

THE CITY OF TORONTO

City Clerk's Division

Minutes of the North York Community Council

Meeting No. 6

Wednesday, July 9, 2003.

The North York Community Council met on Wednesday, July 9, 2003, in the Council Chamber, North York Civic Centre, commencing at 10:05 a.m.

Attendance:

Members were present for some or all of the time periods indicated.

	10:05 a.m. to 12:30 p.m.	2:10 p.m. to 4:00 p.m.
Councillor Mammoliti, Chair	X	x
Councillor Augimeri, Vice-Chair	X	x
Councillor Fillion	X	x
Councillor Feldman		
Councillor Li Preti	X	x
Councillor Shiner	X	
Councillor Sutherland	X	x

On motion by Councillor Li Preti, Ward 8 – York West, the minutes of the meeting of the North York Community Council held on June 11, 2003 were confirmed.

6.1 All Way Stop Control – Gosford Boulevard and Milo Park Gate (Ward 8 – York West).

The North York Community Council had before it a report (June 16, 2003) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on the installation of an all way stop control at the intersection of Gosford Boulevard and Milo Park

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Gate; and recommending that Schedules XVIII and XIX of By-law No. 31001, of the former City of North York, be amended to require traffic to stop on all approaches to the intersection of Gosford Boulevard and Milo Park Gate.

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

- Ms. Rosanna Vidale, President, Finch North Home Association; and
- Mr. Ishwar Bisram.

On motion by Councillor Li Preti, Ward 8 – York West, the North York Community Council:

- (1) recommended to City Council the adoption of the foregoing report; and
- (2) referred the following motion moved by Councillor Li Preti, Ward 8 – York West, that there be No Parking on Gosford Boulevard at any time between Artech Court and Secroft Crescent, with the exception of the section immediately adjacent to Gosford Public School to the Director, Transportation Services, District 3, Works and Emergency Services, in order to submit a report thereon to the North York Community Council for its meeting scheduled for September 10, 2003.

(Report No. 6 – Clause No. 1)

6.2 All Way Stop Control – Lexfield Avenue and Richard Clark Drive (Ward 9 – York Centre).

The North York Community Council had before it a report (June 19, 2003) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on the feasibility of installing an all way stop control at the intersection of Lexfield Avenue and Richard Clark Drive; and recommending that this report be received for information only.

On motion by Councillor Augimeri, Ward 9 – York Centre, the North York Community Council recommended to City Council that:

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- (1) the report (June 19, 2003) from the Director, Transportation Services, District 3, Works and Emergency Services, not be adopted; and
- (2) an all way stop control be installed at the intersection of Lexfield Avenue and Richard Clark Drive.

(Report No. 6 – Clause No. 2)

6.3 All Way Stop Control – Radine Road at Johnston Avenue and Franklin Avenue (Ward 23 – Willowdale).

The North York Community Council had before it a report (June 16, 2003) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on the installation of an all way stop control at the intersections of Radine Road with Johnston Avenue and Franklin Avenue; and recommending that:

- (1) Schedules XVIII and XIX of By-law No. 31001, of the former City of North York, be amended to require traffic to stop on all approaches to the intersection of Radine Road and Johnston Avenue; and
- (2) Schedules XVIII and XIX of By-law No. 31001, of the former City of North York, be amended to require traffic to stop on all approaches to the intersection of Radine Avenue and Franklin Avenue.

The North York Community Council recommended to City Council, the adoption of the foregoing report.

(Report No. 6 – Clause No. 3)

6.4 Proposed Parking/Stopping Amendments – Buckland Road and Northover Street (Ward 9 – York Centre).

The North York Community Council had before it a report (June 25, 2003) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on amending

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the existing parking/stopping prohibitions on Buckland Road and Northover 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 side of Buckland Road, from the southerly limit of Sheppard Avenue West to the northerly limit of Giltspur Drive;
- (2) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by installing No Parking Anytime prohibitions on the east side of Buckland Road, from the southerly limit of Lucinda Court to the northerly limit of Giltspur Drive;
- (3) Schedule X of By-law No. 31001, of the former City of North York, be amended by installing 30 Minute Permitted Parking, 8:00 a.m. to 6:00 p.m., Monday to Friday, on the east side of Buckland Road, from the southerly limit of Sheppard Avenue West to the northerly limit of Lucinda Court;
- (4) Schedule IX of By-law No. 31001, of the former City of North York, be amended by installing No Stopping, 8:00 a.m. to 6:00 p.m., Monday to Friday, prohibitions on the west side of Buckland Road, from the southerly limit of Sheppard Avenue West to the northerly limit of Wishart Place;
- (5) 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 west side of Northover Street, from the southerly limit of Sheppard Avenue West to the northerly limit of Giltspur Drive;
- (6) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by installing No Parking, 8:00 a.m. to 6:00 p.m., Monday to Friday, prohibitions on the west side of Northover Street, from the southerly limit of Slater Court to the northerly limit of Giltspur Drive;
- (7) Schedule IX of By-law No. 31001, of the former City of North York, be amended by installing No Stopping Anytime prohibitions on the west side of Northover Street, from the southerly limit of Sheppard Avenue West to a point 90 metres south of the southerly limit of Sheppard Avenue West; and

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- (8) Schedule X of By-law No. 31001, of the former City of North York, be amended by installing 30 Minute Permitted Parking, 8:00 a.m. to 6:00 p.m., Monday to Friday, on the west side of Northover Street, from a point 90 metres south of the southerly limit of Sheppard Avenue West to the northerly limit of Slater Court.

The North York Community Council recommended to City Council, the adoption of the foregoing report.

(Report No. 6 – Clause No. 4)

6.5 All Way Stop Control – Brighton Avenue and Maxwell Street (Ward 10 – York Centre).

The North York Community Council had before it a report (June 25, 2003) from the Director, Transportation Services, District 3, Works and Emergency Services, seeking approval to install an all way stop control at the intersection of Brighton Avenue and Maxwell Street; and recommending that Schedules XVIII and XIX of By-law No. 31001, of the former City of North York, be amended to require traffic to stop on all approaches to the intersection of Brighton Avenue and Maxwell Street.

The North York Community Council recommended to City Council, the adoption of the foregoing report.

(Report No. 6 – Clause No. 5)

6.6 Stopping Prohibitions – Blaydon Avenue (Ward 9 – York Centre).

The North York Community Council had before it a report (June 25, 2003) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on amending the existing stopping prohibitions on the east side of Blaydon Avenue; and recommending that:

- (1) Schedule IX of By-law No. 31001, of the former City of North York, be amended by deleting the existing 8:00 a.m. to 6:00 p.m., Monday to Friday stopping prohibition on the east side of Blaydon Avenue, from a point 139 metres south of the southerly limit of Whitburn Crescent to a point 37 metres southerly thereof; and

- (2) Schedule IX of By-law No. 31001, of the former City of North York, be amended by prohibiting stopping, from 8:00 a.m. to 4:30 p.m., Monday to Friday on the east side of Blaydon Avenue, from a point 139 metres south of the southerly limit of Whitburn Crescent to a point 37 metres southerly thereof.

The North York Community Council recommended to City Council, the adoption of the foregoing report.

(Report No. 6 – Clause No. 6)

6.7 Parking Prohibitions – Kingslake Road (Ward 33 – Don Valley East).

The North York Community Council had before it a report (June 25, 2003) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on amending the existing parking regulations on Kingslake Road, east of Godstone Road; and recommending that 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 Kingslake Road, from the easterly limit of Godstone Road to the easterly limit of Allenbury Gardens (west leg).

The North York Community Council recommended to City Council, the adoption of the foregoing report.

(Report No. 6 – Clause No. 7)

6.8 Installation of Traffic Control Signals – Church Avenue and Doris Avenue Traffic By-law Amendments – Doris Avenue, between Byng Avenue and Norton Avenue (Ward 23 – Willowdale).

