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

Date of Meeting: June 13, 2001

Time: 10:00 a.m.

Location: North York Civic Centre

Council Chamber

5100 Yonge Street, Lower Level

Enquiry: Francine Adamo

Administrator

395-7348

fadamo@city.toronto.on.ca

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

**CONFIRMATION OF MINUTES OF THE MEETING OF MAY 16, 2001.
(An electronic version will be distributed to the Members.)**

COMMUNICATIONS/REPORTS:

- 1. REQUEST FOR EXEMPTION TO NOISE BY-LAW NO. 31317 – CITY OF TORONTO, WORKS AND EMERGENCY SERVICES, ENGINEERING SERVICES, DISTRICT 3 - PAVEMENT RESURFACING OF ISLINGTON AVENUE FROM FINCH AVENUE WEST TO STEELES AVENUE WEST – WARD 7 – YORK WEST**

North District Manager, Municipal Licensing and Standards and Court Services, Urban Development Services

(May 29, 2001)

Reporting on an application by Works and Emergency Services, Engineering Services, District 3, for an exemption to Noise By-law No. 31317 in order to complete the pavement resurfacing of Islington Avenue from Finch Avenue West to Steeles Avenue West by September, 2001 by working on two weekends between June 18, 2001 and September 30, 2001; and **recommending** that in view of the responsible management of the construction activities in the past, that the application be approved.

2. REQUEST FOR EXEMPTION TO NOISE BY-LAW NO. 31317 – CITY OF TORONTO, WORKS AND EMERGENCY SERVICES, ENGINEERING SERVICES, DISTRICT 3 - PAVEMENT RESURFACING OF SHEPPARD AVENUE WEST FROM BATHURST STREET TO SENLAC ROAD – WARD 23 – WILLOWDALE, WARD 10 – YORK CENTRE

North District Manager, Municipal Licensing and Standards and Court Services, Urban Development Services

(May 29, 2001)

Reporting on an application by Works and Emergency Services, Engineering Services, District 3, for an exemption to Noise By-law No. 31317 in order to complete the pavement resurfacing of Sheppard Avenue West from Bathurst Street to Senlac Road by September 2001, by working two weekends between June 18, 2001 and September 30, 2001; and **recommending** that in view of the responsible management of the construction activities in the past, that the application be approved.

3. REQUEST FOR EXEMPTION TO NOISE BY-LAW NO. 31317 – CITY OF TORONTO, WORKS AND EMERGENCY SERVICES, ENGINEERING SERVICES, DISTRICT 3 – PAVEMENT RESURFACING OF DON MILLS ROAD FROM ESTERBROOKE AVENUE TO VAN HORNE AVENUE – WARD 33 – DON VALLEY EAST

North District Manager, Municipal Licensing and Standards and Court Services, Urban Development Services

(May 29, 2001)

Reporting on an application by Works and Emergency Services, Engineering Services, District 3, for an exemption to Noise By-law No. 31317 in order to complete the pavement resurfacing of Don Mills Road from Esterbrooke Avenue to Van Horne Avenue by September 2001, by working two weekends between June 18, 2001 and September 30, 2001; and **recommending** that in view of the responsible management of the construction activities in the past, that the application be approved.

4. BOULEVARD LEASING APPLICATION – 126 WILLOWDALE AVENUE – WARD 23 – WILLOWDALE

North District Manager, Municipal Licensing and Standards and Court Services, Urban Development Services

(May 28, 2001)

Reporting on an application from David Kimmerle on behalf of 434448 Ontario Inc., who owns the subject property and leases the storefront to “Mother's Taste Restaurant”, to lease a portion of the municipal boulevard for the purpose of an outdoor boulevard patio at 126 Willowdale Avenue; and **recommending** that this application to lease a

portion of the boulevard located on the east side of Willowdale Avenue between Maplehurst Avenue and Greenfield Avenue for the purposes of a patio be approved subject to the following conditions:

- (1) that the height of the required railings be 1070 millimetres (42 inches) and that all fastenings for the railings be temporary;
- (2) that the railings be installed no less than 1.0 metres (3.2 feet) away from the municipal sidewalk;
- (3) all railings be removed and the surface cleared no later than November 7th, 2001;
- (4) a minimum clearance of 2.0 metres (6.6 feet) be maintained from the north-west corner of the existing building to the proposed patio;
- (5) that the maximum size of the patio is not to exceed total area of 11.55 square metres or 124.33 square feet;
- (6) that proof of insurance for the period is provided and the leasing fee of \$328.69 is paid in full prior to the issuance of the license. The formula for the fee calculation is 124.33 square feet X (\$7.70/square foot + 3%) X 4months/12months= \$328.69;
- (7) the lease period be approved for four months between July 1st and October 31st, 2001; and
- (8) in the event noise complaints are received, the operator of the restaurant implement noise mitigation measures and control any activity creating excessive noise.

