

**THE CITY OF TORONTO**

**City Clerk's Division**

**Minutes of the North Community Council**

**Meeting No. 6**

**Wednesday, June 13, 2001.**

The North Community Council met on Wednesday, June 13, 2001, in the Council Chamber, North York Civic Centre, commencing at 10:00 a.m.

**Attendance:**

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

	10:10 a.m. to 12:30 p.m.	2:00 p.m. to 7:00 p.m.
Councillor, Li Preti, Chair	x	x
Councillor Augimeri	x	x
Councillor Filion	x	x
Councillor Feldman	x	x
Councillor Mammoliti	x	x
Councillor Shiner	x	x
Councillor Sutherland	x	x

**Confirmation of Minutes:**

On motion by Councillor Feldman, Ward 10 – York Centre, the minutes of the meeting of the North Community Council held on May 16, 2001, were confirmed.

-----

**5.1 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.**

The North Community Council had before it a report (May 29, 2001) from the North District Manager, Municipal Licensing and Standards and Court Services, Urban Development Services, 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.

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

**(Report No. 5 – Clause No. 1)**

**5.2 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.**

The North Community Council had before it a report (May 29, 2001) from the North District Manager, Municipal Licensing and Standards and Court Services, Urban Development Services, 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.

On motion by Councillor Filion, Ward 23 - Willowdale, the North Community Council deferred consideration of the foregoing report to its next meeting scheduled for July 11, 2001, to allow the applicant an opportunity to develop, in consultation with the Ward Councillor, a more reasonable work schedule for the activities related to the proposed pavement resurfacing planned for the two weekends between June

18, 2001 and September 30, 2001.

**(Report No. 5 – Clause No. 21(a))**

**5.3 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.**

The North Community Council had before it a report (May 29, 2001) from the North District Manager, Municipal Licensing and Standards and Court Services, Urban Development Services, 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.

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

**(Report No. 5 – Clause No. 2)**

**5.4 Boulevard Leasing Application – 126 Willowdale Avenue – Ward 23 – Willowdale.**

The North Community Council had before it a report (May 28, 2001) from the North District Manager, Municipal Licensing and Standards and Court Services, Urban Development Services, 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;

North Community Council Minutes  
Wednesday, June 13, 2001

---

- (3) all railings be removed and the surface cleared no later than November 7<sup>th</sup>, 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 1<sup>st</sup> and October 31<sup>st</sup>, 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.

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

**(Report No. 5 – Clause No. 3)**

**5.5 On-Street Parking Prohibitions – Edinburgh Drive – Ward 10 – York Centre.**

The North Community Council had before it a report (May 16, 2001) from the Director, Transportation Services, District 3, Works and Emergency Services, 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.

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

**(Report No. 5 – Clause No. 4)**

**5.6 Parking Prohibitions – Shaftesbury Street – Ward 10 – York Centre.**

The North Community Council had before it a report (May 24, 2001) from the Director,

North Community Council Minutes  
Wednesday, June 13, 2001

---

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

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

**(Report No. 5 – Clause No. 5)**

**5.7 Parking Prohibitions – Ellerslie Avenue (Willowdale Middle School) – Ward 23 – Willowdale.**

The North Community Council had before it a report (May 28, 2001) from the Director, Transportation Services, District 3, Works and Emergency Services, 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 Eilerslie Avenue, from the westerly limit of Tamworth Road to a point opposite to the westerly limit of Diagonal Road.

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

**(Report No. 5 – Clause No. 6)**

**5.8 Proposed All Way Stop Control – Ruddington Drive at Tollerton Avenue – Ward 24 – Willowdale.**

The North Community Council had before it a report (May 25, 2001) 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 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.

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

**(Report No. 5 – Clause No. 7)**

**5.9 Parking Prohibitions – Seacliff Boulevard – Ward 7 – York West.**

The North Community Council had before it a report (May 25, 2001) from the Director, Transportation Services, District 3, Works and Emergency Services, 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.

The North Community Council recommended to City Council, the adoption of the

foregoing report.

**(Report No. 5 – Clause No. 8)**

**5.10 Compulsory Right Turn Lanes – Finch Avenue West and Islington Avenue – Ward 8 – York West.**

The North Community Council had before it a report (May 24, 2001) from the Director, Transportation Services, District 3, Works and Emergency Services, 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.

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

**(Report No. 5 – Clause No. 9)**

**5.11 Installation of All Way Stop Control – Derrydown Road at Conamore Crescent – Ward 8 – York West.**

The North Community Council had before it a report (May 28, 2001) 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 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.

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

**(Report No. 5 – Clause No. 10)**

**5.12 Residential On-Street Permit Parking By-Law.**

The North Community Council had before it a communication (May 9, 2001) from the City Clerk, Works Committee, 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.

A staff presentation was made by Mr. Pascoal D'Souza, Manager, Traffic Planning/Right-of-Way Management, Transportation Services, District 3, Works and Emergency Services.

On motion by Councillor Feldman, Ward 10 – York Centre, the North Community Council referred the following recommendation to the Works Committee:

- (1) that residential on-street permit parking not be permitted within the North Community Council boundary area.

**(Report No. 5 – Clause No. 21(b))**

**5.13 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.**



North Community Council Minutes  
Wednesday, June 13, 2001

---

The North Community Council had before it a report (May 25, 2001) from the Director, Community Planning, North District, Urban Development Services, 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.

The North Community Council also had before it a communication (June 12, 2001) from Mr. Steven G. Pinnock, addressed to Councillor Augimeri, expressing opposition to the application to construct a 12-storey condominium complex at the corner of Keele Street and Wilson Avenue; requesting advance details of all public meetings relating to the application and requesting all relevant public information available with regard to the application

On motion by Councillor Augimeri, Ward 9 – York Centre, the North Community Council approved the foregoing report (May 25, 2001) from the Director, Community Planning, North District, Urban Development Services, subject to:

- (1) Recommendation No. (2) being amended to read as follows:
  - “(2) Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site and to individuals residing within the expanded notification area to be determined by the Director, Community Planning, North District, Urban Development Services, in consultation with the Ward Councillor.”
- (2) Recommendation No. (3) being amended to read as follows:
  - “(3) Notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act and to all those

individuals within the expanded notification area referred to in Recommendation (2) above.”

