

**THE CITY OF TORONTO**

**City Clerk's Division**

**Minutes of the North York Community Council**

**Meeting No. 1**

**Wednesday, January 30, 2002.**

The North York Community Council met on Wednesday, January 30, 2002, in the Council Chamber, North York Civic Centre, commencing at 10:10 a.m.

**Attendance:**

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

	10:10 a.m. to 12:30 p.m.	2:15 p.m. to 9:45 p.m.
Councillor Li Preti, Chair	x	x
Councillor Augimeri	x	x
Councillor Filion	x	x
Councillor Feldman	x	x
Councillor Mammoliti, Vice-Chair	x	x
Councillor Shiner	x	x
Councillor Sutherland	x	x

**Confirmation of Minutes:**

On motion by Councillor Mammoliti, Ward 7 – York West, the minutes of the meeting of the North York Community Council held on November 24, 2001, were confirmed.

**1.1 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.**

The North York Community Council had before it a report (January 15, 2002) from the Commissioner of Corporate Services, 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:

North York Community Council Minutes  
Wednesday, January 30, 2002

---

- (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;

North York Community Council Minutes  
Wednesday, January 30, 2002

---

- (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.

North York Community Council Minutes  
Wednesday, January 30, 2002

---

The North York Community Council also had before it a communication (January 29, 2002) from Ms. Susan Rosenthal, Davies Howe Partners, on behalf of Rosedale Developments Inc., requesting an opportunity to make an oral submission on this matter.

Ms. Susan Rosenthal, Davies Howe Partners, on behalf of Rosedale Developments Inc., appeared before the North York Community Council in connection with the foregoing matter

- A. Councillor Filion, Ward 23 - Willowdale, moved that consideration of the foregoing report be deferred until such time as the Section 37 Agreement required to secure the temporary park and public art proposed as part of the development of the lands located 4917 to 4995 Yonge Street; 1 to 27 Hollywood Avenue; 8 to 18 Spring Garden Avenue, has been executed.
- B. Councillor Shiner, Ward 24 – Willowdale, moved that the Chief Financial Officer, in consultation with the Director, Transportation Services, District 3, be requested to submit a report to the North York Community Council on the manner in which the revenue derived from the sale of said lane can be placed into a reserve fund to be utilized for the acquisition of land for the North York Centre ring road; and that such report be considered at the same time as the report from the Commissioner of Corporate Services dealing with the sale of part of the lane.

Upon the question of the adoption of Motion A., moved by Councillor Filion, it was carried.

Upon the question of the adoption of Motion B., moved by Councillor Shiner, it was carried.

**(Report No. 1 – Clause No. 22(a))**

**1.2 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.**

The North York Community Council had before it a joint report (January 10, 2002) Commissioner of Works and Emergency Services and the Commissioner of Corporate

North York Community Council Minutes  
Wednesday, January 30, 2002

---

Services, recommending that portions of Barberry Place be stopped-up and closed, declared surplus, and exchanged for certain lands to be conveyed to the City for future public highway purposes; and further recommending that:

- (1) Subject to compliance with the requirements of the Municipal Act and upon compliance by Daniels with the following terms and conditions, that portions of the public highway shown as Parts 5 and 11 on Plan 66R-19123, having a total site area of approximately 162 m<sup>2</sup> (1,743.8 sq ft), being PARTS 1 and 2 on the attached Sketch No. PS-2001-041, (the “Existing Highway”) be stopped-up and closed as public highway, and be conveyed to Daniels, the abutting owner; for nominal consideration of \$2.00;
  - (a) Daniels, together with such other persons as the City Solicitor may require, shall indemnify the City against all loss, cost, damage or action resulting from the closing and conveyancing of the Existing Highway and the conveyance to the City of the New Highway Lands, referred to below;
  - (b) Daniels shall accept the conveyance of the Existing Highway on an “as-is” basis, subject to any easements that are reserved or granted for municipal services or public utilities, if necessary, for access, operation, use, inspections, repair, maintenance, reconstruction or alteration of the existing services and for the construction of additional or new services or facilities and on closing, shall execute and deliver a release in favour of the City in respect of all loss, cost, damage, liability or actions relating to the environmental condition of the Existing Highway, in a form satisfactory to the City Solicitor;
  - (c) Daniels shall agree to pay all costs required to adjust, relocate, abandon and/or reconstruct any services, utilities, roads, and/or road alignment necessitated, if any, by this proposal to the specifications and standards required by the City’s Commissioner of Works and Emergency Services;
  - (d) on or prior to the City conveying the Existing Highway to Daniels, Daniels shall convey the lands identified as Parts 3, 7 and 8 on Plan 66R-19123, having a total site area of 1,254.6 m<sup>2</sup> (13,504.8 sq ft), the New Highway Lands to the City for nominal consideration of \$2.00 for future public highway purposes, such lands to be free and clear of all encumbrances, save and except a non-exclusive

North York Community Council Minutes  
Wednesday, January 30, 2002

---

temporary right-of-way to be reserved by Daniels on closing on the following terms and conditions;

- (i) the temporary right-of-way shall be in a form satisfactory to the City Solicitor and the term of this temporary right-of-way will automatically terminate upon the New Highway Lands being dedicated and assumed by the City as a public highway;
  - (ii) Daniels shall at its own expense, obtain, maintain or cause to be obtained and maintained, and provide the City with evidence of, insurance coverage during the currency of this temporary right-of-way satisfactory to the Chief Financial Officer and Treasurer;
  - (iii) Daniels shall agree to release the City from all claims or demands for damages or injuries Daniels may suffer or sustain at any time now or in the future as a result of the aforesaid use or occupation unless caused by the negligence or wilful misconduct of the City;
  - (iv) Daniels shall agree to indemnify and save harmless the City from and against all claims made, including construction liens or other actions against the City, and all resulting losses, damages, expenses and liability, arising out of the entry, use and occupation of the New Highway Lands by Daniels, its successors, assigns, employees, tenants, licensees, workpersons, independent contractors, agents, servants and/or invitees;
  - (v) Daniels will, at its sole cost, maintain and repair the New Highway Lands in a state of good order, condition and repair to the satisfaction of the Commissioner of Corporate Services; and
  - (vi) such other terms and conditions as the City Solicitor may deem advisable to protect the City's interests;
- (e) at the time the New Highway Lands are conveyed to the City, Daniels shall, at its sole cost, provide the City with Daniels'

North York Community Council Minutes  
Wednesday, January 30, 2002

---

solicitor's title opinion confirming that the City has acquired good and marketable title to the New Highway Lands in fee simple, in accordance with the requirements of Paragraph (d) hereof, such title opinion to be satisfactory in form and content to the City Solicitor;

- (f) Daniels shall pay all costs related to the land exchange transaction, including the payment of land transfer tax and G.S.T. in respect of the conveyance of both the Existing Highway and the New Highway Lands, if applicable. Daniels shall also agree to pay the cost of registering the authorizing by-law, and any other documents necessary to effect the closing and conveyancing of the Existing Highway to Daniels and the conveyance of the New Highway Lands to the City;
  - (g) prior to closing, Daniels shall provide the City with evidence satisfactory in form and content to the Commissioner of Corporate Services that the environmental condition of the New Highway Lands meets with the Ministry of Environment's requirements for the proposed use thereof;
  - (h) Daniels shall pay the cost of publishing the public notices required pursuant to the Municipal Act, estimated to be \$6,000.00 on the understanding that any such money expended will not be refunded in the event the transaction is not completed;
  - (i) Daniels 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, to the satisfaction of the City Surveyor, required to complete this land exchange transaction;
  - (j) Daniels shall comply with all other terms and conditions related to this proposal as the City Solicitor may deem advisable to protect the City's interests;
  - (k) Daniels shall satisfy all of the foregoing conditions at no cost the City.
- (2) the Existing Highway be declared surplus to the City's requirements and notice of the proposed sale be given to the public in accordance with the



North York Community Council Minutes  
Wednesday, January 30, 2002

---

requirements of Chapter 213 of the City of Toronto Municipal Code;

- (3) notice be given to the public of the proposed by-law to stop up, close and sell the Existing Highway, in accordance with the requirements of the Municipal Act;
- (4) the North York Community Council hold a public hearing concerning the proposed by-law if any person who claims that the person's land will be prejudicially affected by the proposed by-law applies to be heard, in accordance with the requirements of the Municipal Act; and
- (5) the appropriate City Officials be authorized and directed to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any bills necessary to give effect thereto.

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

**(Report No. 1 – Clause No. 1)**

**1.3 Naming of Proposed Private Lane at 74, 76 and 78 Finch Avenue West – Ward 23 – Willowdale.**

The North York Community Council had before it a report (January 14, 2002) from the City Surveyor, Works and Emergency Services, 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.

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

**(Report No. 1 – Clause No. 2)**

**1.4. Ontario Municipal Board Hearing – 84 Cameron Avenue – Ward 23 – Willowdale.**

The North York Community had before it a report 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.

The North York Community Council received the foregoing report.

**(Report No. 1 – Clause No. 22(b))**

**1.5 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.**

The North York Community had before it a report (January 14, 2002) from North District Manager, Municipal Licensing and Standards and Court Services, Urban Development Services, 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.

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

**(Report No. 1 – Clause No. 3)**

**1.6 Parking/Stopping Prohibitions – Brookwell Drive – Ward 9 – York Centre.**

The North York Community Council had before it a report (January 15, 2002) from the Director, Transportation Services, District 3, Works and Emergency Services, 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.

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

**(Report No. 1 – Clause No. 4)**

**1.7 Parking Prohibitions – Willowdale Avenue – Ward 23 – Willowdale.**

The North York Community Council had before it a report (January 15, 2002) from the Director, Transportation Services, District 3, Works and Emergency Services, 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.

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

**(Report No. 1 – Clause No. 5)**

**1.8 Installation of Southbound No Right Turns on Red – Sheppard Avenue East at Parkway Forest Drive/Fairview Mall Access – Ward 33 – Don Valley East.**

The North York Community Council had before it a report (January 4, 2002) from the Director, Transportation Services, District 3, Works and Emergency Services, 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.

On motion by Councillor Sutherland, Ward 33 – Don Valley East, the North York Community Council deferred consideration of the foregoing report until such time as a resolution has been reached for the movement of northbound traffic from Parkway Forest Drive, and in the interim, temporary barriers for the bus only lane at the intersection of Parkway Forest Drive, be installed.

**(Report No. 1 – Clause No. 22(c))**

**1.9 Traffic Management/Operational Improvements – Sheppard Avenue Corridor – Wards 23 and 24 – Willowdale.**

The North York Community Council had before it a report (January 11, 2002) from the Director, Transportation Services, District 3, Works and Emergency Services, 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;

North York Community Council Minutes  
Wednesday, January 30, 2002

---

- (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.

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

**(Report No. 1 – Clause No. 6)**

**1.10 Stopping Prohibitions – Church Avenue – Ward 23 – Willowdale.**

The North York Community Council had before it a report (January 14, 2002) from the Director, Transportation Services, District 3, Works and Emergency Services, 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.

