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**MIDTOWN COMMUNITY COUNCIL  
AGENDA  
MEETING No. 6**

**Date of Meeting:** June 12, 2001                      **Enquiry:** Yvonne Davies  
**Time:** 9:30 a.m.    **Administrator**  
**Location:** Council Chambers                              **416-395-7343**  
Lower Level    **ydavies@city.toronto.on.ca**  
North York Civic Centre

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

**CONFIRMATION OF MINUTES.** An electronic version will be distributed to the Members.

**DEPUTATIONS:** Deputation list will be available at the meeting.

**DEPUTATION SCHEDULE:**

<b>Items:</b>	<b>1 - 10</b>	<b>9:30 a.m. - 10:30 a.m.</b>
<b>Items:</b>	<b>10 - ∞</b>	<b>10:30 a.m. - 12:30 p.m.</b>
<b>Item:</b>	<b>21 (Public Hearing)</b>	<b>2:00 p.m.</b>

- 1. REQUEST FOR AN EXEMPTION FROM CHAPTER 248  
OF THE FORMER CITY OF TORONTO MUNICIPAL CODE  
TO PERMIT DRIVEWAY WIDENING FOR TWO VEHICLES  
AT 30 COLIN AVENUE.  
(St. Paul's - Ward 22)**

**(DEFERRED FROM PREVIOUS MEETING)**

Manager, Right of Way Management, Transportation Services, District 1  
(April 26, 2001)

Reporting on a request for an exemption from Municipal Code Chapter 248, Parking Licenses, of the former City of Toronto Municipal Code, to permit driveway widening

for two vehicles and to maintain the existing paving at 30 Colin Avenue, which does not meet the requirements of the Code; advising that there are no financial implications resulting from the adoption of this report; and **recommending** that:

- (1) City Council deny the request to permit driveway widening for two vehicles and maintain the existing paving at 30 Colin Avenue; or
- (2) City Council approve the request for driveway widening for two vehicles at 30 Colin Avenue, subject to:
  - (a) the existing brick pavers being removed or modified and the parking area being paved with semi-permeable paving materials, such as ecostone pavers or approved equivalent permeable paving treatment acceptable to the Commissioner of Works and Emergency Services;
  - (b) the planter being modified so that the second parking space can be situated perpendicular to the roadway;
  - (c) the excess paving being removed;
  - (d) the parking area for the first space not exceeding 2.24 m by 5.9 m and the second space not exceeding 2.15 m by 4.57 m in dimension; and
  - (e) the applicant paying all applicable fees and complying with all other criteria set out in Municipal Code Chapter 248, Parking Licenses, of the former City of Toronto Municipal Code; or
- (3) City Council approve the request for driveway widening for two vehicles, one of which is to be parked at an angle, at 30 Colin Avenue, notwithstanding the existing paving does not meet the City's paving specifications and the required landscaped open space is not provided, subject to:
  - (a) the parking area for the first space not exceeding 2.24 m by 5.9 m and the second space not exceeding 2.15 m by 4.57 m in dimension; and
  - (b) the applicant paying all applicable fees and complying with all other criteria set out in Municipal Code Chapter 248, Parking Licenses, of the former City of Toronto Municipal Code.

**2. OFF PREMISE ROOF SIGN AT DON MILLS SHOPPING CENTRE - 939 LAWRENCE AVENUE EAST. (Don Valley West - Ward 25)**

**(DEFERRED FROM PREVIOUS MEETING)**

Director and Deputy Chief Building Official  
(March 14, 2001)

Evaluating and making recommendations regarding a request from Leroy Cassanova, Leasing Manager, Astral Media Outdoor, for a variance from the Sign By-law to permit the erection of a second off-premise roof sign on the building at Don Mills Shopping Centre; advising that there are no financial implications; and **recommending** that the request for a minor variance from the Sign By-law be refused.