**(Report No. 5 – Clause No. 21(c))**

**5.14 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.**

The North Community Council had before it 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.

Pursuant to the Municipal Act, notice with respect to the proposed enactment of the draft by-law was advertised in a daily newspaper on May 25 and 28 and June 4 and 11, 2001, and no one addressed the North Community Council.

On motion by Councillor Feldman, Ward 10 – York Centre, the North Community Council recommended to City Council, that the appropriate by-law be submitted to Council for enactment to give effect thereto.

**(Report No. 5 – Clause No. 11)**

**5.15 Request for Driveway Entrance Widening – 14 Oscar Court – Ward 24 – Willowdale.**

The North Community Council had before it a report (April 18, 2001) from the Director, Transportation Services, District 3, Works and Emergency Services, 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.

On motion by Councillor Shiner, Ward 24 – Willowdale, the North Community Council recommended to City Council, that the foregoing report (April 18, 2001) from the Director, Transportation Services, District 3, Works and Emergency Services, be received and no action be taken.

**(Report No. 5 – Clause No. 12)**

**5.16 Request for Exemption to the Sign By-Law – Variance for Proposed Projecting Sign – Empress Walk – Ward 23 – Willowdale.**

The North Community Council had before it a report (April 27, 2001) from the Director

and Deputy Chief Building Official, Urban Development Services, 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.

Mr. Brian Sickle, Page and Steele Incorporated, appeared before the North Community Council, in connection with the foregoing matter, on behalf of the owners.

On motion by Councillor Filion, Ward 23 - Willowdale, the North Community Council deferred consideration of the foregoing report to its next meeting scheduled for July 11, 2001, in order to allow the applicant an opportunity to review the matter further with the Director and Deputy Chief Building Official.

**(Report No. 5 – Clause No. 21(d))**

**5.17 Presentation to Students who Participated in the Program Called “Discoverability”.**

Councillor Li Preti, on behalf of the Members of Council, welcomed the children in attendance who participated in the DiscoverAbility Program, in recognition of the tremendous success of the inaugural Children’s Art Festival, which was inspired by the “Moose in the City” theme and was called “Travel Toronto and beyond by Moose”; an event held during the week prior to and including Winterfest weekend; during which time all forms of art were received and subsequently auctioned off, thereby raising \$2,500.00 with the proceeds benefiting the children’s favourite charities – the Alzheimer’s Society; Canadian Cancer Society, Care for the Blind, Hospital for Sick Children, Foster Parents, Free the Children, Kids Help Phone, Toronto Zoo, North York Meals on Wheels, Princess Margaret Hospital, St. Francis Table, Scott Mission, Toronto Humane Society and World Vision.

Councillor Li Preti, assisted by Councillor Sutherland and Mr. Norm Gardner, Chair of the Toronto Police Services Board presented a special scroll to Christine Haddad, Christian Lee and Isabella Rocha, representatives of the DiscoverAbility Program.

Councillor Paul Sutherland, on behalf of the Members of Council, thanked all DiscoverAbility sponsors and everyone involved for their outstanding role in making the program such a success.

**(Report No. 5 – Clause No. 21(e))**

**5.18 Final Report – Application for Zoning By-law Amendment UDZ-00-05 – Glen Rubinoff – Beta & Associates – 10 Elmwood Avenue – Ward 23 – Willowdale.**

The North Community Council had before it a report (April 25, 2001) from the Director, Community Planning, North District, Urban Development Services, 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.

The North Community Council also had before it a communication (May 26, 2001) from Mr. Michael Hsieh, expressing his opposition to the proposed restaurant, and his concerns with regard to the noise level that would be created and also the odour from garbage.

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

- Mr. Glen Rubinoff, Beta and Associates, on behalf of the applicant, Mr. Roger

14  
North Community Council Minutes  
Wednesday, June 13, 2001

---

Battista, commented on the merits of the plan. During his submission, he indicated that the applicant has addressed the concerns expressed by the residents at the community consultation meeting and as a result, the applicant will now be providing an outdoor patio in the rear yard as well as the front yard and would be providing a garbage enclosure. He further indicated that the proposed restaurant is compatible with adjacent uses and provides an important service in this area.

- Mr. Ed Levin, President of the Hollywood Plaza Condominium Association, who indicated that he represented 300 families and who spoke in opposition to the proposed restaurant. During his submission expressed concerns regarding the cooking odours, increased noise, the lack of parking, and more traffic congestion, in addition to the congestion already created by the Dairy Queen Restaurant. He also indicated that residents of this condominium never received notice of the community consultation meeting and as such were not afforded the opportunity to attend that meeting to voice their concerns.
- Mr. Roberts, who indicated that he agreed with the comments made by Mr. Levin. He also indicated that there is an oversaturation of restaurants in this area and the residents did not need another restaurant, particularly on a residential street. The possibility of the restaurant becoming a noisy after-hours club was also of concern to him.

On motion by Councillor Filion, Ward 23 - Willowdale, the North Community Council deferred consideration of the foregoing report to its next meeting scheduled for July 11, 2001, in order to allow the applicant an opportunity to meet with the Ward Councillor, planning staff and the residents of the Hollywood Plaza Condominium Association.

**(Report No. 5 – Clause No. 21(f))**

**5.19 Final Report – Application to Amend the Zoning By-law TB ZBL 2001 0001 – Louis Zoppi & Carmen Pandolfi – 252 Finch Avenue East – Ward 24 – Willowdale.**

As directed by the North Community Council, at its meeting held on February 14, 2001, appropriate notice of this statutory public meeting was given in accordance with the Planning Act and the regulations thereunder.

