

**THE CITY OF TORONTO**

**City Clerk's Office**

**Minutes of the Midtown Community Council**

**Meeting No. 2**

**Thursday, February 20, 2003**

The Midtown Community Council met on Thursday, February 20, 2003 in the Council Chambers, North York Civic Centre, Toronto, commencing at 9:40 a.m.

**Members Present:**

Councillor Joanne Flint, Chair  
Councillor Joe Mihevc, Vice-Chair  
Councillor Anne Johnston  
Councillor Denzil Minnan-Wong  
Councillor Jane Pitfield  
Councillor Michael Walker

Councillor Mihevc in the Chair.

**Confirmation of Minutes.**

On motion by Councillor Pitfield, the Minutes of the meeting of the Midtown Community Council held on January 21, 2003, were confirmed.

**2.1 Black History Month.**

The Midtown Community Council had before it a communication (November 28, 2002) from Morley S. Wolfe, Q.C., Chair, Toronto Residents in Partnership, requesting an opportunity to present an official educational Black History poster to the Midtown Community Council.

Beverly Spencer, Toronto Residents in Partnership, presented the poster to Councillor Flint, Chair of the Midtown Community Council, commemorating Black History Month, February 2003.

Councillor Flint presented an award in recognition of Black History Month to Adaria Lewis and Mark Persaud for their continuing support of the Black Community.

**(Report No. 3, Clause No. 41(a))**

**2.2 56 Blythwood Road (Herbert Elgie House) – Inclusion on the City of Toronto Inventory Of Heritage Properties. (Don Valley West – Ward 25)**

The Midtown Community Council had before it a report (December 18, 2002) from the Commissioner, Economic Development, Culture and Tourism, addressed to the Toronto Preservation Board, recommending to the Toronto Preservation Board that the property at 56 Blythwood Road (Herbert Elgie House) be included on the City of Toronto Inventory of Heritage Properties; advising that there are no financial implications resulting from the adoption of this report; and recommending that the Toronto Preservation Board endorse the following recommendations that:

- (1) City Council include the property at 56 Blythwood Road (Herbert Elgie House) on the City of Toronto Inventory of Heritage Properties; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

The Midtown Community Council also had before it a communication (January 9, 2003) from the City Clerk, Toronto Preservation Board, advising that the Toronto Preservation Board on January 9, 2003, recommended to Midtown Community Council, and Council, the adoption of the recommendations contained in the aforementioned report dated December 18, 2002, from the Commissioner of Economic Development, Culture and Tourism.

Kathryn Anderson, Culture Division, gave a brief presentation.

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

- Eric Melis; and submitted photographs, a written brief, and a petition signed by approximately 90 residents in support of 56 Blythwood Road being included on the Inventory of Heritage Properties;
- Adam J. Brown, Solicitor, on behalf of the owner, and submitted a written brief;
- Christine Aquin;
- Glenda Henniger;
- Catherine Nasmith; and
- Carolyn Woodland.

Midtown Community Council Minutes  
Thursday, February 20, 2003

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On motion by Councillor Flint, the Midtown Community Council:

- (A) recommended to Council:
  - (1) adoption of the report (December 18, 2002) from the Commissioner, Economic Development, Culture and Tourism, addressed to the Toronto Preservation Board;
  - (2) that the City Solicitor and the Commissioner, Urban Development Services, be authorized and directed to attend the Ontario Municipal Board hearing to defend the decision of the Committee of Adjustment to defer consideration of the severance application for this property and to oppose the consent application and any related applications with respect to 56 Blythwood Road; and
- (B) requested the Commissioner, Economic Development, Culture and Tourism, in consultation with local residents, to explore the possibility of establishing a heritage conservation district and to submit a report thereon to the meeting of the Midtown Community Council scheduled to be held on April 1, 2003.