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

**(Report No. 1 – Clause No. 7)**

**1.11 Parking/Stopping Prohibitions – Lillian Street – Ward 24 – Willowdale.**

The North York Community Council had before it a report (January 11, 2002) from the Director, Transportation Services, District 3, Works and Emergency Services, 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.

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

**(Report No. 1 – Clause No. 8)**

**1.12 Installation of Traffic Calming Measures (Speed Humps) – Elana Drive – Ward 7 – York West.**

The North York Community Council had before it a report (January 11, 2002) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on the feasibility of installing speed humps on Elana Drive; and recommending that this report be received for information only.

On motion by Councillor Mammoliti, Ward 7 – York West, the North York Community Council deferred the foregoing report until such time as the report requested from the Director, Transportation Services, District 3, in connection with the rezoning application submitted by Elderbrook Developments for the site located on the north side of Finch Avenue West between York Gate Boulevard and Norfinch Drive has been considered by the North York Community Council.

**(Report No. 1 – Clause No. 22(d))**

**1.13 Review of Interim Warrants for All-Way Stop Control and 40 Km/h Speed Limits – All Wards.**

The North York Community Council had before it a report (January 15, 2002) from the General Manager, Transportation Services, Works and Emergency Services, commenting on the application of the interim warrants for the installation of 40 km/h Speed Limits and All-Way Stop Control, and proposing 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.

On motion by Councillor Sutherland, Ward 33 – Don Valley East, the North York Community Council recommended to the Works Committee that the report (January 15, 2002) from the General Manager, Transportation Services Division, Works and Emergency Services, be adopted.

**(Report No. 1 – Clause No. 22(e))**

**1.14 Preliminary Report – Application to Amend the Zoning By-law – TB ZBL 2001 0020 – 127 Finch Avenue East – Ward 23 – Willowdale.**

The North York Community Council had before it a report (January 8, 2002) from the Director, Community Planning, North District, Urban Development Services, 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



17  
North York Community Council Minutes  
Wednesday, January 30, 2002

---

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.

On motion by Councillor Filion, Ward 23 – Willowdale, the North York Community Council approved:

- (1) the foregoing report (January 8, 2002) from the Director, Community Planning, North District, Urban Development Services; and
- (2) the following Resolution submitted by Councillor John Filion, Ward 23 – Willowdale:

“WHEREAS the Preliminary Report recommends that staff be directed to schedule a community consultation meeting together with the Ward Councillor, and that notice of the community consultation meeting be given to landowners and residents within 120 metres of the site;

THEREFORE BE IT RESOLVED THAT the Preliminary Report be approved subject to the notice area being extended to include all residents and landowners on both sides of Finch Avenue East, between Willowdale Avenue and Longmore Street, and on both sides of Olive Avenue, between Willowdale Avenue and Longmore Street”.

**(Report No. 1 – Clause No. 22(f))**

**1.15 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.**

The North York Community Council had before it a report (December 20, 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 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.

The North York Community Council approved the foregoing report.

**(Report No. 1 – Clause No. 22(g))**

**1.16 Preliminary Report – Application to Amend the Zoning By-law – TB ZBL 2001 0023 – 4384 Bathurst Street – Ward 10 – York Centre.**

The North York Community Council had before it a report (January 10, 2002) 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; and
- (3) Notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

The North York Community Council approved the foregoing report.

**(Report No. 1 – Clause No. 22(h))**

**1.17 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.**

The North York Community Council had before it a report (December 19, 2001) from the Director, Community Planning, North District, Urban Development Services, 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.

On motion by Councillor Filion, Ward 23 – Willowdale, the North Community Council approved the foregoing report.

**(Report No. 1 – Clause No. 22(i))**

**1.18 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.**

The North York Community Council had before it a report (December 19, 2001) from the Director, Community Planning, North District, Urban Development Services, 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

20  
North York Community Council Minutes  
Wednesday, January 30, 2002

---

the site, as previously directed by Council.

- A. Councillor Sutherland, Ward 33 – Don Valley East, moved that Mr. M. Hull, be given an opportunity to address the North York Community Council, on behalf of Elderbrook Developments.

Upon the question of the adoption of Motion A., moved by Councillor Sutherland, it was lost.

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

- (1) the North York Community Council defer consideration of the foregoing report for a maximum of three months in order to:
  - (a) allow the Director, Community Planning, North District, in consultation with Police Chief Fantino and  
  
representatives of the North York Pedestrian and Cycling Committee to submit a further report on the application;  
and
  - (b) allow the Director, Transportation Services, District 3, Works and Emergency Services to submit a report respecting a detailed traffic analysis of this area; including the feasibility of the installation of traffic calming measures on Elana Drive taking into consideration the increased traffic from the proposed development; such report to be considered by the North York Community Council as the same time as the report from the Director, Community Planning, referred to in Recommendation (1)(a).
- (2) the North York Community Council request that:
  - (a) a Community Committee be established by Councillor Li Preti and Councillor Mammoliti; such Committee to meet with the applicant to discuss the proposal;
  - (b) both Councillor Li Preti and Councillor Mammoliti, be invited to any future meetings being held respecting the

proposed development; and

- (c) a survey be distributed to the entire community on the density and changes in the Jane/Finch Corridor; the expenditures of which shall be charged to Councillor Mammoliti's budget.

Upon the question of the adoption of Motion B., moved by Councillor Mammoliti, it was carried.

**(Report No. 1 – Clause No. 22(j))**

**1.19 Request for Exemption to the Sign By-law – Variance for Proposed Sign – 5025 Yonge Street.**

The North York Community Council had before it a report (January 11, 2002) 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. Sid Catalano, of Pattison Industries Limited, to permit the construction of an illuminated 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 approved.

On motion by Councillor Filion, Ward 23 - Willowdale, the North York Community Council recommended to City Council that:

- (1) the report (January 11, 2002) from the Director and Deputy Chief Building Official, Urban Development Services, not be adopted; and
- (2) the request for a variance from the sign by-law by Mr. Sid Catalano of Pattison Industries Limited, to permit the construction of an illuminated third party roof sign on the existing two storey building at 5025 Yonge Street, be refused.

**(Report No. 1 – Clause No. 9)**

**1.20 Request for Exemption to the Sign By-law – Variance for Proposed Roof Sign – 6 Milvan Drive – Ward 7 – York West.**

North York Community Council Minutes  
Wednesday, January 30, 2002

---

The North York Community Council had before it a report (January 3, 2002) 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. 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.

The North York Community Council also had before it a communication (January 28, 2002) from Russel Lane, Leasing Representative, Pattison Outdoor Advertising, requesting that this matter be deferred to the next meeting of the North York Community Council on February 26, 2002.

Mr. Sid Catalano, Pattison Outdoor Advertising, appeared before the North York Community Council in connection with the foregoing matter, on behalf of Russel Lane.

- A. Councillor Mammoliti, Ward 7 – York West, moved that the North York Community Council defer consideration of the foregoing report to the next meeting scheduled for February 24, 2002.

Upon the question of the adoption of Motion A., moved by Councillor Mammoliti, it was carried.

Later in the proceedings, this matter was re-opened.

- B. Councillor Mammoliti, Ward 7 – York West, moved that the North York Community Council re-open the matter.

Upon the question of the adoption of Motion B., moved by Councillor Mammoliti, it was carried.

- C. Councillor Mammoliti, Ward 7 – York West, moved that the North York Community Council recommend to City Council, the adoption of the foregoing report.

Upon the question of the adoption of Motion C., moved by Councillor Mammoliti, it was carried.

**(Report No. 1 – Clause No. 10)**

**1.21 Request for Exemption to the Sign By-law – Variance for Proposed Ground Sign – 1881 Wilson Avenue – Ward 7 – York West.**

The North York Community Council had before it a report (January 3, 2002) 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. 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.

No one appeared before the North York Community Council in connection with the foregoing matter.

On motion by Councillor Mammoliti, Ward 7 – York West, the North York Community Council recommended to City Council, the adoption of the foregoing report.

**(Report No. 1 – Clause No. 11)**

**1.22 Request for Exemption to the Sign By-law – Variance for Proposed Roof Sign – 3042 Keele Street – Ward 9 – York Centre.**

The North York Community Council had before it a report (January 7, 2002) from the Director and Deputy Chief Building Official, Urban Development Services, 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.

The North York Community Council also had before it a communication (January 23, 2002) from Ms. Lorraine Sherman, 1420050 Ontario Inc., requesting a deferral of this matter to a future date.

On motion by Councillor Augimeri, Ward 9 – York Centre, the North York Community Council deferred consideration of the foregoing report to its next meeting scheduled for February 26, 2002.

**(Report No. 1 – Clause No. 22(k))**

**1.23 Black History Month 2002.**

Councillor Li Preti, on behalf of the North York Community Council welcomed Mr. Richard Gosling, Co-ordinator, Access and Equity Centre, Chief Administrator's Office.

Mr. Richard Gosling subsequently introduced Teresa Valladares who gave a brief introduction regarding the context of the poster developed by a local artist in recognition of Black History Month. Teresa Valladares then introduced Morley Wolfe, Chair of Toronto Residents in Partnership and Chair of the former North York Committee on Community, Race and Ethnic Relations and Jason O'Brien who presented the Members of the North York Community Council with the framed poster in recognition of Black History Month.

Teresa Valadares and Councillor Li Preti then welcomed Tony Stapely, Larry Daisley and Elton Horner as recipients of the Black History Month Award. Teresa Valadares gave a brief introduction of each recipient. Morley Wolfe and Councillor Li Preti presented each recipient with their award.

The North York Community Council received the presentation from Teresa Valladares and Morley S. Wolfe, Toronto Residents in Partnership and accepted a poster submitted in honour of Black History Month 2002:

Following the presentation, Councillor Li Preti announced that the poster would be displayed in an appropriate place in the North York Civic Centre.

**(Report No. 1 – Clause No. 22(l))**

**1.24 Final Report – Application to Amend the Official Plan – TB OP 2001 0001 – Weston Consulting Group for Elk Island Developments Inc. – 8-23 Clairtrell Road, 391-403 Spring Garden Avenue, 2-16 Teagarden Court, 2880-2890 Bayview Avenue, 2-22 Mallingham 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 Clairtrell 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.**

The North York Community Council had before it a report (January 16, 2002) from the Director, Community Planning, North District, Urban Development Services, 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.

