

**THE CITY OF TORONTO**

**City Clerk's Division**

**Minutes of the North York Community Council**

**Meeting No. 2**

**Tuesday, February 26, 2002.**

The North York Community Council met on Tuesday, February 26, 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.	2:05 p.m. to 4:45 p.m.
Councillor Li Preti, Chair	x	x
Councillor Augimeri	x	x
Councillor Filion		x
Councillor Feldman	x	x
Councillor Mammoliti, Vice-Chair	x	x
Councillor Shiner	x	x
Councillor Sutherland	x	x

**Confirmation of Minutes:**

- A. Councillor Shiner, Ward 24 – Willowdale, moved that a notation be placed in the Minutes respecting Minute No. 1.35, headed “Site Plan Control Application No. TB SPC 2001 0054 – Jocine Holdings Limited – 1529 Steeles Avenue East – Ward 24 – Willowdale”, in the event a Notice of Motion is introduced at the City Council meeting

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scheduled for March 4, 5, 6, 7 & 8, 2002, regarding the re-opening of this matter for referral back to the North York Community Council, in order to resolve outstanding issues.

- B. Councillor Shiner, Ward 24 – Willowdale, moved that the minutes of the meeting of the North York Community Council held on January 30, 2002, be confirmed, as amended.

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

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

**2.1 Encroachment Report – Menkes 5000 Yonge Developments Ltd. – 5000 Yonge Street – Ward 23 – Willowdale.**

The North York Community Council had before it a report (January 30, 2002) from the North District Manager, Municipal Licensing & Standards and Court Services, Urban Development Services, reporting on a request by the applicant, Menkes 5000 Yonge Developments Ltd. for an encroachment at 5000 Yonge Street of:

- (a) 5.95 square metres of a metal and glass canopy over City right of way located 12.23 metres from the north-east corner of the property to 16.07 metres from the north-east corner of the property; and
- (b) 35.4 square metres of an underground tunnel located 65.01 metres from the north-east corner of the property to 82.78 metres from the north-east corner of the property;

as shown on Encroachment Plan dated November 7, 2001 prepared by R. Avis Surveying Inc.; and recommending that:

- (1) the encroachment be approved by the City subject to the condition that the owner(s) enter into an Encroachment Agreement with the City to the satisfaction of the Commissioner of Urban Development Services and the City Solicitor;
- (2) that written responses be received from the utility companies prior to registration of the encroachment agreement; and

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- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

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

**(Report No. 3 – Clause No. 1)**

Councillor Mammoliti, Vice-Chair assumed the Chair.

**2.2 Changes to Operating Hours of Civic Centres.**

The North York Community Council had before it a report (February 14, 2002) from the Commissioner of Corporate Services, consulting with each Community Council regarding a reduction of Civic Centre Operating Hours as requested by Budget Advisory Committee at its meeting of February 1, 2002; and recommending that:

- (1) the current operating hours on Monday to Friday for East York, Etobicoke, North York, Scarborough and York Civic Centres be amended to 07:30 a.m. – 9:00 p.m. daily;
- (2) the current operating hours on Saturday and Sunday for the East York, Etobicoke, Scarborough and York Civic Centres be amended to 09:00 a.m. – 3:00 p.m. on both days; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

A. Councillor Li Preti, Ward 8 – York West, moved that the following recommendation be referred to the Administration Committee for its meeting scheduled for March 26, 2002, that Recommendation No. (2) embodied in the report (February 14, 2002) from the Commissioner of Corporate Services, be amended by inserting the word, “North York” after the word, “York” and adding at the end of the recommendation, the words, “and that these hours be flexible in order to accommodate community demands”, so that the Recommendation shall now read as follows:

- “(2) the current operating hours on Saturday and Sunday for the East

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York, Etobicoke, Scarborough, York and North York Civic Centres be amended to 09:00 a.m. – 9:00 p.m. on both days; and that these hours be flexible in order to accommodate community demands.”

