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**NORTH YORK COMMUNITY COUNCIL  
AGENDA  
MEETING No. 10**

**Date of Meeting:** November 21, 2001      **Enquiry:** Francine Adamo  
**Time:** 10:00 a.m.      **Administrator**  
**Location:** North York Civic Centre      **395-7348**  
Council Chambers      **fadamo@city.toronto.on.ca**  
5100 Yonge Street, Lower Level

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

**CONFIRMATION OF MINUTES OF MEETING OF OCTOBER 24, 2001**  
(An electronic copy will be distributed to the Members)

**COMMUNICATIONS/REPORTS**

**1.      PARKING PROHIBITIONS – BLACKSMITH CRESCENT – WARD 8 – YORK  
WEST**

Director, Transportation Services, District 3, Works and Emergency Services  
(November 2, 2001)

Reporting on the installation of parking prohibitions on the south side of Blacksmith Crescent, west from Gosford Boulevard; and **recommending** that Schedule VIII of By-law No. 31001, of the former City of North York, be amended by adding “No Parking Anytime” prohibitions on the south side of Blacksmith Crescent (north leg), from the westerly limit of Gosford Boulevard to a point 175 metres westerly thereof.

**2.      PARKING/STOPPING AMENDMENTS – BLAYDON AVENUE – WARD 9 –  
YORK CENTRE**

Director, Transportation Services, District 3, Works and Emergency Services  
(November 5, 2001)

Reporting on amending the existing parking/stopping regulations on Blaydon Avenue, in the vicinity of Blaydon Avenue Public School; and **recommending** that:

- (1) Schedule IX of By-law No. 31001, of the former City of North York, be amended by deleting the “No Stopping 8:00 a.m. to 6:00 p.m., Monday to Friday” prohibitions on the east side of Blaydon Avenue, from a point 36.6 metres south of the southerly limit of Whitburn Crescent to a point 174.37 metres south of the southerly limit of Whitburn Crescent;
- (2) 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 Blaydon Avenue, from the southerly limit of Whitburn Crescent to the northerly limit of Langholm Drive;
- (3) 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 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
- (4) Schedule X of By-law No. 31001, of the former City of North York, be amended by installing "15 Minute Permitted Parking 8:00 a.m. to 6:00 p.m., Monday to Friday” prohibitions on the east side of Blaydon Avenue, from a point 36 metres south of the southerly limit of Whitburn Crescent to a point 103 metres southerly thereof.

### **3. PARKING PROHIBITIONS – BLAKE AVENUE – WARD 23 WILLOWDALE**

Director, Transportation Services, District 3, Works and Emergency Services  
(November 5, 2001)

Reporting on amending the existing parking regulations on Blake Avenue; and **recommending** that Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking between the hours of 8:30 a.m. and 4:30 p.m., Monday to Friday, on the north side of Blake Avenue, from the easterly limit of Altamont Road to a point 232 metres easterly thereof.

### **4. TURN PROHIBITIONS – SHEPPARD AVENUE EAST AND HAWKSURRY DRIVE – WARD 24 - WILLOWDALE**

Director, Transportation Services, District 3, Works and Emergency Services  
(November 5, 2001)

Reporting on prohibiting access and egress movements to the Bayview Village Mall on the north side of Sheppard Avenue East, east of Bayview Avenue; and **recommending** that:

- (1) Schedule XV of By-law No. 31001, of the former City of North York, be amended to prohibit eastbound left turns from the Bayview Village Mall service access to Hawksbury Drive; and
- (2) Schedule XV of By-law No. 32-92, of the former Metropolitan Toronto, be amended to prohibit southbound and eastbound left turns at the intersection of the westerly Bayview Village Mall access and Sheppard Avenue East;

## **5. PARKING PROHIBITIONS – SHEPPARD AVENUE WEST – WARD 10 – YORK CENTRE**

Director, Transportation Services, District 3, Works and Emergency Services  
(November 5, 2001)

Reporting on amending the current parking prohibitions on Sheppard Avenue West, between Yeomans Road and Hove Street; and **recommending** that:

- (1) Schedule VIII of By-law No. 72-92, of the former Metropolitan Toronto, be amended to delete the "No Parking 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., except Saturdays, Sundays and Public Holidays" prohibitions on both sides of Sheppard Avenue West, from Bathurst Street to Wilson Heights Boulevard;
- (2) Schedule VIII of By-law No. 72-92, of the former Metropolitan Toronto, be amended to install "No Parking 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., except Saturdays, Sundays and Public Holidays" prohibitions on both sides of Sheppard Avenue West, from Wilson Heights Boulevard to Yeomans Road;
- (3) Schedule VIII of By-law No. 72-92, of the former Metropolitan Toronto, be amended to install "No Parking 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., except Saturdays, Sundays and Public Holidays" prohibitions on both sides of Sheppard Avenue West, from a point 60 metres west of Hove Street to Bathurst Street; and
- (4) Schedule VIII of By-law No. 72-92, of the former Metropolitan Toronto, be amended to prohibit parking at anytime on both sides of Sheppard Avenue West, from Yeomans Road to a point 75 metres easterly thereof.