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

- (January 27, 2002) from Mrs. W.G. Devel, expressing her opposition to the recommendation by planning staff that this area be considered as a key development area;
- (January 29, 2002) from Mr. Stephen F. Waque, Borden Ladner Gervais, on behalf of All Souls Anglican Church, commenting on planning staff's recommendations; indicating that they are supportive of staff's report and while they had different perceptions and opinions with respect to a number of items, including the overall density for the amendment area and the boundary line between the RD5 and mixed use areas, these are differences that they can overcome, if the issue of density transfer can be appropriately addressed; and requesting that a third recommendation be considered by the North York Community Council, namely, "that staff be directed to continue to negotiate with the appellants before the Ontario Municipal Board to report to it on an appropriate resolution concerning the remaining issues, and thus minimize adjudication of the matter before the Ontario Municipal Board";
- (January 24, 2002) communication with confidential petition signed by 19 individuals; expressing concern with the amendments and proposed

North York Community Council Minutes  
Wednesday, January 30, 2002

---

developments since they will be significantly and detrimentally affected by the height of any new construction; and requesting that they would like to see the Official Plan for the west side of Clairtrell Road to exclusively permit the construction of single-family detached homes no more than two storeys in height; and

- (January 29, 2002) from Mr. Barry McMonagle, President, Bayview Willowdale Homeowners' Association Inc., indicating that the Members of the Bayview Willowdale Homeowners' Association living on Mallingham and Spring Garden Avenues, do not welcome the high density developments proposed in the Quadrant since the "key development" designation would greatly change their enjoyment of their homes and would force them to move; and further expressing their support of the recommendations contained in the final report for a lower overall density than requested (2.5 rather than 3.0) and of not allowing density transfers.

A staff presentation was made by Ms. Karen Whitney, Senior Planner, Community Planning, North District.

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

- Mr. Evelyn Dewar, President, Sheppard Corridor Ratepayers' Inc./Bay-Cal Group Inc., who read and filed her written submission;
- Mr. H. Tom Tucker;
- Mr. Barry McMonagle, President, Bayview-Willowdale Homeowners' Association, who reiterated his comments as outlined in the communication dated January 29, 2002;
- Mr. John De Pinto, who read and filed his written submission;
- Mr. Brian Pastoor, who read and filed his written submission;
- Mr. Gerald Harquail, on behalf Elk Island Development Inc;
- Ms. Marion Lick, President, Willowdale Central Ratepayers Association;
- Ms. Yvonne Coke;
- Mr. Frank Reiss;
- Ms. Frances Dobbs;
- Ms. Fran Moscall, on behalf of the S.O.S. Preservation Group
- Ms. Isabel Huang, who read and filed her written submission.

(Copies of the written submissions presented by the deputants are on file in the office of the City Clerk, North York Civic Centre)

North York Community Council Minutes  
Wednesday, January 30, 2002

---

A. Councillor Filion, Ward 23 – Willowdale, moved that the North York Community Council recommend to City Council, the adoption of the report (January 16, 2002) from the Director, Community Planning, North District, Urban Development Services.

B. Councillor Shiner, Ward 24 – Willowdale, moved that the North York Community Council, recommend to City Council, the adoption of the following Resolution submitted by Councillor Shiner, Ward 24 – Willowdale:

“WHEREAS the January 16, 2002 staff report regarding the northwest quadrant of Bayview and Sheppard gives direction for possible future heights to be considered in a context plan study in terms of storeys;

AND WHEREAS certainty in height should be provided in any future zoning by-law;

THEREFORE BE IT RESOLVED THAT rather than a maximum height of 15 storeys at the corner of Bayview and Sheppard, a maximum height of 42.5 metres, which reflects a maximum ceiling height of 8 feet (2.75 metres), be considered in any future rezoning;”

C. Councillor Shiner, Ward 24 – Willowdale, moved that the North York Community Council recommend to City Council, the adoption of the following Resolution submitted by Councillor Shiner, Ward 24 – Willowdale:

“WHEREAS the Environmental Study Report for the Sheppard Avenue widening has approved the proposed intersection design at Bayview and Sheppard;

AND WHEREAS future redevelopment in the northwest quadrant may possibly result in minor road improvements; and

THEREFORE BE IT RESOLVED THAT staff report on any further road improvements resulting from development in the northwest quadrant of Bayview and Sheppard being taken from the development parcels on the west side of Bayview Avenue,

THEREFORE BE IT FURTHER RESOLVED THAT on the east side of Bayview Avenue, staff examine and report back on the possibility of the proposed signal at Teagarden Avenue, also being used to accommodate access to the Bayview Village Shopping Centre.”

Upon the question of the adoption of Motion A., moved by Councillor Filion, Motion B., moved by Councillor Shiner, and Motion C., moved by Councillor Shiner, it was carried.

**(Report No. 1 – Clause No. 12)**

**1.25 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.**

The North York Community Council had before it a report (January 7, 2002) from the Director, Community Planning, North District, Urban Development Services, 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.

The North York Community Council also had before it a communication (January 8, 2002), a copy of which is on file with the office of the City Clerk, North York Civic Centre, from Ms. Gayle Christie, Christie & Associates, requesting a deferral of the application, on behalf of Blooming Forest Bhikkuni Buddhist Association of Canada, in order to allow time to resolve outstanding issues, to retain a traffic consultant, and deal with the noise issue raised by the abutting neighbour.

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

- Ms. Gayle Christie, Christie & Associates, on behalf of Blooming Forest Bhikkuni Buddhist Association of Canada; and

North York Community Council Minutes  
Wednesday, January 30, 2002

---

- Ms. Mimi Lam, on behalf of her parents, the adjacent property owners, who also filed photographs illustrating the existing parking situation.
- A. Councillor Sutherland, Ward 33 – Don Valley East, moved that the North York Community Council defer consideration of the foregoing report to the next meeting scheduled for February 26, 2002.
- B. Councillor Augimeri, Ward 9 – York Centre, moved that the report (January 7, 2002) from the Director, Community Planning, North District, Urban Development Services, be adopted.

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

Having regard for the foregoing decision of the North York Community Council, Motion B., moved by Councillor Augimeri, was not voted upon.

**(Report No. 1 – Clause No. 22(m))**

**1.26 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.**

As directed by the North York Community Council, at its meeting held on October 24, 2001, appropriate notice of this statutory public meeting was given in accordance with the Planning Act and the regulations thereunder.

The North York Community Council had before it a report (January 8, 2002) from the Director, Community Planning, North District, Urban Development Services, 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

30  
North York Community Council Minutes  
Wednesday, January 30, 2002

---

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).

A staff presentation was made by Mr. Steve Forrester, Senior Planner, Community Planning, North District, Urban Development Services.

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

- Ms. Miriam Bensimon, on behalf of Adventure Place, and as a Facilitator with the organization “Better Beginnings – Now”, who presented a written submission, a copy of which is on file in the office of the City Clerk, North York Civic Centre, and spoke in support of the provision of community space at the Fairview Mall. She advised that the organization “Better Beginnings – Now” consists of a collection of residents, organizations and groups within the community who are working towards ensuring the health, well-being and safety of children, youth and their families in northeastern North York, using what is referred to as the community systems approach. She then advised that the northeastern North York Community Action Program for Children is a program of “Better Beginnings – Now” and works in partnership to provide programs and support to children up to 6 years of age and their families who live in at risk circumstances.

Ms. Bensimon concluded by stating that this group is very excited about the owners of Fairview Mall agreeing to provide the proposed community space in the Fairview Mall, which space is very much needed; and that they supported the staff recommendations.

- Ms. Elaine Harmston, on behalf of Oriole Community Services Association,

North York Community Council Minutes  
Wednesday, January 30, 2002

---

who spoke in support of the provision of community space at the Fairview Mall. She commented that there is a great need for space in the community as many groups and organizations share resources, program space, and office or administration space.

- Mr. Stephen Diamond, McCarthy Tetrault on behalf of The Cadillac Fairview Corporation, who commented on the merits of the application to amend the Official Plan to accommodate the provision of 5,000 square feet of community space at the Fairview Mall. During his submission, he also indicated that the proposed expansion of the Fairview Mall will provide the City with increased tax revenue in the amount of 6.3 million dollars per year and would generate approximately \$630,000.00 in building permit fees. He also clarified that the agreement respecting the 5,000 sq.ft. of community space will be registered on title.

Mr. Diamond further indicated that the current Official Plan does not provide for the standardized bonus exception; and the applicant would like to provide a fitness centre within the Fairview Mall. The applicant was requesting that 20,000 sq.ft. be used for a fitness centre and that it be exempt from the parking provision.

On motion by Councillor Sutherland, Ward 33 – Don Valley East, the North York Community Council, after considering the deputations and based on the findings of fact, conclusions and recommendations contained in the reports, (January 8, 2002) and (January 29, 2002) from the Director, Community Planning, North District, Urban Development Services, and for the reasons that the proposal is an appropriate use of lands, recommends that:

- (1) the application submitted by The Cadillac Fairview Corporation to amend the Official Plan to accommodate the provision of community space at the Fairview Mall Shopping Centre located at 1800 Sheppard Avenue East, be approved, subject to the conditions outlined in the aforementioned reports;
- (2) up to 10,000 sq.ft. be permitted as a Fitness Centre and that this be exempt from the parking provision; and
- (3) the applicant contribute \$100,000.00 for the purposes of local community improvements; such improvements to be distributed in consultation with the Ward Councillor.

**(Report No. 1 – Clause No. 13)**

**1.27 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.**

As directed by the North York Community Council, at its meeting held on September 13, 2001, appropriate notice of this statutory public meeting was given in accordance with the Planning Act and the regulations thereunder.

The North York Community Council had before it a report (December 28, 2001) from the Director, Community Planning, North District, Urban Development Services, 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.

A staff presentation was made by Dennis Glasgow, Senior Planner, Community Planning, North District.



North York Community Council Minutes  
Wednesday, January 30, 2002

---

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

- Mr. Dennis McGuinness, who expressed concern with respect to loss of privacy and requested that an opaque fence be installed by the applicant in order to mitigate any negative impact from the proposed development;
- Mr. John Kirk, who spoke on behalf of the applicants, Sharon and Tamara Lohr, and who indicated that the applicants have agreed to install the fence along the east side and south side of the subject property, as requested by the adjacent property owner.

On motion by Councillor Shiner, Ward 24 - Willowdale, the North York Community Council after considering the deputations and based on the findings of fact, conclusions and recommendations contained in the report (December 28, 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 the application submitted by Sharon and Tamara Lohr, regarding an amendment to the Zoning By-law, to permit the conversion of an existing single detached dwelling house to a travel agency at 647 Sheppard Avenue West, be approved, subject to the conditions outlined in the aforementioned report.

**(Report No. 1 – Clause No. 14)**

**1.28 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.**

As directed by the North York Community Council, at its meeting held on September 13, 2001, appropriate notice of this statutory public meeting was given in accordance with the Planning Act and the regulations thereunder.

The North York Community Council had before it a report (January 8, 2002) from the Director, Community Planning, North District, Urban Development Services, 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:

34  
North York Community Council Minutes  
Wednesday, January 30, 2002

---

- (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.

A staff presentation was made by Sharon Hill, Senior Planner, Community Planning, North District, Urban Development Services.

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

On motion by Councillor Shiner, Ward 24 - Willowdale, the North York Community Council after considering the depositions and based on the findings of fact, conclusions and recommendations contained in the report (January 8, 2002) 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 the application submitted by Ramp Developments Ltd., regarding an amendment to 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, be approved, subject to the conditions

outlined in the aforementioned report.