B. Councillor Fillion, Ward 23 – Willowdale, moved that the following recommendations be referred to the Administration Committee for its meeting scheduled for March 26, 2002:

(1) that Recommendation No. (1) embodied in the report (February 14, 2002) from the Commissioner of Corporate Services, be amended by adding thereto, the following words, “but that the operating hours at the North York Civic Centre be extended to 11:00 p.m. on days when community meetings are scheduled”, so that the Recommendation shall now read as follows:

“(1) the current operating hours on Monday to Friday for East York, Etobicoke, North York, Scarborough and York Civic Centres be amended to 07:30 a.m – 9:00 p.m. daily; but that the operating hours at the North York Civic Centre be extended to 11:00 p.m. on days when community meetings are scheduled; and

(2) the Commissioner of Corporate Services be requested to consult with the Executive Manager, Toronto Centre for the Arts regarding the need for the North York Civic Centre to be open during evenings and weekends in order to allow patrons attending performances at the Toronto Centre for the Arts to access the parking facilities at the North York Civic Centre.”

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

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

**(Report No. 3 – Clause No. 32(a))**

Councillor Li Preti resumed the Chair.

**2.3 Parking Prohibitions – Blacksmith Crescent – Ward 8 – York West**

The North York Community Council had before it a report (February 11, 2002) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on amending the current parking prohibitions on Blacksmith Crescent; and recommending that:

- (1) Schedule VIII of By-law No. 31001, of the former City of North York be amended by deleting the no parking anytime prohibition on the south side of Blacksmith Crescent (north leg), from the westerly limit of Gosford Boulevard to a point 175 metres westerly thereof;
- (2) Schedule VIII of By-law No. 31001, of the former City of North York be amended to prohibit parking at anytime on the south side of Blacksmith Crescent (north leg), from the westerly limit of Gosford Boulevard to a point 56 metres west of the westerly limit of Gosford Boulevard; and
- (3) Schedule VIII of By-law No. 31001, of the former City of North York be amended to prohibit parking between 12:00 a.m. and 9:00 a.m. on the south side of Blacksmith Crescent (north leg), from a point 56 metres west of the westerly limit of Gosford Boulevard to a point 175 metres west of the westerly limit of Gosford Boulevard.

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

**(Report No. 3 – Clause No. 2)**

**2.4 Westbound Right Turn Lane Designation – Steeles Avenue East at Townsend Road – Ward 24 – Willowdale.**

The North York Community Council had before it a report (February 11, 2002) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on the dedication of the westbound curb lane on Steeles Avenue East at Townsend Road for right turns only, buses excepted; and recommending that:

- (1) the westbound curb lane on Steeles Avenue East at Townsend Road be designated for right turning vehicles only, buses excepted, between

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Townsend Road and a point 38.5 metres easterly thereof; and

- (2) 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. 3 – Clause No. 3)**

**2.5 Preliminary Report – Application to Amend the North York Official Plan and Zoning By-law 7625 – TB CMB 2002 0001 - Sam-Sor Enterprises Inc. (c/o Spears and Associates Inc.) 5182-5200 Yonge Street – Ward 23 – Willowdale.**

The North York Community Council had before it a report (February 13, 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.

On motion by Councillor Filion, Ward 23 – Willowdale, the North York Community Council approved the foregoing report (February 13, 2002) from the Director, Community Planning, North District, Urban Development Services, subject to:

- (1) Recommendation No. (2) being amended to read as follows:
  - “(2) Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site and to individuals residing within the expanded notification area to be determined by the Director, Community Planning, North

District, Urban Development Services, in consultation with the Ward Councillor.”

- (2) Recommendation No. (3) being amended to read as follows:

“(3) Notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act and to all those individuals within the expanded notification area referred to in Recommendation (2) above.”