The North Community Council had before it a report (May 22, 2001) from the Director, Community Planning, North District, Urban Development Services, reporting on an

15  
North Community Council Minutes  
Wednesday, June 13, 2001

---

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.

16  
North Community Council Minutes  
Wednesday, June 13, 2001

---

- (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.

No one addressed the North Community Council in connection with the foregoing matter.

On motion by Councillor Shiner, Ward 24 - Willowdale, the North Community Council, after considering the deputations and based on the findings of fact, conclusions and recommendations contained in the foregoing report (May 22, 2001) from the Director, Community Planning, North District, Urban Development Services, and for the reasons that the proposal is an appropriate use of lands, recommended to City Council that:

- (1) the application submitted by Louis Zoppi and Carmen Pandolfi regarding Zoning By-law Amendment No. TB ZBL 2001 0001 be approved, subject to conditions outlined in the aforementioned report; and subject to the following:
- (a) amending Recommendation (3)(ii) by inserting the words “with a minimum caliper of 80 mm and of a species and in a location approved by the Supervisor, Urban Forestry, Planning and Protection, North District.” following the words “trees have been planted” contained on the fifth line, so that the recommendation now reads as follows:
- “3(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 \$1,100.00 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 trees have been planted, with a minimum caliper of 80 mm and of a species and in a location approved by the Supervisor, Urban Forestry Planning and Protection, North District, and in accordance with the approved drawings and conditions of approval.”

**(Report No. 5 – Clause No. 13)**



**5.20 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.**

As directed by the North Community Council, at its meeting held on January 17, 2001, appropriate notice of this statutory public meeting was given in accordance with the Planning Act and the regulations thereunder.

The North Community Council had before it a report (May 22, 2001) from the Director, Community Planning, North District, Urban Development Services, 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.

The North Community Council also had before it six form letters (June 7, 2001) signed by

18  
North Community Council Minutes  
Wednesday, June 13, 2001

---

Douglas & Francis Claxton, Meir Gabay, Ms. Yolanda Pascale, Ms. Joanne Iadipaolo, John & Elena Giangrande and Mr. Lorne Wall, (copies of which are on file in the office of the City Clerk, North York Civic Centre), expressing their support and confidence that the proposed development will enhance their neighbourhood.

No one addressed the North Community Council in connection with the foregoing matter.

On motion by Councillor Feldman, Ward 10 – York Centre, the North Community Council, after considering the deputations and based on the findings of fact, conclusions and recommendations contained in the foregoing report (May 22, 2001) from the Director, Community Planning, North District, Urban Development Services, and for the reasons that the proposal is an appropriate use of lands, recommended to City Council that:

- (1) the application submitted by Nick Sampogna on behalf of 1410839 Ontario Limited (Tor-Bel Group) regarding Official Plan and Zoning By-law Amendment No. TB CMB 2000 0001 be approved, subject to the conditions outlined in the aforementioned report and subject to:
  - (a) amending Recommendation (4)(a) by deleting the words, “enter into a Site Plan Agreement under Section 41 of the Planning Act” and inserting in lieu thereof, the words, “obtain Site Plan Approval from the Director, Community Planning, North District”, so that the Recommendation shall now read as follows:

“(4)(a) obtain Site Plan Approval from the Director, Community Planning, North District”.

**(Report No. 5 – Clause No. 14)**

**5.21 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.**

As directed by the North Community Council, at its meeting held on February 14, 2001, appropriate notice of this statutory public meeting was given in accordance with the Planning Act and the regulations thereunder.

The North Community Council had before it a report (May 23, 2001) from the Director, Community Planning, North District, Urban Development Services, reporting on an

19  
North Community Council Minutes  
Wednesday, June 13, 2001

---

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.

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

- (May 30, 2001) from A. Ferrara, as agent for the owners of 7 Wallasey Avenue, 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;
- (May 30, 2001) from Franco Franch, commenting on the already existing neighbourhood traffic congestion which would only be increased by adding four more homes, and requesting that the Zoning By-law for the area remain unchanged;
- (May 31, 2001) from Giovanni Boschetti, 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; and
- (undated) petition from A. Ferrara, signed by 54 area residents, in opposition to the request to Amend the Zoning By-law respecting 3 Wallasey.

A staff presentation was made by Ms. Allison Meistrich, Planner, Community Planning, North District, Urban Development Services.

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

- the applicant, Mr Tony Nicoletti, and his designer, outlined the merits of the

application to amend the Zoning By-law to allow for the construction of four detached homes with a rear lane access at 3 Wallasey Avenue. They advised that the original proposal has been reduced from five houses to four, the parking has been modified to accommodate the parking for two cars inside the garages and the entrances to the houses and the design features would be fronting on both Weston Road and Wallasey Avenue. They further added that there would also be additional landscaping buffering the homes from Weston Road. In concluding they advised that an agreement to grant easements and require the owners to maintain the common driveway would be registered on title.

- Mr. Tony Ferrara, on behalf of his parents, spoke in opposition to the proposed development, advising that it did not conform to the height and set back requirements. He expressed concerns with regard to future problems that may occur with regard to proper access by emergency services such as fire and ambulance. In addition, he expressed concerns with regard to garbage collection and snow removal. He concluded by adding that the intersection of Weston Road and Wallasey Avenue has many accidents, and that the new development will only increase the risks, as a result of the increase in the traffic and the difficulty that will be incurred in exiting from the development. He further concluded that considering the height of the proposed houses, the neighbours at the rear of the development would lose their privacy.

On motion by Councillor Mammoliti, Ward 7 - York West, the North Community Council, after considering the deputations and based on the findings of fact, conclusions and recommendations contained in the foregoing report (May 23, 2001) from the Director, Community Planning, North District, Urban Development Services, and for the reasons that the proposal is an appropriate use of lands, recommended to City Council that:

- (1) the application submitted by Tony Nicoletti regarding Zoning By-law Amendment No. UDZ-00-19 and UDSP-00-128 be approved, subject to the conditions outlined in the aforementioned report and subject to including the Humberlea Ratepayers Group in the discussions with regard to any common driveway maintenance agreements, particularly with respect to garbage collection and snow removal.