5. ON-STREET PARKING PROHIBITIONS – EDINBURGH DRIVE – WARD 10 – YORK CENTRE

Director, Transportation Services, District 3, Works and Emergency Services
(May 16, 2001)

Reporting on amending the current parking prohibitions on the north side of Edinburgh Drive, east of Bathurst Street; and **recommending** that Schedule VIII of By-law No. 31001, of the former City of North York, be amended to rescind the “No Parking Anytime” prohibition on the north side of Edinburgh Drive, from the easterly limit of Bathurst Street to a point 56 metres east of the easterly limit of Bathurst Street.

6. PARKING PROHIBITIONS – SHAFTESBURY STREET – WARD 10 – YORK CENTRE

Director, Transportation Services, District 3, Works and Emergency Services
(May 24, 2001)

Reporting on extending parking prohibitions on the west side of Shaftesbury Street, north of Pannahill Road; and **recommending** that:

- (1) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the 8:00 a.m. to 4:00 p.m., Monday to Friday, parking prohibitions on both sides of Shaftesbury Street, from the northerly limit of Clifton Avenue to the southerly limit of Pannahill Road;
- (2) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking between 8:00 a.m. and 4:00 p.m., Monday to Friday, on the east side of Shaftesbury Street, from the northerly limit of Clifton Avenue to the southerly limit of Pannahill Road; and
- (3) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking between 8:00 a.m. and 4:00 p.m., Monday to Friday, on the west side of Shaftesbury Street, from the northerly limit of Clifton Avenue to the southerly limit of Overbrook Place.

7. PARKING PROHIBITIONS – ELLERSLIE AVENUE (WILLOWDALE MIDDLE SCHOOL) – WARD 23 – WILLOWDALE

Director, Transportation Services, District 3, Works and Emergency Services
(May 28, 2001)

Reporting on amending the parking prohibitions on Ellerslie Avenue, between Senlac Road and Diagonal Road; and **recommending** that:

- (1) 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 Ellerslie Avenue, from Tamworth Road to Senlac Road;
- (2) Schedule X of By-law No. 31001, of the former City of North York, be amended to add 15 minute permitted parking between 8:00 a.m. and 6:00 p.m., Monday to Friday, on the north side of Ellerslie Avenue, from Senlac Road to a point opposite to the westerly limit Diagonal Road; and
- (3) 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 Ellerslie Avenue, from the westerly limit of Tamworth Road to a point opposite to the westerly limit of Diagonal Road.

8. PROPOSED ALL WAY STOP CONTROL – RUDDINGTON DRIVE AT TOLLERTON AVENUE – WARD 24 – WILLOWDALE

Director, Transportation Services, District 3, Works and Emergency Services
(May 25, 2001)

Reporting on the installation of an all way stop control at the intersection of Ruddington Drive at Tollerton Avenue; 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 Ruddington Drive at Tollerton Avenue.

9. PARKING PROHIBITIONS – SEACLIFF BOULEVARD – WARD 7 – YORK WEST

Director, Transportation Services, District 3, Works and Emergency Services
(May 25, 2001)

Reporting on amending the current parking prohibitions on Seacliff Boulevard; and **recommending** that Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking from 8:00 a.m. to 4:00 p.m., Monday to Friday, on the east side of Seacliff Boulevard, from the southerly limit of Navenby Crescent to a point 24.3 metres southerly thereof.