**(Report No. 3 – Clause No. 32(b))**

**2.6 Preliminary Report – Application to Amend the Official Plan and Zoning By-law and Draft Plan of Subdivision – TB CMB 2001 0017 & TB SUB 2001 0004 – Robert Truman & Associates – 2277 Sheppard Avenue West – Ward 7 – York West.**

The North York Community Council had before it a report (February 14, 2002) from the Director, Community Planning, North District, Urban Development Services, providing preliminary information on the above-noted applications and seeking Community Council’s directions on further processing of the applications and on the community consultation process; and recommending that:

- (1) Staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) Notice for the community consultation process 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; and,
- (4) the Director of Community Planning, North District and the Director of Business Development and Retention, as well as representatives from other relevant Departments, work with the applicant to identify outstanding information and analysis required to complete the application and the timing for the submission of this information, and report back to Council at appropriate times on the status and progress of the application.

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

- (1) approved the foregoing report; and
- (2) requested that:
  - (i) the Director, Community Planning, North District, Urban Development Services and the Director, Transportation Services, District 3, Works and Emergency Services, work with the developer and report back to the North York Community Council on the impact this development will have on Sheppard Avenue and Weston Road; and
  - (ii) the Province consider the provision of “on and off” ramp at Sheppard Avenue and Highway 401, in light of the four developments proposed in this area; namely the proposal by Robert Truman & Associates for the subject lands located at 2277 Sheppard Avenue West; the proposal by the Downsview Rehabilitation Centre/WSIB for the lands located at 115 Torbarrie Road; the proposal for lands located at Weston Road and Walsh Avenue governed by Exception RM6 (60); and the proposals for the lands located within the Emery Village Secondary Plan.

**(Report No. 3 – Clause No. 32(c))**

**2.7 Preliminary Report – Application to Amend the Zoning By-law and Official Plan – TB CMB 2002 0002 & TB SPC 2002 0007 – Tor-Bel Group – 1030 Sheppard Avenue West – Ward 10 – York Centre.**

The North York Community Council had before it a report (February 11, 2002) from the Director, Community Planning, North District, Urban Development Services, providing preliminary information on the above-noted applications 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.



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- (2) Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
- (3) Notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

The North York Community Council approved the foregoing report.

**(Report No. 3 – Clause No. 32(d))**

**2.8 Preliminary Report – Application to Amend the Zoning By-law – TB ZBL 2001 0022 – 111 Finch Avenue West – Ward 23 – Willowdale.**

The North York Community Council had before it a report (February 11, 2002) from the Director, Community Planning, North District, Urban Development Services, providing preliminary information on the above-noted application for an amendment to the Zoning By-law to permit a beauty salon and seeking Community Council's direction on processing the application and conducting a community meeting; and recommending that:

- (1) Staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site; and
- (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 deferred consideration of the foregoing report to the next meeting scheduled for April 3, 2002.

**(Report No. 3 – Clause No. 32(h))**

**2.9 Final Report – Application for Part Lot Control Exemption – TB PLC 2002 0001 – 1415848 Ontario Inc. – 74-78 Finch Avenue West – Ward 23 – Willowdale.**

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The North York Community Council had before it a report (February 6, 2002) from the Director, Community Planning, North District, Urban Development Services, reporting on a request for exemption from part lot control in order that 21 townhouse dwelling units may be conveyed into separate ownership; and recommending that:

- (1) this application be approved;
- (2) that City Council consider this matter at its meeting to be held on March 4, 5, 6, 7, and 8, 2002;
- (3) the City Solicitor be authorized to introduce the necessary Bills after such time that the Owner has registered a Section 118 Restriction under the Land Titles Act agreeing not to convey or mortgage any part of the lands without the prior written consent of the Chief Planner or his designate;
- (4) the by-law shall expire one year from the date of its enactment; and
- (5) the appropriate City Officials be authorized and directed to register the By-law on title.

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

**(Report No. 2 – Clause No. 1)**

**2.10 Draft By-law to Stop Up and Close the Road Allowance Known as Sovereign Avenue and to Authorize the Sale Thereof – Ward 9 – York Centre.**

The North York Community Council had before it a Draft By-law to stop up and close the road allowance known as Sovereign Avenue and to authorize the sale thereof; and Clause No. 9 of the North York Community Council Report No. 9, titled “Surplus Land Declaration and Sale of the Road Allowance known as Sovereign Avenue – Ward 9 – York Centre”, which was adopted, without amendment, by the Council of the City of Toronto at its meeting held on December 4, 5 and 6, 2001.