The North York Community Council had before it a report (June 25, 2003) from the Director, Transportation Services, District 3, Works and Emergency Services, seeking approval for the installation of traffic control signals at the intersection of Church Avenue and Doris Avenue and amendment of the general traffic by-laws associated with the extension of Doris Avenue, between Norton Avenue and Byng Avenue; and recommending that:

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- (1) traffic control signals be installed at the intersection of Church Avenue and Doris Avenue;
- (2) the 2003 Transportation Services Capital Budget be adjusted in the amount of \$113,000.00 Gross, \$113,000.00 Revenue and \$ 0.00 Net to accommodate these recommended by-law changes;
- (3) By-law No. 31878, of the former City of North York, be amended to delete the 40 km/h speed limit on McKee Avenue, from the easterly limit of Yonge Street to a point 150 metres east of the westerly limit of Kenneth Avenue;
- (4) By-law No. 31878, of the former City of North York, be amended by adding a 40 km/h speed limit on McKee Avenue, from the easterly limit of Doris Avenue to a point 150 metres east of the westerly limit of Kenneth Avenue;
- (5) Schedule IX of By-law No. 31001, of the former City of North York, be amended to delete the stopping prohibition on the north side of Church Avenue, from Yonge Street to a point 115 metres easterly thereof;
- (6) Schedule IX of By-law No. 31001, of the former City of North York, be amended to prohibit stopping at anytime on both sides of Church Avenue, from the easterly limit of Yonge Street to the westerly limit of Doris Avenue;
- (7) Schedule IX of By-law No. 31001, of the former City of North York, be amended to prohibit stopping at anytime on both sides of Doris Avenue, from a point 30 metres north of the northerly limit of Church Avenue to a point 30 metres south of the southerly limit of Church Avenue;
- (8) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the parking prohibition on the north side of Church Avenue, from 8:00 a.m. to 6:00 p.m., Monday to Friday, from the easterly limit of Yonge Street to the westerly limit of Kenneth Avenue;
- (9) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking on the north side of Church Avenue, from 8:00 a.m. to 6:00 p.m., Monday to Friday, from the easterly limit of Doris Avenue to the westerly limit of Kenneth Avenue;

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- (10) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the parking prohibition on the south side of Church Avenue, from the easterly limit of Yonge Street to the westerly limit of Doris Avenue;
- (11) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the parking prohibition on the east side of Doris Avenue, from the southerly limit of McKee Avenue to the northerly limit of Norton Avenue;
- (12) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the parking prohibition on the west side of Doris Avenue, from the northerly limit of Norton Avenue to the southerly limit of Church Avenue, between the hours of 9:00 a.m. and 6:00 p.m., Monday to Friday;
- (13) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the parking prohibition on the south side of Byng Avenue, from the easterly limit of Yonge Street to a point 76.2 metres east of the easterly limit of Yonge Street, between 2:00 a.m. and 5:00 a.m.;
- (14) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the parking prohibition on the north side of Byng Avenue, from the easterly limit of Yonge Street to the westerly limit of Kenneth Avenue, between the hours of 8:00 a.m. and 4:00 p.m., Monday to Friday;
- (15) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking at anytime on the north side of Byng Avenue, from the easterly limit of Yonge Street to the westerly limit of Kenneth Avenue;
- (16) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking at anytime on the both sides of Doris Avenue, from the northerly limit of Norton Avenue to the southerly limit of Byng Avenue;
- (17) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking on the west side of Doris Avenue (former), from the northerly limit of Norton Avenue to the southerly limit of McKee Avenue, between the hours of 9:00 a.m. and 6:00 p.m., Monday to Friday;

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- (18) Schedule XX of By-law No. 31000, of the former City of North York, be amended to delete the heavy truck prohibition on Doris Avenue, from the southerly limit of Church Avenue to the southerly limit of Norton Avenue;
- (19) Schedule XX of By-law No. 31000, of the former City of North York, be amended to prohibit heavy trucks at anytime on Doris Avenue, from the northerly limit of Sheppard Avenue East to the southerly limit of Byng Avenue;
- (20) Schedule XVIII of By-law No. 31001, of the former City of North York, be amended to delete Doris Avenue as a through street, from the northerly limit of Empress Avenue to the northerly limit of Norton Avenue;
- (21) Schedule XVIII of By-law No. 31001, of the former City of North York, be amended to delete Doris Avenue as a through street, from the southerly limit of Spring Garden Avenue to the southerly limit of Empress Avenue;
- (22) Schedule XVIII of By-law No. 31001, of the former City of North York, be amended to delete McKee Avenue as a through street, from the easterly limit of Doris Avenue to the westerly limit of Kenneth Avenue;
- (23) Schedule XVIII of By-law No. 31001, of the former City of North York, be amended to delete Norton Avenue as a through street, from the westerly limit of Doris Avenue to the westerly limit of Kenneth Avenue;
- (24) Schedule XVIII of By-law No. 31001, of the former City of North York, be amended to delete Norton Avenue as a through street, from the easterly limit of Yonge Street to the easterly limit of Doris Ave;
- (25) Schedule XVIII of By-law No. 31001, of the former City of North York, be amended to delete Church Avenue as a through street, from the westerly limit of Doris Avenue to the westerly limit of Kenneth Avenue;
- (26) Schedule XVIII of By-law No. 31001, of the former City of North York, be amended to delete Church Avenue as a through street, from the easterly limit of Yonge Street to the westerly limit of Doris Avenue;
- (27) Schedule XVIII of By-law No. 31001, of the former City of North York, be

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amended to delete Doris Avenue as a through street, from the northerly limit of Norton Avenue to the southerly limit of McKee Avenue;

- (28) Schedule XVIII of By-law No. 31001, of the former City of North York, be amended to delete Doris Avenue as a through street, from the northerly limit of McKee Avenue to the southerly limit of Church Avenue;
- (29) Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by designating Church Avenue as a through street, from the easterly limit of Yonge Street to the westerly limit of Kenneth Avenue;
- (30) Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by designating Doris Avenue as a through street, from the southerly limit of Sheppard Avenue East to the southerly limit of Byng Avenue;
- (31) Schedule XIX of By-law No. 31001, of the former City of North York, be amended to delete the compulsory stop designation on Doris Avenue and Grandview Way, north and south of Church Avenue;
- (32) Schedule XIX of By-law No. 31001, of the former City of North York, be amended to delete the compulsory stop designation on McKee Avenue, east and west of Doris Avenue;
- (33) Schedule XIX of By-law No. 31001, of the former City of North York, be amended to delete the compulsory stop designation on Doris Avenue, north and south of McKee Avenue;
- (34) Schedule XIX of By-law No. 31001, of the former City of North York, be amended to delete the compulsory stop designation on Empress Avenue, east and west of Doris Avenue;
- (35) Schedule XIX of By-law No. 31001, of the former City of North York, be amended to delete the compulsory stop designation on Doris Avenue, south of Greenfield Avenue;
- (36) Schedule XIX of By-law No. 31001, of the former City of North York, be amended to delete the compulsory stop designation on Church Avenue, east and west of Doris

Avenue and Grandview Way;

- (37) Schedule XIX of By-law No. 31001, of the former City of North York, be amended to require traffic to stop on Doris Avenue, south of Byng Avenue;
- (38) Schedule XIX of By-law No. 31001, of the former City of North York, be amended to require traffic to stop on Church Avenue, east and west of Kenneth Avenue;
- (39) Schedule XIX of By-law No. 31001, of the former City of North York, be amended to require traffic to stop on McKee Avenue, east and west of Kenneth Avenue; and
- (40) Schedule XIX of By-law No. 31001, of the former City of North York, be amended to require traffic to stop on Norton Avenue, east and west of Kenneth Avenue.

The North York Community Council recommended to City Council, the adoption of the foregoing report.