**(Report No. 5 – Clause No. 15)**

**5.22 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.**

As directed by the North Community Council, at its meeting held on April 4, 2001, appropriate notice of this statutory public meeting was given in accordance with the Planning Act and the regulations thereunder.

The North Community Council had before it a report (May 30, 2001) from the Director, Community Planning, North District, Urban Development Services, 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.

The North Community Council also had before it the following report and communications:

- (January 24, 2001) from the Director, Community Planning, North District, Urban Development Services, reporting on the application for Official Plan and Zoning By-law Amendments and for Subdivision approval for an 82 unit subdivision of semi-detached dwellings at Milvan Drive and Toryork Drive; and recommending that:
  - (1) City Council refuse the Official Plan and Zoning Amendment applications and application for subdivision approval for the property located at Block R Plan 8830 located at Milvan Drive and Toryork Drive File No. TB CBM 2001 0001 and SUB 01 01.
  - (2) Should this application be appealed to the Ontario Municipal Board, the City Solicitor and City staff be authorized to appear before the Ontario Municipal Board to defend the refusal of this application.
- 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;
- (May 9, 2001) from Mr. Barry D. Lipson, on behalf of Joshwood Holdings

North Community Council Minutes  
Wednesday, June 13, 2001

---

Limited, owners of 224 Milvan Drive, 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.

- (April 25, 2001) from Mario Sergio, MPP, York West, forwarding notes outlining the concerns of residents in the “Cabana community” resulting from their community meeting held on April 9, 2001.
- (June 11, 2001) from Ms. Sharyn Vincent, Vincent Planning + Development Consultants Inc., forwarding a report setting out the planning justification in support of Official Plan and Zoning Amendment applications; and
- (June 13, 2001) from Mario Sergio, M.P.P. York West, giving his regrets that he will be unable to attend the meeting.
- (undated) Petition containing the signatures of 38 area residents in support of the approval of the proposed Rowntree Gardens Subdivision.

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

- Mr. Adam Brown, Solicitor of the law firm of Brown Dryer Karol, on behalf of the applicant, who spoke on the merits of the application and filed the petition containing the signatures of 38 area residents in support of the development. During his submission he advised that all Agreements of Purchase and Sale would contain an appropriate clause whereby the purchaser acknowledges that the subdivision is located adjacent to an industrial park and acknowledges that there would be a certain amount of traffic and noise associated with the industrial park which could be an irritant. He further advised that a walkway will be provided to connect the lands to Cabana Drive in order to permit children to access the schools by walking through the residential community; and that in the spirit of co-operation, the applicant has agreed to convey 9 metres of land to the abutting landowners who had been using the lands while it was vacant.

Mr. Brown also made reference to the report prepared Ms. Sharyn Vincent, Vincent Planning + Development Consultants Inc., setting out the planning justification in support of the applications and concurred with her comments. He also stated that in his opinion, the proposed development will not prevent any future redevelopment of the industrial lands if and when those industrial

North Community Council Minutes  
Wednesday, June 13, 2001

---

properties are consolidated and developed as a plan of industrial subdivision. Mr. Brown further indicated that the concerns expressed by Mr. Lipson, representing the owners of 224 Milvan Drive, have been addressed and he no longer objects to the proposed development. In concluding, he requested that the applications be approved.

- Mr. Rob De Marchis who expressed his support for the proposed development. During his submission he expressed concern regarding the close proximity of the industrial units to the residential development, however he added that he has lived in the same area his whole life and would like to continue to live there. He further stated that some of the industrial units were never taken care of and were used for storage purposes. He concluded by adding that the new development would be an improvement to the area.
- Mr. Tony Picheca, who expressed his support of the proposed development and advised that the nearby school which is presently being underutilized, will likely be better utilized when more children move into the area as a result of the new homes. He concluded by adding that it is more appropriate to have homes built on the property at Milvan Drive and Toryork Drive rather than industrial units.
- Mr. Rob Adragna, who expressed his opposition to the development. During his submission he indicated that the proposed development is not in the best interests of the community or the new planned community. He expressed his concerns that the proposed residential use of the property would not be compatible with surrounding industrial uses which would result in a substantial volume of truck traffic, including transports and dump trucks. In his opinion, the traffic study addressed the issue of traffic volume but it did not address traffic mix. He further expressed concern that residents in the new community would be adversely impacted by the nearby industrial uses and would complain to the public health office regarding the noise levels. In concluding, he requested that the application be refused.

On motion by Councillor Mammoliti, Ward 7 – York West, the North Community Council recommended to City Council:

- (1) that the report (January 24, 2001) from the Director, Community Planning, North District, Urban Development Services, not be adopted;
- (2) that the report (May 30, 2001) from the Director, Community Planning, North District, Urban Development Services, be received for information;

24  
North Community Council Minutes  
Wednesday, June 13, 2001

---

- (3) the adoption of the following Resolution submitted by Councillor Mammoliti, Ward 7 - York West:

“WHEREAS applications for an Official Plan Amendment, Rezoning and Draft Plan Approval has been made by 125804 Ontario Limited in respect of the above-noted property;

AND WHEREAS all statutory requirements were met in providing notice of a Public Hearing pursuant to the Planning Act, in addition to Community Consultation Meetings held with the residents in the immediate area;

AND WHEREAS the abutting residential owners indicated their support for the application on the understanding that the applicant agreed to formally convey 9 metres from the abutting boundary to those abutting residential landowners who had been using those lands while it was vacant;

AND WHEREAS the applicant agreed, in the spirit of cooperation, to a condition requiring the conveyance of the 9 metre lands to the abutting landowners;

AND WHEREAS the applicant was requested to consider providing a walkway connecting the lands to Cabana Drive in order to permit children to access the schools by walking through the residential community;

AND WHEREAS the applicant agreed to provide such pedestrian connection, with such connection being a condition of any approval;

NOW THEREFORE BE IT RESOLVED THAT Council approve the proposed Official Plan Amendment, Zoning By-law Amendment and Subdivision Approval by:

1. Adoption of Official Plan Amendment No. 502 (Attachment No. 7 to the Report dated May 30, 2001);
2. Passage of the Proposed Zoning By-law (Attachment No. 8 to the Report dated May 30, 2001), with the following amendments:
  - (a) The maximum number of dwelling units shall not exceed 80.