**(Report No. 1 – Clause No. 15)**

**1.29 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.**

As directed by the North York Community Council, at its meeting held on September 13, 2001, appropriate notice of this statutory public meeting was given in accordance with the Planning Act and the regulations thereunder.

The North York Community Council had before it a report (January 9, 2002) from the Director, Community Planning, North District, Urban Development Services, 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.

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

- (undated) from Dario Spizzirri, forwarding several letters in support of the proposed development;
- (undated) from Ms. Dianne Bradbury, commenting on the merits of the proposed development and the various concerns raised by area residents;
- (December 17, 2001) from Mr. Joseph Leonardis, expressing his support for the proposed development;

36  
North York Community Council Minutes  
Wednesday, January 30, 2002

---

- (undated) from Dino & Raffale Petrilli, expressing their support for the proposed development;
- (undated) from Antonio & Marina Pezzetta, expressing their support for the proposed development;
- (undated) from Emilio & Alisa Cantalini, expressing their support for the proposed development;
- (undated) from Sante & Teresa Fiaschetti, expressing their support for the proposed development;
- (February 10, 2001) from J. Picciani, forwarding a petition signed by 54 area residents in opposition to the proposed development; and
- (February 26, 2001) from J. Leonardis, forwarding a petition signed by 58 area residents in support of the proposed development.

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

- Ms. Ivana Seravalle, who spoke in opposition to the current plans and stated that the residents would like to see certain changes made. Her primary objections were with respect to loss of sunlight and privacy and increased traffic congestion. She suggested that the applicant amend the design of the proposed dwellings in order to reduce the negative impact on abutting property owners by reducing the number of dwelling units and creating more space between the rear yards of the proposed dwellings and the rear yards of the abutting property owners;
- Mr. Scott Kapuscinski (on behalf of Ashmont Estates) who spoke in favour of the Planning staff's recommendations and outlined the merits of the application. During his submission, he indicated that every effort will be made at the site plan stage to address the concerns expressed by the residents in terms of building design, servicing and landscaping. In concluding he stated that after considering a number of options for this site, the current proposal before the North York Community Council, in his opinion, is the best option.

North York Community Council Minutes  
Wednesday, January 30, 2002

---

- Ms. Diane Bradbury, representing property owners of five dwellings between 188 to 208 Downsview Avenue, spoke in support of the proposed development. During her submission she indicated that the development of the subject lands have been in the planning stages for the past four years and a number of issues and concerns were taken into account when arriving at the current proposal, which in her opinion, is compatible with the existing community;
- Ms. Joanne Pierucci, who spoke in opposition to the proposed development and stated that she was concerned that the neighbouring properties would lose their value. She also pointed out that the private road was a major concern and particularly the garbage collection, since the garbage bins would be located in front of the home at 23 Highview Avenue;
- Ms. Sandra Bellotto, who spoke in opposition to the proposed development and expressed her concerns with regard to the school bus parking area, adding also that the school crossing would become more hazardous due to the increase in traffic generated by the proposed development;
- Mr. Paul Grenier, who spoke in opposition to the proposed development. His primary objections were with respect to the proximity of the proposed development to his property, and loss of privacy and overview.
- Mr. Joseph Picciani, who spoke in opposition to the proposal. During his submission, he indicated that a project of this size will impact the surrounding community and measures should be taken in order to ameliorate the negative impact. In addition he stated that the City must ensure that all amenities and services are adequate to sustain the proposed development since basement flooding already occurs in existing dwellings in the neighbourhood. Also of concern was the adverse affect on the value of the properties in the area. In concluding, he requested that the applicant comply with the requirements of the Zoning By-law;
- Ms. Barb Hubbard on behalf of her mother, Margaret Hubbard, who spoke in opposition to the proposal and who expressed concern with respect to truck traffic during the construction phase in light of the proximity of her property in relation to the new access road to the development.

On motion by Councillor Augimeri, Ward 9 – York Centre, the North York Community Council:

North York Community Council Minutes  
Wednesday, January 30, 2002

---

- (1) deferred sine die, the application by Plantactics, until such time as the applicant produces a revised plan which meets the requirements of the R7 zoning as recommended by the Director, Community Planning, North District;
- (2) requested the Director, Community Planning, North District to submit a report on the revised plans to the North York Community Council; and
- (3) requested the City Clerk to give further notice of a continuation of this statutory public meeting, only when the revised plans have been submitted.

**(Report No. 1 – Clause No. 22(n))**

**1.30 Final Report – Applications to Amend the Zoning By-law – TB ZBL 2001 0006 and TB ZBL 2001 0017 – Baghai Development Limited – 34 Avondale Avenue and Blocks 4 and 5, Plan 66M-2354 – Ward 23 – Willowdale.**

As directed by the North York Community Council, at its meeting held on October 24, 2001, appropriate notice of this statutory public meeting was given as directed and in accordance with the Planning Act and the regulations thereunder.

The North York Community Council had before it a report (January 9, 2002) from the Director, Community Planning, North District, Urban Development Services, 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

North York Community Council Minutes  
Wednesday, January 30, 2002

---

- (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.

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

- (January 13, 2002) from Donalda and Louis Badone, The Elihu Pease House – 1834, expressing their endorsement of the new owner's plans for the relocation and restoration of the Elihu Pease House;
- (January 14, 2002) from Dan and Judy Smith, 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;
- (January 11, 2002) from Mr. Kurt G. Denny, expressing his concerns with the applications; his opposition to any new development; and attaching a list of homeowners endorsing his letter;
- (January 16, 2002) from Ms. Jo Anne McHugh, 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;
- (January 16, 2002) from Mr. Dan Newton, expressing his concerns regarding the density on the proposed development;

North York Community Council Minutes  
Wednesday, January 30, 2002

---

- (January 17, 2002) from Mr. Geoffrey E. Geduld, Past President, North York Historical Society, 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;
- (January 15, 2002) from Mr. Roger Swift, Vice-President, Avondale Ratepayers Association, 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;
- (January 28, 2002) from Mr. U. Ernest Buchner, Executive Director, Heritage Toronto; expressing their support of the actions required to ensure the future of the historic structure known as Elihu Pease House; and
- (January 28, 2002) from Ms. Ann Rowan, Toronto Historical Association, conveying their support the actions required to ensure the future of the historic structure known as Elihu Pease House.

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

- Mr. Adam Brown, Brown Dryer Karol, Barristers and Solicitors, on behalf of the applicant, Shane Baghai, who spoke in favour of the planning staff's recommendations and outlined the merits of the two concurrent Zoning By-law Amendment applications 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. During his submission, he also indicated that the application is somewhat technical in nature as no additional G.F.A. is being requested or additional height. The change is to allow the commercial density to be used for residential purposes and while maintaining some commercial density at the entry point of the North York downtown area. He further indicated that the street related activity will bring about the type of development encouraged by the Urban Design Guidelines. In terms of traffic, he indicated that the residential density will generate less traffic volume. In



concluding, he requested that the recommendations in the staff report be adopted.

- Mr. James Schroeder who expressed his concerns regarding the inconvenience that will be caused by the overall construction that will take place, adding that the local residents were inundated with the construction of the TTC stations and Sheppard Subway. He further commented on the health risk factor created by the pollution and had the feeling that any complaints in this regard were “falling on deaf ears”;
  - Mr. Robert Wyrwicz, who advised that he has been a resident in North York since the 70’s and that for the last 20 years he has seen every highrise building built; adding that much of the changes made have been of a positive nature, however development has its price; and pointed out that the life of the residents has changed, the streets are wider and the pollution is higher. He also expressed concern with respect to the increased traffic in the area as a result of all the development and the need for the ring road which was promised years ago but still not yet provided. In closing he urged the North York Community Council not to approve the proposal until the traffic situation has been properly fixed;
  - Mr. Joe Vollans who spoke in opposition to the application and expressed the concern that the area is severely suffering due to the high volume of traffic. He then pointed out that on a Saturday night Avondale Avenue is full of parked cars. In concluding, he advised that more consultation with the neighbourhood is required, mentioning that they were only just recently advised of the density transfer from commercial to residential;
  - Mr. Ken Boyd, who spoke in opposition to the application and expressed concern with respect to the design of the proposed buildings, which in his opinion, looked like “boxes”. He also expressed concerns regarding the increase in density and the higher volume of traffic that would be generated. He concluded by stating that he was disheartened by the look and appearance that the City is taking; and
  - Mr. Dan Newton, who spoke in opposition to the application and expressed concerns regarding the density transfer and the increase in traffic that would result.
- A. Councillor Filion, Ward 23 – Willowdale, moved that the North York

North York Community Council Minutes  
Wednesday, January 30, 2002

---

Community Council, after considering the deputations and based on the findings of fact, conclusions and recommendations contained in the following report (January 9, 2002) from the Director, Community Planning, North District, and for the reasons that the proposal is an appropriate use of lands, recommended to City Council, that the application submitted by Baghai Development Limited, be approved, subject to the conditions outlined in the referenced report.

- B. Councillor Filion, Ward 23 – Willowdale, moved that the City Solicitor be requested to bring forward the final Zoning By-laws at the meeting of City Council to be held on February 13, 14 and 15, 2002, so that such final by-laws may be formally passed at the end of the City Council meeting on February 15, 2002.

Upon the question of the adoption of Motions A., and Motion B., moved by Councillor Filion, it was carried.

**(Report No. 1 – Clause No. 16)**

**1.31 Final Report – Application to Amend the Official Plan and Zoning By-law – TB CMB 2001 0007 – Mini-Skools Learning Centres Inc. – 685 Sheppard Avenue East – Ward 24 – Willowdale.**

As directed by the North York Community Council, at its meeting held on May 16, 2001, appropriate notice of this statutory public meeting was given as directed and in accordance with the Planning Act and the regulations thereunder.

The North York Community Council had before it a report (January 8, 2002) 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 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

43  
North York Community Council Minutes  
Wednesday, January 30, 2002

---

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.

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

- (January 30, 2002) from W. Stephens, forwarding a petition signed by 28 area residents, concerned about the height of the proposed development; noise, increased traffic and garbage pick-up; and
- (January 30, 2002) from Marc Durieu, expressing his concerns with the application.

Mr. and Mrs. Shuen, on behalf of Mini-Skools Learning Centres, appeared before the North York Community Council in connection with the foregoing matter and indicated that they had no objections to a continuation of the statutory public meeting, as requested by the Ward Councillor.

On motion by Councillor Shiner, Ward 24 – Willowdale, the North York Community Council:

- (1) deferred consideration of the foregoing report (January 8, 2002) from the Director, Community Planning, North District, Urban Development Services, in order to allow for a continuation of the statutory public meeting to be held on February 26, 2002 at 4:30 p.m.; and
- (2) directed that only those persons who attended the statutory public meeting held on January 30, 2002 being notified of the continuation of the statutory public meeting.