(Report No. 6 – Clause No. 8)

6.9 Request for Exemption, Chapter 591, Toronto Municipal Code, Noise Capital Works Projects (All Wards within North York Community Council boundaries)

The North York Community Council had before it a report (June 24, 2003) from the Director, District Engineering Services, Works and Emergency Services, reporting on a request for an exemption to the provisions of the Toronto Municipal Code, Chapter 591, regarding noise; and recommending that Council grant an exemption to the provisions of the Toronto Municipal Code, Chapter 591, regarding noise to facilitate capital works projects as described in this report.

The North York Community Council also had before it an attachment to the report (June 24, 2003) from the Director, District Engineering Services, Works and Emergency Services, identifying the proposed schedule of times for the various capital works projects, submitted by the Manager, Design and Construction, Engineering Services, District 3, Works and Emergency Services, Works and Emergency Services.

- A. Councillor Filion, Ward 23 – Willowdale, moved that the North York Community

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Council recommend to City Council, the adoption of the report (June 24, 2003) from the Director, District Engineering Services, Works and Emergency Services; including the attachment identifying the proposed schedule of times for the various capital works projects as submitted by the Manager, Design and Construction, District 3, Engineering Services, Works and Emergency Services.

- B. Councillor Sutherland, Ward 33 – Don Valley East, moved in amendment to Motion A., moved by Councillor Filion, that the exemptions to the provisions of the Toronto Municipal Code, Chapter 591 regarding noise to facilitate capital works projects as described in the report (June 24, 2003) from the Director, District Engineering Services, Works and Emergency Services, be approved subject to the working time period being extended to 10:00 p.m., during weekdays only, with the exception of work involving sanitary sewer replacement.

Upon the question of the adoption of Motion B., moved by Councillor Sutherland, in amendment to Motion A., moved by Councillor Filion, it was carried.

Upon the question of the adoption of Motion A., moved by Councillor Filion, as amended by Motion B., moved by Councillor Sutherland, it was carried.

(Report No. 6 – Clause No. 9)

6.10 Request for Exemption to Municipal Code Chapter 591, Noise, for W.R. Allen Road Bridge over Wilson Avenue in conjunction with 6 Toronto Transit Commission Structures, Structure Rehabilitation, Contract 03FS-21S (Wards 9 & 10 – York Centre)

The North York Community Council had before it a report (June 20, 2003) from the Manager, Structure & Expressways, Technical Services, Works and Emergency Services, reporting on a request for an exemption to the Municipal Code Chapter 591, Noise, for the period between August 15, 2003 to November 30, 2003 and March 26, 2004 to October 31, 2004 so that the rehabilitation of the W.R. Allen Road bridge over Wilson Avenue and the 6 Toronto Transit Commission (TTC) Structures can be completed within the construction schedule and minimizing disruption to the users of the W.R. Allen Road, TTC Wilson Station and the surrounding residences; and recommending that as the rehabilitation work is required to maintain the integrity of the bridges, that an exemption to Municipal Code Chapter 591,

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Noise, in connection with the structural rehabilitation of the W.R. Allen Bridge over Wilson Avenue in conjunction with 6 TTC Structures be approved.

On motion by Councillor Augimeri, Ward 9 – York Centre, the North York Community Council recommended to City Council, the adoption of the foregoing report.

(Report No. 6 – Clause No. 10)

Councillor Augimeri, Vice-Chair, assumed the Chair.

6.11 Report on Building Inspection Enforcement Action against 96 Rivalda Road (Ward 7 – York West).

The North York Community Council had before it a report (June 23, 2003) from the Director of Building and Deputy Chief Building Official, Urban Development Services, reviewing the history of enforcement action under the Building Code Act against 96 Rivalda Road; and recommending that this report be received for information.

On motion by Councillor Mammoliti, Ward 7 – York West, the North York Community Council received the foregoing report.

(Report No. 6 – Clause No. 27(a))

Councillor Mammoliti resumed the Chair.

6.12 Final Report – Application for Part Lot Control Exemption – TB PLC 2003 0002 - Frank Fisico & Lou Nardi (BxB Design) – 51 Fairchild Avenue and 4 Inez Court (Ward 23 – Willowdale).

The North York Community Council had before it a report (June 24, 2003) from the Acting Director, Community Planning, North District, Urban Development Services, reporting on an application to request an exemption from part lot control in order that five detached dwellings may be conveyed into separate ownership; and recommending that:

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- (1) this application be approved;
- (2) the City Solicitor be authorized to introduce the necessary Bills in Council to give effect to Recommendation 1 after such time that the site specific zoning by-law that effects the lands subject to this application comes into full force and effect;
- (3) staff obtain proof of payment of all current property taxes for the subject site from the owner prior to the enactment of the Part Lot Control Exemption By-law;
- (4) the by-law shall expire 1 year from the date of enactment; and
- (5) the appropriate City Officials be authorized and directed to register the By-law on title.

The North York Community Council recommended to City Council, the adoption of the foregoing report.

(Report No. 6 – Clause No. 11)

Councillor Augimeri assumed the Chair.

6.13 Final Report – Application to Amend the Zoning By-law – Combined Application TB CMB 2001 0005 – City of Toronto (Robert Reimers Architect Ltd.) – 2350 Finch Avenue West (Ward 7 – York West).

As directed by the North York Community Council, at its meeting held on May 7, 2003, appropriate notice of this statutory public meeting was given in accordance with the Planning Act and the regulations thereunder.

The North York Community Council had before it a report (June 11, 2003) from the Acting Director, Community Planning, North District, Urban Development Services, reporting on an application to amend the Zoning By-law to permit a 6-storey residential building with retail at grade and a 4-storey residential building at 2350 Finch Avenue West; and recommending that City Council:

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- (1) Amend the Zoning By-law No. 7625 for the former City of North York substantially in accordance with draft Zoning By-law Amendment attached as Attachment 6.
- (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, require the Owner to:
 - (a) enter into an Agreement under Section 37 of the Planning Act for the exemption of indoor private recreational amenity area from the calculation of gross floor area to a maximum of 1.5 square metres per unit.
 - (b) obtain Site Plan Approval from the Acting Director, Community Planning, North District, under Section 41 of the *Planning Act*.

The North York Community Council also had before it the following communications, which are on file in the office of the City Clerk, North York Civic Centre:

- (July 7, 2003) from Mr. Winston LaRose, Executive Director, Jane Finch Concerned Citizens Organization;
- (July 7, 2003) from The Honourable Judy Sgro, M.P. York West, addressed to Mayor Lastman;
- (July 8, 2003) from Mr. Michael Macri;
- (undated) from Dr. Audley James, Founder/Sr. Pastor, Revivaltime Tabernacle Worldwide Ministries;
- (June 16, 2003) from Mr. Domenic Porretta, President, Rose Valley Homes; and
- (undated) from Mr. Murray Ross.

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

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- Mr. Larry Agyeman, Vice President, Ghana Amansie Canadian Multicultural Association of Toronto;
 - Ms. Deidre Gibson, Gibson and Associates Ltd., Development Consultants, on behalf of the applicant; and
 - Reverend Fred Witteveen, Pastor, Friendship Community Church.
- A. Councillor Mammoliti, Ward 7 – York West, moved that the North York Community Council recommend to City Council the adoption of the report (June 11, 2003) from the Acting Director, Community Planning, North District, Urban Development Services.
- B. Councillor Mammoliti, Ward 7 – York West, moved that the Ghana Amansie Canadian Multicultural Association of Toronto be requested to report to the Housing Development Officer, Housing Development "Let's Build", Community and Neighbourhood Services and the Acting Director, Community Planning, North District, Urban Development Services on a formal process under which the Association will be choosing a developer, the criteria to be used and the reasons for those criteria.
- C. Councillor Mammoliti, Ward 7 – York West, moved that the Acting Director, Community Planning, North District be directed to submit an updated report to the North York Community Council for the purpose of reviewing the current status of the project and determining what further action may be required, in the event construction is not commenced before July 2004.

Upon the question of the adoption of Motions A., B., and C., moved by Councillor Mammoliti, it was carried.

(Report No. 6 – Clause No. 12)

Councillor Mammoliti resumed the Chair.

