

**THE CITY OF TORONTO**

**City Clerk's Division**

**Minutes of the North York Community Council**

**Meeting No. 9**

**Wednesday, November 13, 2002.**

The North York Community Council met on Wednesday, November 13, 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.	2:00 p.m. to 5:30 p.m.
Councillor Mammoliti, Chair	x	x
Councillor Augimeri, Vice-Chair	x	x
Councillor Filion	x	x
Councillor Feldman	x	x
Councillor Li Preti	x	x
Councillor Shiner	x	x
Councillor Sutherland	x	x

**Confirmation of Minutes:**

On motion by Councillor Augimeri, Ward 9 – York Centre, the minutes of the meeting of the North York Community Council held on October 16, 2002 were confirmed.

Councillor Augimeri, Vice-Chair, assumed the Chair.

**9.1 Parking Prohibitions - Marlinton Crescent – Ward 7 – York West.**

The North York Community Council had before it a report (October 25, 2002) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on amending the existing parking prohibitions on Marlinton 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” prohibitions on both sides of Marlinton Crescent, from the easterly limit of Chalkfarm Drive to a point 118 metres easterly 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 both sides of Marlinton Crescent, from the easterly limit of Chalkfarm Drive to the northerly limit of Chalkfarm Drive.

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. 12 – Clause No. 1)**

**9.2 40 Km/h Speed Limit - Samba Drive and Talent Crescent – Ward 7 – York West.**

The North York Community Council had before it a report (October 24, 2002) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on reducing the speed limit on Samba Drive and Talent Crescent to 40 km/h and recommending that:

- (1) By-law No. 31878, of the former City of North York, be amended to install a 40 km/h speed limit on Samba Drive, from the northerly limit of Sheppard Avenue West to the southerly limit of Bradstock Road; and
- (2) By-law No. 31878, of the former City of North York, be amended to install a 40 km/h speed limit on Talent Crescent, from the easterly limit of Samba

Drive (south leg) to the easterly limit of Samba Drive (north leg).

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. 12 – Clause No. 2)**

**9.3 Parking Prohibitions - Weston Road – Ward 7 – York West.**

The North York Community Council had before it a report (October 25, 2002) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on amending the existing parking regulations on Weston Road, from Finch Avenue West to Sheppard Avenue West and recommending that:

- (1) Schedule VIII of By-law No. 32-92, of the former Municipality of Metropolitan Toronto, be amended by deleting the “No Parking Anytime” prohibitions on the west side of Weston Road, from Coronado Court to Verobeach Boulevard;
- (2) Schedule VIII of By-law No. 32-92, of the former Municipality of Metropolitan Toronto, be amended by adding “No Parking Anytime” prohibitions on both sides of Weston Road, from Finch Avenue West to Sheppard Avenue West; and
- (3) the appropriate by-law(s) be amended accordingly.

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. 12 – Clause No. 3)**

**9.4 Parking Prohibitions - Norelco Drive – Ward 7 – York West.**

The North York Community Council had before it a report (October 25, 2002) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on amending the existing parking prohibitions on Norelco Drive, south of

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Garyray Drive and recommending that Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking at anytime on both sides of Norelco Drive, from the northerly limit of Norelco Drive to a point 80 meters southerly thereof.

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. 12 – Clause No. 4)**

**9.5 Parking Prohibitions - The Pond Road – Ward 8 – York West.**

The North York Community Council had before it a report (October 24, 2002) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on amending the existing parking regulations on both sides of The Pond Road, east of Keele Street and recommending that Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking at anytime on both sides of The Pond Road, from the easterly limit of Keele Street to the westerly limit of Petrolia Road.

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. 12 – Clause No. 5)**

Councillor Mammoliti resumed the Chair.

**9.6 Pedestrian Crossing Prohibition and No Right Turn on Red Prohibition - Keele Street and St. Regis Crescent – Ward 8 – York West.**

The North York Community Council had before it a report (October 28, 2002) from the Director, Transportation Services, District 3, Works and Emergency Services, seeking authority to prohibit pedestrian crossing on the south side of the intersection and westbound right turns on red and recommending that:

- (1) Pedestrian crossings be prohibited on Keele Street, between the north curb

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lane of St. Regis Crescent and a point 30.5 metres south of the south curb lane of St. Regis Crescent;

- (2) Westbound right turns on red be prohibited at all times at the intersection of Keele Street and St. Regis Crescent; and
- (3) the appropriate by-law(s) be amended accordingly.

On motion by Councillor Li Preti, Ward 8 – York West, the North York Community Council:

- (1) recommended to City Council, the adoption of the report (October 28, 2002) from the Director, Transportation Services, District 3, Works and Emergency Services.
- (2) requested the Director, Transportation Services, District 3, Works and Emergency Services to:
  - (a) explore the feasibility of widening Keele Street at St. Regis Crescent as part of the 2003 road building budget for road improvements;
  - (b) explore the feasibility of constructing a safety island for pedestrians at this intersection; and
  - (c) report back to the North York Community Council within two months.

**(Report No. 12 – Clause No. 6)**

**9.7 Pedestrian Crossing Prohibition and No Right Turn on Red Prohibition - Black Hawkway/New Westminster Drive and Steeles Avenue West – Ward 10 – York Centre.**

The North York Community Council had before it a report (October 29, 2002) from the Director, Transportation Services, District 3, Works and Emergency Services, seeking approval to prohibit pedestrian crossings on the west side of the intersection and southbound right turns on red and recommending that:

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- (1) Pedestrian crossings be prohibited on Steeles Avenue West, between the east curb line on New Westminster Drive/Black Hawkway and a point 30.5 metres west of the west curb line of New Westminster Drive/Black Hawkway;
- (2) Southbound right turns on red be prohibited at all times at the intersection of New Westminster Drive/Black Hawkway and Steeles Avenue West; and
- (3) 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. 12 – Clause No. 7)**

**9.8 Entry Prohibitions – Toronto Transit Commission Bus Loop at Bombay Avenue – Ward 10 – York Centre.**

The North York Community Council had before it a report (October 28, 2002) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on prohibiting entry (buses excepted) to the transit loop on the southeast corner of the intersection of Avenue Road with Bombay Avenue/Bideford Avenue; and recommending that:

- (1) Entry be prohibited at any time, buses excepted, at the entrance of the Toronto Transit Commission bus loop on the east side of Avenue Road, 35 metres south of the southerly limit of Bombay Avenue;
- (2) Schedule XVII of By-law No. 31001, of the former City of North York, be amended to prohibit entry at any time at the egress to the Toronto Transit Commission bus loop on the south side of Bombay Avenue, 35 metres east of the easterly limit of Avenue Road; and
- (3) that all appropriate by-laws be amended, accordingly.

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

**(Report No. 12 – Clause No. 8)**

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**9.9 All Way Stop Control – Honiton Street and Waterloo Avenue – Ward 10 – York Centre.**

The North York Community Council had before it a report (October 21, 2002) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on obtaining approval to install an all way stop control at the intersection of Honiton Street and Waterloo Avenue; and recommending that Schedules XVIII and XIX of By-law No. 31001, of the former City of North York, be amended to require traffic to stop on all approaches to the intersection of Honiton Street and Waterloo Avenue.

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

**(Report No. 12 – Clause No. 9)**

**9.10 Removal of Stopping Restrictions – Connaught Avenue – Ward 23 – Willowdale.**

The North York Community Council had before it a report (October 24, 2002) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on rescinding the current stopping restrictions on Connaught Avenue, between Lariviere Road and Fargo Avenue; and recommending that Schedule IX of By-law No. 31001, of the former City of North York, be amended to delete the “No Stopping, 8:00 a.m. and 9:00 p.m.”, prohibitions on both sides of Connaught Avenue, from the westerly limit of Lariviere Road to the easterly limit of Fargo Avenue.