**3. REQUEST FOR AN EXEMPTION FROM CHAPTER 400 OF THE FORMER CITY OF TORONTO MUNICIPAL CODE TO PERMIT FRONT YARD PARKING FOR TWO VEHICLES AT 73 BALMORAL AVENUE. (St. Paul's - Ward 22)**

Manager, Right of Way Management, Transportation Services, District 1  
(May 25, 2001)

Reporting on the applicant's request for an exemption from Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code, to permit front yard parking at 73 Balmoral Avenue, which does not meet the requirements of the Code; advising that there are no financial implications resulting from the adoption of this report; and **recommending** that:

(1) City Council deny the application for front yard parking for two vehicles at 73 Balmoral Avenue;

OR

(2) City Council approve the application for front yard parking for two vehicles, at 73 Balmoral Avenue, notwithstanding the required landscaped space cannot be provided, subject to:

(a) the City sidewalk not being encumbered at any time by vehicles overhanging the City sidewalk and pedestrian traffic on the sidewalk being maintained at all times; and

(b) the applicant paying all applicable fees and complying with all other criteria set out in Municipal Code Chapter 400, Traffic and Parking, of the

former City of Toronto Municipal Code;

OR

- (3) City Council approve the application for front yard parking for two vehicles at 73 Balmoral Avenue, notwithstanding that the landscaped space requirement will not be met, subject to the applicant paying all applicable fees and complying with all other criteria set out in Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code.

**4. REQUEST FOR AN EXEMPTION FROM CHAPTER 400  
OF THE FORMER CITY OF TORONTO MUNICIPAL  
CODE TO PERMIT FRONT YARD PARKING FOR  
TWO VEHICLES AT 75 BALMORAL AVENUE.  
(St. Paul's - Ward 22)**

Manager, Right of Way Management, Transportation Services, District 1  
(May 25, 2001)

Reporting on the applicant's request for an exemption from Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code, to permit front yard parking at 73 Balmoral Avenue, which does not meet the requirements of the Code; advising that there are no financial implications resulting from the adoption of this report; and **recommending** that:

- (1) City Council deny the application for the transfer of front yard parking privileges at 75 Balmoral Avenue;

OR

- (2) City Council approve the application for the transfer of front yard parking privileges at 75 Balmoral Avenue, subject to:
  - (a) the City sidewalk not being encumbered at any time and pedestrian traffic on the sidewalk being maintained at all times;
  - (b) the applicant altering the existing step in order to accommodate the length of the vehicle to be parked; and
  - (c) the applicant paying all applicable fees and complying with all other criteria set out in Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code;

OR

- (3) City Council approve the application for the transfer of front yard parking privileges at 75 Balmoral Avenue, subject to:
- (a) the City sidewalk not being encumbered at any time and pedestrian traffic on the sidewalk being maintained at all times; and
  - (b) the applicant paying all applicable fees and complying with all other criteria set out in Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code.

**5. POLL RESULTS - INTRODUCTION OF OVERNIGHT ON-STREET PERMIT PARKING ON ARLINGTON AVENUE - BETWEEN DURHAM AVENUE AND WINNETT AVENUE.  
(St. Paul's - Ward 21)**

City Clerk  
(May 18, 2001)

Providing results following polling of residents to determine majority interest with respect to the introduction of overnight on-street permit parking on Arlington Avenue, between Durham Avenue and Winnett Avenue; advising that funds to undertake the necessary signage adjustments in the estimated amount of \$300.00 are contained in the Transportation Services Division 2001 Operating Budget; and **recommending** that consideration and direction be given by Midtown Community Council.

**5(a).** Manager, Right of Way Management, Transportation Services, District 1  
(March 19, 2001)

Reporting on the introduction of overnight on-street permit parking on Arlington Avenue, between Durham Avenue and Winnett Avenue, on a street name basis, to operate during the hours of 12:00 midnight and 6:00 a.m., seven days a week; advising to undertake the necessary signage adjustments in the estimated amount of \$300.00 are contained in the Transportation Services Division 2001 Operating Budget; and **recommending** that:

- (1) the City Clerk be directed to conduct a formal poll of the residents of Arlington Avenue, between Durham Avenue and Winnett Avenue, to determine support for the implementation of overnight on-street permit parking;
- (2) the City Clerk report the results of the poll to the Midtown Community Council; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of all necessary bills.