6.14 Final Report – Application to Amend the Zoning By-law – TB ZBL 2002 0014 and TB SPC 2003 0010 – Empire Communities – South side of Finch Avenue West between

Blakeley Road and Lorraine Drive (25, 27, 29, 31, 33 and 35 Finch Avenue West; 8, 10, 12, 14, 26, 28, 30, 32 and 34 Lorraine Drive; 5 and 9 Blakeley Road) and properties south of Finch Avenue West and west of Yonge Street (35 Lorraine Drive & 47 Horsham Avenue & portion of City-owned lands - Ward 23 – Willowdale).

As directed by the North York Community Council, at its meeting held on April 2, 2003, appropriate notice of this statutory public meeting was given as directed and in accordance with the Planning Act and the regulations thereunder.

The North York Community Council had before it a report (June 26, 2003) from the Acting Director, Community Planning, North District, Urban Development Services, reporting on an application to amend the Zoning By-law for a 21-storey residential building in the block defined by Finch Avenue West, Blakeley Road and Lorraine Drive, and recommending Site Plan Approval for this project; and further recommending that City Council:

- (1) amend Zoning By-law 7625 for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7;
- (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, require the owner to:
 - (a) enter into a Section 37 Agreement with the City, to the satisfaction of the City Solicitor, to provide or fund the following facilities, services and/or matters:
 - (i) lands with a total area of 5,260.0 m² for the Service Road and associated buffer area, Finch Avenue West widening, and corner roundings, to be conveyed to the City for a nominal sum and free and clear of any encumbrances, prior to December 15, 2003;
 - (ii) lands with an area of 706.4 m² (known municipally as 35 Lorraine Drive) for the Service Road, to be conveyed to the City for a nominal sum and free and clear of any encumbrances, prior to December 15, 2003;

- (iii) lands with an area of 630.0 m² (known municipally as 47 Horsham Avenue) for the Service Road, to be conveyed to the City for a nominal sum and free and clear of any encumbrances, prior to December 15, 2003;
 - (iv) a minimum of 1.5 m² per dwelling unit of private indoor recreational area to be provided on the site, with such indoor recreational amenity area not to be located on the ground floor within a distance of 12 m from the Finch Avenue West right-of-way; and
 - (v) a maximum of 2.25 m² per dwelling unit of indoor bicycle storage space;
- (b) submit to and have approved by the Commissioner of Works and Emergency Services (Director, Transportation Services, District 3), a construction staging and truck routing plan for the phased project, that is to be implemented prior to the commencement of any demolition or excavation work on the site; and
 - (c) submit to and have approved by the Commissioner of Works and Emergency Services (Director, Transportation Services, District 3) and the Commissioner of Urban Development Services (Acting Director, Community Planning, North District), a plan showing the final cul-de-sac design of the proposed Lorraine Drive closure south of Finch Avenue West, including the proposed hard and/or soft landscape treatment for a public realm improvement for the lands in the immediate vicinity of the Lorraine Drive cul-de-sac;
- (4) authorize the Commissioner of Corporate Services (Director of Real Estate Services) to commence the necessary proceedings to consider the disposal of the City-owned lands at the rear of 7 Blakeley Road and 11 Blakeley Road (approximate total area of 6.5 m²);
 - (5) authorize the City Solicitor, in consultation with the Commissioner of Urban Development Services (Director of Community Planning, North District) to commence proceedings to repeal any site-specific zoning by-law that may have been enacted for this project should all of the lands to be conveyed to the City under Recommendation (3) (a)(i), (ii) and (iii) above not be so conveyed to the City's

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satisfaction prior to December 15, 2003;

- (6) require the developer to, prior to the issuance of the first building permit for the proposed development, provide an irrevocable letter of credit to the City as security for the off-site parkland dedication, to the satisfaction of the Commissioner of Economic Development, Culture and Tourism (Director, Policy and Development), the Commissioner of Corporate Services (Director, Real Estate Services) and the City Treasurer;
- (7) approve under Section 41 of the Planning Act the proposed 21-storey residential development, as indicated on the following plans and subject to the conditions of Site Plan Approval in Attachment 8:

Plans prepared by E.I. Richmond Architects Ltd.:

Plan No.	Plan Title	Date Stamped	Date Redlined
A101	Site Plan	June 6, 2003	June 12, 2003
A201	Level P1 & P2 Parking Plans	June 6, 2003	-
A202	Level P3 & P4 Parking Plans	June 6, 2003	-
A203	Ground & 2 nd Floor Plans	June 6, 2003	-
A204	3 rd & 4 th Floor Plans	June 6, 2003	-
A205	5 th to 10 th Floor Plan 11 th Floor Plan	June 6, 2003	-
A206	12 th to 16 th Floor Plan 17 th Floor Plan	June 6, 2003	-
A207	18 th & 19 th Floor Plan	June 6, 2003	-
A208	27 th & 28 th Floor Plan	June 6, 2003	-
A209	Penthouse & Roof Plans	June 6, 2003	-
A401	East & South Elevations	June 6, 2003	June 12, 2003
A402	West & North Elevations	June 6, 2003	June 12, 2003

Plans prepared by Paul Cosburn Associates Limited Landscape Architects:

Plan No.	Plan Title	Date Stamped	Date Redlined
L1	Landscape Planting Plan	June 6, 2003	June 12, 2003
(None)	Elevations	June 6, 2003	June 12, 2003

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(None)	Section A-A and Section B-B	June 6, 2003	-
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The North York Community Council also had before it the following communications, which are on file in the office of the City Clerk, North York Civic Centre:

- (July 7, 2003) from Mr. William deBacker, President, Edithvale-Yonge Community Association;
- (July 7, 2003) from Ms. Marlene Pancer; and
- (July 9, 2003) from Ms. Liza Chang of the Sonata Homeowners Committee, representing the Sonata Homeowners Group.

A staff presentation was made by Ms. Catherine Cieply, Senior Planner, Community Planning, North District, Urban Development Services.

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

- Mr. Perry Copses, on behalf of Yonge Corridor Condominium Association;
 - Mr. John Almeida;
 - Ms. Liza Chang, Sonata Homes Committee, representing the Sonata Homeowners Group;
 - Ms. Mary Lo; and
 - Mr. Stephen Armstrong, Vice-President, Development, Empire Communities, on behalf of the applicant.
- A. Councillor Filion, Ward 23 - Willowdale, moved that the North York Community Council recommend to City Council that:
- (1) the report (June 26, 2003) from the Acting Director, Community Planning,

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North District, Urban Development Services be adopted, subject to the following:

- (a) City Council direct the appropriate City staff of Economic Development, Culture and Tourism, Works and Emergency Services and Urban Development Services Departments, in consultation with the Ward Councillor, to consider input from local area residents in the concept plan for the Service Road buffer area for the portion of the Beecroft Road extension from Finch Avenue West to Lorraine Drive;
 - (b) City Council direct the Commissioner, Economic Development Culture and Tourism, to maintain any improvements to the Service Road buffer area between Blakely Road and the Beecroft Road extension, from Finch Avenue West to Lorraine Drive, identified as "Parks and/or Private Publicly Accessible Open Spaces" which are to be publicly owned, in the North York Centre North Conceptual Parks and Open Space Plan;
 - (c) the Owner shall, prior to the issuance of any building permit other than a foundation permit for the first phase of the development, submit to the satisfaction of the Acting Director, Community Planning, North District, Urban Development Services, in consultation with the Ward Councillor, three copies of revised site plans, elevations, sections and landscape plans; and
 - (d) that the by-law drafting concerns expressed by the Edithvale-Yonge Community Association in their letter dated July 7, 2003, be addressed by staff prior to the enactment of the Zoning By-law;
- B. Councillor Filion, Ward 23 – Willowdale, moved that the North York Community Council, recommend to City Council, that the construction of the Service Road, from Lorraine Drive to Finch Avenue West, the construction of the cul-de-sac at Blakeley Road at Finch Avenue West, the construction of the cul-de-sac at Lorraine Drive at Finch Avenue West and the installation of traffic signals at Finch Avenue West and the Service Road, be included in the 2004 Works Capital Budget;
- C. Councillor Shiner, Ward 24 - Willowdale, moved that funding be included in the 2004

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Works Capital Budget Submission to acquire the land to complete the west Service Road from Lorraine Drive to Ellerslie Avenue.