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

**(Report No. 12 – Clause No. 10)**

**9.11 Parking Prohibitions – Fairchild Avenue – Ward 23 – Willowdale.**

The North York Community Council had before it a report (October 29, 2002) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on obtaining approval to amend the existing parking regulations on Fairchild Avenue; and recommending that:



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- (1) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the “No Parking, 9:00 a.m. to 4:00 p.m., Monday to Friday”, prohibitions on the west side of Fairchild Avenue, from a point opposite Inez Court to the southerly limit of Drewry Avenue;
- (2) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the “No Parking, 9:00 a.m. to 4:00 p.m., Monday to Friday”, prohibitions on the east side of Fairchild Avenue, from the southerly limit of Inez Court to a point opposite the easterly limit of Burke Street;
- (3) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by prohibiting parking on the north and west sides of Fairchild Avenue, 9:00 a.m. and 4:00 p.m., Monday to Friday, from the easterly limit of Burke Street to the southerly limit of Drewry Avenue; and
- (4) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by prohibiting parking on the south and east sides of Fairchild Avenue, 9:00 a.m. and 4:00 p.m., Monday to Friday, from a point opposite the easterly limit of Burke Street to the southerly limit of Inez Court.

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

**(Report No. 12 – Clause No. 11)**

**9.12 Parking/Stopping Prohibitions – Cherokee Boulevard – Ward 33 – Don Valley East.**

The North York Community Council had before it a report (October 17, 2002) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on amending the existing parking/stopping regulations on Cherokee Boulevard, in the vicinity of Cherokee Public School; and recommending that:

- (1) Schedule IX of By-law No. 31001, of the former City of North York, be amended by deleting the No Stopping, 8:00 a.m. to 6:00 p.m., Monday to Friday prohibitions on the south side of Cherokee Boulevard, from the westerly limit of Block B, R.P. M-1474 to the easterly limit of Block B, R.P.

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M-1474;

- (2) Schedule IX of By-law No. 31001, of the former City of North York, be amended to prohibit stopping on the north side of Cherokee Boulevard, from 8:00 a.m. to 4:00 p.m., Monday to Friday, from the easterly limit of Shawnee Circle to a point 245 metres easterly thereof;
- (3) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the No Parking, 7:00 a.m. to 9:00 a.m. and 2:00 p.m. to 4:00 p.m., prohibitions on the north side of Cherokee Boulevard, from the easterly limit of Shawnee Circle to the easterly limit of Lot 77, Plan M-1474 (House no. 357); and
- (4) Schedule X of By-law No. 31001, of the former City of North York, be amended to permit parking for periods of 10 minutes on the south side of Cherokee Boulevard, from 8:00 a.m. to 4:00 p.m., Monday to Friday, from the easterly limit of Shawnee Circle to a point 215 metres easterly thereof.

On motion by Councillor Sutherland, Ward 33 – Don Valley East, the North York Community Council recommended to City Council, the adoption of the foregoing report.

**(Report No. 12 – Clause No. 12)**

**9.13 Sports Fields Needs Review Process – Various Wards.**

The North York Community Council had before it the following reports:

- (June 18, 2002) from the Commissioner of Economic Development, Culture and Tourism, reporting as requested by North York Community Council, at its June 5, 2002 meeting, on the need for soccer fields and playing fields for other types of sports, based on current, anticipated and future demands within the North York Community Council boundary; and recommending that:
  - (1) a more detailed review of the provision of sports fields across the City be undertaken with recommendations on field development in the future; and

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- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.
- (September 30, 2002) from the Commissioner of Economic Development, Culture and Tourism reporting, as requested by North York Community Council, on the recommendations made at its meeting held on September 18, 2002, with respect to various issues surrounding the Sports Fields Needs Review Process; and recommending that this report be received for information.
  - (October 22, 2002) from the Commissioner of Economic Development, Culture and Tourism, reporting as requested by North York Community Council on the recommendations made at its meeting held on October 16, 2002, with respect to various issues surrounding the Sports Fields Needs Review Process; and recommending that this report be received for information.
- A. Councillor Filion, Ward 23 – Willowdale, moved that the North York Community Council defer consideration of the reports (June 18, 2002), (September 30, 2002) and (October 22, 2002) to its next meeting scheduled for January 21, 2003, in order to allow the Commissioner of Economic Development, Culture and Tourism and the Director, Development Policy and Research, Finance Department, to attend the meeting and answer questions from the North York Community Council on this matter, and in particular, with respect to development charges;
- B. Councillor Li Preti, Ward 8 – York West, moved that the Commissioner of Economic Development, Culture and Tourism be requested to submit a further report to the North York Community Council for its meeting scheduled for January 21, 2003, on:
- (a) a three to five year vision for the North District as it relates to sports and recreation facilities;
  - (b) the formula for Section 37 applications and how they relate to sports and recreation facilities;
  - (c) normal Development Charges and how they affect the need in the North District.

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- C. Councillor Sutherland, Ward 33 – Don Valley East, moved that the Commissioner of Economic Development, Culture and Tourism and the Director, Development Policy and Research, Finance Department, be requested to report to North York Community Council for its meeting scheduled for January 21, 2003, on the existing policy and proposed policy being considered respecting development charges.
- D. Councillor Feldman, Ward 10 – York Centre, moved that the Commissioner of Economic Development, Culture and Tourism and the Director, Development Policy and Research, bring forward to the North York Community Council meeting scheduled for January 2, 2003, the appropriate legislation as it pertains to development charges.

Upon the question of the adoption of Motion D., moved by Councillor Li Preti, Motion C., moved by Councillor Sutherland; and Motion B., moved by Councillor Li Preti, it was carried.

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

**(Report No. 12 – Clause No. 30(a))**

**9.14 Preliminary Report – Application to Amend the Zoning By-law – TB ZBL 2002 0010 – Jeanice Klerer & Yoel Lichtblam – 499 Wilson Heights Boulevard – Ward 10 – York Centre.**

The North York Community Council had before it a report (October 24, 2002) from the Acting 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. 12 – Clause No. 30(b))**

**9.15 Preliminary Report – Application to Amend the Zoning By-law and Draft Plan of Subdivision – TB ZBL 2002 0012 & TB SUB 2002 0002 – Tribute Communities (York) Inc. and York University – North of Murray Ross Parkway, East and West of Sentinel Road – Ward 8 – York West.**

The North York Community Council had before it a report (October 28, 2002) from the Acting 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 meeting be given to landowners and residents in accordance with the community consultation requirements of the York University Secondary Plan; and
- (3) Notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act and the policies of the York University Secondary Plan.

On motion by Councillor Li Preti, Ward 8 – York West, the North York Community Council:

- (1) approved the report (October 28, 2002) from the Acting Director, Community Planning, North District, Urban Development Services; and
- (2) requested the Director, Transportation Services, District 3, Works and Emergency Services, and the Acting Director, Community Planning, North District, Urban Development Services to meet with York University representatives and the Ward Councillor and report back to the North York Community Council for its meeting scheduled for January 21, 2003, with a specific plan for phasing in the Pond Road

improvements.

**(Report No. 12 – Clause No. 30(c))**

**9.16 Preliminary Report – Application to Amend the Zoning By-law – TB ZBL 2002 0011 – Berkley Homes (Finch) Inc. – 134, 136 and 138 Finch Avenue West – Ward 23 – Willowdale.**

The North York Community Council had before it a report (October 24, 2002) from the Acting Director, Community Planning, North District, Urban Development Services, providing preliminary information on the above-noted application and seeking Community Council's direction 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:

- (1) approved the foregoing report (October 24, 2002) from the Acting Director, Community Planning, North District, Urban Development Services; and
- (2) approved the following Resolution submitted by Councillor Filion, Ward 23 – Willowdale:

“WHEREAS the Preliminary Report dated October 24, 2002 (Berkley Homes (Finch) Inc.) 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 of the properties on the north and south sides of Hendon Avenue between Grantbrook Street and Talbot Road; the

properties on the east side of Grantbrook Street municipally known as 23 to 33 Grantbrook Street; the properties on the west side of Talbot Road between Hendon Avenue and Lorraine Avenue; the properties on the north and south sides of Finch Avenue West between Grantbrook Street and Talbot Road; the properties on the east, west and north sides of Lorraine Drive between Finch Avenue West and Talbot Road; the properties on the north side of Bevdale Road between Senlac Road and Edithvale Road; the properties on the south side of Bevdale Road between Yorkview Drive and Edithvale Road; and the properties on the west side of Edithvale Road south of Bevdale Road.”