North Community Council Minutes  
Wednesday, June 13, 2001

---

- (b) The minimum lot area is to be 144 square metres for each semi-detached dwelling and for each semi-detached dwelling unit.
  - (c) The minimum lot frontage is to be 6.7 metres for each semi-detached dwelling and for each semi-detached dwelling unit.
  - (d) The minimum front yard setback is to be 4.5 metres.
  - (e) The minimum rear yard setback is to be 6.0 metres.
  - (f) The maximum lot coverage for each semi-detached dwelling unit is to be 45%.
  - (g) The minimum sideyard setbacks shall be 0.61 metres for each semi-detached dwelling unit.
  - (h) The maximum building height is to be 10.5 metres; and
3. Approval of the Subdivision and Conditions of Draft Plan Approval (Attachment No. 18 to the Report dated May 30, 2001), with the following modifications, on the understanding that the subdivision will, among other things, create 40 residential lots, which will later be the subject of an application for part lot control when the semi-detached units proceed.
4. Modify condition 1.(c) to read as follows:
- “Locate the minimum 1,551.5 square metre Open Space block as shown on the plan with a pedestrian connection to the existing residential development on Cabana Drive as shown on the plan (presented by the applicant at the statutory public meeting)”.
5. Delete Conditions 1(d) and (e) set out in the Conditions of Draft Plan of Subdivision Approval (Attachment 18 to the Report dated May 30, 2001).”
- (4) the adoption of the following Resolution submitted by Councillor Mammoliti, Ward 7 – York West:
- “WHEREAS in addition to the required parkland dedication requirement, the applicant has agreed to contribute an additional \$60,000.00 to the City prior to the plan of subdivision being registered;
- NOW THEREFORE BE IT RESOLVED that the said money be used for parks and programme purposes in the surrounding area at the discretion of the

Commissioner of Economic Development, Culture and Tourism in consultation with the Ward Councillor.”

**(Report No. 5 – Clause No. 16)**

**5.23 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.**

As directed by the North Community Council, at its meeting held on January 17, 2001, appropriate notice of the statutory public meeting held on May 16, 2001 was given in accordance with the Planning Act and the regulations thereunder, and as directed by the North Community Council, at its meeting held on May 16, 2001, notice respecting the continuation of the statutory public meeting was provided to those individuals that attended the May 16, 2001, North Community Council meeting.

The North Community Council had before it a report (April 15, 2001) from the Director, Community Planning, North District, Urban Development Services 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.

The North Community Council also had before it a communication (June 13, 2001) from Mr. E. Steiner, A.S.O., Elm Developments Corp., a copy of which is on file with the City

Clerk, North York Civic Centre, confirming and acknowledging that as a condition to the final passing of the implementing Zoning By-law, the applicant will post a letter of credit in the amount of \$22,000.00 for the purpose of school improvements; such improvements to be agreed to in consultation with the Ward Councillor.

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

- Mr. Adam Brown, Solicitor, of the law firm of Brown Dryer Karol, advised on behalf of the applicant that the residents concerns had been addressed.
- Mr. Alasdair Robertson, on behalf of the Bayview-Cummer Ratepayers Association, who indicated that it was his understanding that the concerns of the residents had been addressed and thanked staff and everyone involved, for their hard work.

On motion by Councillor Shiner, Ward 24 - Willowdale, the North Community Council, after considering the deputations and based on the findings of fact, conclusions and recommendations contained in the following report (April 15, 2001) from the Director, Community Planning, North District, Urban Development Services, and for the reasons that the proposal is an appropriate use of lands, recommended to City Council that:

- (1) the application submitted by Brown Dryer Karol on behalf of Elm Bayview Residents Limited regarding Official Plan and Zoning By-law Amendments UDOZ 00-21 and UDSP 00-127 be approved, subject to the conditions outlined in the aforementioned report and subject to the applicant, Elm Bayview Residences, posting a letter of credit in the amount of \$22,000.00, as set out in their communication dated June 13, 2001.

**(Report No. 5 – Clause No. 17)**

## **5.24 Appointments to the Committee of Adjustment**

The North Community Council had before it a communication (May 28, 2001) from the City Clerk, Nominating Committee, 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

28  
North Community Council Minutes  
Wednesday, June 13, 2001

---

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.

On motion by Councillor Feldman, Ward 10 – York Centre, the North Community Council recessed its public meeting to meet privately to discuss the matter of appointments of citizens to the Committee of Adjustment – North Panel, as listed in the confidential transmittal letter (May 28, 2001) from the Acting City Clerk, which was circulated to Members of Council under separate cover, having regard that the subject matter related to personal information about identifiable individuals, in accordance with the *Municipal Act*.

The North Community Council resumed its public meeting.

On motion by Councillor Feldman, Ward 10, York Centre, the North Community Council recommended to City Council:

- (1) the appointment of citizens to the Committee of Adjustment North Panel, as listed in the confidential communication (June 15, 2001) from the Acting City Clerk;
- (2) authority be granted for the introduction of any necessary bills in Council;
- (3) that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto; and
- (4) that in accordance with provisions of the Municipal Act, discussions pertaining to the individuals named in the confidential communication (June 15, 2001) from the City Clerk “Appointments to the Committee of Adjustment – North Panel” be held in-camera, having regard that the subject matter relates to personal matters about identifiable individuals.