- D. Councillor Filion, Ward 23 - Willowdale, moved that the City Solicitor, in consultation with the Acting Director, Community Planning, North District, Urban Development Services, be requested to report to the next meeting of the North York Community Council scheduled for September 10, 2003, on a standard condition in the sales agreement for new units in the North York City Centre requiring disclosure to purchasers regarding potential development within the vicinity of the new building as permitted under the North York City Centre Official Plan.

Councillor Mammoliti, Chair, ruled that Motion C., moved by Councillor Shiner, was out of order and should be referred to the Policy and Finance Committee, since it dealt with the allocation of funds for the completion of the Service Road.

Councillor Shiner challenged the ruling of the Chair.

The ruling of the Chair was not upheld.

Upon the question of the adoption of Motion C., moved by Councillor Shiner, it was carried, with Councillors Mammoliti and Augimeri being opposed.

Upon the question of the adoption of Motion A., B., and D., moved by Councillor Filion, it was carried.

(Report No. 6 – Clause No. 13)

6.15 Final Report – Application to Amend the Official Plan and Zoning By-law 7625 – TB ZBL 2002 0005 – Equilateral Investments Inc. (Haim Riback Architect) – 85 & 87 Finch Avenue East (Ward 23 – Willowdale)

The North York Community Council had before it a report (April 23, 2003) from the Acting Director, Community Planning, North District, Urban Development Services, reporting on an application to amend the Zoning By-law to permit a 3-storey townhouse building with eight residential units at 85 & 87 Finch Avenue East; and recommending that City Council:

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- (1) Amend the Official Plan for the former City of North York substantially in accordance with the draft Official Plan Amendment as attached as Attachment No. 6;
- (2) Amend the Zoning By-law 7625 for the former City of North York substantially in accordance with the draft Zoning By-law Amendment as attached as Attachment No. 7;
- (3) Authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and Zoning By-law Amendment as may be required.
- (4) Before introducing the necessary Bills to 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 4.9 metre road widening along the entire Finch Avenue East frontage of this site to the City of Toronto, and
 - (iii) enter into an agreement with Works and Emergency Services to allow for any encroachment of the stairs of the northernmost unit, which may partially encroach on the Finch Avenue East road allowance.
- (5) Council request the appropriate civic officials to take the necessary actions to modify the new City of Toronto Official Plan adopted by Council on November 26, 27 and 28 2002, to reflect any changes resulting from the adoption of the Official Plan Amendment attached to this report.

The North York Community Council also had before it the following:

- Clause 23(g) of Report No. 4 of the North York Community Council, titled “Final Report – Application to Amend the Official Plan and Zoning By-law 7625 – TB ZBL 2002 0005 – Equilateral Investments Inc. (Haim Riback Architect) – 85 & 87 Finch Avenue East (Ward 23 – Willowdale)”, which was received for information by City Council, at its meeting held on May 21, 22 and 23, 2003; and
- report (July 7, 2003) from the Acting Director, Community Planning, North District,

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Urban Development Services, reporting on a revised proposal for a townhouse development fronting onto Finch Avenue for 85 and 87 Finch Avenue East, and recommending that City Council receive this report for information.

Ms. Susan Rosales, Solicitor, of the law firm of Brown, Sherman Brown Dryer Karol Gold Lebow, appeared before the North York Community Council in connection with the foregoing matter, on behalf of the applicant.

On motion by Councillor Filion, Ward 23 – Willowdale, the North York Community Council recommended to City Council:

- (1) that the report (April 23, 2003) from the Acting Director, Community Planning, North District, Urban Development Services, not be adopted; and
- (2) the adoption of the following Resolution:

“WHEREAS this application does not comply with the Central Finch Secondary Plan; and

WHEREAS community members, at a community consultation meeting and in subsequent correspondence, have expressed opposition to the proposed Official Plan Amendments; and

WHEREAS Planning staff has demonstrated in a further report dated July 7, 2003, that the applicant could build at least seven townhouse units fronting onto Finch Avenue in full compliance with the Central Finch Secondary Plan; and

WHEREAS the applicant has decided not to revise the application to conform to the Central Finch Secondary Plan; and

WHEREAS the applicant has appealed the application to the Ontario Municipal Board;

THEREFORE BE IT RESOLVED THAT the staff report dated July 7, 2003, be received;

BE IT FURTHER RESOLVED THAT the application be refused; and

BE IT FURTHER RESOLVED THAT the City Solicitor attend at the Ontario Municipal Board in support of City Council's position to refuse the application and to support an alternative form of development for this site that would comply with the Central Finch Secondary Plan."

(Report No. 6 – Clause No. 14)

6.16 Phase I Report – Black Creek West Community Capacity Project (Wards 7 & 8 – York West and Ward 9 – York Centre).

The North York Community Council had before it a report (May 26, 2003) from the Director, Policy and Research, City Planning Division, Urban Development Services and the Director, Community Resources, Social Development Division, Community and Neighbourhood Services, updating the North York Community Council on the status of the Black Creek West (Jane Finch) Community Capacity Project; and recommending that:

- (1) Staff be authorized to carry out a community consultation process with respect to their findings as described in this report;
- (2) Staff be authorized to establish a Black Creek West Community Reference Group as described in this report for the purpose of overseeing the Phase Two process and assisting in analyzing the results;
- (3) The Department of Economic Development, Culture and Tourism and the Toronto Community Housing Corporation be asked to provide information requested by the Community Reference Group as part of the Phase Two work program described in this report;
- (4) The Commissioners of Urban Development Services and Community and Neighbourhood Services report on the results of this process when completed, including any strategies and roles identified.

Mr. Barry Rieder, on behalf of The Network of Community-based Organizations, Jane-Finch Community Ministries, appeared before the North York Community Council in connection with the foregoing matter.

- A. Councillor Augimeri, Ward 9 – York Centre, moved that the North York Community Council recommend to City Council, the adoption of the joint report (May 26, 2003) from the Director, Policy and Research, City Planning Division, Urban Development Services and the Director, Community Resources, Social Development Division, Community and Neighbourhood Services.

Councillor Augimeri assumed the Chair.

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- B. Councillor Mammoliti, Ward 7 – York West, moved that the Director, Policy and Research, City Planning Division, Urban Development Services and the Director, Community Resources, Social Development Division, Community and Neighbourhood Services be directed to include Emery Village in the catchment area for this project.

Councillor Mammoliti resumed the Chair.

- C. Councillor Li Preti, Ward 8 – York West, moved that the Director, Policy and Research, City Planning Division, Urban Development Services and the Director, Community Resources, Social Development Division, Community and Neighbourhood Services, be requested to delete the words "(Jane Finch)" from the "Purpose" section of the report.

Upon the question of the adoption of Motion A., moved by Councillor Augimeri, Motion B., moved by Councillor Mammoliti and Motion C., moved by Councillor Li Preti, it was carried.

(Report No. 6 – Clause No. 15)

6.17 Amendment to the Sign By-law for the former City of North York, to restrict Signs on Office and Industrial Buildings in the Yonge Street City Centre area (Ward 23 – Willowdale)

The North York Community Council had before it a report (June 25, 2003) from the Director of Building and Deputy Chief Building Official, reporting on an amendment to the North York Sign By-law to restrict the content of wall signs on office and industrial buildings in the Yonge Street City Centre area, to display only the names of lawful businesses operating within the building and any logos or symbols normally used in connection with the names of these businesses; and recommending that:

- (1) the draft by-law amendment attached to this report be approved;
- (2) the City Solicitor be directed to introduce a Bill into Council substantially in the form of the draft amendment.

