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**NORTH YORK COMMUNITY COUNCIL  
AGENDA  
MEETING No. 1**

**Date of Meeting:** January 30, 2002      **Enquiry:** Francine Adamo  
**Time:** 10:00 a.m.      **Administrator**  
**Location:** North York Civic Centre      **(416) 395-7348**  
Council Chambers      **fadam@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 NOVEMBER 21, 2001**  
(An electronic copy will be distributed to the Members)

**COMMUNICATIONS/REPORTS**

**1.      DECLARATION AS SURPLUS AND SALE OF PART OF A LANE (CLOSED),  
EAST OF YONGE STREET, BETWEEN HOLLYWOOD AVENUE AND  
SPRING GARDEN AVENUE – WARD 23 – WILLOWDALE**

Commissioner of Corporate Services  
(January 15, 2002)

Recommending that the remaining portions of the closed public lane, designated as Parts 17, 28, 29 and 34 on Reference Plan 66R-16423 (the “Lane”), be declared surplus to municipal requirements and be offered for sale to the abutting owners in accordance with the requirements of the Municipal Act; and further **recommending** that:

- (1) the Lane be declared surplus to municipal requirements and notice of the proposed sale be given to the public in accordance with the requirements of Municipal Code Chapter 213;
- (2) authority be granted to direct a portion of the proceeds on closing to fund the outstanding balance of Costing Unit No. RE3056;

- (3) an easement be granted to Bell Canada over the portion of the Lane designated as Part 34 on Plan 66R-16423 for access, operation, use, inspection, repair, maintenance, reconstruction or alteration of Bell Canada's existing facilities and the construction of additional services;
- (4) the sale price for the Lane be set at \$30.00 per buildable square foot, for a total sale price of \$491,173.00, plus GST, if applicable, and the Lane be offered for sale to the abutting owners in accordance with the requirements of the *Municipal Act* on the following terms and conditions:
  - (a) the purchasers shall accept the conveyance of the Lane subject to the easement to be granted to Bell Canada over the portion of the Lane designated as Part 34 on Plan 66R-16423;
  - (b) the purchasers shall accept the conveyance of the Lane subject to an easement to be reserved by the City over the portion of the Lane designated as Part 29 on Plan 66R-16423 for access, operation, use, inspection, repair, maintenance, reconstruction or alteration of the existing sanitary sewer and the construction of additional services, on the following terms and conditions:
    - (i) the City shall have the right at all times without notice to enter the easement lands for the purpose of surveying, laying, constructing, operating, using, inspecting, servicing, removing, renewing, replacing, altering, enlarging, reconstructing, repairing, expanding and maintaining the sanitary sewer or any other municipal services in, upon, under, through, over and along the easement lands;
    - (ii) no work shall be carried out and no trees or temporary or permanent buildings or structures shall be erected or any other physical encumbrance placed on or over the easement lands without the prior written approval of the Commissioner of Works and Emergency Services (the "Commissioner");
    - (iii) the owner shall protect the City's services against damage during any construction or alteration of any buildings or other structures on any part of the owner's property and prior to commencing any such work, the owner shall submit and obtain the Commissioner's prior written approval of detailed engineering drawings showing the manner in which the services will be protected;
    - (iv) the owner shall not permit any other utilities to be located in, under, over, upon or through the easement lands, without the prior written approval of the Commissioner;

- (v) the owner shall have no claim against the City for the loss of occupancy of the easement lands when the City is exercising its easement rights;
  - (vi) the owner shall indemnify and release the City in respect of any and all liability for loss or damage caused by the existence of the services and/or the easement reserved by the City, except for loss or damage caused by the City's negligence; and
  - (vii) such other ancillary terms and conditions as the Commissioner and the City Solicitor may require to protect the interests of the City.
- (c) the purchasers shall accept the Lane in "as is" condition and on closing shall execute a release in favour of the City in respect of all loss, cost, damage, liability or actions relating to the environmental condition of the Lane, in form satisfactory to the City Solicitor;
  - (d) on closing, the purchasers shall convey the portions of the Lane designated as Parts 17 and 28 on Plan 66R-16423 back to the City for nominal consideration of \$2.00, for road widening purposes;
  - (e) prior to closing, Rosedale Development Inc. ("Rosedale") shall obtain and deposit in the appropriate Land Registry Office, at its sole cost and expense, a Reference Plan of Survey, integrated with the Ontario Co-ordinate System, satisfactory to the City Surveyor, necessary to complete the transactions referred to herein;
  - (f) on closing, each purchaser shall reimburse Rosedale for that purchaser's proportionate share of the cost of the reference plan referred to in Recommendation (3)(e) above; and
  - (g) completion of the sale of the portion of the Lane designated as Parts 17 and 34 on Plan 66R-16423 shall be conditional upon completion of the sale of this entire portion of the Lane and completion of the sale of the portion of the Lane designated as Parts 28 and 29 on Plan 66R-16423 shall be conditional upon completion of the sale of this entire portion of the Lane.
- (5) if within 20 days of the City delivering its offers to the abutting owners, an abutting owner does not exercise its right to purchase the portion of the Lane which that abutting owner is entitled to purchase pursuant to section 315 of the *Municipal Act*, the said portion of the Lane be offered for sale on the same terms and conditions to the other abutting owner, if the other abutting owner has exercised its right to purchase its share of the Lane, and if neither abutting owner accepts the City's offer, the Lane be listed for sale on the open market;