Pursuant to the Municipal Act, notice with respect to the proposed enactment of the draft by-law was advertised in the Toronto Sun newspaper on February 1, 8, 15 and 22, 2002; and no one addressed the North York Community Council with respect to the

draft by-law.

On motion by Councillor Augimeri, Ward 9 – York Centre, the North York Community Council recommended to City Council, that a by-law in the form of the foregoing draft by-law be enacted, and that the necessary Bill be introduced in Council to give effect thereto.

**(Report No. 3 – Clause No. 4)**

**2.11 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 (February 19, 2002) from Ms. Lorraine Sherman, 1420050 Ontario Inc., requesting a deferral of this matter to June 2002, in order to obtain legal counsel.

On motion by Councillor Augimeri, Ward 9 – York Centre, the North York Community Council deferred consideration of the foregoing report to its meeting scheduled for June 5, 2002, at the request of the applicant, and that there be no further deferrals.

**(Report No. 3 – Clause No. 32(e))**

**2.12 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:

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- (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 the following communications, which are on file in the office of the City Clerk, North York Civic Centre:

- (February 21, 2002) from the Director, Transportation Services, District 3, Works and Emergency Services, addressed to the Director, Community Planning, North District, Urban Development Services, commenting on the parking assessment dated February 18, 2002, prepared by BA Group Transportation Consultants, on behalf of the applicant;
- (February 25, 2002) from Nhu Tam and Nhu Linh, Nuns for The Blooming Forest Bhikkuni Buddhist Association of Canada, outlining the reasons for establishing a Temple at this location; and
- (February 21, 2002) from Ms. Gayle Christie, Christie & Associates, on behalf of the Blooming Forest Bhikkuni Buddhist Association of Canada, commenting on the merits of the application and the issues with respect to parking and the existing easements on the property.

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A staff presentation was made by Lynn Poole, Community Planning, North District, Urban Development Services.

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

- Ms. Tamara Cosby, on behalf of The Blooming Forest Bhikkuni Association of Canada;
- Ms. Nhu Tam, Principal Nun for The Blooming Forest Bhikkuni Association of Canada;
- Ms. Minh Phi Duong;

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- Ms. Mimi Lam, on behalf of her parents, the adjacent property owners; and
- Ms. Gayle Christie, Christie & Associates, on behalf of The Blooming Forest Bhikkuni Buddhist Association of Canada.
- A. Councillor Augimeri, Ward 9 – York Centre, moved that it be recommended to Council that the report (January 7, 2002) from the Director, Community Planning, North District, Urban Development Services, be adopted and the application submitted by Blooming Forest Bhikkuni Buddhist Association of Canada, be refused.
- B. 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 April 3, 2002, in order to allow an opportunity for a statutory public meeting to be held on that date.

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

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

**(Report No. 3 – Clause No. 32(j))**

**2.13 Final Report – Application to Amend the Zoning By-law – TB ZBL 2001 0011 – Hullmark Developments Ltd. – 78 Harrison Garden Boulevard – Blocks 8 & 9, Plan 66M-2354 and Part 1, Plan 64R-16328 – Ward 23 – Willowdale.**

As directed by the North York Community Council, at its meeting held on July 11, 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 (February 11, 2002) from the Director, Community Planning, North District, Urban Development Services, reporting on a Zoning By-law Amendment application by Hullmark Developments Ltd. to permit former MTO lands to be incorporated into a proposed residential development in the Wittington subdivision, to increase the total permitted gross floor area in the subdivision to accommodate density associated with these former MTO

lands, to permit a corresponding increase in the total number of dwelling units, and to permit a density incentive for a proposed private recreation centre; and recommending that City Council:

- (1) amend the Zoning By-law substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 10.
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.
- (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 10.

Mr. Elio Zoffranieri, appeared before the North York Community Council in connection with the foregoing matter, on behalf of the applicant.