**(Report No. 5 – Clause No. 18)**

**5.25 Sale of Surplus Vacant Land – South Side of Searle Avenue, West of Wilson Heights Boulevard – Ward 10 – York Centre.**

The North Community Council had before it a report (May 22, 2001) from the Commissioner of Corporate Services, seeking authorization for the disposal of surplus vacant lands located on the south side of Searle Avenue, west of Wilson Heights

North Community Council Minutes  
Wednesday, June 13, 2001

---

Boulevard; and recommending that:

- (1) the Offer to Purchase from Rocco Chiappetta and Giancarlo Aloe to purchase the City-owned land, located on the south side of Searle Avenue, west of Wilson Heights Boulevard, in the amount of \$42,250.00, be accepted on the terms outlined in the body of this report and that either one of the Commissioner of Corporate Services or the Director of Real Estate Services be authorized to accept the Offer on behalf of the City;
- (2) authority be granted to direct a portion of the proceeds on closing to fund the outstanding balance of Costing Unit No. RE3011;
- (3) the City Solicitor be authorized to complete the transaction 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
- (4) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

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

**(Report No. 5 – Clause No. 19)**

**5.26 Citywide Service Levels of Sidewalk Snow Clearing, Leaf Collection and City Cleanliness – All Wards.**

The North Community Council had before it a report (May 29, 2001) from the Commissioner of Works and Emergency Services, reporting on city-wide service levels for sidewalk snow clearing, leaf collection and City cleanliness; and recommending that:

- (1) the City snow clearing policy related to sidewalks be amended to include the following:
  - (i) sidewalks on arterial roads, collectors and streetcar routes;
  - (ii) seniors and disabled programs;
  - (iii) sidewalks adjacent to city owned property; and

30  
North Community Council Minutes  
Wednesday, June 13, 2001

---

- (iv) sidewalks in reverse frontage areas.
- (2) To implement this policy the Commissioner of Works and Emergency Services be either:
  - (a) authorized to re-allocate excess existing contracted services to avoid the necessity of tendering additional contracts for seniors/disabled programs and sidewalk snow clearing. This implements the service standard city-wide in the Fall of 2001;

OR

- (b) authorized to immediately call a two-year contract for the clearing of sidewalks and seniors/disabled programs for District 2. This retains the existing service standards approved by Council at its meeting of April 23, 24, 25, 26, 27, 30 and May 1 and 2, 2001 until April 2003; and
- (3) the special mechanical leaf collection provided to selected areas within the City be discontinued and all residents be required to bag leaves from private property and adjacent boulevards.

The North Community Council also had before it the following:

- communication (June 6, 2001) from the Acting City Clerk, Works Committee advising that the Work Committee at its meeting held on June 6, 2001:
  - (1)(i) recommended to City Council the adoption of Recommendations Nos. (1) and (2)(a) contained in the report dated May 29, 2001, from the Commissioner of Works and Emergency Services, respecting the City snow clearing policy;
  - (ii) deferred consideration of Recommendation No. (3) respecting mechanical leaf collection until the next meeting of the Works Committee, scheduled to be held on July 4, 2001; and
  - (iii) requested the Commissioner of Works and Emergency Services to report directly to the Community Councils on the cost to contract out mechanical leaf collection; and

31  
North Community Council Minutes  
Wednesday, June 13, 2001

---

- (2) requested the Community Councils to submit their recommendations and comments with respect to Recommendation No. (3) to the Works Committee for its next meeting.
- communication (June 12, 2001) from Mr. Ronald L. Hart, Co-Chair, North York Cycling and Pedestrian Committee expressing concerns for the pedestrians who would have to walk unploughed sidewalks or possibly walk on the road;
  - communication (June 12, 2001) from Older Women's Network Social Issues Action Committee advising that sidewalk snow clearing is essential for older pedestrians and for all road users because walking is an important mode of transportation used by many Torontonians who do not choose to use a private car; walking is a healthful active mode of transportation; seniors and others need proper safe space to walk; walking is environmentally sound and creates no pollution or noise; walking reduces the need for cars thus reducing road congestion; older residents may become housebound and socially isolated without access to continuous clear sidewalks; and urging that adequate budget be provided for city-wide snow clearing of all sidewalks.
  - communication (June 13, 2001) from Ms. Helen Hansen, Feet on the Street, expressing support for the concerns outlined by Older Women's Network and advising that without city-wide sidewalk clearing and sanding, hazards would increase for pedestrians and motorists, since pedestrians would be forced to walk in the roadway.
  - communication (June 13, 2001) from Marisa Gravanis, Co-ordinator, Four Seasons Connection advising that last Winter, Four Seasons Connections linked 680 clients with a worker for snow shoveling; that as of December 10, they had linked 500 clients with a waiting list of 20; that when the first large snowfall began on December 11, their waiting list grew to almost 400 of which 380 were added between December 11 to December 15; further indicating that they are not an emergency service and are not the solution for sidewalk clearing if the City discontinues the services, since they have a limited number of workers and students available for a client base that is growing by leaps and bounds.

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

- Mr. Clay MacFayden;
- Ms. Elizabeth Walker on behalf of the Older Women's Network;

North Community Council Minutes  
Wednesday, June 13, 2001

---

- Mrs. Helen Hansen;
- Mr. Arthur Pearce;
- Mr. Harley Branscombe;
- Mr. Roy Bristow;
- Mr. Alexander Milochenko;
- Mr. Jorma Polomaki;
- Ms. Rosanna Vidale, President, Finch North Homeowners Association;
- Mr. Domenic Barbarlinardo;
- Ms. Ida Degano;
- Mr. Michael Pixley;
- Ms. Marisa Gravanis, Co-ordinator, Four Seasons Connection;
- Ms. V. Lapajne
- Mr. Ishwar Bisram;
- Mr. Salvatore Pasullo;
- Mr. M. Zullo

The following persons were also in attendance for the discussion of the foregoing matter and indicated that they concurred with the comments made by the previous speakers regarding their opposition to the proposed City snow clearing policy.