- (6) either the Commissioner of Corporate Services or the Director of Real Estate Services be authorized to sign the Offer(s) on behalf of the City;
- (7) the City Solicitor be authorized to complete the transaction(s) referred to in Recommendation Nos. (3), (4) and (5) on behalf of the City, including payment of any necessary expenses; and
- (8) the appropriate City officials be authorized and directed to take all steps necessary to give effect to the foregoing.

**2. SURPLUS LAND DECLARATION – PROPOSED CLOSING AND SALE – TWO PARTS OF BARBERRY PLACE IN EXCHANGE FOR CERTAIN LANDS FOR FUTURE PUBLIC HIGHWAY PURPOSES – WARD 24 – WILLOWDALE**

Commissioner of Works and Emergency Services  
Commissioner of Corporate Services  
(January 10, 2002)

(Report Not Yet Available)

**3. NAMING OF PROPOSED PRIVATE LANE AT 74, 76, AND 78 FINCH AVENUE WEST – WARD 23 – WILLOWDALE**

City Surveyor, Works and Emergency Services  
(January 14, 2002)

Recommending that the private lane at the residential development at 74, 76 and 78 Finch Avenue West, be named “Halcyon Lane”; and further **recommending** that:

- (1) the private lane at the residential development at 74,76 and 78 Finch Avenue West, illustrated on Attachment No. 1, be named "Halcyon Lane";
- (2) 1415848 Ontario Inc., be required to pay the costs estimated to be in the amount of \$150, for the fabrication and installation of a street name sign; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**4. ONTARIO MUNICIPAL BOARD HEARING – 84 CAMERON AVENUE – WARD 23 – WILLOWDALE**

City Solicitor  
(January 7, 2002)

Reporting to Council regarding the outcome of the Ontario Municipal Board hearing concerning 84 Cameron Avenue; and **recommending** that this report be received for information.

**5. REQUEST FOR EXEMPTION TO NOISE BY-LAW NO. 31317 – SNC LAVALIN, ENGINEERS AND CONSTRUCTORS – HIGHWAY 401 EASTBOUND AND WESTBOUND LANES FROM KIPLING AVENUE TO JANE STREET – WARD 7 – YORK WEST AND WARD 9 – YORK CENTRE**

North District Manager, Municipal Licensing and Standards and Court Services, Urban Development Services  
(January 14, 2002)

Reporting on an application by SNC Lavalin, Engineers and Constructors, on behalf of the Ministry of Transportation of Ontario, for an extended exemption to the former City of North York's Noise By-law No. 31317 for the period commencing April 1, 2002 to September 30, 2002 so that the Highway 401 Strategic Rehabilitation work on the 5 kilometre stretch of Highway 401 between Kipling Avenue and Jane Street can proceed and be completed within project timetables; and **recommending** that this application be approved in view of the responsible management of the construction activities involving the Ministry of Transportation of Ontario to date, and that the exemption be extended to November 1, 2002 to coincide with approval given by the West District Office of the Municipal Licensing and Standards Division.

**6. PARKING/STOPPING PROHIBITIONS – BROOKWELL DRIVE – WARD 9 – YORK CENTRE**

Director, Transportation Services, District 3, Works and Emergency Services  
(January 15, 2002)

Reporting on amending the parking prohibitions on Brookwell Drive; and **recommending** that:

- (1) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by installing "No Parking Anytime" prohibitions on the south side of Brookwell Drive, from a point 61 metres west of the westerly limit of Sentinel Road to a point 36 metres westerly thereof; and

- (2) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by installing “No Parking Anytime” prohibitions on the west side of Brookwell Drive, from a point 225 metres west of the westerly limit of Sentinel Road to a point 22 metres northerly thereof.