10. COMPULSORY RIGHT TURN LANES – FINCH AVENUE WEST AND ISLINGTON AVENUE – WARD 8 – YORK WEST

Director, Transportation Services, District 3, Works and Emergency Services
(May 24, 2001)

Reporting on designating compulsory northbound, southbound and eastbound right turn lanes at the intersection of Finch Avenue West and Islington Avenue and the removal of the designated dual westbound left turn lanes on Finch Avenue West; and **recommending** that:

- (1) the eastbound curb lane on Finch Avenue West at Islington Avenue be designated for right turning vehicles only, buses excepted, between Finch Avenue West and a point 70 metres westerly thereof;
- (2) the southbound curb lane on Islington Avenue at Finch Avenue West be designated for right turning vehicles only, buses excepted, between Islington Avenue and a point 50 metres northerly thereof;
- (3) the northbound curb lane on Islington Avenue at Finch Avenue West be designated for right turning vehicles only, buses excepted, between Islington Avenue and a point 80 metres southerly thereof;
- (4) the dual westbound left turn lane designation on Finch Avenue West at Islington Avenue be rescinded; and
- (5) the appropriate by-law(s) be amended accordingly.

11. INSTALLATION OF ALL WAY STOP CONTROL – DERRYDOWN ROAD AT CONAMORE CRESCENT – WARD 8 – YORK WEST

Director, Transportation Services, District 3, Works and Emergency Services
(May 28, 2001)

Reporting on the installation of an all way stop control at the intersection of Derrydown Road and Conamore Crescent; 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 Derrydown Road and Conamore Crescent.

12. RESIDENTIAL ON-STREET PERMIT PARKING BY-LAW

City Clerk, Works Committee
(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 of Works and Emergency Services respecting a residential on-street permit parking by-law; and by 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.

13. PRELIMINARY REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – TB CMB 2001 0006 – PK MENZIES PLANNING & DEVELOPMENT INC. – 2772 & 2778 KEELE STREET, PART OF LOT 11, CONCESSION 4, W.Y.S. – WARD 9 – YORK CENTRE

Director, Community Planning, North District, Urban Development Services
(May 25, 2001)

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

- (1) Staff be directed to schedule a community consultation meeting together with the Ward Councillor.
- (2) Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
- (3) Notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

**PUBLIC HEARING
UNDER THE MUNICIPAL ACT:**

- 14. 10:15 a.m. CITY SOLICITOR SUBMITTING DRAFT BY-LAW RESPECTING THE ALTERATION OF SHEPPARD AVENUE WEST AT CANYON AVENUE BY THE CONSTRUCTION OF A PEDESTRIAN REFUGE ISLAND - WARD 10 – YORK CENTRE**

City Solicitor

(Draft By-law not yet available)

- 14(a).** Clause No. 7 of the North Community Council Report No. 4, titled “Proposed Pedestrian Refuge Island – Sheppard Avenue West at Canyon Avenue – Ward 10 – York Centre”, which was adopted, without amendment, by the Council of the City of Toronto at its meeting held on May 30, 31 and June 1, 2001.

DEPUTATION ITEMS:

- 15. 10:20 a.m. REQUEST FOR DRIVEWAY ENTRANCE WIDENING – 14 OSCAR COURT – WARD 24 – WILLOWDALE**

(DEFERRED FROM NORTH COMMUNITY COUNCIL MEETING OF MAY 16, 2001)

Director, Transportation Services, District 3, Works and Emergency Services

(April 18, 2001)

Reporting on a request to widen the driveway entrance to 14 Oscar Court, from 3.7 metres to 6.0 metres; and **recommending** that the application be **denied**; as it does not conform to the driveway entrance policy approved by Council in August 2000.

- 16. 10:30 a.m. REQUEST FOR EXEMPTION TO THE SIGN BY-LAW – VARIANCE FOR PROPOSED PROJECTING SIGN – EMPRESS WALK – WARD 23 – WILLOWDALE**

(DEFERRED FROM NORTH COMMUNITY COUNCIL MEETING OF MAY 16, 2001)

Director and Deputy Chief Building Official, Urban Development Services
(April 27, 2001)

Reporting on a request for a variance from the sign by-law by Mr. Brian Sickle, Page and Steele Architects, to permit the erection of an illuminated “projecting sign”; and **recommending** that the request for a minor variance from the sign by-law be **refused**.