- Mr. Alexandra Veilsios
- Ms. Rukia Bhaluani
- Mr. Peppino Tallerico
- Mr. Frank Mortino
- Mr. F. Lapajne
- Mr. Chele Camponaro
- Mr. Franco Cotoifo
- Mr. Giuseppe Gianvecchio
- Mrs. I. H. Furlong
- Ms. Helen Matheson
- Mr. A. McLeod
- Mr. E. Dorazio
- Mr. Tony Giordano
- Mr. A. Foglin
- Mr. G. Ferraro
- Mr. G. Giorgio
- Mr. Nick Roturolo
- Mr. Vincenzo Russo
- Ms. Doreen Karwaski
- Ms. Ida Baran



33  
North Community Council Minutes  
Wednesday, June 13, 2001

---

- Mr. Pasquale Massan
- Ms. Franca Guadagnolo
- Ms. Virginia Guccione
- Mr. Rico Nicoln
- Ms. Cristine Hurlburt
- Mr. Nicolo Rotundo

A. Councillor Mammoliti, Ward 7 – York West moved that:

- (1) the Commissioner of Works and Emergency Services be requested to submit a further report directly to Council for its meeting scheduled for June 26, 2001, such report to outline:

- (i) the definition of a “senior”;
- (ii) the exact number of seniors and disabled persons upon the determination of those figures from Census Canada and the exact number of eligible households, in the North Community Council boundary area, and how much these snow removal services to those households would cost; and

- (2) “WHEREAS the North Community Council has listened to the North Toronto residents with respect to the discontinuance of city snow clearing; and

WHEREAS North Toronto needs legal representation against this proposal to eliminate a vital service;

THEREFORE BE IT RESOLVED that money from the North Community Council budget be allocated to buy a newspaper advertisement to find a lawyer to represent the constituents of North Toronto on this issue.”

B. Councillor Sutherland, Ward 33 – Don Valley East, moved that it be recommended to City Council that:

Recommendation (1) (i) embodied in the report (May 29, 2001) from the Commissioner, Works and Emergency Services, respecting the City snow clearing policy, be amended by deleting the words, “streetcar routes” and inserting in lieu thereof, the words, “local roads”, so that the Recommendation will now read as follows:

34  
North Community Council Minutes  
Wednesday, June 13, 2001

---

“(1) (i) sidewalks on arterial roads, collectors and local roads;”

C. Councillor Shiner, Ward 24 – Willowdale, moved that the North Community Council:

- (1) recommend to Council, when considering Clause No. 1 of Report No. 9 of the Works Committee, headed “Citywide Service Levels of Sidewalk Snow Clearing, Leaf Collection and City Cleanliness”, that as this matter has financial implications, this item be referred to the next meeting of the Policy and Finance Committee, for its consideration; and
- (2) the Commissioner of Works and Emergency Services be requested to submit a report directly to Council for its meeting scheduled for June 26, 2001, such report to include:
  - (a) a map indicating areas where sidewalk snow clearing services can be provided on local roads by mechanical means, and where it can only be provided by hand shoveling;
  - (b) the cost referenced to this map by Community Council areas for snow clearing on sidewalks on local roads, with a breakdown of costs by area for mechanical and manual snow clearing;
  - (c) the cost by Community Council areas for snow clearing on sidewalks on arterial road and collector roads;
  - (d) options for the expansion for sidewalk snow clearing services where mechanically possible; such options to include but not limited to:
    - (i) a tender for one-year, with options to extend the contract, for sidewalk snow clearing of arterial and collector roads in Etobicoke;
    - (ii) a phase-in of the balance of sidewalk snow clearing on local roads, where the service can be provided mechanically;

D. Councillor Augimeri, Ward 9 – York Centre, moved that it be recommended to City Council that:

- (1) Recommendation (2) (b) embodied in the report (May 29, 2001) from the

35  
North Community Council Minutes  
Wednesday, June 13, 2001

---

Commissioner, Works and Emergency Services, respecting the City snow clearing policy, be adopted; and

- (2) that it be recommended to the Works Committee that:

Recommendation (3) embodied in the report (May 29, 2001) from the Commissioner, Works and Emergency Services, be received.

- E. Councillor Sutherland, Ward 33 – Don Valley East, moved that the following motion moved by Councillor Mammoliti be referred to the Chair of the North Community Council for are report thereon to a future meeting of the North Community Council:

“WHEREAS the North Community Council has listened to the North Toronto residents with respect to the discontinuance of city snow clearing; and

WHEREAS North Toronto needs legal representation against this proposal to eliminate a vital service;

THEREFORE BE IT RESOLVED that money from the North Community Council budget be allocated to buy a newspaper advertisement to find a lawyer to represent the constituents of North Toronto on this issue.”

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

Upon the question of the adoption of Recommendation (1) of Motion A, moved by Councillor Mammoliti, Motion B, moved by Councillor Sutherland, Motion C, moved by Councillor Shiner, and Motion D, moved by Councillor Augimeri, it was carried.

Having regard to the foregoing decision of the North Community Council, Recommendation (2) of Motion A, moved by Councillor Mammoliti, was not put and therefore not voted upon.

**(Report No. 5 – Clause No. 21(g))**

**5.27 Rogers AT&T Cup and The Masters Series – Tennis Championships Event – National Tennis Centre – York University – August 11-19, 2001.**

The North Community Council had before it a communication (June 1, 2001) from Ms.

Jane Wynne, Vice President and Tournament Director, Canadian Tennis Association requesting the Community Council and ultimately the City Council to approve this proposal to amend the applicable clauses of the Liquor License Act that would provide for the consumption of alcohol by patrons at the Rogers AT&T Cup (Canada's international tennis championships for women and the Tennis Master Series – Canada (the championships for men) taking place at the National Tennis Centre at York University.

On motion by Councillor Mammoliti, Ward 7 – York West, the North Community Council:

- (1) recommended to City Council, that Council, for liquor licensing purposes, declare the Rogers AT&T Cup and the Masters Series – Tennis Championships, being held at York University on August 11 – 19, 2001 to be an event of municipal and/or community significance; that it has no objection to the event taking place; that it has no objection to the consumption of alcoholic beverages in those areas as set out in the communication from Jane Wynne, Vice-President and Tournament Director, The Canadian Tennis Association, in conjunction with this event; and that the Alcohol and Gaming Commission of Ontario be so advised; and
- (2) requested the Canadian Tennis Association to address the North Community Council at a future meeting to advise of their future locational plans.