**7. PARKING PROHIBITIONS – WILLOWDALE AVENUE – WARD 23 – WILLOWDALE**

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

(January 15, 2002)

Reporting on prohibiting parking on the east side of Willowdale Avenue, between Princess Avenue and Elmwood Avenue; and **recommending** that Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking on the east side of Willowdale Avenue, between the southerly limit of Princess Avenue and the northerly limit of Elmwood Avenue.

**8. INSTALLATION OF SOUTHBOUND NO RIGHT TURNS ON RED – SHEPPARD AVENUE EAST AT PARKWAY FOREST DRIVE/FAIRVIEW MALL ACCESS – WARD 33 – DON VALLEY EAST**

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

(January 4, 2002)

Reporting on prohibiting southbound vehicles from exiting Fairview Mall, from the shared through/right turn lane at the intersection of Sheppard Avenue East and Parkway Forest Drive/Fairview Mall Access, from turning right on a red signal display; and **recommending** that:

- (1) southbound right turns on red be prohibited; and
- (2) the appropriate by-law(s) be amended.

**9. TRAFFIC MANAGEMENT/OPERATIONAL IMPROVEMENTS – SHEPPARD AVENUE CORRIDOR – WARDS 23 AND 24 – WILLOWDALE**

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

(January 11, 2002)

Reporting on managing and controlling the flow of pedestrian and vehicle traffic following the reinstatement and reconstruction of roads in the Sheppard Subway Corridor; and **recommending** that:

- (1) pedestrian crossings be prohibited on Yonge Street, within the south side pedestrian crossover of the intersection with Poyntz Avenue;
- (2) pedestrian crossings be prohibited on Sheppard Avenue East, within the east side pedestrian crossover of the intersection with Doris Avenue;
- (3) the northerly eastbound traffic lane on Poyntz Avenue be designated as a left turn only lane, between Yonge Street and a point 30.5 metres west of Yonge Street;
- (4) the two southerly eastbound traffic lanes on Poyntz Avenue be designated as right turn only lanes, between Yonge Street and a point 30.5 metres west of Yonge Street;
- (5) the easterly southbound traffic lane on Doris Avenue be designated as a left turn only lane, between Doris Avenue and a point 30.5 metres north of Sheppard Avenue East;
- (6) the westerly southbound traffic lane on Doris Avenue be designated as a shared left and right turn only lane, between Sheppard Avenue East and a point 30.5 metres north of Sheppard Avenue East;
- (7) the designated eastbound right turn traffic lane on Sheppard Avenue East, between Beecroft Road and a point 30.5 metres west of Beecroft Road, be rescinded;
- (8) the southerly eastbound traffic lane on Sheppard Avenue East, between Rean Drive and a point 30.5 metres west of Rean Drive, be designated as right turn only, buses excepted;
- (9) the southerly eastbound traffic lane on Sheppard Avenue East, between Bayview Avenue and a point 30.5 metres west of Bayview Avenue, be designated as right turn only, buses excepted;
- (10) the northerly westbound traffic lane on Sheppard Avenue West, between Beecroft Road and a point 30.5 metres east of Beecroft Road, be designated as right turn only, buses excepted;
- (11) Schedule XIII of By-law No. 31001, of the former City of North York, be amended to designate the westerly southbound traffic lane on Beecroft Road, between the northerly limit of Poyntz Avenue and a point 30.5 metres northerly thereof, as a shared left and right turn only lane;
- (12) Schedule XIII of By-law No. 31001, of the former City of North York, be amended to designate the northerly westbound traffic lane on Poyntz Avenue,

between the easterly limit of Beecroft Road to a point 30.5 metres easterly thereof, for right turns only;

- (13) Schedule VI of By-law No. 31001, of the former City of North York, be amended to prohibit pedestrian crossings on the east leg of the intersection of Beecroft Road with Poyntz Avenue;
- (14) Schedule 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 Old Leslie Street with the eastbound Sheppard Avenue East access ramp; and
- (15) the appropriate by-law(s) be amended accordingly.

#### **10. STOPPING PROHIBITIONS – CHURCH AVENUE – WARD 23 – WILLOWDALE**

Director, Transportation Services, District 3, Works and Emergency Services  
(January 14, 2002)

Reporting on the installation of stopping restrictions on the north side of Church Avenue, east of Yonge Street; and **recommending** that:

- (1) Schedule IX of By-law No. 31001, of the former City of North York, be amended by deleting the stopping prohibitions from the north side of Church Avenue, from Yonge Street to a point 115 metres easterly thereof; and
- (2) Schedule IX of By-law No. 31001, of the former City of North York, be amended by adding stopping prohibitions to the north side of Church Avenue, between Yonge Street and Doris Avenue.