(Commissioner of Economic Development, Culture and Tourism;  
c. Commissioner, Urban Development Services; City Solicitor;  
City Clerk, Toronto Preservation Board; Interested Persons –  
February 25, 2003)

**(Report No. 2, Clause No. 1)**

**2.3 56 Blythwood Road – Minimum Lot Frontage Requirement.**

The Midtown Community Council considered a Draft Resolution by Councillor Joanne Flint, with respect to the appropriateness of a Zoning By-law adjustment that would have

Midtown Community Council Minutes  
Thursday, February 20, 2003

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the effect of changing the minimum lot frontage requirement for 56 Blythwood Road from 10.7m to 15.0m, similar to the lot frontage requirements for all other properties in this section of Blythwood Road.

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

- Eric Melis; and submitted a written brief;
- Adam J. Brown, Solicitor, on behalf of the owner, and submitted a written brief;
- Ian Bromley; and
- John Dellevoet, Sherwood Park Residents' Association.

On motion by Councillor Flint, the Midtown Community Council adopted the following Resolution by Councillor Flint and forwarded same to the Commissioner of Urban Development Services for action:

“WHEREAS Section 12.5(d) of the Official Plan Part I of the former City of Toronto and Section 4.1 (5) of the new Toronto Official requires that new development respect and reinforce the physical pattern and character of established neighbourhoods, with particular regard to (amongst other matters) size and configuration of lots; and

WHEREAS the north side of Blythwood Road between No. 20 and Mount Pleasant Road is characterized by large lots, with a majority of the frontages being over 15 metres wide; and

WHEREAS all but one of the properties in this area (56 Blythwood Road) have a minimum lot frontage requirement of 15.0 metres; and

WHEREAS any future redevelopment of the property at 56 Blythwood should respect the prevailing large lot pattern of the north side of Blythwood Road;

THEREFORE BE IT RESOLVED THAT the Commissioner of Urban Development Services be directed to review the appropriateness of a Zoning By-law adjustment that would have the effect of

changing the minimum lot frontage requirement for 56 Blythwood from 10.7m to 15.0m, similar to the lot frontage requirements for all other properties in this section of Blythwood Road; and

BE IT FURTHER RESOLVED THAT staff report on the merits of this review to the April 1, 2003 Midtown Community Council meeting.”

(Commissioner of Urban Development Services; c. Acting Director, Community Planning, North District; Interested Persons – February 25, 2003)

**(Report No. 3, Clause No. 41(b))**

**2.4 Preliminary Report – Applications to amend the Official Plan and for Draft Plan of Condominium – 22 Shallmar Inc. 22 Shallmar Boulevard – 102033, TD OPA 2002 0002 and 402029 TD CDC 2002 0002. (St. Paul’s – Ward 21)**

The Midtown Community Council had before it a report (February 3, 2003) from the Director, Community Planning, South District, providing preliminary information on the above-noted applications and to seek Community Council’s directions on further processing of the applications and on the community consultation process; advising that there are no financial implications resulting from the adoption of this report; 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 of the Public Meeting under the Planning Act serve as notice of the public meeting required by Council approved meeting requirements for condominium conversion and demolition permits.

On motion by Councillor Flint, the Midtown Community Council adopted the foregoing report and referred same to Clerk’s and Planning staff for action.

Councillor Walker was recorded as voting against the foregoing motion.

(Director, Community Planning, South District; City Clerk; c. Interested Persons – February 25, 2003)

**(Report No. 3, Clause No. 41(c))**

**2.5 39 Greenbelt Drive – Ontario Municipal Board Appeal.  
(Don Valley East - Ward 34)**

The Midtown Community Council had before it a communication (February 17, 2003) from Councillor Denzil Minnan-Wong, recommending that the City Solicitor and Planning staff be directed to attend the OMB hearing scheduled for May 15, 2003 to support the decision of the Committee of Adjustment to refuse the addition of 27 town house units requested by the developer and applicant with respect to the above noted site.

On motion by Councillor Flint, the Midtown Community Council recommended to Council that the City Solicitor be authorized and directed to attend the OMB hearing scheduled for May 15, 2003 to oppose the developer's application and to retain an outside planning consultant if necessary.

**(Report No. 2, Clause No. 2)**

The Midtown Community Council adjourned its meeting at 12:15 p.m.

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Vice-Chair