**6. ON-STREET PARKING PROHIBITIONS – FLETCHERDON CRESCENT – WARD 8 – YORK WEST**

Director, Transportation Services, District 3, Works and Emergency Services  
(November 5, 2001)

Reporting on the installation of parking prohibitions on a portion of Fletcherdon Crescent; and **recommending** that Schedule VIII of By-law No. 31001, of the former City of North York be amended to prohibit parking on the south side of Fletcherdon Crescent, from the westerly limit of Gosford Boulevard to a point 188 metres west.

**7. REMOVAL OF TEMPORARY TRAFFIC CALMING MEASURES – EMPRESS AVENUE – WARD 23 – WILLOWDALE**

Director, Transportation Services, District 3, Works and Emergency Services  
(November 7, 2001)

Reporting on obtaining approval for the removal of all temporary traffic calming measures located on Empress Avenue, between Doris Avenue and Bayview Avenue; and **recommending** that:

- (1) the temporary traffic calming measures be removed, and the current traffic calming program be terminated;
- (2) By-law No. 31878, of the former City of North York, be amended to rescind the current 40 km/h speed limit on Empress Avenue; and
- (3) the appropriate City officials be authorized and directed to take the necessary actions to give effect thereto.

**8. TRAFFIC MANAGEMENT PLAN – GRANDRAVINE DRIVE FROM DERRYDOWN ROAD TO ARLETA AVENUE – WARD 8 – YORK CENTRE AND WARD 9 – YORK WEST**

Director, Transportation Services, District 3, Works and Emergency Services  
(November 7, 2001)

Reporting on the permanent installation of the Traffic Management Plan on Grandravine Drive; and **recommending** that:

- (1) a by-law be prepared and public notice be given pursuant to the Municipal Act and Municipal Class Environmental Assessment Act for the alterations of sections of the roadway on Grandravine Drive, between Derrydown Road and Arleta Avenue, for traffic calming purposes, described as follows:

The construction, on Grandravine Drive between Derrydown Road and Arleta Avenue, of two gateway narrowings, six pinch points and intersection improvements consisting of impressed asphalt and 3.0 metre concrete crosswalks, generally as shown on Drawing No. NY-1277, attached;

- (2) pursuant to the requirements of Schedule B of the Municipal Class Environmental Assessment Act, which has been recently enacted, upon approval of a by-law by Council, Notice of Completion be issued to the Minister of the Environment;
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any bills that may be required;
- (4) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the “No Parking Anytime” prohibitions on the north side of Grandravine Drive, from a point 54 metres east of the easterly limit of Francton Crescent to a point 67 metres easterly thereof;
- (5) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the “No Parking Anytime” prohibitions on the north side of Grandravine Drive, from the westerly limit of Derrydown Drive to a point 32 metres westerly thereof;
- (6) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to install “No Parking Anytime” prohibitions on the north side of Grandravine Drive, from the westerly limit of Derrydown Drive to a point 54 metres westerly thereof;
- (7) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to install “No Parking Anytime” prohibitions on the north side of Grandravine Drive, from a point 140 metres west of the westerly limit of Derrydown Drive to a point 36 metres westerly thereof;
- (8) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the “No Parking Anytime” prohibitions on both sides of Grandravine Drive, from a point 54 metres west of the westerly limit of Sentinel Road to the easterly limit of Gambello Crescent; and
- (9) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to install “No Parking Anytime” prohibitions on both sides of Grandravine Drive, from a point 50 metres west of the westerly limit of Sentinel Road to a point 20 metres westerly thereof.