#### **11. PARKING/STOPPING PROHIBITIONS – LILLIAN STREET – WARD 24 – WILLOWDALE**

Director, Transportation Services, District 3, Works and Emergency Services  
(January 11, 2002)

Reporting on amending the stopping and parking regulations on Lillian Street; 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 Lillian Street, from 97.65 metres south of the southerly limit of Nipigon Avenue to 274.5 metres south of the southerly limit of Nipigon Avenue;



- (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 4:00 p.m., Monday to Friday” prohibitions, on the west side of Lillian Street, from the southerly limit of Nipigon Avenue to the northerly limit of Madawaska Avenue; and
- (3) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by installing “No Parking, 8:00 a.m. to 4:00 p.m., Monday to Friday” prohibitions, on the east side of Lillian Street, from the southerly limit of Nipigon Avenue to the northerly limit of Madawaska Avenue.

**12. INSTALLATION OF TRAFFIC CALMING MEASURES (SPEED HUMPS) – ELANA DRIVE – WARD 7 – YORK WEST**

Director, Transportation Services, District 3, Works and Emergency Services  
(January 11, 2002)

Reporting on the feasibility of installing speed humps on Elana Drive; and **recommending** that this report be received for information only.

**13. REVIEW OF INTERIM WARRANTS FOR ALL-WAY STOP CONTROL AND 40 KM/H SPEED LIMITS – ALL WARDS**

General Manager, Transportation Services, Works and Emergency Services  
(January 15, 2002)

Commenting on the application of the interim warrants for the installation of 40 km/h Speed Limits and All-Way Stop Control, and propose more permanent criteria for the use of these traffic control devices; and **recommending** that:

- (1) the interim criteria for installing All-Way Stop Sign Control as presented in Appendix 1, be adopted for long-term use within the City of Toronto;
- (2) the interim criteria for establishing a 40 km/h speed limit be amended for long-term use in the City of Toronto by revising the warrant structure, to remove confusion and potential misinterpretation about road widths and operating speeds, as presented in Appendix 2; and
- (3) these recommendations be forwarded to the Works Committee.

**14. PRELIMINARY REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – TB ZBL 2001 0020 – 172 FINCH AVENUE EAST – WARD 23 – WILLOWDALE**

Director, Community Planning, North District, Urban Development Services  
(January 8, 2002)

Providing preliminary information on the above-noted application for a zone change to permit a semi-detached house and seeking Community Council's direction on processing the application and conducting a community meeting; 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. PRELIMINARY REPORT – APPLICATION TO AMEND THE NORTH YORK ZONING BY-LAW 7625 – TB ZBL 2001 0014 – SOLRAY INVESTMENTS – 2375 STEELES AVENUE WEST – WARD 8 – YORK WEST**

Director, Community Planning, North District, Urban Development Services  
(December 20, 2001)

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

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

**16. PRELIMINARY REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – TB ZBL 2001 0023 – 4384 BATHURST STREET – WARD 10 – YORK CENTRE**

Director, Community Planning, North District, Urban Development Services  
(January 10, 2002)

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; and
- (3) Notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

**17. FURTHER REPORT – APPLICATION TO AMEND THE ZONING BY-LAW 7625 – TB ZBL 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  
(December 19, 2001)

Noting any additional issues with respect to the application raised at the community consultation meeting, in addition to the issues raised in the Preliminary Report; and **recommending** that the matters listed in the Preliminary Report dated November 6, 2001, under the heading “Issues to be Resolved” plus the issues raised at the community consultation meeting held on November 28, 2001, and noted in the body of this report, be adopted.

**18. FURTHER PRELIMINARY REPORT – REVISED APPLICATION TO AMEND NORTH YORK ZONING BY-LAW 7625 – UDZ 97-36 AND UDSB 1233 – ELDERBROOK DEVELOPMENTS – FINCH AVENUE WEST BETWEEN YORK GATE BOULEVARD AND NORFINCH DRIVE – WARD 8 – YORK WEST**

Director, Community Planning, North District, Urban Development Services  
(December 19, 2001)

Providing preliminary information on a revised application for 780 apartment units and 184 townhouse and semi-detached units 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 305 metres of the site, as previously directed by Council.
- (3) Notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act and to residents within 305 metres of the site, as previously directed by Council.