**(Report No. 1 – Clause No. 22(o))**

**1.32 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.**

As directed by the North York Community Council, at its meeting held on May 16,

North York Community Council Minutes  
Wednesday, January 30, 2002

---

2001, appropriate notice of this statutory public meeting was given as directed and in accordance with the Planning Act and the regulations thereunder.

The North York Community Council had before it a report (January 10, 2002) from the Director, Community Planning, North District, Urban Development Services, 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.

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

- (January 11, 2002) from Mr. John A. Bauckham, expressing his support for the proposed development;
- (January 13, 2002) from Mr. Andrew Ho, expressing his opposition to the proposed development;
- (January 13, 2002) from Mr. Alex Chan, expressing his support for the proposed development;
- (January 14, 2002) from Ralph and Eileen Garber, expressing their support for the proposed development;
- (January 15, 2002) from Ms. Helen Wong, 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;

North York Community Council Minutes  
Wednesday, January 30, 2002

---

- (January 16, 2002) from Wilson, Patricia, Eva and Elynn Kwok, expressing their opposition to the proposed development;
- (January 15, 2002) from Mr. Michael Lui, expressing his opposition to the proposed development;
- (January 15, 2002) from Mr. Michael Lui, addressed to the Director, Community Planning, North District, Urban Development Services, requesting a response to several issues concerning the proposed development, which were not addressed at the community consultation meeting held on November 14, 2001;
- (January 15, 2002) from Ms. Helen Nipp, expressing her opposition to the proposed development;
- (January 16, 2002) from John and Norma Ngan, expressing their opposition to the proposed development;
- (January 16, 2002) from Ms. Annie Cheng, forwarding a copy of the open letter addressed to Councillor Shiner, which identifies the concerns raised by the residents of the community;
- (January 17, 2002) from Mr. Kendy Fan, expressing his opposition to the proposed development;
- (January 21, 2002) from Ms. Mary Massey, forwarding a copy of her communication dated January 6, 2002, addressed to Mayor Lastman and Community Council Members and a copy of her communication dated December 11, 2001, addressed to Councillor Shiner, commenting on the application and outlining her support for the proposed development;
- (January 29, 2002) from Ms. Ruth Lewkowicz, Director, Public Relations, North York General Hospital, forwarding copies of communications and petitions, in support of the proposal, from the following individuals:
  - (i) (September 11, 2001) from Terry Seary, Kay Seary, Ken Hopkins, Judy Hopkins;
  - (ii) (November 20, 2001) from K.K. Leung and Mela Leung;
  - (iii) (December 13, 2001) from Albert, Veronica and Michele Heywood;

North York Community Council Minutes  
Wednesday, January 30, 2002

---

- (iv) (December 14, 2001) from Don and Gussie Quinton;
- (v) (December 17, 2001) from Ethel Meade, Co-Chair and Don Wackley, Co-Chair, The Ontario Society (Coalition) of Senior Citizens' Organizations (OCSCO);
- (vi) (December 17, 2001) from Libby and Sydney Vosberg;
- (vii) (December 18, 2001) from Ron and Mary Mollison;
- (viii) (December 18, 2001) from Annabelle & Everett Wood;
- (ix) (December 21, 2001) from Archie Asbridge;
- (x) (December 23, 2001) from Marie Kwok;
- (xi) (December 24, 2001) from Ms. Elizabeth Lotto;
- (xii) (undated) from Barbara E. Burns;
- (xiii) (January 2, 2002) from Jacqueline Shaver;
- (xiv) (January 1, 2002) from Mary Walker;
- (xv) (January 1, 2002) from Ms. Barbara Roberts;
- (xvi) (undated) from Virginia Sweeney;
- (xvii) (January 3, 2002) from A. Lebovic;
- (xviii) (January 5, 2002) from Eleanor Wilkes;
- (xix) (January 6, 2002) from Mary Massey;
- (xx) (January 7, 2002) from Winnifred Miller;
- (xxi) (January 7, 2002) from Hans and Inga Menzel;
- (xxii) (January 7, 2002) from Patricia J. Carlow;
- (xxiii) (January 6, 2002) from Barbara, H. Douglas and Tim Barbour;
- (xxiv) (January 10, 2002) from Mrs. Maria Hardy;
- (xxv) (January 10, 2002) from Pat and Frank Guenther;
- (xxvi) (January 14, 2002) from Ralph and Eileen Garber;
- (xxvii) (January 14, 2002) from Margaret E. Black;
- (xxviii) (January 15, 2002) from Dr. Peter and Mrs. Margaret Heyland;
- (xxix) (January 11, 2002) from Lyn Lowry;
- (xxx) (January 8, 2002) from Mrs. S. D. Jean Duncan;
- (xxxi) (January 15, 2002) from Mr. & Mrs. Fred Kurban;
- (xxxii) (January 11, 2002) from David Young, MPP, Willowdale;
- (xxxiii) (January 15, 2002) from Desmond Magennis;
- (xxxiv) (January 16, 2002) from Mrs. Geraldine Fitzpatrick;
- (xxxv) (undated) from Dr. Peter and Mrs. Margaret Heyland;
- (xxxvi) (undated) from Alice Shearer;
- (xxxvii) (January 11, 2002) from R.L.Kelusky, General Manager, Toronto Emergency Medical Services, Works and Emergency Services, addressed to the President and CEO, North York General Hospital;
- (xxxviii) (December 16, 2001) from Mr. Sam Cass;
- (xxxiv) (January 14, 2002) from Mr. Sam Cass;

North York Community Council Minutes  
Wednesday, January 30, 2002

---

- (xxxv) (January 16, 2002) from Vivien Choy;
- (xxxvi) (January 21, 2002) from Mrs. Susan Rae;
- (xxxvii) (January 21, 2002) from Mr. John Rae;
- (xxxviii) (January 22, 2002) from Sylvia Baker;
- (xxxix) (January 17, 2002) from Kay and Terry Seary;
- (xl) (January 18, 2002) from Saul Goodman;
- (xli) (January 15, 2002) from Zul Kassamali, President, MASA, Multi-Cultural Alliance for Seniors and Aging;
- (xlii) (January 15, 2002) from Zul Kassamali, President, Federation of Jambo Seniors;
- (xliii) (January 18, 2002) from Joan Silcox-Smith;
- (xliv) (January 18, 2002) from Stuart Goldman;
- (xlv) (January 20, 2002) from Karen Sullivan, Executive Director, The Ontario Long Term Care Association;
- (xlvi) (undated) from Kay and Terry Seary;
- (xlvii) (undated) from Robert Cormack;
- (xlviii) (January 28, 2002) from Lesma Bartley, Director of Care Finch Villa, North York General Hospital;
- (xlix) (January 25, 2002) from Barry Jamieson, Volunteer Board, Outpatient Services, North York General Hospital;
- (l) (January 24, 2002) from Lydia Beitelman, Food Service Supervisor, North York General Hospital;
- (li) (January 20, 2002) from Karen Sullivan, Executive Director, The Ontario Long Term Care Association;
- (lii) (January 17, 2002) from Gladys George, Director of Care;
- (liii) (January 17, 2002) from Helen Ferley;
- (liv) (January 17, 2002) from Linda Roberts;
- (lv) (January 16, 2002) from Dr. Nelson Annan, Senior Pastor, Bayview Glen Church;
- (lvi) (undated) from Jane Blair;
- (lvii) (undated) from Veronica, Albert and Michele Heywood;
- (lviii) (January 15, 2002) from Gail Paech, Assistant Deputy Minister, Ministry of Health and Long-Term Care;
- (lix) (January 23, 2002) from Diana and John Joynt;
- (lx) (January 14, 2002) from Krystyha Lazaridis, Cytology Lab, Department of Pathology, North York General Hospital;
- (lxi) (undated) from Mrs. Jacqueline Fraser;
- (lxii) (undated) from Evelyn A. McMurray;
- (lxiii) (January 23, 2002) from Robert and Judy Smith;
- (lxiv) (undated) from Tom and Kay Oda;

North York Community Council Minutes  
Wednesday, January 30, 2002

---

- (lxv) (January 24, 2002) from Lydia Beitelman, Food Service Supervisor, North York General Hospital;
  - (lxvi) (January 25, 2002) from Norman A. Lowe;
  - (lxvii) (January 22, 2002) from Lurdes Parnham, Medical Secretary, North York General Hospital, Seniors' Health Centre;
  - (lxviii) (January 25, 2002) from Samuel Wilkes;
  - (lxix) (January 26, 2002) Joyce and Art Warwick;
  - (lxx) (January 25, 2002) from Barry Jamieson;
  - (lxxi) (January 27, 2002) from Norm and Nellie Hann;
  - (lxxii) (January 23, 2002) from Florence Wong, Chief Executive Officer, Yee Hong Centre for Geriatric Care;
  - (lxxiii) (January 28, 2002) from Samuel Wilkes;
  - (lxxiv) (January 28, 2002) from Lesma Bartley, Director of Care Finch Villa, North York General Hospital;
  - (lxxv) (January 29, 2002) from Richard Wilson;
  - (lxxvi) (January 14, 2002) Petition signed by 106 individuals;
  - (lxxvii) (January 28, 2002) from Reverend Fran Ota, Hillcrest United Church; forwarding a petition signed by 38 individuals.
- (January 23, 2002) from Mr. Lawrence Clarke, expressing his opposition to the proposed development;
  - (January 28, 2002) from Mr. Samuel Wilkes commenting on the proposed development and urging the North York Community Council to permit the development to proceed;
  - (undated) from Mr. & Mrs. Hermann, stating they have no objection to the proposal ;
  - (undated) from Ms. Susan Ann Craft, stating that she has no objection to the proposal;
  - (January 25, 2002) from Mr. Samuel Wilkes commenting on the architectural features of the proposed development and suggesting that the fascia should look more like a french chateau or an english country mansion and less like an institution;
  - (January 25, 2002) from Aloy Ratuasingham, expressing his support for the proposed development;



North York Community Council Minutes  
Wednesday, January 30, 2002

---

- (January 19, 2002) from Mr. Decheng (Albert) Wang/Wei Jin; expressing their opposition to the proposed development;
- (January 29, 2002) from Ms. Ruth Lewkowicz, Director, Public Relations, North York General Hospital, submitting a petition signed by 31 individuals in support of the proposed development; and
- (undated) from L. Wiwcharyk, in support of the proposed development.

A staff presentation was made by Naomi Faulkner, Planner, Community Planning, North District, Urban Development Services.