**(Report No. 12 – Clause No. 30(d))**

**9.17 Report – Application to Permit an Addition to a Mausoleum within an Existing Cemetery under The Cemeteries Act – LG77 WES – Westside Cemeteries Limited – 5830 Bathurst Street – Ward 10 – York Centre.**

The North York Community Council had before it a report (October 25, 2002) from the Acting Director, Community Planning, North District, Urban Development Services, reporting on a request under the Cemeteries Act to construct a second floor addition to an existing mausoleum within an existing cemetery; and recommending that City Council permit the construction of a second floor addition to an existing mausoleum within an existing cemetery without a public hearing, subject to the following:

- (1) the City Clerk prepare a “Notice of Decision” under the requirements of the Cemeteries Act (Revised) indicating Council’s decision on this matter for publication in a local newspaper and that the applicant be requested to pay for this notice.

On motion by Councillor Feldman, Ward 7 – York West, the North York Community Council recommended to City Council, the adoption of the following Resolution:

“WHEREAS the final report of the Acting Director of Community Planning, North District, Urban Development Services dated October 25, 2002 recommends that the application to permit the construction of a second floor addition to an existing mausoleum within an existing cemetery without a public hearing be approved subject to conditions; and



WHEREAS the proposed addition also includes an extension to the main floor;

THEREFORE BE IT RESOLVED THAT the recommendation be amended to read as follows:

“It is recommended that City Council permit up to a maximum of 1200 crypts in an addition to the main floor and a second floor addition to an existing mausoleum, within an existing cemetery without a public hearing, subject to the following:

- (1) the City Clerk prepare a “Notice of Decision” under the requirements of the Cemeteries Act (Revised) indicating Council’s decision on this matter for publication in a local newspaper and that the applicant be requested to pay for this notice.”

**(Report No. 12 – Clause No. 13)**

Councillor Augimeri, Vice-Chair, assumed the Chair.

**9.18 Final Report – Application for Part Lot Control Exemption – TB PLC 01 0011 – Ramp Developments Inc. – 15 Dallner Road – Part of Block A, Plan 3991 – Ward 7 – York West.**

The North York Community Council had before it a report (October 20, 2002) from the Acting Director, Community Planning, North District, Urban Development Services, reporting on an application to request the extension of the exemption from Part Lot Control By-law 104-2002 in order that 10 semi-detached dwelling units may continue to be conveyed into separate ownership; and recommending that:

- (1) the application be approved;
- (2) the City Solicitor be authorized to introduce the necessary Bills in Council to give effect to Recommendation 1;
- (3) the by-law shall expire one year from the date of enactment; and
- (4) the appropriate City Officials be authorized and directed to register the By-law on title.

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

**(Report No. 12 – Clause No. 14)**

Councillor Mammoliti resumed the Chair.

**9.19 Status Report – Wilson Avenue Revitalization Study and Keele Street Study – UD03-P-DNL – Ward 8 – York West, Ward 9 – York Centre and Ward 10 – York Centre.**

The North York Community Council had before it a report (October 30, 2002) from the Acting Director, Community Planning, North District, Urban Development Services, reporting on the status of implementation of the recommendations of the Wilson Avenue Revitalization Study and the Keele Street Study; and recommending that:

- (1) City Council endorse the implementation approach outlined for public realm improvements for Wilson Avenue;
- (2) Streetscape improvements for the intersection of Keele Street and Wilson Avenue be coordinated with the recommendations of both the Wilson Avenue Revitalization Study and the Keele Street study to ensure the development of this intersection as a gateway for each of these streets; and,
- (3) The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

The North York Community Council also had before it the following Resolution submitted by Councillor Augimeri, Ward 9 – York Centre:

“WHEREAS a public realm improvement plan is being prepared for Wilson Avenue between Keele Street and Bathurst Street;

AND WHEREAS the public realm improvement plan is proposed to be coordinated with other City programs that relate to the public right-of-way, including the Works and Emergency Services (WES) Capital Works Road Resurfacing Program;

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AND WHEREAS the WES Capital Works Road Resurfacing Program for 2001-2006 identifies Keele Street between Wilson Avenue and Finch Avenue for improvement in 2003;

AND WHEREAS Wilson Avenue between Keele Street and Bathurst Street is not identified in the WES Capital Works Road Resurfacing Program for 2001-2006;

AND WHEREAS the intersection of Keele Street and Wilson Avenue is affected by both the Wilson Avenue public realm improvement plan and the identified WES Capital Works Program for Keele Street;

NOW THEREFORE BE IT RESOLVED THAT WES be requested to:

- (1) include Wilson Avenue between Keele Street and Bathurst Street in their Capital Works Road Resurfacing Program for 2001-2006 in order to coordinate improvements at the Keele Street and Wilson Avenue intersection, and on Wilson Avenue between Keele Street and Bathurst Street; and
- (2) investigate the feasibility of “normalizing” the Wilson Avenue and Keele Street intersection by relocating the separate westbound turn lane from Wilson Avenue onto Keele Street and integrating the island parkette with the bordering plaza property.

A. Councillor Augimeri, Ward 9 – York Centre, moved that:

- (1) the North York Community Council recommend to City Council, the adoption of the foregoing report;
- (2) the following request embodied in the first Operative Paragraph of the Resolution submitted by Councillor Augimeri, Ward 10 – York Centre, be referred to the Works Committee for its consideration:

“that the Commissioner of Works and Emergency Services be requested to include Wilson Avenue between Keele Street and Bathurst Street in their Capital Works Road Resurfacing Program for 2001-2006 in order to coordinate improvements at the Keele Street and Wilson Avenue intersection, and on Wilson Avenue between Keele Street and Bathurst Street.”; and

- (3) the following request embodied in the second Operative Paragraph of the Resolution submitted by Councillor Augimeri, Ward 10 – York Centre, be endorsed:

“the Director, Transportation Services, District 3, Works and Emergency Services, be requested to investigate the feasibility of “normalizing” the Wilson Avenue and Keele Street intersection by relocating the separate westbound turn lane from Wilson Avenue onto Keele Street and integrating the island parkette with the bordering plaza property.”;

- (B) Councillor Shiner, Ward 24 – Willowdale, moved that the Director, Transportation Services, District 3, Works and Emergency Services, be requested to meet with the General Manager, Transportation Services, Works and Emergency Services and the Commissioner of Works and Emergency Services in an effort to include this work in the 2001 – 2006 Capital Budget Program and report back to the next meeting of the North York Community Council scheduled for January 21, 2003, on what projects may be recommended for deferral to accommodate this work.

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

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

**(Report No. 12 – Clause No. 15)**

**9.20 Review of Zoning Standards – UD03 KFI – 1280, 1290 and 1300 Finch Avenue West & 3955 Keele Street – Ward 8 – York West.**

The North York Community Council had before it a report (October 29, 2002) from the Acting Director, Community Planning, North District, Urban Development Services, reporting, in accordance with Council’s direction, to undertake an analysis of the zoning and parcel status of the lands and report on options to improve on-site parking; and recommending that this report be received for information.

On motion by Councillor Li Preti, Ward 8 – York West, the North York

Community Council received the foregoing report.

**(Report No. 12 – Clause No. 30(e))**

**9.21 Draft By-law – To authorize the Alteration of Hawksbury Drive from Bayview Mews Lane to a point 175 metres South – Ward 24 – Willowdale.**

The North York Community Council had before it a Draft By-law from the City Solicitor to authorize the Alteration of Hawksbury Drive from Bayview Mews Lane to a point 175 metres south; and Clause 17 of North York Community Council Report No. 10, titled “Roadway Modifications – Hawksbury Drive – Ward 24 – Willowdale”, which was adopted, without amendment, by the Council of the City of Toronto, at its meeting held on October 1, 2 and 3, 2002.

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 October 21 and 28, 2002 and November 4 and 11, 2002, and no one addressed the North York Community Council with respect to the draft by-law.

On motion by Councillor Shiner, Ward 24 - Willowdale, 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. 12 – Clause No. 16)**

**9.22 Request for Approval of Variances from the former City of North York Sign By-law No. 30788, as amended, to replace an existing Ground Sign and to Legalize an Existing Directional Ground Sign – 1080 Finch Avenue East – Ward 24 – Willowdale.**

The North York Community Council had before it a report (October 23, 2002) from the Director and Deputy Chief Building Official, North District, Urban Development Services, reporting on a request by Grant Coffey for Ravel Church Properties, for approval of two variances from the former City of North York Sign By-law No. 30788, as amended, to permit the replacement of an existing 68 ft<sup>2</sup> ground sign by a 90 ft<sup>2</sup> ground sign and to legalize a directional ground sign at the above noted

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location; and recommending that:

- (1) the request for variances be approved for the reasons outlined in this report; and
- (2) the applicant be advised, upon approval of the variances, of the requirement to obtain the necessary sign permits.