**6. TURN RESTRICTIONS: WYNFORD DRIVE - SOUTH SIDE  
NORTHBOUND FROM THE DRIVEWAY LOCATED 42 METRES  
EAST OF DON MILLS ROAD.  
(Don Valley West - Ward 26)**

Director, Transportation Services, District 3  
(May 25, 2001)

Reporting on prohibiting northbound left turns, between the hours of 7:00 a.m. and 9:00 a.m. and 4:00 p.m. and 6:00 p.m., Monday to Friday, from the driveway on the south side of Wynford Drive, located 42 metres east of Don Mills Road; advising that all costs associated with the installation of the turning restrictions, estimated at \$572.70, are to be paid by Imperial Oil Limited; and **recommending** that Schedule XV of By-law No. 31001, of the former City of North York, be amended to prohibit northbound left turns from the Driveway on the south side of Wynford Drive, located approximately 42 metres east of Don Mills Road, between the hours of 7:00 a.m. and 9:00 a.m. and 4:00 p.m. and 6:00 p.m., Monday to Friday.

**7. EXEMPTION OF BUSES FROM THE WESTBOUND  
RIGHT TURN LANE DESIGNATION - EGLINTON  
AVENUE EAST AT DON MILLS ROAD.  
(Don Valley West - Ward 26)**

Director, Transportation Services, District 3  
(May 15, 2001)

Reporting on exempting buses from the designation of the westbound curb lane on Eglinton Avenue East at Don Mills Road for right turns only; advising that all costs associated with the introduction of a designated right turn lane are included within the District 3 Transportation Services Division's Operating Budget; and **recommending** that:

- (1) the westbound curb lane on Eglinton Avenue East at Don Mills Road, be designated for right turning vehicles only, buses excepted, between Don Mills Road and a point 70 metres easterly thereof; and
- (2) the appropriate By-law(s) be amended accordingly.

**8. INSTALLATION OF PEDESTRIAN CROSSOVER -  
MOATFIELD DRIVE.  
(Don Valley East - Ward 34)**

Director, Transportation Services, District 3  
(May 28, 2001)

Reporting on the installation of a pedestrian crossover (PXO) on Moatfield Drive approximately 155 metres east of Valleybrook Drive and the construction of a municipal sidewalk on the north side of Moatfield Drive, from Valleybrook Drive to Don Mills Road; advising that All costs associated with the installation of the pedestrian crossover, estimated at \$25,000.00 and municipal sidewalk, estimated at \$45,000.00, are included as part of the 2001 Capital Program; and **recommending** that:

- (1) Schedule A of By-law No. 30518, of the former City of North York, be amended to include a pedestrian crossover on Moatfield Drive, at approximately 155 metres east of Valleybrook Drive; and
- (2) a municipal sidewalk be constructed on the north side of Moatfield Drive, from Valleybrook Drive to Don Mills Road, coincidentally.

**9. RESIDENTIAL ON-STREET PERMIT  
PARKING BY-LAW.  
(All Wards)**

City Clerk  
(May 9, 2001)

Advising that the Works Committee at its meeting on May 9, 2001, approved the recommendation in the report (April 19, 2001) from the Commissioner, Works and Emergency Services respecting a residential on-street permit parking by-law, and in so doing, forwards the aforementioned report to all Community Councils for consideration and comments to be submitted to the Works Committee, in order that the Committee may consider and make recommendations on this proposed residential on-street permit parking by-law in the context of such comments at its July 4, 2001 meeting.

**9(a). Commissioner, Works and Emergency Services**  
(April 19, 2001)

Reporting on a common Residential On-Street Permit Parking By-law application on a City-wide basis

**10. INTERSECTION OF BATHURST STREET AND  
TICHESTER - SIGNAL TIMING.  
(St. Paul's - Ward 21)**

Councillor Joe Mihevc  
(May 14, 2001)

Requesting a report on the feasibility of changing the "Walk Phase" at the intersection of Bathurst Street and Tichester Road.