**9. SURPLUS LAND DECLARATION AND SALE OF THE ROAD ALLOWANCE  
KNOWN AS SOVEREIGN AVENUE – WARD 9 – YORK CENTRE**

Commissioner of Corporate Services  
(November 6, 2001)

Recommending that the road allowance to be closed, laid out as Sovereign Avenue on Plan 3633 and shown as Parts 1, 2, 3, 4 & 5 on the attached sketch No. PMC-2000-008 (the "Highway"), be declared surplus and offered for sale to the abutting owners in accordance with the requirements of the Municipal Act and further **recommending** that:

- (1) the Highway be declared surplus to the City's requirements and notice of the proposed sale be given to the public in accordance with the requirements of Chapter 213 of the City of Toronto Municipal Code;
- (2) the sale price for the portion of the Highway shown as Parts 2 and 3 on Sketch No. PMC-2000-008 (the "West Highway"), be set at \$40,000.00, plus GST and the purchaser's proportionate share of:
  - (i) the cost of the reference plan to be prepared by the City; and
  - (ii) the out-of-pocket expenses incurred by the City to close and sell the Highway, and the West Highway be offered for sale to the abutting owner of the property known municipally as 1326 Wilson Avenue, in accordance with the requirements of the *Municipal Act*, on the terms and conditions set out in the body of this report;
- (3) the sale price for the portion of the Highway shown as Parts 1, 4 and 5 on Sketch No. PMC-2000-008 (the "East Highway") be set at \$40,000.00, plus GST and the purchaser's proportionate share of:
  - (i) the cost of the reference plan to be prepared by the City; and
  - (ii) the out-of-pocket expenses incurred by the City to close and sell the Highway, and the East Highway be offered for sale to the abutting owner of the property known municipally as 1308 Wilson Avenue, in accordance with the requirements of the *Municipal Act*, on the terms and conditions set out in the body of this report;
- (4) if within 30 days of the City delivering its offers to the abutting owners of 1308 Wilson Avenue and 1326 Wilson Avenue, an abutting owner does not accept the City's offer, the subject portion of the Highway be offered for sale on the same terms and conditions to the other abutting owner, and if neither abutting owner accepts the City's offer, the Highway be listed for sale on the open market, subject to the abutting owner of the property known municipally

as 15 Canton Avenue executing a release of its right of first refusal in respect of the portion of the Highway shown as Part 5 on Sketch No. PMC-2000-008;

- (5) either one of the Commissioner of Corporate Services or the Director of Real Estate Services be authorized to sign the Offers on behalf of the City;
- (6) the City Surveyor be requested to prepare the necessary reference plan if the City's offers are accepted;
- (7) the City Solicitor be authorized to complete the transactions referred to in Recommendation No. (2), (3) and (4) on behalf of the City, including payment of any necessary expenses and amending the closing date to such earlier or later date as he considers reasonable; and
- (8) the appropriate City officials be authorized and directed to take the necessary action to give effect to the foregoing.

#### **10. APPOINTMENT OF CITIZENS TO THE NORTH YORK COMMUNITY PRESERVATION PANEL**

City Clerk, Nominating Committee  
(November 5, 2001)

Advising that the Nominating Committee, at its meetings held on October 22 and November 5, 2001, **recommended** to the North York Community Council, for nomination to City Council:

- (1) the appointment of citizens to the North York Community Preservation Panel for a term of office expiring November 30, 2003, and until their successors are appointed, as listing in the confidential transmittal dated November 5, 2001, from the City Clerk, which was circulated under separate confidential cover to Members of North York Community Council, having regard that it contains personal information about identifiable individuals;
- (2) that the relevant provisions of the Policy for Citizen Appointments through the Nominating Committee be waived to permit the appointment of citizens to the Community Preservation Panels without interview by the Nominating Committee;
- (3) since the members of Scarborough Community Preservation Panel are appointed to the end of their original term of office expiring November 30, 2003, and incumbent members of the remaining Community Preservation Panels, including North York, have served only a partial term, that for the purposes of future reappointments, the term of office expiring November 30, 2003 be counted as one term of office for incumbent and new citizens now

being appointed to the North York Community Preservation Panel, and citizens remain eligible for reappointment for a further three year term in accordance with Council's Policy for Citizen Appointments through the Nominating Committee; and

- (4) that the appropriate officials be authorized and directed to take any necessary action to give effect thereto.

**11. ONTARIO MUNICIPAL BOARD HEARING – 351 SPRING GARDEN AVENUE – WARD 23 – WILLOWDALE**

City Solicitor  
(November 1, 2001)

Reporting on the outcome of the Ontario Municipal Board hearing concerning 351 Spring Garden Avenue; and **recommending** that this report be received for information.

**12. ONTARIO MUNICIPAL BOARD HEARING – 380 AND 382 EMPRESS AVENUE – WARD 23 – WILLOWDALE**

City Solicitor  
(November 1, 2001)

Reporting on the outcome of the Ontario Municipal Board hearing concerning 380 and 382 Empress Avenue; and **recommending** that this report be received for information.