On motion by Councillor Feldman, Ward 10 – York Centre, the North York Community Council after considering the deputations and based on the findings of fact, conclusions and recommendations contained in the report (February 11, 2002) from the Director, Community Planning, North District, Urban Development Services, and for reasons that the proposal is an appropriate use of lands, recommended to City Council that the application submitted by Hullmark Developments Limited be approved, subject to the conditions outlined in the aforementioned report.

**(Report No. 3 – Clause No. 5)**

**2.14 Final Report – Application to Amend the Zoning By-law 7625 – TB ZBL 2001 0019 – Nuc-Tuct Non-Profit Housing Corporation – 53 Cummer Avenue – Ward 24 – 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 in accordance with the Planning Act and the regulations thereunder.

The North York Community Council had before it a report (February 8, 2002) from the

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Director, Community Planning, North District, Urban Development Services, reporting on an application to amend the Zoning By-law to permit the construction of a 57 unit 4-storey apartment building at 53 Cummer Avenue which is supported by the City's Let's Build program; and recommending that City Council:

- (1) Amend the Zoning By-law 7625 of the former City of North York for the subject site substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 13;
- (2) Authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
- (3) Before introducing the necessary Bills to City Council for enactment, the applicant is required to obtain from the Director, Community Planning, North District, Site Plan Approval under Section 41 of the Planning Act; and
- (4) Before introducing the necessary Bills to City Council for enactment, the applicant shall have resolved to the satisfaction of the Commissioner of Corporate Services, the issue with the City-owned property adjacent to the south-west portion of the site (Block H).

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

- (February 9, 2002) from Mr. Milos Bily, expressing his objection to the proposed development;
- (February 12, 2002) from Mr. Ian S. Miller, expressing his support for the proposed development;
- (February 11, 2002) from David Tyrrell, Christianne & Cary Moretti, Morley Patterson, Halyna Davidovich, Betty Phillips and Sue Yun & Morris Reid, outlining their concerns and objections to the application and attaching a communication dated February 4, 2002, addressed to Paul Byrne, Senior Planner, Community Planning, North District, formally stating their opposition and outlining their concerns regarding the proposed rezoning and development of 53 Cummer Avenue; as well as a confidential communication outlining area testimonials and a confidential petition signed by 306 individuals which was circulated under separate cover to Members of the North York Community Council, having regard that the material contains personal information about identifiable individuals;

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- (February 12, 2002 and November 22, 2001) from Mr. Morris Reid, expressing his opposition to the proposed development;
- (February 12, 2002) from Ms. Marie Valge, expressing her opposition to the proposed development;
- (February 13, 2002) from Mr. Henry Wojciechowicz, expressing his opposition to the proposed development;
- (received February 15, 2002) from Mr. Rogers Ludgate, endorsing the concept of this project; commending the work done by the local church group to bring forth a modest proposal in their parking lot but also requesting that the following matters be reviewed and corrected; (1) the road proposed on the south-west corner of the project out into Averill Crescent; (2) the residential apartment unit on the lower floor on the south-west corner of the building; (3) the “cladding” and overall outside appearance of the proposed structure;
- (February 23, 2002) from Ms. Pauline Ma, expressing her opposition to the proposed development; and in particular with respect to increased traffic congestion and the possibility of this neighbourhood becoming a non-profit low income area;
- (February 23, 2002) from Ms. Jenny Sim, expressing her opposition to the proposed development due to traffic congestion and the negative impact of the proposed development on property values in the area;
- (February 23, 2002) from Ms. Anna Lee, expressing her opposition to the proposed development due to traffic congestion; the security of their neighbourhood being threatened by non-profit housing and the inappropriateness of a place of worship being involved in a business venture;
- (February 25, 2002) from Mr. Tony Volpentesta, Bousfield, Dale-Harris, Cutler & Smith Inc., Planning Consultants for Silvercore Properties Inc., owner of the Newtonbrook Plaza, immediately adjacent to the proposed development, outlining their concerns with respect to spillover parking; buffering and screening issues; and the loading area; and requesting that their name be added to the notification list of Council’s decision with regard to this matter as well as being provided with notification of the adoption of the implementing Zoning By-law as applicable.