**19. REQUEST FOR EXEMPTION TO THE SIGN BY-LAW – VARIANCE FOR PROPOSED SIGN – 5025 YONGE STREET**

Director & Deputy Chief Building Official, Urban Development Services

(Report Not Yet Available)

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

**20. REQUEST FOR EXEMPTION TO THE SIGN BY-LAW – VARIANCE FOR PROPOSED ROOF SIGN – 6 MILVAN DRIVE – WARD 7 – YORK WEST**

**DEPUTATION ITEM – SCHEDULED FOR 10:15 A.M.**

Director and Deputy Chief Building Official, Urban Development Services

(January 3, 2002)

Reporting on a request for a variance from the Sign By-law by Mr. Russel Lane, a leasing representative of Pattison Outdoor Advertising, to permit the construction of a third party roof sign on the existing building on the subject property; and **recommending** that the request for a minor variance from the Sign B-law be **refused**.

**21. REQUEST FOR EXEMPTION TO THE SIGN BY-LAW – VARIANCE FOR PROPOSED GROUND SIGN – 1881 WILSON AVENUE – WARD 7 – YORK WEST**

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

Director and Deputy Chief Building Official, Urban Development Services  
(January 3, 2002)

Reporting on a request for a variance from the Sign By-law by Mr. A. Mirali, to permit the erection of a first party ground sign for the associated building on the subject property; and **recommending** that the request for a minor variance from the Sign By-law be **refused**.

**22. REQUEST FOR EXEMPTION TO THE SIGN BY-LAW – VARIANCE FOR PROPOSED ROOF SIGN – 3042 KEELE STREET – WARD 9 – YORK CENTRE**

**DEPUTATION ITEM – SCHEDULED FOR 10:45 A.M.**

Director and Deputy Chief Building Official, Urban Development Services  
(January 7, 2002)

Reporting on a request for a variance from the Sign By-law by Ms. Lorraine Sherman, to permit the construction of a third party roof sign on the existing two storey building on the subject property; and **recommending** that the request for a minor variance from the Sign By-law be **refused**.

**23. BLACK HISTORY MONTH**

**PRESENTATION – SCHEDULED FOR 11:30 A.M.**

Presentation to the recipient of the Black History Month Award.

- 24. FINAL REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN – TB OPA 2001 0001 – WESTON CONSULTING GROUP FOR ELK ISLAND DEVELOPMENTS INC. – 8-23 CLAIPTRELL ROAD, 391-403 SPRING GARDEN AVENUE, 2-16 TEAGARDEN COURT, 2880-2890 BAYVIEW AVENUE, 2-22 MALINGHAM COURT, 500-502 SHEPPARD AVENUE EAST – WARD 23 - WILLOWDALE**

**AND**

**APPLICATION TO AMEND THE OFFICIAL PLAN – TB OPA 2001 0002 – BORDEN, LADNER, GERVAIS FOR ALL SOULS ANGLICAN CHURCH – 6-23 CLAIPTRELL ROAD, 391-403 SPRING GARDEN AVENUE, 2-16 TEAGARDEN COURT, 2880-2890 BAYVIEW AVENUE, 2-22 MALLINGHAM COURT, 436-502 SHEPPARD AVENUE EAST – WARD 23 – WILLOWDALE**

**DEPUTATION ITEM – SCHEDULED FOR 2:00 P.M.**

Director, Community Planning, North District, Urban Development Services  
(January 16, 2002)

Reporting on two Official Plan Amendment applications to consider lands within the Sheppard East Subway Corridor Secondary Plan (OPA 392) as a key development area; and **recommending** that City Council:

- (1) Receive the draft Official Plan Policies in Attachment 5; and
- (2) Direct the City Solicitor to forward the draft policies in Attachment 5 to the Ontario Municipal Board as a proposed modification to OPA 392.

- 25. FINAL REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – TB ZBL 2001 0016 – BLOOMING FOREST BHIKKUNI BUDDHIST ASSOCIATION OF CANADA – 960-962 WILSON AVENUE AT MURRAY ROAD – WARD 9 – YORK CENTRE**

**DEPUTATION ITEM – SCHEDULED FOR 2:20 P.M.**

Director, Community Planning, North District, Urban Development Services  
(January 7, 2002)

Reporting on an application to amend the Zoning By-law for an existing place of worship located at 960-962 Wilson Avenue at Murray Road; and **recommending** that City Council:

- (1) refuse Zoning By-law Amendment Application No. TB ZBL 2001 0016; and
- (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.