Mr. Grant Coffey, on behalf of Ravel Church Properties, appeared before the North York Community Council in connection with the foregoing matter.

On motion by Councillor Shiner, Ward 24 – Willowdale, the North York Community Council recommended to City Council, the adoption of the foregoing report.

**(Report No. 12 – Clause No. 17)**

**9.23 Fence Encroachment – 1 Roycrest Avenue – Ward 23 – Willowdale.**

The North York Community Council had before it a report (October 25, 2002) from the Acting North District Manager, Municipal Licensing & Standards and Court Services, Urban Development Services, reporting on a request for an encroachment of a 6' 5" (1.96m) pressure treated wood fence to be located along the north-west flankage of the City property bordering Roycrest Avenue; and recommending that:

- (1) the encroachment be approved by the City, subject to the condition that the owner enter into an Encroachment Agreement with the City to the satisfaction of the City Solicitor and the Commissioner of Urban Development Services; and
- (2) 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. 12 – Clause No. 18)**

**9.24 Encroachment Report – Terraventure Realty Group Ltd. – 288 Sheppard Avenue East – Ward 23 – Willowdale.**

The North York Community Council had before it a report (October 24, 2002) from the Acting North District Manager, Municipal Licensing & Standards and Court Services, Urban Development Services, reporting on a request by Terraventure Realty Group Ltd., for an encroachment at 288 Sheppard Avenue East of a canopy projection which is approximately 1' 9.5" (0.546 metres) x 92' 8" (28.25 metres) over the City right-of-way; 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 City Solicitor and the Commissioner of Urban Development Services;
- (2) that written responses be received from the utility companies prior to registration of the encroachment agreement; and
- (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. 12 – Clause No. 19)**

**9.25 Refusal of Vending License to Sell Hot Dogs, Sausages and Cold Drinks at the South-East Corner of Princess Avenue and Gladys Allison Gate – Ward 23 – Willowdale.**

The North York Community Council had before it a report (October 28, 2002) from the Acting North District Manager, Municipal Licensing & Standards and Court Services, Urban Development Services, reporting on a Notice of Appeal by the applicant to permit her to vend/sell hot dogs, sausages and cold drinks at the subject location; and recommending that the vending license not be approved.

Ms. Jane Katkova-Brown appeared before the North York Community Council in

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connection with the foregoing matter, on behalf of the applicant, Ms. Natalia Sviridova, and presented a written submission, a copy of which is on file with the City Clerk, North York Civic Centre.

- A. Councillor Filion, Ward 23 – Willowdale, moved that the North York Community Council recommend to City Council the adoption of the report (October 28, 2002) from the Acting Manager, North District, Municipal Licensing & Standards and Court Services.
- B. Councillor Sutherland, Ward 33 – Don Valley East, moved that the North York Community Council recommend to City Council that the applicant be refunded the fee filed in connection with her application to vend/sell hot dogs, sausages and cold drinks, at the subject location.

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

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

**(Report No. 12 – Clause No. 20)**

**9.26 Final Report – Application to Amend the Official Plan and Zoning By-law 7625 – TB CMB 2002 0006 – Metcap Living – 40 Fountainhead Road and 470 Sentinel Road – Ward 8 – York West.**

The North York Community Council had before it a report (October 30, 2002) from the Acting Director, Community Planning, North District, Urban Development Services, reporting on an application to amend the Official Plan and Zoning By-law to permit a long term care facility for the properties known as 40 Fountainhead Road and 470 Sentinel Road; and recommending that City Council:

- (1) Refuse the application on the basis of the reasons outlined in this report.
- (2) Authorize the City Solicitor to present this position at the Ontario Municipal Board in relation to this application; and,
- (3) Authorize the City Solicitor and appropriate City staff to attend the Ontario Municipal Board hearing in support of the above recommendation.



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

- (October 29, 2002) from Mr. Ron Mucklestone, President, MetCap Working Group, requesting that he be provided with notification of meetings, submissions by City Planners, decisions regarding the proposed development and any other information relevant to the application; and
- (November 8, 2002) from Mr. Ron Mucklestone, President, MetCap Working Group, forwarding written objections to the proposed development.

The North York Community Council also had before it a copy of a Petition to the Ontario Municipal Board containing 247 signatures of residents in opposition to the application, submitted by Councillor Li Preti, Ward Councillor.

A staff presentation was made by Ms. Sharon Hill, 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:

- Mr. Paul York; and
  - Mr. Errol Young.
- A.
- Councillor Li Preti, Ward 8 – York West, moved that the North York Community Council recommend to City Council, the adoption of the report (October 30, 2002) from the Acting Director, Community Planning, North District, Urban Development Services.
- B.
- Councillor Sutherland, Ward 33 – Don Valley East, moved that the Acting Director, Community Planning, North District, Urban Development Services, be requested to meet with the applicant to investigate the feasibility of locating the proposed long term care facility fronting onto Finch Avenue.

A recorded vote on Motion B., moved by Councillor Sutherland, Ward 33 – Don Valley East, was as follows:

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

AGAINST: Nil

ABSENT: Councillor Filion

Carried.

A recorded vote on Motion A., moved by Councillor Li Preti, Ward 8 - York West, was as follows:

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

AGAINST: Nil

ABSENT: Councillor Filion

Carried.

**(Report No. 12 – Clause 21)**

**9.27 Final Report – Applications to Amend the Official Plan and Zoning By-law and Draft Plan of Subdivision - UDOZ-00-02 and UDSB-1247 – Canadian Tire Corporation Ltd. – 1015 – 1181 Sheppard Avenue East – Ward 24 – Willowdale.**

The North York Community Council had before it a report (October 31, 2002) from the Acting Director, North District, Urban Development Services, reporting on applications to amend the Official Plan and Zoning By-law and a Draft Plan of Subdivision to permit 411,000 m<sup>2</sup> of development for approximately 4,000 dwelling units, commercial and institutional uses and a new city park; 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. 5.
- (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. 6.

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- (3) City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan and Zoning By-law Amendments as may be required.
- (4) Before introducing the necessary Bills to City Council for enactment, the following conditions shall be fulfilled:
  - (a) The owner shall undertake the following to the satisfaction of the Commissioner of Works and Emergency Services:
    - (i) The owner shall deposit a letter of credit with the City for the estimated cost of construction of the East-West Road (Provost Dr. to Leslie St.). The City's contribution to the East-West Road will be up to \$500,000.
    - (ii) The owner shall deposit a letter of credit with the City for the estimated cost of traffic signalization at Provost Drive and the East-West Road.
    - (iii) The owner shall convey to the City a widening of up to 2.5 metres on Sheppard Avenue in accordance with the requirements in the Sheppard Avenue Widening ESR.
  - (b) 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 to secure the following:
    - (i) Two on-site furnished, finished and equipped non-profit child care centres (a 52 child centre of 532 m<sup>2</sup> and a 72 child centre of 736 m<sup>2</sup>).
    - (ii) For each child care centre, the provision of contiguous outdoor play space (290 m<sup>2</sup> for a 52 child centre and 401 m<sup>2</sup> for a 72 child centre). These play spaces are to be appropriately surfaced and equipped and subject to City design criteria.
- (5) City Council recommend the subdivision application for draft plan approval, subject to the following conditions:

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- (a) That this approval applies to the draft plan of subdivision prepared by Walker, Nott, Dragicevic Associates Limited, revision date October 15, 2002, as Attachment 3 to this report.
- (b) That Streets “A”, “B”, “C”, “D”, and “E” shall be dedicated as public highways on the final plan.
- (c) That Block 21 shall be dedicated to the City as a 0.3 m reserve on the final plan.
- (d) That Block 9 shall be dedicated to the City as a park on the final plan.
- (e) That the owner shall enter into an agreement with the City, financial and otherwise for the provision of roads and services.
- (f) The plan of subdivision may be registered in phases subject to the conditions of the respective City Departments.
- (g) Prior to first registration of any portion of the plan, the details of all remaining conditions for future registrations will be finalized, to the satisfaction of the respective City Departments.
- (h) Upon the earlier of one of the following occurring:
  - (A) any structural building permit being issued for residential development east of Provost Drive; or
  - (B) any building permit being issued for residential development west of Provost Drive; or
  - (C) by the end of the 2005 calendar year,

The owner shall submit to the Commissioner of Economic Development, Culture and Tourism a letter of credit for \$5.2 million, whose form is satisfactory to the Chief Financial Officer, for the construction of a community centre (of up to 6,503 m<sup>2</sup>) on Block 9. If by the end of the 2004 calendar year, the owner has not yet submitted the \$5.2 million letter of credit, the owner will be required to submit a separate letter of credit for \$500,000. This letter of credit may be used by the City towards the planning and/or project development of the community centre. If this

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separate letter of credit is submitted, the owner's contribution to the community centre will be reduced to \$4.7 million.