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- (February 26, 2002) from Sun Lau, expressing her opposition to the proposed development; and
- (February 11, 2002) from David Tyrrell and Halyna Davidovich forwarding a petition containing the signatures of 306 residents in opposition to the proposed rezoning and low-income housing development.

The following persons addressed the North York Community Council in connection with the foregoing matter, since they will not be able to attend the continuation of the statutory public meeting proposed for April 3, 2002:

- Mr. Sun Lau, who presented a written submission and expressed his objection to the proposed development, particularly with respect to various aspects relating to the appearance of the building and other site plan issues. He further expressed concern with regard to the increase in traffic, and the negative impact of the proposed development on property values in the immediate area.
- Mr. Joseph Harshegyi, who presented a written submission and expressed his concern with regard to the height of the proposed building and stated that after looking at the plans it appeared that the building could be modified by the time construction starts and end up being a building that is eight, nine or even 10 storeys high. He further expressed the concern that the Church will eventually sell the remainder of its property to build another high rise building. In closing, he requested that the North York Community Council restrict the number of high rise buildings that are being proposed to be built for the next 10 to 15 years;
- Ms. Barbara Cohan, who expressed her support for the proposed development and advised that she would like to apply for residency in the building. She further stated that she and her daughter live on a very limited income and although their income is low; they are still good people; adding that she has contributed significantly to the community for many years and has been a recipient of the “volunteer of the year” award. In closing she indicated that the residents that are opposing high rise low rental housing are probably not aware that North York has the least amount of low rental housing than anywhere else within the City of Toronto; and
- Reverend Jan Bush, on behalf of Newtonbrook United Church who expressed

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her support for the proposed development and commented on the merits of the application. She also clarified that the Church cannot sell the subject lands in five years, 10 years or 20 years and that lands cannot be sold to private interests.

The following persons were in attendance but indicated that they wish to reserve their right to address the North York Community Council at the continuation of the statutory public meeting to be scheduled for April 3, 2002:

- Mr. Norman Street
- Mr. Cary Moretti
- Ms. Oksana Davidovich
- Mr. Morley Patterson
- Ms. Christianne Moretti
- Ms. Betty Phillips
- Ms. Halyna Davidovich
- Mr. David Tyrrell
- Mr. Ian Miller
- The Rev. Dr. George McClintock
- Ms. Janet Love
- Ms. Evelyn Roberts, President, Nuc-Tuct Non-Profit Housing Corporation
- Mr. Maxwell Porter
- Ms. Zora Bily
- Mr. Al Barnstaple
- Ms. Norma Manson
- Mr. John Sullivan
- Mr. David Griffin
- Ms. Irene Carriere
- Mr. Danny Huang
- Ms. Kay Hymers
- Ms. Cindy Taylor

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

- (1) deferred consideration of the foregoing report (February 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 at the next meeting of the North York Community Council scheduled for April 3, 2002 at 4:00 p.m.; and

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- (2) directed that further notice be given by the City Clerk for the Statutory Public Meeting:
  - (a) that the further notice include notification that the North York Community Council will consider amending its Official Plan to permit an increased height and an increased unit count and possibly density incentives/transfers for the current application if it can be demonstrated that in doing so, the proposed parking for the housing can be within a fully enclosed below-grade parking area;
- (3) directed the Director, Community Planning, North District, to meet with the applicant and the Local Councillor and report back on the feasibility of locating residential parking below grade;
- (4) requested the applicant to provide further information on the elevation drawings for the proposed development and identify alternatives which could further enhance its overall appearance and street relationship to both Cummer Avenue and Averill Crescent; and
- (5) requested the Director, Community Planning, North District, to report to the April 3, 2002 meeting of the North York Community Council on these further negotiations and any proposed amendments to the Official Plan which should be considered at that meeting.