**11. PROPOSED DOGS OFF LEASH  
BLYTHWOOD RAVINE.  
(Don Valley West - Ward 25)**

Commissioner, Economic Development, Culture and Tourism  
(May 29, 2001)

Providing information on the discussions with the local Councillors and the residents Working Group regarding the proposal to have a portion of Blythwood Ravine a Dogs Off-Leash area; advising that there no financial implications resulting from the adoption of this report; and **recommending** that:

- (1) that the Working Group continue to meet to confirm the details of proposed dogs off-leash areas in the Blythwood Ravine including fencing, pathways, and landscaping and costs thereof; and
- (2) that the Commissioner Economic Development, Culture and Tourism report back to the Midtown Community Council at its meeting of July, 10, 2001.

**12. REQUEST FOR AN EXEMPTION TO NOISE BY-LAW  
NO. 31317 - CITY OF TORONTO - WORKS AND EMERGENCY  
SERVICES - ENGINEERING SERVICES - DISTRICT 3 - PAVEMENT  
RESURFACING OF EGLINTON AVENUE FROM BRENTCLIFFE  
ROAD TO DON MILLS ROAD.  
(Don Valley West - Ward 25 and Don Valley West- Ward 26)**

North District Manager, Municipal Licensing and Standards and Court Services  
(May 29, 2001)

Reporting on a request for an application for exemption to the former City of North York's Noise By-law No. 31317 so that the pavement resurfacing of Eglinton Avenue East from Brentcliffe Road to Don Mills Road can be completed by September, 2001 by working on two weekends between June 18, 2001 and September 30, 2001; advising that there are no financial implications with regard to this matter; and **recommending** that in



view of the responsible management of the construction activities in the past, that the application be approved.

**13. REQUEST FOR AN EXEMPTION TO NOISE BY-LAW  
NO. 31317 - CITY OF TORONTO - WORKS AND EMERGENCY  
SERVICES - ENGINEERING SERVICES - DISTRICT 3 - PAVEMENT  
RESURFACING OF LAWRENCE AVENUE EAST FROM LESLIE  
STREET TO THE DON VALLEY PARKWAY.  
(Don Valley West - Ward 25 and Don Valley East - Ward 34)**

North District Manager, Municipal Licensing and Standards and Court Services  
(May 29, 2001)

Reporting on a request for an application for exemption to the former City of North York's Noise By-law No. 31317 so that the pavement resurfacing of Lawrence Avenue East between Leslie Street and the Don Valley Parkway can be completed by September, 2001 by working on two weekends between June 18, 2001 and September 30, 2001; advising that there are no financial implications with regard to this matter; and **recommending** that in view of the responsible management of the construction activities in the past, that the application be approved.

**14. 825 EGLINTON AVENUE WEST - APPLICATION NO. 901030  
- REQUEST FOR APPROVAL OF MINOR VARIANCES FROM  
CHAPTER 297 - SIGNS OF THE FORMER CITY OF TORONTO  
MUNICIPAL CODE.  
(St. Paul's - Ward 21)**

Director, Community Planning, South District  
(May 18, 2001)

Reviewing and making recommendations for an application for minor variances to permit, for identification purposes, eight illuminated fascia signs on the west and south elevations of the building at 825 Eglinton Avenue West; advising that there are no financial implications resulting from the adoption of this report; and **recommending** that:

- (1) City Council approve Application No. 901030 for minor variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, eight illuminated fascia signs on the west and south elevations of the building, on condition that the signage on the south elevation be illuminated only between the hours of 7:00 a.m. and 10:00 p.m. and this be achieved by an automated timing device, and

- (2) the applicant be advised, upon approval of Application No. 901030, of the requirement to obtain the necessary permits from the Commissioner of Urban Development Services.