- (i) The City has the option of having the owner arrange for the construction of the community centre. If the City exercises this option, an agreement specifying the terms of the construction of the community centre will be entered into with the owner within 3 years of Council approval of this draft plan.
- (j) That prior to registration of any portion of the plan after Phase 1 (Canadian Tire Store), the owner shall undertake the following:
  - (i) The owner shall convey to the City all the lands required for the East-West Road Right-of-Way (Provost Dr. to Leslie St.), to the satisfaction of the Commissioner of Works and Emergency Services;
  - (ii) The owner shall deposit a letter of credit or certified cheque in the amount of \$25,000 to the satisfaction of the Director, Community Planning, North District, for traffic monitoring to be undertaken of this development.
- (k) That prior to final approval and registration of this plan, Council adoption of the Bills involving the Official Plan amendment and zoning by-law changes shall be obtained and finalized.
- (l) The applicant shall pay the applicable development charges subject to the following:
  - (i) The applicant shall receive a development charge credit of \$457 per unit for all bachelor and one bedroom units, and \$714 per unit for all units with two bedrooms or greater, for its payment of the East-West Road construction costs.
  - (ii) The applicant shall receive a development charge credit of \$271 per unit for all bachelor and one bedroom units, and \$423 per unit for all units with two bedrooms or greater, for its contribution to the community centre.

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- (iii) The applicant shall receive a development charge credit of \$122 per unit for all bachelor and one bedroom units, and \$192 per unit for all units with two bedrooms or greater, for its contribution to the library.
- (iv) Development charges shall be payable prior to the issuance of individual building permits, except all of the water works and sanitary sewage development charges for the entire development shall be paid no later than the earlier of three years after execution of the subdivision agreement, or upon the issuance of the first building permit for construction after Phase 1 (Canadian Tire Store) of the development.
- (m) The appropriate standard conditions of approval for subdivisions (Attachment 10).
- (n) The conditions of Works and Emergency Services (Attachment 7A) subject to condition 4(a) and 5(j)(i) above.
- (o) The conditions of Economic Development, Culture and Tourism (Attachment 7B) subject to conditions 5(h) and 5(i) above. The owner and City shall determine the appropriate timing of the dedication of Block 9 in base park condition to the City prior to final approval and registration of any portion of the plan of subdivision.
- (p) The conditions of The Toronto and Region Conservation Authority (Attachment 7C).
- (q) The conditions of the Canadian National Railway (Attachment 7D).
- (r) The conditions of the Ministry of Transportation (Attachment 7F).

Notes to Draft Plan Approval

- A. Toronto Hydro is to confirm that the Owner has made satisfactory arrangements with Toronto Hydro for the installation of an underground electrical distribution system and street lighting

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system.

- B. Bell Canada is to confirm that the Owner has made satisfactory arrangements, financial and otherwise for any Bell Canada facilities servicing this draft plan of subdivision which are required by the City to be installed underground.
  - C. Enbridge Consumers Gas standard minimum clearances of 0.3 metres vertically and 0.6 metres horizontally are to be maintained.
- (6) The Commissioner of Economic Development, Culture and Tourism, in consultation with the Commissioner of Urban Development Services, undertake a joint-use feasibility study to be jointly funded by the City, School Boards and Public Library, on how to achieve a joint-use park, community centre, schools, and library facility.
  - (7) The City will set aside a 2 acre school reserve on Block 9 for the intended use by the Toronto District School Board and the Toronto Catholic District School Board, for two elementary schools (1 acre each). The location and configuration of the school reserve will be determined through the joint-use feasibility study to be undertaken by the City and School Boards.
  - (8) The Toronto District School Board and the Toronto Catholic District School Board will have 3 years from the date of Council's approval of the draft plan of subdivision, to enter into a joint development and shared use agreement with the City, satisfactory to the Commissioner of Economic Development, Culture and Tourism and the City Solicitor, to locate an elementary school on the school reserve, failing which the school reserve for the respective Board shall cease to exist. The school reserve will be offered to the School Boards at fair market value.

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

- (October 25, 2002) from Mr. Geoff Strowger, forwarding his comments respecting the proposed development and expressing concern with respect to increased traffic congestion at the Leslie/Sheppard intersection as a result of the proposed development;
- (October 28, 2002) from Mr. Walter H. Watt, Property Administrator, Trans-

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Northern Pipelines Inc., outlining their requirements respecting the proposed development;

- (November 8, 2002) from Mr. Robert L. Burton, Burton-Lesbury Holdings Limited, outlining his opposition to the proposed development; and
- (November 12, 2002) from Mr. Geoff Woods, Development Review Coordinator, CN Railway Properties Inc., forwarding the Railway's previous comments dated July 27, 2000 and stating that these comments are still valid.

A staff presentation was made by Nimrod Salamon, 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. Wendy Nott, Planning Consultants, on behalf of the applicant, who indicated that the applicant was in support of the staff recommendations and that the applicant was anxious to proceed with the development; and
  - Mr. Keith McKey, on behalf of the Bayview Village Association, who commented in support of the application and who requested that the same amount of effort, in terms of community consultation and obtaining input from residents, be expended in future development applications as was the case with this application.
- 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 (October 31, 2002) from the Acting Director, Community Planning, North District, Urban Development Services, and for reasons that the proposal is an appropriate use of lands, recommend to City Council that:
- (1) the application submitted by Canadian Tire Corporation Limited to amend the Official Plan and Zoning By-law as a Draft Plan of Subdivision to permit 411,000 m<sup>2</sup> of development for approximately 4,000 dwelling units; commercial and institutional uses and a new City park be approved, subject to the conditions outlined in the aforementioned report;



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- (2) Condition 1.7 (f) of the memorandum (October 29, 2002) from Works and Emergency Services be revised to the following:
- “1.7(f) The owner will be required to drain large impervious areas such as the Canadian Tire Store parking lot to previous areas such as landscaping and vegetative swales to the satisfaction of the Commissioner of Works and Emergency Services, before being allowed to connect to a storm sewer system.”
- (3) the following condition be added to recommendation number 5 embodied in the report (October 31, 2002) from the Acting Director, Community Planning, North District, Urban Development Services:
- “(s) that each development after Phase 1 (Canadian Tire Store) will contribute 1% of the gross construction cost for the provision of public art. To ensure that each piece of public art supports the principles and structure of this areas as defined in the Bessarion-Leslie Context Plan, the owners(s) will prepare a District Public Art Plan to the satisfaction of the Commissioner of Urban Development Services, to be submitted to Community Council for their review, prior to the first building permit being issued for any building after Phase 1 (Canadian Tire Store).”
- (4) communications towers be excluded from being installed on any new buildings on these sites.
- B. Councillor Sutherland, Ward 33 – Don Valley East, moved that the Chief Financial Officer and Treasurer be requested to explore the mechanisms which may be available in order to ensure that the non-profit child care centres are not levied property tax.