**25(a).** Ms. Gayle Christie, Christie & Associates  
(January 8, 2002)

Requesting a deferral, on behalf of Blooming Forest Bhikkuni Buddhist Association of Canada, to allow time to resolve outstanding issues; to retain a traffic consultant and deal with the noise issue raised by the abutting neighbour.

**26. FINAL REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – TB OPA 2001 0003 – THE CADILLAC FAIRVIEW CORPORATION – 1800 SHEPPARD AVENUE EAST – FAIRVIEW MALL – WARD 33 – DON VALLEY EAST**

|                                                           |
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| <b>STATUTORY PUBLIC MEETING – SCHEDULED FOR 2:30 P.M.</b> |
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Director, Community Planning, North District, Urban Development Services  
(January 8, 2002)

Reporting on an application to amend the Official Plan to accommodate the provision of community space at the Fairview Mall Shopping Centre located at 1800 Sheppard Avenue East; 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. 3;
- (2) Amend the Zoning By-law for the former City of North York substantially in accordance with the draft Zoning By-law Amendment under Section 37 of the Planning Act attached as Attachment No. 4;
- (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; and
- (4) Prior to introducing the Bill to City Council for enactment, the owner shall enter into an Agreement with the City pursuant to Section 37 of the Planning Act in a form satisfactory to the City Solicitor and the Director, Community Planning, North District, to identify and secure community facilities generally in accordance with the Term Sheet attached to this report (Attachment No. 5).

**27. FINAL REPORT – APPLICATION TO AMEND THE ZONING BY-LAW – TB ZBL 2001 0013 – SHARON AND TAMARA LOHR (C/O JOHN KIRK) – 647 SHEPPARD AVENUE WEST – WARD 10 – YORK CENTRE**

**STATUTORY PUBLIC MEETING – SCHEDULED FOR 2:45 P.M.**

Director, Community Planning, North District, Urban Development Services  
(December 28, 2001)

Reporting on an application to amend the zoning by-law to permit the conversion of an existing single detached dwelling house to a travel agency at 647 Sheppard Avenue West; and **recommending** that City Council:

- (1) Amend the Zoning By-law substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 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, the applicant shall:
  - (i) obtain site plan approval for this project from the Director, Community Planning, North District, with particular attention given to the comments of civic officials set out in Schedules 5 through 7 of this report.
  - (ii) have conveyed to the City for a nominal sum, a widening measuring approximately 2.6 metres across the entire frontage of the property to satisfy the requirements of a 36-metre right-of-way for Sheppard Avenue West.

**28. FINAL REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW AND PART LOT CONTROL – TB CMB 2001 0014 – RAMP DEVELOPMENTS LTD. – 15 DALLNER ROAD – WARD 7 – YORK WEST**

**STATUTORY PUBLIC MEETING – SCHEDULED FOR 3:00 P.M.**

Reporting on an application to amend the Official Plan and Zoning By-law, and to release part lot control, to permit the development of semi-detached residential units at 15 Dallner Road, north of Wilson Avenue and west of Jane Street adjacent to the Sheridan Mall; 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. 7;
- (2) Amend Zoning By-law 7625 for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 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) Prior to the enactment of the zoning by-law, the applicant shall obtain Landscape Plan Approval from the Director, Community Planning, North District generally in accordance with the draft Landscape Plan attached as Attachment 4; and
- (5) Subsequent to the zoning by-law coming into full force and effect, release part lot control in order to permit the conveyance of each semi-detached dwelling unit, the establishment of rights-of-way and allow for any necessary easements to be deemed. The part-lot control by-law shall expire one year from the date of its enactment. The appropriate City Officials shall be authorized and directed to register the By-law on title.

**29. FINAL REPORT – APPLICATION TO AMEND NORTH YORK ZONING BY-LAW 7625 – UDZ-00-16 – PLANTACTICS (ON BEHALF OF ASHMONT ESTATES INC.) – 25 HIGHVIEW AVENUE AND 188-208 DOWNSVIEW AVENUE – WARD 9 – YORK CENTRE**

**STATUTORY PUBLIC MEETING – SCHEDULED FOR 3:30 P.M.**

Director, Community Planning, North District, Urban Development Services  
(January 9, 2002)

Reporting on a site specific exception to amend the Zoning By-law to permit small lot single detached homes fronting on a common element condominium private road; and **recommending** that City Council:

- (1) Amend the Zoning By-law 7625 for the development 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; and

(3) Before introducing the necessary Bills to City Council for enactment, the applicant is required to execute a Tree Preservation Agreement.

**29(a).** Dario Spizzirri  
(undated)

Forwarding several letters in support of the proposed development.