- 17. 11:45 a.m. PRESENTATION TO STUDENTS WHO PARTICIPATED IN THE PROGRAM CALLED “DISCOVERABILITY”**

**STATUTORY PUBLIC MEETINGS
UNDER THE PLANNING ACT:**

- 18. 2:00 p.m. FINAL REPORT – APPLICATION FOR ZONING BY-LAW AMENDMENT UDZ-00-05 – GLEN RUBINOFF – BETA & ASSOCIATES – 10 ELMWOOD AVENUE – WARD 23 – WILLOWDALE**

Director, Community Planning, North District, Urban Development Services
(April 25, 2001)

Reporting on an application to amend the zoning by-law to permit an existing dwelling unit to be converted to a restaurant use; and **recommending** that the application be approved subject to the following:

- (1) Amend the Zoning By-law substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 10.
- (2) Authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

- (3) Before introducing the necessary Bills to City Council for enactment, the applicant shall:
 - (i) obtain Site Plan Approval from the Director, Community Planning North District with particular attention given to the comments of civic officials set out in Attachments 5 through 9 of this report; and
 - (ii) convey or cause to be conveyed to the City for a nominal sum free of all encumbrances, a widening along the entire Elmwood Avenue frontage to achieve a 29.35 metre road allowance east of the site with the taper across this site generally described as 4 metres widening on the west side of the property and a 3.2 metre widening on the east side of the property across the entire Elmwood frontage of the subject lands.

19. **2:15 p.m.**

FINAL REPORT – APPLICATION TO AMEND THE ZONING BY-LAW TB ZBL 2001 0001 – LOUIS ZOPPI & CARMEN PANDOLFI – 252 FINCH AVENUE EAST – WARD 24 – WILLOWDALE

Director, Community Planning, North District, Urban Development Services

(May 22, 2001)

Reporting on an application to amend the Zoning By-law to permit the redevelopment of a site with a three storey semi-detached dwelling at 252 Finch Avenue East; and **recommending** that City Council:

- (1) Amend the Zoning By-law for the former City of North York substantially in accordance with the draft Zoning By-law attached as Attachment No.10.
- (2) Authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
- (3) Before introducing the necessary Bills to City Council for enactment, the applicant shall:
 - (i) convey or cause to be conveyed to the City for a nominal sum free of all encumbrances, a widening along the entire Finch Avenue East frontage to

achieve a 36 metre road allowance across the entire frontage of the subject lands.

- (ii) The owner shall submit to the Chief Financial Officer and Treasurer, as a deposit, a letter of credit or certified cheque in the amount of \$1100 for the value of two boulevard trees. The deposit shall be returned to the Owner at such time as the Supervisor, Urban Forestry Section, North District is satisfied that the trees have been planted in accordance with the approved drawings and conditions of approval.
- (4) Before issuance of a building permit, the applicant shall:
- (i) submit a landscape plan satisfactory to the Director, Community Planning, North District, specifically addressing site plan and streetscape improvements in accordance with Secondary Plan guidelines and the required Finch Avenue widening.

General Conditions

- (5) The conditions of the Works and Emergency Services Department, Transportation Services Division as set out in Attachment 6.
- (6) The conditions of Works and Emergency Services Department, Technical Services, as set out in Attachment 5.
- (7) At an appropriate time, Council approve a by-law for exemption from part lot control in accordance with the conditions and policies adopted for part lot control exemption.

20. **2:30 p.m.**

FINAL REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – TB CMB 2000 0001 – NICK SAMPOGNA – 1410839 ONTARIO LIMITED (TOR-BEL GROUP) – 886-896 SHEPPARD AVENUE WEST – WARD 10 – YORK CENTRE

Director, Community Planning, North District, Urban Development Services
(May 22, 2001)

Reporting on an application to amend the Official Plan and Zoning By-law for a 6 storey, mixed use commercial-residential building, containing 97 residential units, on lands municipally known as 886, 890, 894 and 896 Sheppard Avenue West; and **recommending** that City Council:

- (1) Amend the Official Plan for the former City of North York substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 6.
- (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. 7.
- (3) Authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.
- (4) Before introducing the necessary Bills to City Council for enactment, the applicant is required to:
 - (a) enter into a Site Plan Agreement under Section 41 of the Planning Act; and
 - (b) convey or cause to be conveyed to the City for a nominal fee, free of all encumbrances, the following lands for dedication as a public highway:
 - (i) a 2.76 metre widening across the entire Sheppard Avenue West frontage of the subject development.