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The North York Community Council also had before it Clause No. 26 of North York Community Council Report No. 5, titled "Request for Proposed Amendment to the Sign By-law for the former City of North York", which was adopted, as amended, by the Council of the City of Toronto, at its meeting held on June 25, 25 and 26, 2003.

The North York Community Council held a public meeting and notice, in accordance with the Municipal Act, 2001 of the proposed enactment of the draft by-law was posted on the Public Notices page of City's internet web site for at least a ten day period immediately preceding the North York Community Council meeting held on July 9, 2003, as directed by City Council at its meeting held on June 24, 25 and 26, 2003. Mr. Les Abro, Abcon Media, addressed the North York Community Council.

A. Councillor Filion, Ward 23 – Willowdale, moved that:

- (1) the North York Community Council recommend to City Council, the adoption of the report (June 25, 2003) from the Director of Building and the Deputy Chief Building Official, Urban Development Services, viz:
 - (a) the draft by-law amendment attached to the report be approved; and
 - (b) the City Solicitor be directed to introduce a Bill into Council substantially in the form of the draft amendment; and
- (2) the Director of Building and Deputy Chief Building Official, Urban Development Services be requested to submit a further report and map attachment for a proposed amendment to the Sign By-law for the former City of North York, to restrict signs on Office and Industrial Buildings in the northern portion of the North York City Centre area, for consideration by the North York Community Council at its meeting scheduled for September 10, 2003; and

B. Councillor Sutherland, Ward 33 – Don Valley East, moved that the Director of Building and Deputy Chief Building Official, Urban Development Services, be requested to submit a report on the issue of third party temporary signs and other signage issues related to the industry, for consideration by the North York Community Council at its meeting scheduled for September 10, 2003; and that individuals in the sign industry be invited to attend the meeting to make deputations.

Upon the question of the adoption of Motion B., moved by Councillor Sutherland, it was carried.

Upon the question of the adoption of Motion A., moved by Councillor Fillion, it was carried.

(Report No. 6 – Clause No. 16)

6.18 Draft By-law – To permanently close a Portion of Kenaston Gardens (Ward 24 – Willowdale).

The North York Community Council had before it a Draft By-law from the City Solicitor to permanently close a portion of Kenaston Gardens, shown as Part 8 on Reference Plan 66R-20439, and Clause No. 15 of the Administration Committee Report No. 3, titled “Surplus Land Declaration and Proposed Closing of a Portion of the Kenaston Gardens Road Allowance (Ward 24 – Willowdale)”, which was adopted, as amended, by the Council of the City of Toronto at its meeting held on April 14, 15 and 16, 2003.

The North York Community Council held a public meeting and notice, in accordance with the Municipal Act, 2001 of the proposed enactment of the draft by-law was advertised in the North York Mirror newspaper on April 23, 2003 and May 7, 2003, and posted on the Public Notices page of the City’s internet web site for at least the two week period immediately preceding the North York Community meeting held on July 9, 2003. No one appeared to address the North York Community Council.

On motion by Councillor Shiner, Ward 24 – Willowdale, the North York Community Council recommended that a by-law in the form of the draft by-law be enacted, and that the necessary Bill be introduced in Council to give effect thereto.

(Report No. 6 – Clause No. 17)

6.19 Request for Approval of Variances from the former City of North York Sign By-law No. 30788, as amended for the erection of a full-colour programmable display at the Sheppard Centre at 4841 Yonge Street (Ward 23 – Willowdale).

The North York Community Council had before it a report (June 9, 2003) from the Director of Building and Deputy Chief Building Official, North District, Urban Development Services, reporting on a request by Jeremy Kramer of Kramer Design Associates Limited, on behalf of Cadillac Fairview Corporation Ltd., for approval of the variance from the former City of North York Sign By-law No. 30788, as amended, to permit the erection of a full-colour programmable display at the above-noted location; and recommending that the request for the variances be refused for the reasons outlined in this report.

On motion by Councillor Filion, Ward 23 - Willowdale, the North York Community Council deferred consideration of the foregoing report, to the next meeting scheduled for September 10, 2003, in order to allow the Ward Councillor an opportunity to consult with the area residents.

(Report No. 6 – Clause No. 27(b))

6.20 Request for Approval of Variances from the former City of North York Sign By-law No. 30788, as amended, for the erection of a third party advertising roof sign at 795 Wilson Avenue (Ward 9 – York Centre).

The North York Community Council had before it a report (June 23, 2003) from the Director of Building and Deputy Chief Building Official, North District, Urban Development Services, reporting on a request by Leroy Cassanova of Astral Media Outdoor, on behalf of Automated Management Ltd., for a variance from the former City of North York Sign By-law No. 30788, as amended, to permit the erection of a back to back off premise roof sign on a commercial building; and recommending that the request for a variance be refused for the reasons outlined in this report.

On motion by Councillor Augimeri, Ward 9 – York Centre, the North York Community Council deferred consideration of the foregoing report, to the next meeting scheduled for September 10, 2003.

(Report No. 6 – Clause No. 27(c))**6.21 Request for Approval of a Variance from the former City of North York Sign By-law No. 30788, as amended for the erection of a temporary 840 square feet (78m²) banner sign on the top storey of 15 Barberry Place (Amica) (Ward 24 – Willowdale).**

The North York Community Council had before it a report (June 24, 2003) from the Director of Building and Deputy Chief Building Official, Urban Development Services, reporting on a request by Amanda White of Amica (Bayview) Corporation for a variance from the former City of North York Sign By-law No. 30788, as amended, to permit the erection of a temporary banner sign at the above noted location; and recommending that:

- (1) the request for the variance be approved for the reasons outlined in this report; and
- (2) the applicant be advised, upon approval of the variance, of the requirement to obtain the necessary sign permit.

On motion by Councillor Shiner, Ward 24 – Willowdale, the North York Community Council recommended to City Council, the adoption of the foregoing report.

(Report No. 6 – Clause No. 18)**6.22 Final Report – Application to Amend the Official Plan and Zoning By-law – TB CMB 2002 0014 – BBT Development Group Inc. / Rafael & Bigauskas Architects – South-east corner of Yonge Street and Avondale Avenue – Part of Block 4, Plan 66M-2354 (Ward 23 – Willowdale).**

As directed by the North York Community Council, at its meeting held on October 16, 2002, appropriate notice of this statutory public meeting was given as directed and in accordance with the Planning Act and the regulations thereunder.

The North York Community Council had before it a report (May 26, 2003) from the Acting Director, Community Planning, North District, Urban Development Services, reporting on an Official Plan and Zoning By-law amendment to permit density incentives for proposed private indoor recreational space and the provision of covered at-grade retail uses which are directly accessible from a public street or public pedestrian walkway; and to permit an increase in the total number of dwelling units permitted in the Wittington subdivision; and recommending that

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City Council:

- (1) Amend the Official Plan for the former City of North York and the new Toronto Official Plan substantially in accordance with the draft Official Plan Amendments attached as Attachment 6 and 7.
- (2) Amend Zoning By-law No. 7625 for the former City of North York generally 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 Zoning By-law Amendment as may be required.
- (4) Before introducing the necessary Bills to City Council for enactment, the owner is required to enter into a Section 37 Agreement to implement the matters as noted in the draft by-law included as Attachment 8.

The North York Community Council also had before it a communication (June 23, 2003) from Mr. Hugh Fyffe, Central Region, Corridor Management Office, Ministry of Transportation, outlining their requirements.

A staff presentation was made by Ms. Naomi Faulkner, Senior Planner, Community Planning, North District, Urban Development Services.

Mr. Adam Brown, Solicitor, with the law firm of Sherman Brown Dryer Karol Gold Lebow, appeared before the North York Community Council in connection with the foregoing matter, on behalf of the applicant.

On motion by Councillor Sutherland, Ward 33 – Don Valley East, the North York Community Council recommended to City Council, the adoption of the foregoing report.