**29(b).** Ms. Dianne Bradbury  
(undated)

Commenting on the merits of the proposed development and the various concerns raised by area residents.

**29(c).** Mr. Joseph Leonardis  
(December 17, 2001)

Expressing his support for the proposed development.

**29(d).** Dino & Raffale Petrilli  
(undated)

Expressing their support for the proposed development.

**29(e).** Antonio & Marina Pezzetta  
(undated)

Expressing their support for the proposed development.

**29(f).** Emilio & Alisa Cantalini  
(undated)

Expressing their support for the proposed development.

**29(g).** Sante & Teresa Fiaschetti  
(undated)

Expressing their support for the proposed development.

**29(h).** J. Picciani  
(February 10, 2001)

Forwarding a petition signed by 54 area residents in opposition to the proposed development.

- 29(i).** J. Leonardis  
(February 26, 2001)

Forwarding a petition signed by 58 area residents in support of the proposed development.

- 30. FINAL REPORT – APPLICATIONS TO AMEND THE ZONING BY-LAW – TB ZBL 2001 0006 AND TB ZBL 2001 0017 – BAGHAI DEVELOPMENT LIMITED – ADAM BROWN C/O BROWN DRYER KAROL – 34 AVONDALE AVENUE AND BLOCKS 4 AND 5, PLAN 66M-2354 – WARD 23 – WILLOWDALE**

**STATUTORY PUBLIC MEETING – SCHEDULED FOR 4:00 P.M.**

Director, Community Planning, North District, Urban Development Services  
(January 9, 2002)

Reporting on two concurrent Zoning By-law Amendment applications by Baghai Development Limited, to permit the transfer of density and the relocation of the Elihu Pease House from 34 Avondale Avenue to Blocks 4 and 5 in the Wittington Subdivision (Plan 66M-2354) and to permit a portion of currently permitted non-residential gross floor area in the Wittington Subdivision to be used for either non-residential or residential purposes increasing the total number of dwelling units permitted in the subdivision; and **recommending** that City Council:

- (1) amend the Zoning By-law substantially in accordance with the draft Zoning By-law Amendments attached as Attachment Nos. 15 and 16;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required; and
- (3) Before introducing the necessary Bills to City Council for enactment, the owner is required to:
  - (a) enter into a Section 37 Agreement to implement the matters as noted in the draft by-law included as Attachment 15;
  - (b) deposit with Works and Emergency Services, in cash or certified cheque, the estimated cost of construction of necessary municipal infrastructure works and improvements to service the development, including the costs for the design, tender, contract administration and construction supervision; and
  - (c) enter into a Tree Preservation Agreement for 34 Avondale Avenue.

- 30(a).** Donalda and Louis Badone, The Elihu Pease House – 1834  
(January 13, 2002)

Expressing their endorsement of the new owner's plans for the relocation and restoration of the Elihu Pease House.

- 30(b).** Dan & Judy Smith  
(January 14, 2002)

Expressing their concerns with the applications and indicating that in their opinion, the application would be in direct conflict with the goals of the Ontario Municipal Board and detrimental to the interests of area landowners.

- 30(c).** Mr. Kurt G. Denny  
(January 11, 2002)

Expressing his concerns with the applications; his opposition to any new development; and attaching a list of homeowners endorsing his letter.

- 30(d).** Ms. Jo Anne McHugh  
(January 16, 2002)

Objecting to the proposed transfer of density which in her opinion erodes and jeopardizes the value of the density to property owners in the blocks between Avondale, Bales, Anndale and Tradewind/Bonnington, granted a 3.5 times coverage at the Ontario Municipal Board.

- 30(e).** Mr. Dan Newton  
(January 16, 2002)

Expressing his concerns regarding the density on the proposed development.

- 30(f).** Mr. Geoffrey E. Geduld, Past President, North York Historical Society  
(January 17, 2002)

Expressing the North York Historical Society's support for approval of the request by the applicant to save the Elihu Pease House as a community resource.

- 30(g)** Mr. Roger Swift, Vice-President, Avondale Ratepayers Association  
(January 15, 2002)

Expressing no objection to the relocation of the Elihu Pease House to Blocks 4 and 5 in the Wittington subdivision; expressing concern about the preservation of this house as a heritage property; expressing concern about the traffic in the area and the validity of the 60/40 transit modal split assumption used for this whole development because this assumption has yet to be proven; urging Council not to amend the current official plan until all of the current development is complete; and attaching a petition signed by ten residents of Avondale and Glendora Avenues in support of his comments.