**13. PRELIMINARY REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW AND DRAFT PLAN OF SUBDIVISION – TB CMB 2001 0013 AND TB SUB 2001 0003 – DOWNSVIEW REHABILITATION CENTRE/WSIB – 115 TORBARRIE ROAD – WARD 7 – YORK WEST**

*(DEFERRED FROM THE NORTH YORK COMMUNITY COUNCIL MEETING OF OCTOBER 24, 2001)*

Director, Community Planning, North District, Urban Development Services  
(October 3, 2001)

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



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

**14. PRELIMINARY REPORT – APPLICATION TO AMEND THE ZONING BY-LAW 7625 – TB CBM 2001 0018/TB SPC 2001 0096 – GREAT LANDS (BYNG) RESIDENCES INC. – 40-62 BYNG AVENUE, 430, 438, 440 KENNETH AVENUE AND 28, 35 HOLMES AVENUE – WARD 23 – WILLOWDALE**

Director, Community Planning, North District, Urban Development Services  
(November 6, 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; 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.

**15. STATUS REPORT – JANE FINCH STRATEGIC INITIATIVES – WARD 8 – YORK WEST AND WARD 9 – YORK CENTRE**

Director, Community Planning, North District, Urban Development Services  
(November 1, 2001)

Providing an update on the status of the three Jane Finch Strategic Initiative projects that are aimed at enhancing the physical and social infrastructure for the Jane Finch community: public art, community capacity building and the Yorkwoods capital pilot project; and **recommending** that this report be received for information.

**16. EMERY VILLAGE SECONDARY PLAN – FINCH AVENUE WEST AND WESTON ROAD – UD03 – FW – WARD 7 – YORK WEST**

Director, Community Planning, North District, Urban Development Services  
(November 8, 2001)

Presenting the Draft Emery Village Secondary Plan; and **recommending** that:

- (1) City Council receive this report and the attached Finch Weston Study Phase II report dated February 2001;
- (2) Staff be directed to schedule a community consultation meeting, and at the appropriate time, a Statutory Public Meeting together with the Ward Councillor on the draft Emery Village Secondary Plan.
- (3) Notice for the community consultation meeting and the Statutory Public Meeting be given to landowners and residents within 120 metres of the proposed Secondary Plan boundary as well as the Finch Weston Citizen Advisory Panel and persons who have expressed interest in the Finch Weston Study.
- (4) The Commissioner of Economic Development, Culture and Tourism be requested to report to the Economic Development and Parks Committee on the feasibility and budget implications of the following Emery Village Plan implementation items:
  - (a) developing an outdoor ice rink in the Emery Parks Yard;
  - (b) additional seating and planting for Lindylou Park;
- (5) The Commissioner of Economic Development, Culture and Tourism and the Commissioner of Works and Emergency Services be requested to report to the Economic Development and Parks Committee and the Works Committee on the feasibility and budget implications of the development of a walking trail along Emery Creek in the ravine and open space located in the western portion of Emery Parks Yard on the north side Finch Avenue;
- (6) The Commissioner of Economic Development, Culture and Tourism be requested to report to the Economic Development and Parks Committee on the feasibility and budget implications of the following Emery Village Plan implementation items:
  - (a) exploring the level of interest in the community for the establishment of a Business Improvement Area; and,
  - (b) investigate the feasibility of establishing a Farmer's Market in Emery Village and investigating possible locations for such a market.

- (7) The Commissioner of Urban Development Services identify Weston Road between Finch Avenue and Lanyard Road for streetscape improvements in conjunction with the resurfacing of Weston Road planned for 2004-2006 and report to North York Community Council on a strategy for other streetscape improvements in the Plan area;
- (8) The Commissioner of Works and Emergency Services report to the Works Committee on the feasibility and budget implications of a pedestrian bridge over Weston Road at Lanyard Road to be undertaken with the redevelopment of the Finch West Mall site;
- (9) The Director of Community Planning, North District be directed to prepare a model zoning by-law suitable for the implementation of the Emery Village Secondary Plan, in whole or in part, to be brought forward at the time of the Statutory Public Meeting on the Secondary Plan; and,
- (10) The draft Emery Village Secondary Plan be circulated to other departments and agencies for comments.