(Report No. 6 – Clause No. 19)

6.23 Final Report – Application to Amend the Official Plan and Zoning By-law – TB CMB 2002 0003 – 1430731 Ontario Limited, c/o PMG Planning Consultants – 775 Steeles Avenue West (Ward 10 – York Centre).

As directed by the North York Community Council, at its meeting held on May 8, 2002, appropriate notice of this statutory public meeting was given in accordance with the Planning Act and the regulations thereunder.

The North York Community Council had before it a report (June 25, 2003) from the Acting Director, Community Planning, North District, Urban Development Services, reporting on an application to amend the (former) North York Official Plan and the Zoning By-law for a new 7-storey, 72 unit infill residential building at 775 Steeles 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 in Attachment No. 8;
- (2) amend Zoning By-law 7625, as amended, for the development site, substantially in accordance with the draft Zoning By-law Amendment in 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;
- (4) before introducing the necessary Bills to City Council for enactment, require the owner to:
 - (a) have entered into a Section 37 Agreement under the Planning Act, to the satisfaction of the City Solicitor, to provide for or fund the following facilities, services and/or matters:
 - (i) protection of the rental tenure of the existing apartment building on the site for a minimum period of 15 years from the date the by-law to permit the proposed development comes into effect, and agreement by the owner that during this time period no application for condominium conversion or application to demolish the existing building will be made;

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- (ii) \$90,000 for capital improvements to the existing building that would be completed prior to the issuance of the final building permit for the proposed building, and agreement that the owner will not make any application to the Ontario Rental Housing Tribunal for an above guideline rent increase to cover the costs of these improvements. The contribution is to be allocated as follows:
 - (a) \$30,000 for a new tot lot to be provided on the south side of the existing apartment building as shown on Plan L1;
 - (b) \$20,000 for new decking for the existing pool located on the south side of the existing apartment building;
 - (c) \$25,000 for upgrades to the exercise room; and
 - (d) \$15,000 for new laundry facilities to be provided within the existing apartment building, with such funds to include payment for new washers and dryers, lighting, tables and television;
 - (iii) \$60,000 for capital improvements to park and/or community facilities in Ward 10, prior to the issuance of the final building permit for the proposed building on the site, the expenditure of which is to be determined by the Economic Development, Culture and Tourism Department, in consultation with the Urban Development Services Department and the local Councillor; and
 - (iv) the development and implementation of an appropriate communications strategy for the tenants of 775 Steeles Avenue West, to the satisfaction of the Acting Director, Community Planning, North District, at the owner's own cost and expense, to keep tenants informed about the construction work;
- (b) have obtained Site Plan Approval under Section 41 of the Planning Act from the Director, Community Planning, North District;
 - (c) have fully complied with any outstanding Orders under the Building Code Act and Notices of Violation under Chapter 447 (Fences) and Chapter 629 (Property Standards) of the Toronto Municipal Code, for 775 Steeles

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Avenue West, to the satisfaction of the Municipal Standards and Licensing Division; and

- (d) have obtained from the Medical Officer of Health approval of an Excavation Dust Control Plan for the project.

The North York Community Council also had before it the following communications, which are on file in the office of the City Clerk, North York Civic Centre:

- (June 19, 2003) from Mr. H. Birman, Senior Property Manager, Cando Property Management Ltd.;
- (June 20, 2003) from Ms. Genevieve Hoffleith;
- (June 25, 2003) from Mr. Harry Kucyi;
- (July 2, 2003) from Marcus, Dolores and Asher Green; and
- (July 7, 2003) from Mr. Andrey K. Serdyuk.

A staff presentation was made by Ms. Catherine Cieply, Senior Planner, Community Planning, North District, Urban Development Services.

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

- Mr. John Mathews;
- Mr. Adam Brown, Solicitor, of the law firm of Sherman Brown Dryer Karol Gold Lebow, on behalf of the applicant;
- Mr. Wilfred Lindo;
- Ms. Reva Karstadt;
- Mr. Vladimir Raff;

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- Ms. Beatrice Sodero;
- Mr. Stephan Caneff; and
- Ms. Joselito Noriel.

On motion by Councillor Sutherland, Ward 33 – Don Valley East, the North York Community Council recommended to City Council, that the report (June 25, 2003) from the Acting Director, Community Planning, North District, Urban Development Services, not be adopted and that the application to amend the (former) North York Official Plan and Zoning By-law for a new seven storey, 72 unit infill residential building at 775 Steeles Avenue West, be refused.

(Report No. 6 – Clause No. 20)

6.24 Special Occasion Beer Garden Permit Request for Community Event (Ward 23 – Willowdale).

The North York Community Council had before it a report (June 27, 2003) from the Commissioner of Economic Development, Culture and Tourism, seeking Council's approval to grant a Special Occasion Beer Garden Permit to the Sri Lankan Art Circle for the Sri Lankan Arts Festival to be held at Mel Lastman Square on October 11, 2003; and recommending that:

- (1) permission be granted to the Sri Lankan Arts Circle, to hold a Special Occasion Beer Garden Permit event at Mel Lastman Square on October 11, 2003;
- (2) the group be required to obtain a Special Occasion Permit from the Alcohol and Gaming Commission of Ontario;
- (3) the group be charged the approved \$50.00 facility permit fee and additional costs incurred by the Parks and Recreation Division for goods and services not readily available at the site;
- (4) the group provide proof of liability insurance coverage in the amount of \$2M, naming the City as additional insured;

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- (5) all bartenders and servers be required to attend a Smart Serve Training Program at the group's expense;
- (6) the group comply with all regulations outlined in all City policies pertaining to alcohol consumption at the time of the event; and
- (7) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

The North York Community Council recommended to City Council:

- (1) the adoption of the report (June 27, 2003) from the Commissioner of Economic Development, Culture and Tourism; and
- (2) that City Council, for liquor licensing purposes, declare the Sri Lankan Arts Festival, to be held on October 11, 2003, by the Sri Lankan Art Circle, at Mel Lastman Square, to be an event of municipal and/or community significance, that it has no objection to the event taking place and that the Alcohol and Gaming Commission be so advised.

(Report No. 6 – Clause No. 21)

6.25 Ontario Municipal Board Hearing – Committee of Adjustment Application – 85 Cameron Avenue (Ward 23 – Willowdale).

The North York Community Council had before it the following Resolution submitted by Councillor Filion, Ward 23 – Willowdale, for consideration by the North York Community Council:

“WHEREAS the Committee of Adjustment for the City of Toronto (North District) refused an application by Masoud Nezhat, the owner of 85 Cameron Avenue, for consent to sever one residential property fronting onto the south side of Cameron Avenue into two residential properties having frontages of 7.62m each.

WHEREAS the Committee of Adjustment for the City of Toronto (North District) refused the

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two associated variance applications requesting variances for lot frontage and width, lot area, east and west side yard setbacks, finished first floor elevation, height of the rear one storey extension and lot coverage

WHEREAS the applicant has appealed the Committee's decisions to the Ontario Municipal Board.

WHEREAS no date has been set for the hearing of the appeal.

THEREFORE BE IT RESOLVED that Council authorize the City solicitor to attend the Ontario Municipal Board hearing to uphold the City's By-law and defend the Committee of Adjustments' decision."

The North York Community Council recommended to City Council, the adoption of the foregoing Resolution.

(Report No. 6 – Clause No. 22)

6.26 Ontario Municipal Board Hearing – Committee of Adjustment Application – 217 Parkview Avenue (Ward 23 – Willowdale).

The North York Community Council had before it the following Resolution submitted by Councillor Filion, Ward 23 – Willowdale, for consideration by the North York Community Council:

“WHEREAS the Committee of Adjustment for the City of Toronto (North District) refused an application by Arash Kamali, the owner of 217 Parkview Avenue, for the construction of a new two storey dwelling.

WHEREAS variance was requested for a below grade garage on a lot having a frontage of 15.24m

WHEREAS the applicant has appealed the Committee's decision to the Ontario Municipal Board.