21. **2:45 p.m.**

FINAL REPORT – APPLICATION TO AMEND THE ZONING BY-LAW 7625 – UDZ-00-19 AND UDSP-00-128 – TONY NICOLETTI - 3 WALLASEY AVENUE – WARD 7 – YORK WEST

Director, Community Planning, North District, Urban Development Services

(May 23, 2001)

Reporting on an application to amend the Zoning By-law for four detached homes with rear lane access at 3 Wallasey Avenue; and **recommending** that City Council:

- (1) Amend the Zoning By-law 7625 for the former North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8; and
- (2) Authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

21(a).

A. Ferrara, as agent for the owners of 7 Wallasey Avenue
(May 30, 2001)

Forwarding their comments and concerns respecting the application, submitted at the Community Consultation Meeting held on April 4, 2001, held by Planning Staff, North District, Urban Development Services.

21(b).

Franco Franch
(May 30, 2001)

Commenting on the already existing neighbourhood traffic congestion which would be only be increased by adding four more homes, and requesting that the Zoning By-law for the area remain unchanged.

21(c).

Giovanni Boschetti
(May 31, 2001)

Outlining his objections to the application; requesting that Council not approve the proposed amendment for the reason that the proposal is too dense and as a result, frontage and lot areas would not be compatible with surrounding area; and further indicating that he is in favour of a proposal with a similar design, orientation, and landscaping that has a matching frontage and lot area requirements as adjoining R4 and R5 zones.

22. 3:00 p.m.

FURTHER REPORT – APPLICATIONS TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW AND SUBDIVISION APPROVAL – TB CMB 2001 0001 AND SUB 2001 0001 – 125084 ONTARIO LIMITED – BLOCK R PLAN 8830 – TORYORK DRIVE AND MILVAN DRIVE – WARD 7 – YORK WEST

Director, Community Planning, North District, Urban Development Services
(May 30, 2001)

Reporting further on the application for Official Plan and Zoning By-law Amendments and for subdivision approval for an 80 unit subdivision of semi-detached dwellings at Milvan Drive and Toryork Drive; and **recommending** that this report be received for information.

22(a). Clause No. 26(j) of North Community Council Report No. 3, titled “Refusal Report – Applications to Amend the Official Plan and Zoning By-law and Subdivision Approval – TB CMB 2001 0001 – 1250804 Ontario Limited – Block R – Plan 8830 – Toryork Drive and Milvan Drive – Ward 7 – York West”, which was received by the Council of the City of Toronto at its regular meeting held on April 23, 24, 25, 26, 27 and its special meetings held on April 30, May 1 and 2, 2001.

22(b). Mr. Barry D. Lipson, on behalf of Joshwood Holdings Limited, owners of 224 Milvan Drive
(May 9, 2001)

Expressing their opposition to the proposed development as it is inconsistent with and contrary to the current surrounding industrial land use which would eventually lead to complaints from residents with respect to industrial-related irritants for the residents.

22(c). Mario Sergio, MPP, York West
(April 25, 2001)

Forwarding notes outlining the concerns of residents in the “Cabana community” resulting from their community meeting held on April 9, 2001.

23. 4:00 p.m. **FINAL REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW 7625 – UDOZ-00-21 AND UDSP 00-127 – BROWN DRYER KAROL FOR ELM BAYVIEW RESIDENCES LIMITED – 3336 – 3340 BAYVIEW AVENUE – WARD 24 – WILLOWDALE**

(DEFERRED FROM NORTH COMMUNITY COUNCIL MEETING OF MAY 16, 2001 - CONTINUATION OF STATUTORY PUBLIC MEETING)

Director, Community Planning, North District, Urban Development Services
(April 15, 2001)

Reporting on an application to amend the Official Plan and the Zoning By-law for a townhouse development located at 3336, 3338, and 3340 Bayview Avenue; and **recommending** that City Council:

- (1) Amend the Official Plan for the former City of North York substantially in accordance with the draft Official Plan Amendment attached as Attachment 7.
- (2) Amend the Zoning By-law 7625 for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 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) Before introducing the necessary Zoning Bill to City Council for enactment, the applicant is required to obtain Site Plan approval under Section 41 of the Planning Act.

IN CAMERA

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

24. 5:00 p.m.

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 North Community Council, for nomination to City Council, the appointment of citizens to the Committee of Adjustment North 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 North 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 NORTH COMMUNITY COUNCIL AND A COPY THEREOF IS ON FILE IN THE OFFICE OF THE CITY CLERK, NORTH YORK CIVIC CENTRE.)