**15. 1521 YONGE STREET - APPLICATION NO. 901036  
- REQUEST FOR APPROVAL OF MINOR VARIANCES  
FROM CHAPTER 297 - SIGNS OF THE FORMER CITY OF  
TORONTO MUNICIPAL CODE.  
(St. Paul's - Ward 22)**

Director, Community Planning, South District  
(May 22, 2001)

Reviewing and making recommendations for an application for minor variances to permit, for identification purposes, two illuminated round fascia signs and four non-illuminated projecting signs on the front elevation of the building at 1521 Yonge Street; advising that there are no financial implications resulting from the adoption of this report; and **recommending** that:

- (1) City Council approve Application No. 901036 for minor variances from Chapter 297, Signs, of the former City of Toronto Municipal Code to permit, for identification purposes, two-illuminated round fascia signs and four non-illuminated projecting signs on the front elevation of the building at 1521 Yonge Street; and
- (2) the applicant be advised, upon approval of Application No. 901036, of the requirement to obtain the necessary permits from the Commissioner of Urban Development Services.

**16. 3269 YONGE STREET - APPLICATION NO. 901044  
REQUEST FOR APPROVAL OF A VARIANCE FROM  
CHAPTER 297 - SIGNS OF THE FORMER CITY OF  
TORONTO MUNICIPAL CODE.  
(Don Valley West - Ward 25)**

Director, Community Planning, South District  
(May 22, 2001)

Reviewing and making recommendations for an application for a variance to permit the replacement of an existing roof sign with a back to back illuminated roof sign for third party advertising purposes, on the top of a two-storey commercial building at 3269 Yonge Street; advising that there are no financial implications resulting from the adoption of this report; and **recommending** that City Council refuse Application No. 901044, for a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code; the

application is for the replacement of an existing single face roof sign with a two face back to back illuminated roof sign for third party advertising purposes.

**17. RESIDENTIAL DEMOLITION APPLICATION  
- 79 HELENA AVENUE.  
(St. Paul's - Ward 21)**

Commissioner of Urban Development Services  
(May 28, 2001)

Forwarding a demolition application in accordance with former City of Toronto Municipal Code Chapter 146, Article II, Demolition Control; advising that there are no financial implications resulting from this report; and **recommending** that:

City Council authorize the issue of the residential demolition permit for 79 Helena Avenue, subject to the standard conditions, as set out in Chapter 146-16B(5) of the Municipal Code, specifically:

- (a) that a replacement building is erected on the site not later than two (2) years from the day demolition of the existing building is commenced, and
- (b) that, on failure to complete the new building within the time specified, the City Clerk shall be entitled to enter on the collector's roll, to be collected in like manner as municipal taxes, the sum of twenty-thousand (\$20,000) for each dwelling unit contained in the building in respect of which the demolition permit is issued, and that such sum shall, until payment, be a lien or charge upon the land in respect of which the permit to demolish the residential property is issued.

**17(a).** Mr. David Evans, Toronto  
(May 7, 2001)

Objecting to the granting of a permit for demolition of the structure at 79 Helena Avenue.

**18. TIMING OF PAYMENT OF DEVELOPMENT  
CHARGES - ENGLISH LANE HOMES INC.  
39 GREENBELT DRIVE.  
(Don Valley West - Ward 34)**

Director, Community Planning, North District  
(May 28, 2001)

Seeking Council's direction in response to a request from the solicitors for English Lane Homes Inc. concerning the refund of the cash requirements and hard services development charges under Schedule B of the subdivision agreement and the timing for

the payment of these charges; advising that the applicant is requesting the payment of \$48,018.87 in cash requirements and \$617,258.00 in development charges be refunded and deferred until applications for building permits are made on a block by block basis whereas existing Council policy and the development charges by-law, respectively, require these fees to be paid at the time of the execution of the subdivision agreement; the financial implications have been reviewed by the Chief Financial Officer and Treasurer; and **recommending** that the Midtown Community Council:

- (1) determine whether a refund for the cash requirements and development charges be granted; and
- (2) determine whether the payment of cash requirements and development charges be deferred until building permit issuance.