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

- Mr. Peter Van Loan, who spoke on behalf of the applicant, the North York General Hospital, and who indicated that the applicant supported the staff recommendations;
- Mr. Murray MacKenzie, President and CEO, on behalf of the applicant, North York General Hospital, who expressed his support for the proposed two-storey long term care facility on the west half of the former McNicoll Public School site. He pointed out that such a facility is needed considering the growing demand of an ageing population, adding also that the Health Care System is made up of interdependent sectors, such as home care, long term care and rehabilitation. He further added that when one system is out of balance the whole system is compromised and in this regard advised that at the present time there are many patients waiting for a long term care and rehabilitation facility. He then stated that the facility is in an ideal location, being in a residential neighbourhood, which would be of great benefit to residents requiring long term care and particularly those patients who previously resided in the area. In addition he pointed that there would be inter-generational school programs, as well as a wide range of programs offered to pre-school, school-aged children, adults and seniors in the community; recreation centre to be operated on the ground floor by the City's Parks and Recreation Department; in addition to a daycare centre. It was then also pointed out that this facility would be of great benefit to all members of the community. He further added that the second floor would provide Child and Adolescent Ambulatory Health Services, which would provide general assessment, behavioural treatment services and counselling. In addition he added that the exterior of the building would blend

with the surrounding neighbourhood and that ample parking would be provided;

- Dr. Gabriel Chan, Physician, at North York General Hospital, who spoke in support of the need for the proposed long term care facility. He pointed out that declining mental health in individuals 65 years of age and over created by Alzheimers and Dementia has created an urgent need for a long term care facility such as the one proposed for the former McNicoll Public School site. He strongly urged the Community Council to support the application;
- Ms. Annie Cheng, who expressed her strong opposition to the proposed long-term care facility at the former site of the McNicoll Public School and stated that she felt that the final report was biased. In addition she expressed her strong objection to the closing of the School, the loss of green space and the playing field. She also expressed her opinion that the presence of a long term care facility would cause homes in the area to lose their value and would create a lot of additional traffic. In closing, she strongly requested the Community Council to reject the proposal for the following key reasons: the rezoning process has been violated; validity of the lease; and the precedent set by this application;
- Mr. Michael Lui, who presented a written submission and expressed his opposition to the application. He expressed the view that the use of a portion of the school building for medical offices and a clinic for child and adolescent mental health was inappropriate, considering that the ground floor area would also be used for daycare. In conclusion, he advised that he felt there was a lack of public consultation; that the operation of such a facility would destabilize an already well established residential neighbourhood; and urged the Community Council not to approve the application without first undertaking further community public consultation;
- Mr. Fred Holman, who presented a written submission and expressed his strong opposition to the rezoning application submitted by the North York General Hospital. He advised that he agreed that a facility was needed but felt that an alternative location should be considered, since the establishment of a long term care facility on the McNicoll Public School site would eliminate the park and playground space, significantly change the physical character of the neighbourhood, contribute to the already excessive traffic congestion on McNicoll Avenue and decrease property values in the immediate area. In addition he pointed out that there is no notice posted on the site indicating that

an application for re-zoning has been submitted for the school building, there has been no consultation with the community; and that whenever the question of the use of the existing building was raised, the community was told that the rezoning application did not include the school building. In conclusion, Mr. Holman stated that he felt the inclusion of the school building for medical offices and clinics is an apparent attempt by the Hospital and the City to slip through the re-zoning of the school building without the necessary consultation process. He then added that Council has already rejected a similar rezoning application for the site of the former Humber Heights Public School and urged the Community Council to also reject the application submitted by the North York General Hospital;

- Ms. Janet Valianes, who presented a written submission and expressed her objection to the establishment of a long term care facility at the former McNicoll Public School. She advised that the Toronto District School board provided no notice and has never consulted with the community and that North York General Hospital has persistently misled the community on important matters, making reference to an advertisement which appeared in the North York Mirror on June 6, 2001 which advised of the application to build a nursing home yet stated that the school building would not be affected. In addition, she expressed concern regarding the expanded parking area; the number of patient services that would be conducted weekdays and during the evening hours; the increase in traffic that would be generated by employees, patients and even transport trucks; and the appearance of the two-storey structure which will eliminate the existing green space. She concluded by stating that consultation and due process matters and that even the Toronto District School Board and public institutions are expected to notify and consult with residents;
- Mr. David Wong, who expressed his objection to the proposed location of the long-term care facility and advised that the traffic in the area would greatly increase as a result. He further expressed concern with regard to the loss of green space and the possibility that homes in the area would decrease in value;
- Mr. Dannis Fung, who presented a written submission and expressed his objection to the construction of the long term care facility at the McNicoll School site, suggesting that the Bloorview MacMillan facility at Leslie and Sheppard would be far more appropriate. In addition, he expressed the concern that the proposed institution would affect the value of his property and other homes in the area. He concluded by pointing out that Councillors have a duty

North York Community Council Minutes  
Wednesday, January 30, 2002

---

to serve the people who elected them and added that the community is now pleading with them to listen to their request that the green space at the McNicoll School site be retained and that the North York General Hospital be urged to consider the facility at Leslie Street and Sheppard for the proposed long term care facility;

- Mr. Anchuan Jiang, who expressed his opposition to the establishment of the North York General Hospital Child and Adolescent Ambulatory Health Services. While he realized the importance of providing behavioural treatment and counselling services, he felt it was also important to preserve the stable residential community. In his opinion, the site is unsuitable for the proposed mix of uses which would be incompatible with the character of the existing neighbourhood. He further expressed the concern that some of the patients could be violent, which could endanger the safety of the children attending the nearby school. In concluding, he added that there should be some solution to accommodating the institutions and protecting the neighbourhoods at the same time;
- Ms. Helen Nipp, who expressed her opposition to the establishment of the long term care facility at the site of the former McNicoll Public School, since it would create more traffic congestion and noise as well as reduce the value of the properties in the neighbourhood and take away valuable green space. In addition she felt that the residents have been misled into believing that if they lived in the vicinity of the proposed facility, and needed a bed there, one would be available to them; however they have now been told that this is now not possible. She further expressed the concern that there has been no consultation with the community with regard to the clinics that would be operating and that the area residents have not had an opportunity to give input;
- Mr. Mohammad Javaherian, who expressed his opposition to the proposed long term care facility and advised that schools are needed in the area and that this school on the McNicoll site may be needed in the future. He advised that the proposed facility would generate excessive traffic, add to the pollution and have an adverse environmental impact on the surrounding neighbourhood. In concluding, he advised that he realized the importance of providing long term care for seniors but felt that the location is not appropriate;
- Ms. Josie Crossland on behalf of Ms. Mona Chan, who expressed her opposition to the establishment of a long term care facility at the former site of the McNicoll Public School and felt that an alternative location should be

found;

- Mr. T.S. Pang, who expressed his opposition to the use of McNicoll Public School for a long term care facility, since he felt that it would devalue the properties in the area, create traffic congestion and result in the loss of valuable green space. He then commented that although the roof was changed from a flat roof to a peak roof to make the building more compatible in appearance, it is still an institution. In addition he advised that he had no objection to such a project but felt that such a facility should be established elsewhere in a more suitable location, where it would not have an adverse impact on the surrounding residential area;
- Mr. Gerald Flook, who spoke in opposition to the use of the McNicoll Public School site for a long term care facility, since it would cause a decrease in neighbourhood property values, create additional traffic congestion, and result in the loss of valuable green space;
- Mr. Lloyd Leonard, who presented a written submission and expressed his objection to the rezoning of the McNicoll School site for a long term care facility, since it would cause a significant loss in property value to those residents in particular whose property adjoins the proposed development. He further added that the proposal will also cause an increase in traffic in the area and expressed particular concern that the illustrations in the Planning Department's final report shows the applicants project being designed to accommodate transport trailers. With further regard to the traffic, he advised that the applicant's traffic report has never been made available to the community and the traffic in the area continues to be more congested as McNicoll is the only east-west alternate to Finch Avenue and Steeles Avenue. In addition he expressed concern regarding the loss of green space and pointed out that the community is being asked to welcome a facility that brings no added value and since residents of the facility will come from a broad area such as Markham, Thornhill, Scarborough, Etobicoke and Toronto; Hillcrest residents will be lucky to find space. In closing he advised that they have met with Mr. Ted Darby of North York General Hospital to find an alternative site without success, however it was pointed out that the increased development along Sheppard Avenue and Yonge Street will be a source of population that will need the proposed facility. He therefore felt that the developers involved should be requested to incorporate the facility into their developments;
- Mrs. Norma Ngan, who advised that she strongly opposes the use of the

North York Community Council Minutes  
Wednesday, January 30, 2002

---

McNicoll School site for a long term care facility. She pointed out that her house backs onto the McNicoll School property and that at no time did the Toronto District School Board inform them of their plans or their intention to lease this site. In addition she pointed out that constructing such a facility on the site will eliminate the recreational facilities presently there. In concluding she strongly suggested that the North York General Hospital give more consideration to establishing the long term care facility at the Bloorview location;

- Mr. Zul Kassamalion on behalf of the Multicultural Alliance for Seniors and Aging (MASA), who advised that he is in favour of the establishment of a long term care facility at the McNicoll Public school site. He commented that in any long term care facility the residents want to see people, to watch children, and to still feel wanted and feel a part of the community. In concluding he stated that the McNicoll Public School site is an appropriate location and felt that at some point in the future, the surrounding residents in their senior years will appreciate the existence of this long term care facility in their neighbourhood;
- Ms. Margaret Black, who expressed her support for the establishment of a long term care facility at the former McNicoll Public School site. She advised that such a facility will be considered home for people living out the last years of their life. In addition she pointed out that it is important for seniors to be close to the community where they can watch activities and participate in intergenerational activities and programs. With regard to the notification process, she advised that she received a notice in the mail and has seen the posted signs; adding that she felt the Hospital had done a good job to address the concerns of the area residents. With respect to the traffic, she pointed out that the majority will occur during shift changes between 7:00 a.m. and 7:30 a.m. and also between 3:30 p.m. and 4:00 p.m. She also pointed out that the location is accessible by bus for those individuals who want to visit family members or friends. With regard to the frequency of the ambulance, she pointed out that it would probably be used less than if people were living in their own homes where they could suffer injuries as a result of a fall or other accident. In concluding, she advised that there is a great need for a long term care facility such as the one that is being proposed;
- Mr. Terry Seary, who expressed his support for the establishment of a long term care facility at the former site of the McNicoll Public School since he felt it was an ideal location, adding that at rush hours on streets such as Cummer Avenue, where there are also health care facilities, the traffic is not badly congested. He

North York Community Council Minutes  
Wednesday, January 30, 2002

---

further added that the school board will undoubtedly endeavour to lease the land to someone else if the project that is proposed by the North York General Hospital does not proceed;