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

**(Report No. 12 – Clause No. 22)**

**9.28 Final Report – UD03-FW - Emery Village Secondary Plan – Finch Avenue West and Weston Road - Ward 7 – York West.**

The North York Community Council had before it a report (October 31, 2002) from the Acting Director, Community Planning, North District, Urban Development Services, recommending approval of the Emery Village Secondary Plan; and further recommending that:

- (1) City Council amend the Official Plan substantially in accordance with the draft Emery Village Secondary Plan attached as Attachment 1.
- (2) City Council authorize the City Solicitor to make such stylistic and technical changes to the draft official plan amendment as may be required;
- (3) Staff be directed to prepare a zoning by-law to implement the policies of the Emery Village Secondary Plan and that Notice for the Public Meeting under the Planning Act be given to every owner of land within the Secondary Plan Area and by publication in a daily newspaper with City-wide circulation;
- (4) The Emery Village Municipal Class Environmental Assessment Study be deferred and the Director of Community Planning, North District and the Director of Transportation Infrastructure Management, Works and Emergency Services, in consultation with the Ward Councillor, be requested to report to North York Community Council at the appropriate time, following the approval of the Emery Village Secondary Plan, on the recommended timing of the Class Environmental Assessment Study.

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

- (October 24, 2002) from Mr. Adam J. Brown, Brown Dryer Karol, on behalf of Centrillium Inc., requesting that they be given the opportunity to address the North York Community Council sometime after 3:30 p.m. due to a scheduling conflict;
- (November 4, 2002) from Mr. Adam J. Brown, Brown Dryer Karol, on behalf of Centrillium Inc., requesting an opportunity to address the North York Community Council with respect to the above-noted matter, between

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3:30 to 4:00 p.m. since he is involved in a public meeting in Etobicoke commencing at 2:15 p.m.;

- (November 6, 2002) from Mr. Tim Lambrinos, Community Coordinator and Chair – Emery Village Historical & Arts Advisory Committee, forwarding his written submission on the history of Emery and outlining what the Emery Village Historical & Arts Advisory Committee would like to see in the new Emery Village developments;
- (October 30, 2002) from Mr. Pierre Tourigny, forwarding his comments and concerns respecting the Emery Village Secondary Plan;
- (November 12, 2002) from Mr. Garry Green, in support of the plans to redevelop Emery Village;
- (November 12, 2002) from Ms. Anne Molinari, Yorkwest Residents Association; forwarding an official notice that a representative of the Yorkwest Residents Association would be appearing as a deputant to register an objection on behalf of the association;
- (November 13, 2002) from Ms. Cathy Breton, Branch Manager, North Branch, Children’s Aid Society of Toronto, requesting the North York Community Council consider two vital issues facing children and families in communities; the lack of community space for programs and the dire shortage of affordable housing/transitional housing; and
- (November 13, 2002) from Mr. Robert E. Jarvis, solicitor, on behalf of Finch Main Gardens (West) Limited, owners of property in the area adjacent to the Emery Village Secondary Plan; expressing his client’s concerns involving issues of height, massing and possible future impact on his client’s holdings arising from the proposed Emery Village Secondary Plan.

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

A video produced through the offices of the Ward Councillor, was also shown depicting the existing land uses within the Emery Village Secondary Plan and the types of uses and amenities that could be achieved through implementation of the proposed policies and guidelines in the Plan.

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

- Ms. Sheila Lambrinos, who commented in support of the Emery Village Secondary Plan and who expressed her praise with respect to the continuing progress being made to retain the local history of this area in the re-creation of Emery Village, which she indicated was occurring at the time of the area's bicentennial, 1802 to 2002;
- Mr. Tim Lambrinos, on behalf of The Emery Village Historical and Arts Advisory Committee, who gave a "powerpoint" presentation on the history of Emery;
- Ms. Lorraine Chabot representing the Emery Creek Business Association, who expressed support for the proposed Emery Village Secondary Plan and who commented that the business community has seen some drastic changes, however the residents and the business community would be working together to build an identity;
- Ms. Lorna Weigand on behalf of Doorsteps Neighbourhood Services, who commented that residents are also interested in social and community services and density. She gave a brief overview of the services provided by Doorsteps Neighbourhood Services to seniors, youth, children and families. In addition she commented that she welcomed the opportunity to work with the community and expressed her support for the community space that will be provided within the Emery Village development. In closing she added that although many residents have moved out, the Emery Village development will create a renewed interest in the area as well as new jobs and result in many people moving back into the area.
- Mr. Tony Marzilli, representing the Yorkwest Residents Association, who expressed concern with respect to the lack of information being provided to the residents adding that he has not received a flyer outlining how the project will take place or what the present and future ramifications would be. He further indicated that the Association is not against development but the residents would like to be informed. In his opinion, the community could not afford to have any changes happen so suddenly without having an opportunity to provide input. In addition he pointed out that the change to the community will be immense in terms of loss of green space and in terms of the erosion of industrial land. He concluded by requesting the

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Community Council to revisit the proposed Emery Village Secondary Plan because there are many objections to the Plan in its current form;

- Mr. Adam J. Brown, Solicitor, of the law firm of Brown Dryer Karol, on behalf of Centrillium Inc., commented on the Emery Village Secondary Plan. During his submission he indicated that this Plan is something that shows what can be done in a positive way. He further indicated that the development proposed by Centrillium Inc. is one that would implement many of the Guidelines within the Secondary Plan. Their proposal would be a phased, mixed use residential and commercial development which consists of ten buildings, seven to eighteen storeys in height with an open air market, commercial galleria and flagpole focal point. Also, as part of the development, his client would be contributing towards transportation improvements, public art and indoor/outdoor recreational facilities.

Mr. Brown further indicated that the design before the North York Community Council is one that revitalizes the street. He pointed out that the height and density of their proposed development has been reduced since their original submission and in essence, the highest building would be 18 storeys. He concluded by indicating that the Emery Village Secondary Plan would bring real development to the area.

- Mr. Allan Leibel, Solicitor, of the law firm of Goodmans, spoke on behalf of Medallion Properties Inc., and indicated that his client is very anxious to move forward with their redevelopment plans for south-east corner of Finch Avenue and Weston Road;
- Mr. Martin Spero, who spoke on behalf of Ms. Vicky Koriantis, and commented in support of the proposed Emery Village Secondary Plan;
- Ms. Marycarmen Hernandez, who addressed the North York Community Council in Spanish, and expressed her support for the proposed Emery Village Secondary Plan;
- Mr. Igor Karelski, who addressed the North York Community Council in Russian, and expressed his support for the proposed Emery Village Secondary Plan;
- Mr. Abdul Shafiqi, who addressed the North York Community Council in Arabic, and expressed his support for the proposed Emery Village Secondary Plan;

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Plan;

- Mr. Jorma Palomaki, who indicated that he has lived in this area for a number of years and has seen the area deteriorate. In his opinion, the developments proposed within the Emery Village Secondary Plan area would start the revitalization process, which would have a positive impact on the community;
- Mr. George McKenzie, who expressed his support for the proposed Emery Village Secondary Plan and indicated that there has been much information provided to residents and there has been community consultation meetings;
- Mr. Michael Delillo, who advised that he represents a community of approximately 1,000 people who reside in a condominium complex which he manages, and expressed concerns with regard to the increased population as a result of the proposed and future developments in this area. In his opinion the existing infrastructure, and especially the schools would not be able to accommodate the increase in population and density. He also indicated that there should be restrictions in the draft Official Plan with respect to the type of retail uses that would be permitted in order to encourage higher end retail stores.
- Mr. Bob Chabot, who advised that he has a business in the industrial area in close proximity to the proposed development, and expressed concern that the operations of his business as well as others will be affected as a result of the expansion of the residential area created by the new development and that further restrictions could be imposed to restrict their operations. He concluded by indicating that the industrial uses were established in this area long before the residential and other non-industrial uses were permitted.
- Mr. Carmen Sefano, who commented on the Emery Village Secondary Plan. He pointed out that facilities should be made available for the youths and the senior citizens in this area. He further indicated that at the present time there are no retirement homes in this area and the seniors that live in this area should be able to remain in the community if they so choose. In his opinion, approval of this Plan will help the youths and seniors.

Councillor Feldman assumed the Chair.