**(Attachment 4, titled “The Avenues – Finch-Weston Concept Plan for the Study Area at Finch Avenue and Weston Road”, was forwarded to all Members of the North York Community Council only; and a copy is on file in the office of the City Clerk, North York Civic Centre)**

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

**17. DELETION OF SIDEWALK REQUIREMENT – TIGIX INVESTMENTS INC. –  
SUBDIVISION UDSB 1226 – WARD 24 – WILLOWDALE**

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

Director, Development Engineering, District 3, Works and Emergency Services  
(October 29, 2001)

Reporting on a request received to amend the above noted Subdivision Agreement to delete the requirement for sidewalks on the west side of the street within Ballyconnor Court Subdivision; and **recommending** that the request to amend the Subdivision Agreement to delete the requirement of sidewalks on the west side be denied.

**18. FINAL REPORT – APPLICATION TO AMEND ZONING BY-LAW 7625 – TB CMB 2000 0003 – DANBOW BARBERRY CORPORATION – 19 & 21 BARBERRY PLACE – WARD 24 – WILLOWDALE**

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

Director, Community Planning, North District, Urban Development Services  
(November 5, 2001)

Reporting on an application to amend the Zoning By-law for an 8-storey, 126-unit condominium apartment building at 19 and 21 Barberrry Place located in the area east of Bayview Avenue and south of Sheppard Avenue East; and **recommending** that City Council:

- (1) 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 No. 8.
- (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 owner is required to satisfy the following conditions:
  - (i) 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 315m<sup>2</sup>;
  - (ii) enter into a Site Plan Agreement under Section 41 of the Planning Act;
  - (iii) satisfy the requirements of the Transportation Services Division, Works and Emergency Services Department as outlined in their memorandum dated October 25, 2001; and,
  - (iv) satisfy the requirements of the Technical Services Division, Works & Emergency Service Department as outlined in their memorandum dated September 20, 2001.
- (4) That Map Schedule 2 “Revised Height Diagram” of the Bayview Sheppard Context Plan be modified as shown on Attachment 11 to increase the height from 3-4 storeys to a maximum of 8-storeys.

**18(a).** Mr. Hugh Fyffe, Corridor Management Office,  
Ministry of Transportation  
(November 5, 2001)

Outlining their requirements.

- 18(b).** Mr. Ned Godfrey  
(November 5, 2001)

Outlining his objections to the proposed development.

- 18(c).** Mr. Robert L. Burton, Burton-Lesbury Holdings Limited  
(July 26, 2001)

Commenting on the applications and indicating that OPA 392 has stringent built form and streetscape requirements and these should be capable of managing higher densities; and further indicating that higher densities will make compliance with higher standards more economically feasible.

**19. FINAL REPORT – APPLICATION TO AMEND ZONING BY-LAW 7625 – TB CMB 2001 0009 – DANBOW BARBERRY CORPORATION – 15 & 17 BARBERRY PLACE – WARD 24 - WILLOWDALE**

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

Director, Community Planning, North District, Urban Development Services  
(November 5, 2001)

Reporting on an application to amend the Zoning By-law for an 8-storey, 140-unit retirement home at 15 and 17 Barberrry Place locating in the area east of Bayview Avenue and south of Sheppard Avenue East; and **recommending** that City Council:

- (1) 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 No. 8.
- (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 owner is required to satisfy the following conditions:
  - (i) 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 420m<sup>2</sup>;
  - (ii) enter into a Site Plan Agreement under Section 41 of the Planning Act;
  - (iii) satisfy the requirements of the Transportation Services Division, Works and Emergency Services Department as outlined in their memorandum dated October 30, 2001; and,

- (iv) satisfy the requirements of the Technical Services Division, Works & Emergency Service Department as outlined in their memorandum dated September 20, 2001.
- (4) That Map Schedule 2 “Revised Height Diagram” of the Bayview Sheppard Context Plan be modified as shown on Attachment 10 to increase the height from 3-4 and 4-6 storeys to a maximum of 8-storeys.

**19(a).** Mr. Hugh Fyffe, Corridor Management Office,  
Ministry of Transportation  
(November 5, 2001)

Outlining their requirements.

**19(b).** Mr. Ned Godfrey  
(November 5, 2001)

Outlining his objections to the proposed development.

**19(c).** Mr. Robert L. Burton, Burton-Lesbury Holdings Limited  
(July 26, 2001)

Commenting on the applications and indicating that OPA 392 has stringent built form and streetscape requirements and these should be capable of managing higher densities; and further indicating that higher densities will make compliance with higher standards more economically feasible.

**19(d).** Ms. Aysha Lockhat  
(June 29, 2001)

Expressing opposition to the proposed rezoning.