**19. PRELIMINARY REPORT - APPLICATIONS  
TO AMEND THE ZONING BY-LAW NO. 7625  
TRINITY PRESBYTERIAN CHURCH  
2737 BAYVIEW AVENUE  
(Don Valley West - Ward 25)**

Director, Community Planning, North District  
(May 28, 2001)

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; 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 for the Public Meeting under the *Planning Act* be given according to the regulations under the Planning Act.

**20. OMB DECISION - 435-513 ROSEWELL AVENUE  
AND 164-170 CHERITAN AVENUE.  
(Eglinton-Lawrence - Ward 16)**

Councillor Anne Johnston  
(May 28, 2001)

Submitting a draft motion regarding a re-development application approved by the Ontario Municipal Board respecting 435-513 Rosewell Avenue and 164-170 Cheritan Avenue that would lead to the demolition of 115 rental units the forced eviction of the families and individuals who currently live there.

**PUBLIC MEETING IN ACCORDANCE WITH THE PLANNING ACT**

**21. FINAL REPORT - APPLICATION TO  
AMEND THE OFFICIAL PLAN AND  
ZONING BY-LAW 2722 BAYVIEW AVENUE.  
(Don Valley West - Ward 25)**

**(SCHEDULED FOR 2:00 P.M.)**

Director, Community Planning, North District  
(May 14, 2001)

Recommending approval to amend the Official Plan and Zoning By-law to permit the existing building at 2722 Bayview Avenue to be used as a medical office for a maximum of 6 practitioners and an accessory dispensing pharmacy; advising that there are no financial implications resulting from the adoption of this report; and **recommending** that 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. 7;
- (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. 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) adopt the necessary Bills enacting the Official Plan and Zoning By-law amendments only after all of the following conditions have been satisfied:

- (a) the owner has entered into an agreement with the City to be registered on title, to the satisfaction of the Director, Community Planning, North District, and the City Solicitor, to secure the following:
  - (i) a site plan showing the existing building, parking area and access, as well as other conditions set out in the memorandums dated April 18, 2001 and March 12, 2001 from Transportation Services Division, Works and Emergency Services;
  - (ii) a landscape plan which includes existing and proposed new landscaping;
  - (iii) regulate signage and lighting on the site; and
  - (iv) regulate the hours of operation of the medical centre and pharmacy; and
- (5) authorize City staff to do all necessary things to release from title an agreement dated March 17, 1967 between Robert A. Stubbins and the Corporation of the Borough of North York, once the owner has entered into a new agreement as set out in 4(a) above.

**22. 2195 YONGE STREET MINTO DEVELOPMENT  
FOCUSED REVIEW TERMS OF REFERENCE  
REQUEST FOR ADDITIONAL IMPACT STUDIES.  
(St. Paul's - Ward 22)**

Report from the Director, Community Planning, South District, not yet available.

**IN CAMERA**

**In accordance with the Municipal Act, a motion is required for Community Council to meet privately and the reason must be stated.**

**23. APPOINTMENTS TO THE COMMITTEE OF ADJUSTMENT.**

City Clerk, Nominating Committee  
(May 28, 2001)

Advising that the Nominating Committee, at its meetings held on May 9, 14, and 22, 2001, recommended to Midtown Community Council, for nomination to City Council, the appointment of citizens to the Committee of Adjustment Midtown Panel for a term of office expiring November 30, 2003, and until their successors are appointed, as listed in the confidential transmittal dated May 28, 2001, from the City Clerk, which was circulated under separate confidential cover to Members of Midtown Community Council.

**COPIES OF THE CONFIDENTIAL TRANSMITTAL LETTER AND APPLICATION FORMS WITH RESPECT TO THE FOREGOING WERE DISTRIBUTED UNDER CONFIDENTIAL COVER TO MEMBERS OF THE MIDTOWN COMMUNITY COUNCIL AND A COPY THEREOF IS ON FILE IN THE OFFICE OF THE CITY CLERK, NORTH YORK CIVIC CENTRE.**