- Mr. Stephen Handler, CEO/ED for the North York Community Care Access Centre, who presented a written submission, advised that each month their organizations provides case management and placement services for in home health services for the North York community, during which time they are involved with more than 8,000 individuals, of which more than 70% are over the age of 65; and of that group, the majority are over the age of 80. He further added that their personal support services assists clients and their families to maintain elderly people in their own homes. In addition he advised that building a facility on the McNicoll Public School property will provide a close to home option for the neighbourhood residents, will provide a community facility which can become the centre of activities with the possibility of becoming the kind of hub of activity that the local schools have been. In closing, he urged the Community Council to support the project;
- Mrs. Heidi Yeroshotis, who expressed her opposition to the use of the McNicoll Public School Site for a long term care facility, since she felt it would create more traffic problems in the area. She also expressed the concern that valuable green space would be lost, and in closing urged the Community Council not to approve the project and request the North York General Hospital to find an alternative location for the proposed facility;
- Mr. Bill Meyer, who presented a written submission and expressed his opposition to the construction of a long term care facility on the former site of the McNicoll Public School. He pointed out that the construction would likely take approximately 12 months and felt that the property is too small for the size of the building that is proposed and would therefore not allow for the storing and delivery of building materials to the site; therefore making it necessary to unload trucks on McNicoll Avenue and transport material to the back of the property. In addition he advised that McNicoll Avenue is a busy bus route, it is a direct and indirect access route to six schools within a 2 mile radius, it is a route that is used to access the Cummer Go Station and in addition there is a 60 degree curve in the road in front of the proposed construction site. He felt that in order to carry out the construction work on this site it will be necessary to close McNicoll Avenue between Brahms Avenue and Don Mills Road which would lead to traffic congestion on the surrounding streets;

- Mr. Frank Gunther, who expressed his support for the building of a long term care facility on the site of the former McNicoll Public School. He advised that he was pleased to see the revised layout and added that he would much rather have the property used for a long-term care centre than a commercial enterprise such as stacked townhouses. With regard to the loss of the green space, he advised that children are not using the playing field and that at present there are more seniors living in the area than children. With regard to the traffic he stated that the traffic would not likely be greater than that generated by parents and school buses dropping off children for school as was previously done. He then pointed out that most of the people in opposition are young, however the majority of people living in the immediate area are seniors and would welcome a facility in the area that they are familiar with;
- Mrs. Pat Gunther, who read and filed a communication in support of the application, on behalf of Mr. Phillip Correy, advising that he would prefer to have the property used for a long term care facility rather than townhouses. Mrs. Gunther then advised that she was also in support of the proposed long term care facility and supported the comments previously expressed by the previous speaker, her husband, Frank Gunther;
- Mr. A.H. Heywood, who expressed his strong opposition to the construction of the long term care facility at the former site of the McNicoll Public School and stated that these facilities are needed but not at this location;
- Mr. Alfred Au, who expressed his opposition to the location of the long term care facility at the former site of the McNicoll Public School, advising that he did not oppose the establishment of long term care facilities or deny that there is a need, however he did oppose such a facility being constructed in a residential neighbourhood. He further added that the mixed uses proposed on the site are not appropriate;
- Mr. Yong Wang, who presented a written submission and expressed his strong opposition to the construction of a long term care facility on the site of the former McNicoll Public School. He pointed out that there will no longer be tranquility in the neighbourhood since there will be a drastic increase in the presence of people as staff and visitors attend the new facility. In addition he advised that McNicoll Avenue is already congested with traffic, a situation that will become worse due to the increase in the number of cars and trucks as well as tractor-trailer traffic. He further expressed concern with regard to the Adolescent Ambulatory Health Service which will be included within the



North York Community Council Minutes  
Wednesday, January 30, 2002

---

project and the safety of children in the area who walk to school via McNicoll Avenue every day. With regard to the value of the properties in the area, he felt that the presence of a long term care facility in the neighbourhood will cause the properties to decrease in value by ten to fifteen percent, and therefore requested the North York Community Council to ensure that the neighbourhood continues to function as a safe, secure and pleasant place to live. He concluded by adding that he has no objection to the construction of the facility but believes that the location is inappropriate;

- Mr. Stephen Cheng, who expressed his opposition to the construction of a long term care facility on the site of the former McNicoll Public School due to the increase in traffic and the presence of tractor trailers which will make it hazardous for pedestrians and children walking to school. He also commented on the loss of the green space, the soccer field and the baseball diamond, adding that the neighbourhood will never again be open and will lose its tranquility;
- Mrs. Helen Wang, who expressed her opposition to the construction of the long term care facility advised that she had concerns regarding the loss of the school, since there are many portable classrooms at other schools. She also commented on the loss of the green space and the decrease in value of the surrounding properties. In concluding, she advised that she does not deny the need for the facility but believes that it should be constructed at an alternative site;
- Ms. Miriam Powell, who presented a written submission and expressed her strong objection to the long term care facility proposal and felt that it was a short term plan instead of a permanent reasoned long-term solution. She further expressed the opinion that pressure tactics are being used by the North York General Hospital as government grants can be extended, particularly when an existing hospital such as Bloorview which is in a particularly desirable location, can be available in the very near future. In addition she expressed the concern that the elected representative is not properly representing them and that the North York General Hospital representatives are not being truthful when they refer to the arrangement with the school board as being a rental agreement when in fact the Government is giving a capital grant. She further questioned why the elected school trustee has not attended the community meetings and she therefore felt that the taxpayers are losing all voice in the future of the school and the land around it. In closing, she pointed out that the traffic situation has not been properly assessed and that further traffic congestion that would endanger the lives of both adults and children is

North York Community Council Minutes  
Wednesday, January 30, 2002

---

unacceptable;

- Ms. Shilagh Ostrosser, a staff member in the Child and Adolescent Ambulatory Health Services at North General Hospital, who presented a written submission and expressed her strong support for the Child and Adolescent Ambulatory Health Services proposed for the site of the former McNicoll Public School. She advised that 85% of the children treated are under the age of 16 and 60% are under the age of 12, all of whom will attend with parents or supervising caregivers because of the family centred approach. She further advised that appointments are booked in one, two or three hour sessions with an average of 12 patients per day and the treatment time is limited from 8 to 12 sessions. With respect to the children attending, she pointed out that they do not require hospital services and are not acutely ill. These children are assessed for autism and developmental problems. She further indicated that some of these children have delays in speech or are dealing with family problems related to grief, separation or divorce. She also clarified that the staff do not see children with substance abuse problems nor do they perform court-ordered assessments. In closing she pointed out that the hospital is committed to enhancing the lives of children, youth and families;
- Ms. Jane Blair, who expressed her support for the proposed long term care facility and advised that there are approximately 350 applicants on a waiting list for a long term care facility such as the one proposed. She pointed out that the location is ideal, since it is accessible to public transportation;
- Mr. Giuseppe Pillitteri, who expressed his support for the proposed long term care facility at the former site of McNicoll Public School. He pointed out that the property values should not be affected and that those objecting will one day be seniors themselves, looking for a place such as the one proposed;
- Ms. Diane Anderson, Vice President at North York General Hospital, who presented a written submission on behalf of the North General Hospital and expressed her strong support for the proposed long term care facility at the former site of the McNicoll Public School. During her submission she indicated that the North York General Hospital has been very sincere in its efforts to work with the local community in order to resolve their concerns. She further commented on four issues dealing with the counselling use in the school; the design modifications; priority for community residents; and the Bloorview site. With respect to the issue regarding priority for community residents, she explained that the admission process to a long term care facility

is governed by Regulations. While she could not promise that every member of the community would be able to move to this facility, she could state that the most important criteria for selecting a long term care facility is patient preference for location. This would be the first criterion; and the North York General Hospital anticipate that the over-whelming majority of residents will be from the local community. She further indicated that when someone in the McNicoll community needs help, the hospital has a whole array of services and will do everything they can to help that person while they are waiting at home or else get them into this facility. With respect to the Bloorview site, she clarified that it is no longer an option. Even with the latest Council approval for Bloorview services to move to the MacMillan site, there will be a long delay before Bloorview can move. The best scenario would be for Bloorview to become available in four to five years, but this is not acceptable and the Ministry of Health have advised North York General Hospital to find another site;

- Ms. Judy Smith, who expressed her support for the proposed long term care facility advised that she often takes her dog for a walk in the area and seldom sees the park utilized by children in the neighbourhood. She advised that the McNicoll site is an ideal location, pointing out that at present the property is not well maintained and that seniors residing at the long term care facility could still feel a part of the community they were familiar with. In closing she pointed out that such a facility in the neighbourhood would not cause properties in the area to lose their value;
- Mr. David Higgins, who presented a written submission and expressed his objection to the proposed long term care facility at the former site of the McNicoll Public School and advised that such a facility in the neighbourhood would cause a decrease in the value of his property, the traffic in the area would increase considerably and there would be a loss of green space;
- Mr. Peijun Lu, who strongly expressed his objection to the construction of a long term care facility at the former site of the McNicoll Public School and advised that the majority of the residents in the area are also against the proposal;
- Mr. Igor Uderian, who expressed his opposition to the proposed long term care facility and advised that he had a concern for the safety of the young children of families living in the area, adding that many new families with young children were now moving into the area and that the seniors would soon be in

60  
North York Community Council Minutes  
Wednesday, January 30, 2002

---

the minority.

(Copies of the submissions received are on file in the office of the City Clerk, North York Civic Centre)

- A. Councillor Shiner, Ward 24 – Willowdale, moved that the North York Community Council recommend to City Council, the adoption of the following Resolution:

“WHEREAS the Long Term Care Facility proposed for 155 McNicoll Avenue, currently indicates the future parking area located to the west of the building; and

WHEREAS the proposed building will occupy what is currently open space; and

WHEREAS the proposed building, including its loading and servicing area will be located close by the rear yards of adjacent houses; and

WHEREAS the community has expressed concerns about the level of traffic on McNicoll Avenue and nearby streets;

NOW THEREFORE BE IT RESOLVED THAT:

The proposed site plan and zoning schedule be modified to accommodate the parking area between the Long Term Care facility and the school;

Enactment of the Official Plan and Zoning by-laws be conditional on an approved site plan, and that this site plan and elevation drawings indicate location of external signage to ensure they are in conformity with all applicable sign control by-laws and support and complement a residential appearance;

The Director of Community Planning, North District, be requested to meet and consult with the immediate abutting landowners with respect to landscape and buffering provisions;

The North York General Hospital provide a playground on the site of the former McNicoll Avenue School to the satisfaction of the Director, Parks and Recreation, North District;

The final approval of the development be subject to a solid waste disposal and recycling plan satisfactory to the Director, Technical Services, District 3, which specifically addresses the scheduled pick-up of solid waste and recyclables at this location in a manner which is compatible with the residential neighbourhood character of the area;

The Director of Transportation Services in District 3, be requested to meet with a Traffic Work Group representing the adjacent residents on McNicoll Avenue, to:

- (1) Identify existing traffic issues in the area as well as any other related issues arising from the proposed development;
- (2) Explore potential mitigating measures to address the identified issues; and
- (3) Report back through Community Council with appropriate recommendations”.

B. Councillor Sutherland, Ward 33 – Don Valley East, moved that the North York Community Council:

- (1) after considering the deputations and based on the findings of fact, conclusions and recommendations contained in the report (January 10, 2002) from the Director, Community Planning, North District, Urban Development Services, recommend to City Council, the adoption of the recommendations embodied in the report (January 10, 2002) from the Director, Community Planning, North District, Urban Development Services; and
- (2) that the use proposed for the entire second floor of the existing building for professional medical offices (Children and Adolescent Ambulatory Health Services) be deferred until such time as a report has been submitted to the North York Community Council from the Director, Community Planning, North District, in consultation with the Police Services and Community and Social Services, regarding the issues related to this use.