**(Report No. 5 – Clause No. 20)**

**5.28 Proposal for a Study by Ontario Road Development Corporation respecting Feasibility of Constructing Additional Toll Lanes on the Don Valley Parkway.**

The North Community Council had before it the following Resolution submitted by Councillor Sutherland, Ward 33 – Don Valley East:

“WHEREAS congestion on our North York City streets and highways is at the point of complete gridlock; and

WHEREAS it is expected that more than 7.5 million people are destined to live in the Greater Toronto Area by 2030; and

WHEREAS the City Planning department is preparing an Official Plan that will increase the population in Toronto by almost 50% or 1 million people; and

WHEREAS the plan relies almost exclusively on utilizing public transit only to accommodate these new residents; and

WHEREAS at the rate of the Sheppard line subway expansion, it will take approximately 100 years to build the public transit network required, presuming there are tax dollars and the political will to do; and

WHEREAS the Don Valley Parkway is the only north/south public highway entering and exiting Toronto; and

WHEREAS the Don Valley Parkway has as many cars going north and south at peak morning and afternoon periods;

THEREFORE BE IT RESOLVED that North Community Council request the Transportation and Planning Committee to accept the proposal from the Ontario Road Development Corporation to explore, at its cost, the feasibility of constructing additional tolled lanes on the Don Valley Parkway, while maintaining the existing public non-tolled lanes, and that the following be included in the study:

1. A full costing analysis of the road widening;
2. That the road widening be paid for and constructed with no tax dollars;
3. That a formula be prepared and an estimate provided on expected new revenue to the City;
4. That the new resources be dedicated to City transportation and environmental projects;
5. That the report detail the potential reduction of smog emissions from moving vehicles on the new tolled lanes compared to the smog emissions produced by idling vehicles;
6. That the report detail the feasibility of using new asphalt materials that can reduce noise pollution by as much as 50% from current levels;
7. That the report provide details on new ice eliminating materials available that would decrease most or all of the salt and oil entering the Don River;
8. That the report indicate methods of using a transponder toll system that would allow for pollution-free or alternative fuel vehicles to travel the toll lanes at reduced rates;
9. That an estimate of daily use of the bus expressway by GO and TTC be provided, including the number of estimated new transit riders; and
10. That the consortium be requested to work with City Transportation and Planning staff and report back to the Planning & Transportation Committee as soon as

possible”.

On motion by Councillor Sutherland, the North Community Council referred the foregoing Resolution to the Planning and Transportation Committee.

**(Report No. 5 – Clause No. 21(h))**

**5.29 Verbal Report – 1000 Finch Avenue West.**

Councillor Feldman, Ward 10 – York Centre, provided the North Community Council with a verbal update respecting 1000 Finch Avenue West.

A. Councillor Shiner, Ward 24, Willowdale moved that:

“the Commissioner of Corporate Services report to the Administration Committee on the action taken by the City’s Real Estate Division, before, during and after the courts awarded ownership of 1000 Finch Avenue West to the City; such report to include, but not be limited to:

- (a) the leases and revenue that were in place on the date of the award, and at present;
- (b) what additional revenue was paid to the previous owner or not paid/in dispute between the tenants and the City;
- (c) the on-site security measures and when they were implemented;
- (d) the basis for evaluating the listing prices for this property; and
- (e) what offers were made to purchase this property, which were not accepted and why.”

A recorded vote on Motion A, moved by Councillor Shiner, was as follows:

FOR: Councillors Sutherland, Shiner, Filion, Li Preti, Feldman, Mammoliti

AGAINST: Nil

ABSENT: Councillor Augimeri

Carried.

**(Report No. 5 – Clause No. 21(i))**

**5.30 Site Plan Application TB SPC 2001 014 – Shell Canada Products Limited – Southeast Corner of Sheppard Avenue East and Bayview Avenue – Bayview Avenue Median Extension – South Leg – Ward 24 – Willowdale.**

The North Community Council had before it the following Resolution submitted by Councillor Shiner, Ward 24 – Willowdale:

“WHEREAS the southerly access to the site cannot be reduced further in width or channelized, as it is required to accommodate loading tanker trucks;

AND WHEREAS concerns have been raised with the implementation of a northbound double left-turn lane at Bayview and Sheppard Avenues and the conflict with potential southbound left-turns into the site and westbound left-turns out of the site across these lanes;

AND WHEREAS the current and proposed left-turn prohibitions would not physically prevent this movement;

THEREFORE BE IT RESOLVED THAT the Transportation Services staff report to the North Community Council in July 2001 on the feasibility and process for extending the median south on Bayview Avenue a sufficient distance to physically restrict southbound left-turns into the southerly access of the Shell site, with the understanding that Shell Canada Products Limited will be paying for all public process costs and the physical costs of the median extension, in consultation with both affected councillors that represent the East and West side of Bayview Avenue”.

On motion by Councillor Shiner, Ward 24 – Willowdale, the North Community Council endorsed the foregoing Resolution.

**(Report No. 5 – Clause No. 21(j))**

**Waiving of the provisions of the Procedural By-law related to meeting times:**

North Community Council Minutes  
Wednesday, June 13, 2001

---

Councillor Feldman, at 6:00 p.m. moved that in accordance with the provisions of §27-11F, Adjournment, of Chapter 27 of the City of Toronto Municipal Code, North Community Council, waive the requirement of the 6:00 p.m. recess, and continue in session in order to conclude consideration of the remaining items on the agenda, which was carried, more than two-thirds of members present having voted in the affirmative.

**Adjournment:**

The North Community Council adjourned its meeting at 7:00 p.m, Wednesday, June 13, 2001.

---

Chair.