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A. Councillor Mammoliti, Ward 7 – York West, moved that the North York Community Council recommend to City Council:

- (1) the adoption of the report (October 31, 2002) from the Acting Director, Community Planning, North District, Urban Development Services.
- (2) the adoption of the following Resolution submitted by Councillor Mammoliti, Ward 7 – York West:

“WHEREAS the Emery Village Secondary Plan (the Plan), as attached to the Final Report, dated October 31, 2002, from the Acting Director, Community Planning, North District, Urban Development Services, permits a maximum density of development of 2.5 FSI; and

WHEREAS the Plan permits the use of Section 37 of the Planning Act by Council to assist in the delivery of community services and facilities; and

WHEREAS the Plan encourages streetscape improvements in the Plan area to create an attractive pedestrian environment; and

WHEREAS the Plan requires improved pedestrian and cycling connections throughout the plan area to provide greater access to public open space; and

WHEREAS the Plan encourages the upgrading of Lindylou Park, encourages the provision of additional parkland for additional seasonal amenities such as an outdoor ice rink and encourages public access to the Emery Creek ravine lands; and

WHEREAS the Plan requires the provision of visual focal points and public amenity spaces, including special corner treatments, at the intersection of Finch Avenue and Weston Road;

NOW THEREFORE BE IT RESOLVED THAT staff be directed to prepare policies and criteria for inclusion in the Secondary Plan that will permit Council, pursuant to Section 37 of the Planning Act, to consider increases in density and/or height of development,

to a maximum density of 3.0 FSI and a maximum building height of 18 storeys, subject to meeting the criteria and to the provision of specific community benefits. These community benefits may include, but are not limited to, the provision of recreation uses, social facilities including “Doorsteps Neighbourhood Services” and “Youth Clinical Services”, new social facilities such as child care facilities, non-profit arts, cultural, heritage, community or institutional facilities, local parks improvements, public access to ravines and valleys, pedestrian and cycling connections throughout the Secondary Plan area; significant landscape features or focal points (ie. flagpole), streetscape improvements on the public boulevard not abutting the site, transportation related improvements not required to support development, and other local improvements identified in the Secondary Plan, a Community Improvement Plan, community service and facilities strategies, the Finch-Weston Avenues Study or other implementation plans and strategies and that community consultation be required where appropriate;

AND BE IT FURTHER RESOLVED THAT the draft Emery Village Secondary Plan be so amended to include these policies and criteria, and that the Plan, together with this amendment, be forwarded directly to City Council for consideration at their meeting scheduled for November 26, 27 and 28, 2002.”

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

“WHEREAS the City of Toronto is in the midst of finalizing the proposed Emery Village Secondary Plan; and

WHEREAS a community consultation meeting has been held to review the details of the proposed Emery Village Secondary Plan; and

WHEREAS an application (File No. TB CMB 2002 0012) for the properties municipally known as 15-19, 21 and 23 Toryork Drive, 2340 and 2350 Finch Avenue West, 3514 Weston Road and vacant lands on the north-west corner of Toryork Drive and Weston Road has been submitted by Centrillium Inc.; and



WHEREAS the aforementioned application proposes the redevelopment of the subject lands for mixed-use, residential and commercial uses, with a total of 1,030 dwelling units, with 400 dwelling units in Phase I, 433 dwelling units in Phase II, and 197 dwelling units in Phase III, and a significant flagpole at the northwest corner of Finch Avenue and Weston Road; and

WHEREAS at the October 3, 2002, community consultation meeting held at the Humber Sheppard Community Centre the proposal for 15-19, 21 and 23 Toryork Drive, 2340 and 2350 Finch Avenue West, 3514 Weston Road and vacant lands on the northwest corner of Toryork Drive and Weston Road were presented to the Community and the local Councillor; and

WHEREAS this application seeks an increase in the height and density beyond that otherwise permitted on the aforesaid lands by the proposed Emery Village Secondary Plan;

NOW THEREFORE BE IT RESOLVED THAT the following be required in the implementing zoning by-law and also secured in a Section 37 Agreement and/or development agreement as necessary:

- (a) In the event that the required Traffic Impact Study for Phase I does not require the construction of the local road connecting Toryork Drive to Finch Avenue as shown in the Emery Village Secondary Plan, then prior to the issuance of a building permit for Phase II, the applicant shall construct or provide the necessary funds to the City for the construction of this road.
- (b) Prior to the issuance of a building permit for Phase II, the applicant shall construct or provide the necessary funds to the City for the construction of the 110 metre flagpole proposed at the northwest corner of Finch Avenue and Weston Road; and
- (c) Prior to the issuance of a building permit for Phase III, the applicant shall provide the necessary funds for the

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construction of 50% of the traffic circle at the Finch Avenue and Weston Road intersection, if the traffic circle receives approval through the Municipal Class Environmental Assessment process. In the event that the traffic circle is not approved through this process, such funds shall be used by the City for other community facilities in the immediate area.”

AND BE IT FURTHER RESOLVED THAT Section 4.3 of the Emery Village Secondary Plan be amended by adding at the end of the policy entitled “Height and Density” the following:

- (a) And subject to the policies set out in the bonusing and incentive provisions in this Plan being fulfilled: in area C1 on Map D.17.1, building heights shall generally range from 2 to 18 storeys in height and in area C2 on Map D.17.1 heights shall generally range from 2 to 10 storeys in height; and a maximum density of 2.97 FSI will be permitted on the land located in areas C1 and C2 on Map D.17.1.
  - (b) Map D.17.1 be amended to show areas C1 and C2 as shown on the attached plan.
- (4) the adoption of the following Resolution submitted by Councillor Mammoliti, Ward 7 – York West:

“WHEREAS applications (File Nos. UDOZ-99-06 & UDSB-1245) for the properties municipally known as 3415 Weston Road & 2345 Finch Avenue West have been submitted by Medallion Properties Inc.; and

WHEREAS the aforementioned applications propose to redevelop the subject with a phased, mixed-use residential and commercial development, with a total of 1,470 dwelling units; with 284 dwelling units in Phase I, 297 dwelling units in Phase II, 216 dwelling units in Phase III, 252 dwelling units in Phase IV, 312 dwelling units in Phase 5 and 109 dwelling units in Phase 6;

NOW THEREFORE BE IT RESOLVED THAT in the event that

the applicants request an increase in height or density of development beyond that otherwise permitted in the proposed Secondary Plan, the applicant shall endeavour to provide the following contributions and/or complete the following matters, which will be evaluated through the review of the development application and may be required in the implementing zoning by-law and also secured in a Section 37 Agreement and/or development agreement as necessary:

- (a) Prior to the issuance of a building permit for Phase III, the applicant shall remove the existing commercial retail mall currently existing on the subject site;
  - (b) Prior to the issuance of a building permit for Phase III, the applicant shall provide the necessary funds for the construction of 50% of the traffic circle at the Finch Avenue and Weston Road intersection, if the traffic circle receives approval through the Municipal Class Environmental Assessment process. In the event that the traffic circle is not approved through this process, such funds shall be used by the City for other community facilities in the immediate area;
  - (c) The applicant shall provide for the entire cost of the design and construction of the proposed clock tower to be located at the southeast corner of Finch Avenue and Weston Road prior to the issuance of a building permit for Phase III; and
  - (d) In the event that the required Traffic Impact Studies for Phases I and II do not require the construction of the local road connecting Weston Road to Finch Avenue, as shown in the Emery Village Secondary Plan, then prior to the issuance of a building permit for Phase III, the applicant shall contribute towards the construction of this road.”
- (5) the adoption of the following Resolution submitted by Councillor Mammoliti, Ward 7 – York West:

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“WHEREAS the City intends, as an integral part of the revitalization of the Emery Village Area, to promote and advertise the merits of the Emery Village Secondary Plan.

NOW THEREFORE BE IT RESOLVED THAT staff be directed to initiate the necessary amendments to the City Sign By-law to facilitate the construction of four, 10 feet by 23 feet billboards at the following locations:

- (a) East side of Weston Road, across from Lanyard Road;
- (b) Southeast corner of Jayzel Drive and Finch Avenue, adjacent to Lindylou Park;
- (c) Northwest corner of Toryork Drive and Weston Road;  
and
- (d) Northwest corner of Finch Avenue West and Hwy. 400.

AND BE IT FURTHER RESOLVED THAT both Medallion Properties and Centrillium Inc. have agreed to make equal contributions towards the design and construction for all of the aforementioned billboards, which contributions shall be immediately secured and attributed as a portion of the Section 37 contributions to be made by each.”