C. Councillor Filion, moved in amendment to Part 2 of Councillor Sutherland’s

North York Community Council Minutes  
Wednesday, January 30, 2002

---

Motion B., that the matter of the proposed use for the entire second floor of the existing building for professional medical offices (Children and Adolescent Ambulatory Health Services) be referred to the Director, Community Planning, North District, in order to allow a further community consultation meeting to be held in consultation with the Ward Councillor and the applicant; and that a report from the Commissioner of Urban Development Services be submitted directed to City Council for its meeting scheduled for February 13, 2002.

Councillor Mammoliti, Vice-Chair, assumed the Chair.

- D. Councillor Li Preti, moved in amendment to Part 2 of Councillor Sutherland's Motion B., that the matter of allowing the entire second floor of the existing building for professional medical offices (Children and Adolescent Ambulatory Health Services) be referred to Council without recommendation; and that the Commissioner of Urban Development Services be directed to submit a report directly to City Council for its meeting scheduled for February 13, 2002, on the appropriateness of the said use.

Councillor Li Preti resumed the Chair.

Upon the question of the adoption of Part 2 of Motion B., moved by Councillor Sutherland, it was lost.

Upon the question of the adoption of Motion C., moved by Councillor Filion, in amendment to Part 2 of Councillor Sutherland's motion, it was lost.

Upon the question of the adoption of Motion D., moved by Councillor Li Preti, in amendment to Part 2 of Councillor Sutherland's motion, it was carried.

Upon the question of the adoption of Motion B., moved by Councillor Sutherland's motion, as amended by Motion D., moved by Councillor Li Preti, it was carried.

Upon the question of the adoption of Motion A., moved by Councillor Shiner, it was carried.

(Councillor Shiner was opposed to the motion moved by Councillor Sutherland, as amended.)

**(Report No. 1 – Clause No. 17)**

**1.33 Final Report – UD03-BES - Bessarion-Leslie Context Plan – Ward 24 – Willowdale.**

The North York Community Council had before it a report (January 15, 2002) from the Director, Community Planning, North District, Urban Development Services, 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; and
- (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.

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

- (January 29, 2002) from Ms. Wendy Nott, Walker, Nott, Dragicevic Associates Limited, on behalf of Canadian Tire Real East Corporation Limited; commenting on the Context Plan and advising that they would like to continue collaborating with City staff and anticipate being able to address the technical issues through the finalization of the development approvals for the Canadian Tire lands;
- (January 29, 2002) from Mr. Angelo Sangiorgio, Superintendent of Planning and Facilities, Toronto Catholic District School Board, commenting on the Context Plan and advising that staff are prepared to continue with more detailed discussions and review of a joint-use facility concept, particularly with respect to the fundamental question of ownership and how such a facility will be achieved, and to participate in a detailed design process at the appropriate time;
- (January 24, 2002) from Mr. Geoff Woods, Development Review Coordinator, CN Railway Properties Inc., validating their previous comments

North York Community Council Minutes  
Wednesday, January 30, 2002

---

dated March 19, 2001 respecting the proposed development;

- (January 21, 2002) from Mr. Michael Telawski, Weston Consulting Group Inc., advising that he would like to appear as a delegation to provide comments on the Bessarion-Leslie Context Plan; and
- (January 30, 2002) from Mr. Michael Telawski, Weston Consulting Group Inc., withdrawing himself as a delegation to speak to the Bessarion-Leslie Context Plan.

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

- Mr. Allan Leibel, Solicitor on behalf of Canadian Tire Corporation;
- Mr. Michael Telawski, Weston Consulting Group Inc., Planning Consultants;
- Mr. Steve Kerper, on behalf of Bayview Village Association, who presented a written submission;
- Ms. Jane Kerper, President, Bayview Village Association;
- Mr. Keith McKey, Vice-President, Bayview Village Association, who presented a written submission;
- Mr. Shawn Dhingra, who presented a written submission;
- Mr. Russell Carrington, on behalf of the Bayview Manor Ratepayers Association;
- Mr. John Devenz; and
- Mr. Rob Taylor on behalf of York Condominium Corporation No. 269.

(Copies of the written submissions submitted by the deputants are on file in the Office of the City Clerk, North York Civic Centre.)

- A. Councillor Shiner, Ward 24 – Willowdale, moved that the North York Community Council recommend to City Council:



North York Community Council Minutes  
Wednesday, January 30, 2002

---

- (1) the adoption of the report (January 15, 2002) from the Director, Community Planning, North District, Urban Development Services; and
- (2) the adoption of the following Resolution submitted by Councillor Shiner, Ward 24, Willowdale:

“WHEREAS the road network for the Bessarion Leslie Context Plan includes a new east-west road linking Leslie Street to Provost Drive, improvements to Leslie Street, Provost Drive and Sheppard Avenue;

AND WHEREAS the road network was the subject of a Class Environmental Assessment Study;

AND WHEREAS the Context Plan sets out height guidelines to be used in the review of development applications;

THEREFORE BE IT RESOLVED THAT:

1. The improvements to Leslie Street shall be undertaken concurrently, or if deemed possible in advance, of the construction of the new east-west road;
2. The improvements to Leslie Street shall be coordinated with the findings of the Class Environmental Assessment for Lesmill Road;
3. Staff ensure that the height of new buildings as contemplated in the Context Plan in the south-west corner of Leslie Street and Sheppard Avenue, be lowered as to not cause an adverse impact on the residential area to the north-east.

- B. Councillor Shiner, Ward 24 – Willowdale, moved that the North York Community Council recommend to City Council, the adoption of the following Resolution:

“WHEREAS the Bayview Village Association is concerned with the potential

for traffic infiltration through the neighbouring community;

THEREFORE BE IT RESOLVED that a study be completed in the Year 2002 to study traffic patterns and recommend measures to reduce traffic infiltration through the Bayview Village Community.

Upon the question of the adoption of Motion A., and Motion B., moved by Councillor Shiner, it was carried.

**(Report No. 1 – Clause No. 18)**

**1.34 Appointment to the Gibson House Museum Board – Ward 23 – Willowdale.**

The North York Community Council had before it a confidential report (December 14, 2001) from the Commissioner of Economic Development, Culture and Tourism, respecting the Appointment to the Gibson House Museum Board.

On motion by Councillor Feldman, Ward 10 – York Centre, the North York Community Council recommended to City Council, the adoption of the confidential report (December 14, 2001) from the Commissioner of Economic Development, Culture and Tourism, entitled, “Appointment to the Gibson House Museum Board”, that the report be forwarded to all Members of Council under separate cover; and further that, in accordance with the Municipal Act, discussions pertaining to this Clause be held in camera, having regard that the subject matter relates to personal information about an identifiable individual.

**(Report No. 1 – Clause No. 19)**

**1.35 Site Plan Control Application No. TB SPC 2001 0054 – Jocine Holdings Limited – 1529 Steeles Avenue East – Ward 24 – Willowdale.**

The North York Community Council had before it a report (January 16, 2002) from the Director, Community Planning, North District, Urban Development Services, reporting on a site plan control application for the subject site; and recommending that City Council approve the proposed monopole and equipment shelter for telecommunications purposes to be located in the parking lot of a shopping centre at 1529 Steeles Avenue East subject to the standard conditions of site plan approval:

North York Community Council Minutes  
Wednesday, January 30, 2002

---

- (1) The lands shall be developed and maintained in accordance with the approved drawings and the conditions of this approval. The Owner acknowledges that notwithstanding this approval, the lands shall be developed in accordance with the zoning by-law and that it is the responsibility of the Owner to ensure that:
  - the development is in conformity with the zoning by-law to the satisfaction of the Chief Building Official;
  - all easements are protected to the satisfaction of the municipality; and
  - all requirements of any owner of adjacent publicly owned lands (i.e., City of Toronto [Works & Emergency Services and the Economic Development, Culture and Tourism Departments], Toronto Region Conservation Authority) are satisfied.
  
- (2) All of the work shown on the approved drawings and all the work required by the conditions of this approval shall be completed within 1 year of the date of this approval failing which this approval shall require an extension by the Director, Community Planning, North District prior to the issuance of any building permit.
  
- (3) The proposal shall be designed in accordance with the following Council Policy on Cellular Telephone Antennae and Rooftop Microwave Equipment:
  - (i) cellular telephone and rooftop microwave equipment should be kept as low as possible on the skyline. On highrise buildings, where possible, antennae will be mounted on the side of mechanical penthouses, below the roof level;
  
  - (ii) equipment rooms shall be located close to the centre of existing building roofs, or adjacent to or as close as possible to existing building structures, and shall be designed to complement the conceptual design of the building and massing of the existing rooftop penthouse or other structures to minimize intrusion into the skyline; and,
  
  - (iii) tower structures should be located to minimize their visual impact on neighbouring properties. The design of towers and the equipment should be designed to provide an attractive feature on the skyline.

- (4) All site illumination shall be designed to prevent the spread of light onto adjacent lands.
- (5) Proposed equipment shelter/cabinet(s) shall be finished in a colour that matches the existing building.

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

**(Report No. 1 – Clause No. 20)**

**1.36 Amendment to the C7 Zone to Delete Commercial Parking Lots as a Permitted Use and to Prohibit Front Yard Parking on Sheppard Avenue East in Sheppard Area Commercial Area.**

The North York Community Council had before it the following Resolution submitted by Councillor Filion, Ward 23 – Willowdale:

“WHEREAS the properties on Sheppard Avenue East in the Sheppard Area Commercial Area are currently zoned C7;

AND WHEREAS the C7 zone permits parking lots;

AND WHEREAS there is concern with the location and impact of parking on the adjacent residential properties and the Sheppard Avenue streetscape;

THEREFORE BE IT RESOLVED THAT the City Clerk be directed to give notice of a Statutory Public Meeting for April 3, 2002, North York Community Council to consider an amendment to the C7 zone to delete commercial parking lots as a permitted use and to prohibit front yard parking; and

THAT the Director of Community Planning, North District, report thereon; and

THAT notice be given by newspaper advertisement; and

THAT community consultation prior to the Statutory Public Meeting not be required.”

On motion by Councillor Filion, Ward 23 – Willowdale, the North York

North York Community Council Minutes  
Wednesday, January 30, 2002

---

Community Council, in accordance with the provisions of §27-126B, Supplementary Items, of Chapter 27 of the City of Toronto Municipal Code, waived the requirement that the supplementary item be placed on the agenda for the next subsequent regular meeting, and decided to consider same at that meeting, which carried, more than two-thirds of members present having voted in the affirmative.

On motion by Councillor Filion, Ward 23 – Willowdale, the North York Community Council recommended to City Council, the adoption of the foregoing Resolution.

**(Report No. 1 – Clause No. 21)**

**Adjournment:**

The North York Community Council adjourned its meeting at 9:45 p.m., Wednesday, January 30, 2002.

---

Chair.