Development Services  
(October 1, 2002)

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

- (1) Staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (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.

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

**8. AUTHORITY TO ENTER INTO A HERITAGE EASEMENT AGREEMENT –  
34 AVONDALE AVENUE – ELIHU PEASE HOUSE – WARD 23 –  
WILLOWDALE**

**DEPUTATION ITEM – SCHEDULED FOR 10:15 A.M.**

Commissioner of Economic Development, Culture and Tourism  
(September 25, 2002)

Seeking City Council's authority to enter into a Heritage Easement Agreement (HEA) with the owner of 34 Avondale Avenue; and **recommending** that:

- (1) authority be granted by Toronto City Council for the execution of an HEA under Section 37 of the Ontario Heritage Act with the owner of 34 Avondale Avenue, substantially in the form attached to the Section 37 Agreement registered in the Toronto Registry Office on March 7, 2002, as Instrument No. E515620, subject to such amendments as may be deemed necessary by the City Solicitor, in consultation with the Commissioner of Economic Development, Culture and Tourism, and subject to the following conditions:
  - (a) that prior to the execution of the HEA, the owner provide cost estimates for the interim maintenance and protection of the Elihu Pease House, and estimates adjusted for inflation for the relocation to and exterior rehabilitation of the house in its new location;
  - (b) the Owner will be fully responsible for the maintenance, protection, relocation, and preservation of the Elihu Pease House, at its present location of 34 Avondale Avenue and at its proposed new location at Blocks 4 & 5, Plan 66M-2354;

- (c) the Owner agrees to submit, prior to the relocation of the house, a record of the as-found condition of the structure and rehabilitation plans pertaining to the structure, to the satisfaction of the Manager of Heritage Preservation Services; and
- (2) that the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**9. REQUEST FOR DRIVEWAY ENTRANCE WIDENING – 45 TAVISTOCK ROAD – WARD 9 – YORK CENTRE**

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

Director, Transportation Services, District 3, Works and Emergency Services  
(October 2, 2002)

Reporting on a request to widen the driveway entrance at 45 Tavistock Road, from 4.4 metres to 5.63 metres; and **recommending** that the application be denied, as it does not conform to the driveway entrance policy approved by Council in August 2000.

**10. FINAL REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – TB CMB 2002 0002 – TORBEL GROUP C/O NICK SAMPOGNA – 1020 TO 1034 SHEPPARD AVENUE WEST – WARD 10 – YORK CENTRE**

**STATUTORY PUBLIC MEETING – SCHEDULED FOR 2:00 P.M.**

Acting Director, Community Planning, North District, Urban Development Services  
(September 25, 2002)

Reporting on an Official Plan and Rezoning application to permit a 9-storey residential building with ground floor retail commercial uses on the properties at 1020 to 1034 Sheppard Avenue West; 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. 12.
- (2) 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. 13.

- (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) Before introducing the necessary Bills to City Council for enactment, the applicant is required to:
  - (i) obtain site plan approval for this project from the Director, Community Planning, North District, with particular attention given to the comments of civic officials set out in Attachments 7 through 11 of this report.
  - (ii) have conveyed to the City for a nominal sum, a widening measuring approximately 4.9 metres across the entire frontage of the property to satisfy the requirements of a 36-metre right-of-way for Sheppard Avenue West.

**11. FINAL REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – TB CMB 2002 0009 – 1409630 ONTARIO LIMITED – 73 AND 75 FINCH AVENUE WEST – WARD 23 – WILLOWDALE**

**STATUTORY PUBLIC MEETING – SCHEDULED FOR 2:15 P.M.**

Acting Director, Community Planning, North District, Urban Development Services  
(October 2, 2002)

Reporting on an application to amend the Official Plan and the Zoning By-law to permit a 4-storey townhouse building with seven residential units and a 3-storey semi-detached dwelling at 73 and 75 Finch Avenue West; and further **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. 8;
- (2) Amend the Zoning By-law No. 7625 for the City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9;
- (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; and
- (4) Before introducing the necessary Bills to City Council for enactment, require the applicant to:



- (i) obtain site plan approval for this application from the Acting Director, Community Planning, North District; and
- (ii) convey a 2.76 metre road widening along the entire Finch Avenue West frontage of this site to the City of Toronto.

**12. FINAL REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW 7625 – TB OPA 2002 0001 AND TB ZBL 2002 0001 & TB SPC 2002 0042 – NAMARA DEVELOPMENTS LTD. – SOUTHEAST CORNER OF JANE STREET AND TROUTBROOKE DRIVE – WARD 9 – YORK CENTRE**

**DEPUTATION ITEM – SCHEDULED FOR 2:30 P.M.**

Acting Director, Community Planning, North District, Urban Development Services  
(October 2, 2002)

Reporting an application to amend the Official Plan and Zoning By-law for the property at the southeast corner of Jane Street and Troutbrooke Drive to permit five freehold townhouses; and **recommending** that:

- (1) The City Solicitor seek approval of the Official Plan Amendment for the southeast corner of Jane Street and Troutbrooke Drive at the Ontario Municipal Board in relation to the appeal, substantially in accordance with draft Official Plan Amendment attached to this report Attachment No. 7.
- (2) The City Solicitor seek approval of the Zoning By-law Amendment for southeast corner of Jane Street and Troutbrooke Drive at the Ontario Municipal Board in relation to the appeal, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8;
- (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) The City Solicitor advise the Ontario Municipal Board that site plan approval should not be granted until a Phase I and Phase II Environmental Site Assessment reports and a Peer Review of the Phase II report at the applicant's expense, are accepted by the Commissioner of Works and Emergency Services and the conditions of Works and Emergency Services attached as Attachment No. 6 are satisfied;
- (5) Authorize the City Solicitor to either amend or repeal the existing development agreement in order to implement these recommendations; and

- (6) The City Solicitor and appropriate City staff attend the Ontario Municipal Board hearing in support of the above recommendations.