**(Report No. 3 – Clause No. 26)**

**2.15 Final Report – Application to Amend the North York Official Plan and Zoning By-law 7625 – TB CMB 2001 0010 – York Gate Mall Ltd. – 1 York Gate Boulevard – Ward 8 – York West.**

As directed by the North York Community Council, at its meeting held on July 11, 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 (February 12, 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 for up

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to 4,172 m<sup>2</sup> of additional retail space at 1 York Gate Boulevard; and recommending that City Council:

- (1) Amend the Official Plan for the former City of North York substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 6;
- (2) Amend the Zoning By-law 7625 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7; and
- (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.

Mr. Chris Barre and Mr. Jim Levac, appeared before the North York Community Council in connection with the foregoing matter, on behalf of the applicant.

Councillor Feldman assumed the Chair.

On motion by Councillor Li Preti, Ward 8 – York West, the North York Community Council after considering the depositions and based on the findings of fact, conclusions and recommendations contained in the report (February 12, 2002) from the Director, Community Planning, North District, Urban Development Services, and for reasons that the proposal is an appropriate use of lands, recommended to City Council, that the application submitted by York Gate Mall Limited to amend the Official Plan and Zoning By-law for up to 4,172 m<sup>2</sup> of additional retail space at 1 York Gate Boulevard; be approved, subject to the conditions outlined in the aforementioned report.

**(Report No. 3 – Clause No. 6)**

Councillor Li Preti resumed the Chair.

**2.16 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 January 30,

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2002, appropriate notice of this continuation of the statutory public meeting was provided to only those persons who attended the statutory public meeting held on January 30, 2002.

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 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.

Dr. Paul Shuen appeared before the North York Community Council in connection with the foregoing matter and expressed concerns regarding the parking provision for the new building. He commented that patients attending the medical building often do not arrive by TTC and many Doctors are now trying to cut their overhead costs by sharing office space with other Doctors. With respect to the proposed building, he added that 140 to 150 parking spaces out of the 205 parking spaces provided, would be required just to accommodate staff and would therefore not leave enough parking spaces for patients who would then be required to park on the street. In addition, he advised that the lack of parking could make the building difficult to rent because the first thing Doctors would ask is how much parking is available. He further pointed out that it would be beneficial to the patients, especially in winter, if a semi-circular drive was constructed in front of the building in order to permit patients to be dropped off, particularly those patients using Wheel-Trans. In concluding, he advised that one of the most common complaints relating to medical buildings is insufficient parking.

- A. Councillor Shiner, Ward 24 – Willowdale, moved that the North York Community Council, after considering the deputations and based on the findings of fact, conclusions and recommendations contained in the report

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(January 8, 2002) from the Director, Community Planning, North District, Urban Development Services, and for reasons that the proposal is an appropriate use of lands, recommend to City Council:

- (1) that the application submitted by Mini-Skools Learning Centres Inc. regarding an amendment to the Official Plan and Zoning By-law for a six-storey building with commercial and institutional uses at 685 Sheppard Avenue East, be approved subject to the conditions outlined in the aforementioned report;
- (2) the adoption of the following Resolution submitted by Councillor Shiner:

“WHEREAS, Mini-Skools Learning Centres Inc. has made an application to amend the Official Plan and Zoning By-law No. 7625 on the lands known municipally as 685 Sheppard Avenue East in order to permit the construction of a six storey commercial building;

WHEREAS the parkland dedication required for the application is by cash-in-lieu;

NOW THEREFORE BE IT RESOLVED THAT:

- (a) the following be added as Recommendation No. 4 to the Final Planning Report dated January 8, 2002:

“4. The allocation of any off-site cash-in-lieu of parkland shall be considered by the Commissioner of Economic Development, Culture and Tourism, in consultation with the Ward Councillor and a report thereon shall be submitted to the North York Community Council for their consideration.”

- (b) the Owner shall provide a cheque payable to the City Treasurer in the amount of \$20,000.00 for the purpose of community improvements in Ward 24, to be determined in consultation with the Local Councillor; and

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(c) that the Final Planning Report dated January 8, 2002, as amended, be adopted.”