WHEREAS no date has been set for the hearing of the appeal.

THEREFORE BE IT RESOLVED that Council authorize the City solicitor to attend the Ontario Municipal Board hearing to uphold the City's By-law and defend the Committee of Adjustments' decision."

The North York Community Council recommended to City Council, the adoption of the foregoing Resolution.

(Report No. 6 – Clause No. 23)

Councillor Augimeri assumed the Chair.

6.27 Ontario Municipal Board Hearing – Committee of Adjustment Application – 96 Rivalda Road (Ward 7 – York West).

The North York Community Council had before it the following Resolution submitted by Councillor Mammoliti, Ward 7 – York West, for consideration by the North York Community Council:

“WHEREAS the Committee of Adjustment for the City of Toronto (North York Panel) refused an application for minor variance by Mobrick Mondol Rahim, the owner of 96 Rivalda Road, to legalize and maintain a one-storey addition at the rear of the existing building;

WHEREAS 12 variances were requested related to south, front and rear yard setbacks, parking, loading, landscaping, front yard hard surfacing and landscaping;

WHEREAS the Committee of Adjustment for the City of Toronto (North York Panel) refused the variance application;

WHEREAS the applicant has appealed the Committee's decision to the Ontario Municipal Board;

WHEREAS planning staff did not support the application;

WHEREAS no date has been set for the hearing of the appeal;

THEREFORE BE IT RESOLVED that Council authorize the City solicitor and planning staff to attend the Ontario Municipal Board hearing to uphold the City's By-law and defend the

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Committee of Adjustments' decision.”

On motion by Councillor Mammoliti, Ward 7 – York West, the North York Community Council recommended to City Council, the adoption of the foregoing Resolution.

(Report No. 6 – Clause No. 24)

Councillor Mammoliti resumed the Chair.

6.28 Traffic Control Signal Installation – William R. Allen Road at Toronto Transit Commuter Parking Lot, south of Sheppard Avenue West (Ward 9 – York Centre and Ward 10 – York Centre).

The North York Community Council had before it a report (May 26, 2003) from the Director, Transportation Services, District 3, Works and Emergency Services, seeking approval for the installation of traffic control signals at the intersection of William R. Allen Road at the new Toronto Transit Commuter Parking Lot, approximately 510 metres south of Sheppard Avenue West; and recommending that:

- (1) traffic control signals be installed at the intersection of William R. Allen Road at the Toronto Transit Commission Parking Lot access, located approximately 510 metres south of Sheppard Avenue West;
- (2) coincidental with the installation of the signals referenced in recommendation (1):
 - (a) William R. Allen Road be widened from the southerly limit of Sheppard Avenue West to a point approximately 600 metres southerly thereof to facilitate the installation of a southbound left turn lane and extension of the northbound left turn lane at Sheppard Avenue West;
 - (b) pedestrian crossings be prohibited on William R. Allen Road, between a point 30.5 metres south of the south curb line of the Toronto Transit Commission Parking Lot access and a point 30.5 metres north of the north curb line of the Toronto Transit Commission Parking Lot access;
 - (c) northbound right turns be prohibited at anytime at the new signalized intersection of the new Toronto Transit Commission Parking Lot access located approximately 510 metres south of Sheppard Avenue West and William R. Allen Road;
 - (d) westbound left turns be prohibited at anytime at the signalized intersection of William R. Allen Road and the Toronto Transit Commission Parking Lot;
 - (e) the High Occupancy Vehicle Lane designation of the northbound and southbound curb lanes on the William R. Allen Road, between Transit Road

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and Sheppard Avenue West, be deleted;

- (f) a by-law be prepared for the widening of William R. Allen Road, between Transit Road and Sheppard Avenue West and the installation of traffic control signals at the intersection of William R. Allen Road at the Toronto Transit Commission Parking Lot access, located approximately 510 metres south of Sheppard Avenue West, as shown in Drawing No. PM-641-32; and
- (3) all other appropriate by-law(s) be amended accordingly.

On motion by Councillor Augimeri, Ward 9 – York Centre, the North York Community Council recommended to City Council, the adoption of the foregoing report.

(Report No. 6 – Clause No. 25)

6.29 Request for Report – Zoning By-law Permissions and Approaches to address impact of current Motor Vehicle Dealership and Motor Vehicle Repair Shop Uses on parking supply for lands at 3955 Keele Street and 1280, 1290 and 1300 Finch Avenue West (Ward 8 – York West).

The North York Community Council had before it the following Resolution submitted by Councillor Li Preti, Ward 8 – York West, for consideration by the North York Community Council:

“WHEREAS the properties at 3955 Keele Street and 1280, 1290 and 1300 Finch Avenue West are currently zoned MC(67)(H);

AND WHEREAS the MC(67)(H) zone permits a wide range and mix of uses including motor vehicle dealerships and motor vehicle body repair shops;

AND WHEREAS a staff report was received by City Council in November, 2002, which provided background information on the parking supply and the status of motor vehicle dealerships on the lands;

AND WHEREAS there is concern that the current zoning permissions for motor vehicle

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dealership and motor vehicle body repair shop uses impacts the parking supply on the lands;

NOW THEREFORE BE IT RESOLVED THAT the Acting Director, Community Planning, North District, Urban Development Services, submit a report to North York Community Council regarding the zoning by-law permissions for the lands as it relates to motor vehicle dealership and motor vehicle body repair shop uses and approaches to address the impact of these uses on the parking supply on the lands.”

On motion by Councillor Li Preti, Ward 8 – York West, the North York Community Council, in accordance with the provisions of §27-126B, Supplementary Items, of Chapter 27 of the City of Toronto Municipal Code, waived the requirement that the supplementary item be placed on the agenda for the next regular subsequent regular meeting, and decided to consider same at that meeting, which carried, more than two-thirds of members present having voted in the affirmative.

On motion by Councillor Li Preti, Ward 8 – York West, the North York Community Council requested a report from the Acting Director, Community Planning, North District, Urban Development Services, as outlined in the foregoing Resolution.

(Report No. 6 – Clause No. 27(d))

6.30 Submission of Bills respecting Lifting of Holding (H) Symbol – Trinity Development Group – TB ZBL 2002 0007 & TB SUB 2002 0001 – South-west corner of Steeles Avenue West and Dufferin Street (Ward 8 – York West).

The North York Community Council had before it the following Resolution submitted by Councillor Li Preti, Ward 8 – York West, for consideration by the North York Community Council:

“WHEREAS Trinity Development Group Inc. has applied for approval to amend the City Zoning By-law respecting lands located at the south-west corner of Steeles Avenue West and Dufferin Road under File TB ZBL 2002 0007;

AND WHEREAS City Council adopted a Resolution at its meeting of May 21, 22, 23, 2003, which required that the owner obtain site plan approval and draft plan of subdivision approval prior to enactment of the Bills to lift the Holding Symbol;

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AND WHEREAS the City granted site plan approval of the proposed development on June 27, 2003;

AND WHEREAS the City granted draft plan approval of the proposed plan of subdivision on July 3, 2003;

NOW THEREFORE BE IT RESOLVED that North York Community Council direct staff to immediately bring forward the Bills to lift the Holding Symbol directly to City Council to be included on the agenda of July 24, 2003.”

On motion by Councillor Li Preti, Ward 8 – York West, the North York Community Council, in accordance with the provisions of §27-126B, Supplementary Items, of Chapter 27 of the City of Toronto Municipal Code, waived the requirement that the supplementary item be placed on the agenda for the next regular subsequent regular meeting, and decided to consider same at that meeting, which carried, more than two-thirds of members present having voted in the affirmative.

On motion by Councillor Li Preti, Ward 8 – York West, the North York Community Council recommended to City Council, the adoption of the foregoing Resolution.

(Report No. 6 – Clause No. 26)

Adjournment:

The North York Community Council adjourned its meeting at 4:00 p.m., Wednesday, July 9, 2003.

Chair.