- 31. FINAL REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW – TB CMB 2001 0007 – MINI-SKOOLES LEARNING CENTRES INC. – 685 SHEPPARD AVENUE EAST – WARD 24 – WILLOWDALE**

**STATUTORY PUBLIC MEETING – SCHEDULED FOR 4:15 P.M.**

Director, Community Planning, North District, Urban Development Services  
(January 8, 2002)

Reporting on an application to amend the Official Plan and Zoning By-law for a 6 storey building with commercial and institutional uses at 685 Sheppard Avenue West; and **recommending** that:

- (1) City Council amend the Official Plan for the former City of North York substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 7;
- (2) City Council amend the Zoning By-law for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8; and
- (3) City Council 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.

- 32. FINAL REPORT – APPLICATION TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW 7625 – TB CMB 2001 0008 – MURPHY HILGERS ARCHITECTS INC. FOR NORTH YORK GENERAL HOSPITAL – 155 MCNICOLL AVENUE – WARD 24 – WILLOWDALE**

**STATUTORY PUBLIC MEETING – SCHEDULED FOR 4:30 P.M.**

Director, Community Planning, North District, Urban Development Services

(January 10, 2002)

Reporting on an application to amend the Official Plan and the Zoning By-law to provide for the new construction of a 151 bed nursing home and the provision within the adjacent, former McNicoll Public School of the Child and Adolescent Ambulatory Health Services, both to be operated by the North York General Hospital; 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. 10;
- (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 No. 11; and
- (3) Authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law and Official Plan Amendments as may be required.

**32(a).** Mr. John A. Bauckham  
(January 11, 2002)

Expressing his support for the proposed development.

**32(b).** Mr. Andrew Ho  
(January 13, 2002)

Expressing his opposition to the proposed development.

**32(c).** Mr. Alex Chan  
(January 13, 2002)

Expressing his support for the proposed development.

**32(d).** Ralph and Eileen Garber  
(January 13, 2002)

Expressing their support for the proposed development.

**32(e).** Ms. Helen Wong  
(January 15, 2002)

Requesting that Mr. Anchuan Jiang be given an opportunity to address the Community Council on behalf of the Hillcrest Neighbourhood area residents respecting the proposed development.

- 32(f).** Wilson, Patricia, Eva and Elynn Kwok  
(January 16, 2002)

Expressing their opposition to the proposed development.

- 32(g).** Mr. Michael Lui  
(January 15, 2002)

Expressing his opposition to the proposed development.

- 32(h).** Mr. Michael Lui, addressed to the Director, Community Planning, North District, Urban Development Services  
(January 15, 2002)

Requesting a response to several issues concerning the proposed development, which were not addressed at the community consultation meeting held on November 14, 2001.

- 32(i).** Ms. Helen Nipp  
(January 15, 2002)

Expressing her opposition to the proposed development.

- 32(j).** John and Norma Ngan  
(January 16, 2002)

Expressing their opposition to the proposed development.

- 32(k).** Ms. Annie Cheng  
(January 16, 2002)

Forwarding a copy of the open letter addressed to Councillor Shiner, which identifies the concerns raised by the residents of the community.

- 32(l).** Mr. Kendy Fan  
(January 16, 2002)

Expressing his opposition to the proposed development.

**33. FINAL REPORT – UD03-BES - BESSARION-LESLIE CONTEXT PLAN – WARD 24 – WILLOWDALE**

**DEPUTATION ITEM – SCHEDULED FOR 5:00 P.M.**

Director, Community Planning, North District, Urban Development Services  
(January 15, 2002)

Recommending a Context Plan for the Bessarion and Leslie Nodes to guide consideration of the Canadian Tire and other future development proposals for lands included within the Context Plan area; and **recommending** that City Council:

- (1) Adopt the Context Plan for use as an implementation tool to guide the review of the Canadian Tire development application as well as other future development applications for lands included within the Context Plan area.
- (2) Direct staff to enter into negotiations with the Toronto District School Board and the Toronto Catholic District School Board on a joint use City park, community centre and school facility, and to report back prior to or at the same time as the Canadian Tire subdivision application.

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

**34.            APPOINTMENT TO THE GIBSON HOUSE MUSEUM BOARD – WARD 23 - WILLOWDALE**

Commissioner of Economic Development, Culture and Tourism  
(December 14, 2001)

Confidential report from the Commissioner of Economic Development, Culture and Tourism respecting the Appointment to the Gibson House Museum Board; such report to be considered in camera, having regard that the subject matter relates to personal information about an identifiable individual.