3. the adoption of the following Resolution submitted by Councillor Shiner:

“WHEREAS, Mini-Skools Learning Centres Inc. has made an application to amend the Official Plan and Zoning By-law No. 7625, on the lands known municipally as 685 Sheppard Avenue East in order to permit the construction of a six storey commercial building;

WHEREAS local residents have concerns about the increase of noise created in the community to the south;

WHEREAS the application is subject to site plan approval;

THEREFORE BE IT RESOLVED THAT during the site plan approval process, and in consultation with the Ward Councillor, consideration shall be given to the erection of a solid fence along the rear property line to block the noise and the planting of evergreen trees along the rear property line.”

B. Councillor Shiner, Ward 24 – Willowdale, moved that the Director, Community Planning, North District and the Director, Transportation Services, District 3, Works and Emergency Services, be requested to submit a joint report to the North York Community Council, for its meeting scheduled for April 3, 2002, respecting parking at medical buildings, such as the one located at 701 Sheppard Avenue East and other medical buildings; such report to include comments on existing parking standards for medical buildings and possible recommended changes.

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

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

**(Report No. 3 – Clause No. 7)**

**2.17 Proposed Location for Off-Site Parkland Dedication for Development of 5000 Yonge Street – Ward 23 – Willowdale.**

The North York Community Council had before it a confidential report (February 22, 2002) from the Commissioner of Economic Development, Culture and Tourism, respecting the Proposed Location for Off-Site Parkland Dedication for Development of 5000 Yonge Street – Ward 23 – Willowdale.

On motion by Councillor Filion, Ward 23 – Willowdale, the North York 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 confidential report (February 22, 2002) from the Commissioner of Economic Development, Culture and Tourism, entitled “Proposed Location for Off-Site Parkland Dedication for Development of 5000 Yonge Street”, 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 a proposed or pending acquisition of land for municipal purposes.

**(Report No. 2 – Clause No. 2)**

**2.18 Ontario Municipal Board Hearing – Committee of Adjustment Application – 864-866 Wilson Avenue – Ward 9 – York Centre.**

The North York Community Council had before it the following Resolution submitted by Councillor Augimeri, Ward 9 – York Centre, respecting the Ontario Municipal Board Hearing – Committee of Adjustment Application – 864-866 Wilson Avenue – Ward 9 – York Centre:

“WHEREAS the Committee of Adjustment for the City of Toronto (North District) on January 24, 2002, refused an application for a minor variance made on behalf of



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Agato Larizza, the owner of 864-866 Wilson Avenue, for an enclosed patio attached to the existing pub; and

WHEREAS the decision of the Committee of Adjustment has been appealed to the Ontario Municipal Board; and

WHEREAS no date has been set for the hearing of the minor variance application appeal.

THEREFORE BE IT RESOLVED THAT City Council direct the City Solicitor to authorize City legal staff to attend the Ontario Municipal Board hearing to support the decision of the Committee of Adjustment and to uphold the City's by-law."

On motion by Councillor Augimeri, Ward 9 – York Centre, the North York 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 Augimeri, Ward 9 – York Centre, the North York Community Council recommended to City Council, the adoption of the foregoing Resolution.

**(Report No. 2 – Clause No. 3)**

**2.19 Informal Briefing Respecting Service Delivery Proposal.**

On motion by Councillor Feldman, Ward 10 – York Centre, the North York Community Council endorsed the following motion:

"THAT the Chief Administrative Officer and other appropriate Directors be invited to attend the next meeting of the North York Community Council scheduled for April 3, 2002, for the purposes of an informal briefing respecting the service delivery proposal."

**(Report No. 3 – Clause No. 32(f))**

**2.20 Petitions Respecting Development Applications.**

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

“THAT the City Clerk’s Office be advised that the North York Community Council will only consider petitions respecting development applications where the entire petition, including the names and addresses of the petitioners are available to the public.”

**(Report No. 3 – Clause No. 8)**

**Adjournment:**

The North York Community Council adjourned its meeting at 4:45 p.m., Tuesday, February 26, 2002.

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Chair.