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

“WHEREAS a group of community and City representatives have selflessly given their time to form a Committee to recognize the historical aspects of Emery Village;

NOW THEREFORE BE IT RESOLVED THAT Council hereby recognizes the EVHAAC as the Committee to be consulted within the Emery Village Secondary Plan area when consulting on any matters of historical and heritage significance.

AND BE IT FURTHER RESOLVED THAT Council receives and endorses the report from the EVHAAC, dated November 6, 2002;

AND BE IT FURTHER RESOLVED THAT any public art contribution that is to be included as part of any development

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within the Secondary Plan Area shall be of a worldwide, multi-cultural theme.”

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

- (1) the following Resolution submitted by Councillor Mammoliti, Ward 7 – York West, be referred to the Commissioner of Community and Neighbourhood Services for a report directly to City Council for its meeting scheduled for November 26, 27 and 28, 2002:

“WHEREAS the lands owned by the City of Toronto municipally known as 2350 Finch Avenue West are intended to be developed pursuant to the “Let’s Build” Program for a group known as Ghana Amansie Multicultural Association;

AND WHEREAS the Ghana Amansie Multicultural Association has not yet submitted an appropriate redevelopment plan for the City’s lands;

NOW THEREFORE BE IT RESOLVED THAT the City immediately establish and retain a one foot reserve along the Finch Avenue frontage of the site so as to ensure that any future development is comprehensively designed in accordance with the Secondary Plan policies;

AND BE IT FURTHER RESOLVED THAT if the Ghana Amansie Multicultural Association has not proceeded through an approval process that would facilitate the commencement of construction by December 31, 2003, the City shall declare such lands as surplus for the purpose of providing such lands for alternate non-profit group.” and

- (2) the following Resolution submitted by Councillor Mammoliti, Ward 7 – York West, be referred to the Commissioner of Corporate Services and the Commissioner of Economic Development, Culture and Tourism for a report directly to City Council for its meeting scheduled for November 26, 27 and 28, 2002:

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“WHEREAS within the Emery Village Secondary Plan, a local road connecting Toryork Drive to Finch Avenue, is shown schematically on Map D.17.2 – Structure Plan as part of a network of new and existing roads in the Secondary Plan area in order to support the redevelopment and revitalization of the plan area;

AND WHEREAS the applicants for File No. TB CMB 2002 0012, which includes lands abutting the Emery Parks Yard, are required to either construct or provide the necessary funds to the City for the construction of the aforementioned road;

NOW THEREFORE BE IT RESOLVED THAT the City initiate the appropriate actions to immediately declare as surplus that portion of the Emery Parks Yard lands required to facilitate the entire road construction on the Emery Parks Yard Lands, and that such lands shall be provided to the applicants at no cost, provided the applicants construct or provide the necessary funds to the City for the construction of the aforementioned road.”

Councillor Mammoliti resumed the Chair.

- C. Councillor Feldman, Ward 10 – York Centre, moved that the North York Community Council recommend to City Council, the adoption of the following Recommendation:

“THAT the following clause be included in any Subdivision Agreement, Site Plan Agreement or Development Agreement as required on lands within the Emery Village Secondary Plan Area which are adjacent to lands zoned for industrial purposes:

The Owner agrees to include a warning Clause in the Offers of Purchase and Sale and/or Rental Agreements for all residential dwelling units stating that purchasers are advised that this development is in proximity to existing industrial facilities and industrially zoned lands whose activities, at times may be objectionable to residents, by reason of noise, dust, vibration, odour, truck traffic and other similar effects.”

A recorded vote on Motion A., and Motion B., moved by Councillor Mammoliti, Ward 7- York West, and Motion C., moved by Councillor Feldman, Ward 10 – York Centre, was as follows:

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

AGAINST: Nil

ABSENT: Councillors Sutherland and Augimeri.

Carried.

**(Report No. 12 – Clause No. 23)**

**9.29 Status of Ontario Municipal Board Appeals – Committee of Adjustment Applications – 139 Anndale Avenue – Ward 23 – Willowdale.**

The North York Community Council had before it a report (November 7, 2002) from the City Solicitor, providing information as to the status of the appeals by the owner to the Ontario Municipal Board respecting the Committee of Adjustment refusal of consent/minor variance applications related to 139 Anndale Avenue; and recommending:

(1) this report be received for information;

or

(2) City Council provide instructions with respect to the appeal.

On motion by Councillor Filion, Ward 23 - Willowdale, the North York Community Council recommended to City Council, that the City Solicitor be directed to authorize City legal staff to attend before the Ontario Municipal Board in connection with the subsequent third party appeals, in order to oppose the revised applications and to uphold the City's By-law.

**(Report No. 12 – Clause No. 24)**

**9.30 Ontario Municipal Board Hearing – Committee of Adjustment Application – 292, 294, 296 Cummer Avenue and 298 Cummer Avenue – Ward 24 – Willowdale.**

The North York Community Council had before it the following Resolution submitted

by Councillor Shiner, Ward 24 – Willowdale

“WHEREAS the Committee of Adjustment for the City of Toronto (North District) refused applications by Mr. Vince Maffei, the owner of 292, 294, 296 Cummer Avenue, for consent of the Committee of Adjustment to the division of parcels of residential lands in order to create three new lots and for the purpose of lot additions.

WHEREAS the Committee of Adjustment for the City of Toronto (North District) refused the applications for minor variance in conjunctions with the consent applications.

WHEREAS the Deputy Secretary-Treasurer refused a delegated consent application also by Mr. Maffei, the owner of 298 Cummer Ave for the purpose of a lot addition.

WHEREAS the applicant has appealed the consent and minor variance decisions of refusal to the Ontario Municipal Board.

WHEREAS no date has been set by the Board to hear the applications.

THEREFORE BE IT RESOLVED that Council direct the City Solicitor to authorize City legal staff to attend the Ontario Municipal Board hearing in opposition to the applications and to uphold the City’s By-law and defend the Committee of Adjustment decision as well as the decision of the Deputy Secretary Treasurer.”

On motion by Councillor Shiner, Ward 24 – Willowdale, the North York Community Council recommended to City Council, the adoption of the foregoing Resolution.

**(Report No. 12 – Clause No. 25)**

**9.31 Entrance Widening – 14 Hoover Crescent – Ward 8 – York West.**

The North York Community Council had before it a report (November 7, 2002) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on a request to widen the driveway entrance at 14 Hoover Crescent from 3.0 metres to 5.4 metres and recommending that the request for a variance from the residential driveway entrance policy be approved.

On motion by Councillor Li Preti, Ward 8 – York West, the North York



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

**(Report No. 12 – Clause No. 26)**

**9.32 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 existing 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:

- (1) recommended to City Council, the adoption of the report (January 4, 2002) from the Director, Transportation Services, District 3, Works and Emergency Services; and
- (2) requested the Director, Transportation Services, District 3, Works and Emergency Services, to report to the North York Community Council within six months of installation of the proposed traffic prohibitions commenting on the effectiveness thereof.

**(Report No. 12 – Clause No. 27)**

**9.33 Disposition of Surplus Property - West Side of Seneca Hill Drive – Ward 33 – Don Valley East.**

The North York Community Council had before it a confidential report (November 5, 2002) from the Commissioner of Corporate Services, respecting Disposition of

Surplus property located on the west side of Seneca Hill Drive.

On motion by Councillor Sutherland, Ward 33 – Don Valley East, the North York Community Council recommended to City Council, the adoption of the aforementioned confidential report, such report to 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 the disposition of City-owned property.

**(Report No. 12 – Clause No. 28)**

**9.34 Ontario Municipal Board Hearing – Committee of Adjustment Application – 28 & 30 Wynn Road – Ward 23 – Willowdale.**

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

“WHEREAS the Committee of Adjustment for the City of Toronto (North District) refused an application by Nadov Kenigsvan, the owner of 28 and 30 Wynn Road, for consent to sever one residential property fronting onto the east side of Wynn Road into two residential properties having frontages of 10.06 metres each.

WHEREAS the Committee of Adjustment for the City of Toronto (North District) refused the two associated variance applications requesting variances for lot frontage and width, lot area, north and south side yard setbacks and lot coverage.

WHEREAS the applicant has appealed the consent and associated minor variance decisions of refusal to the Ontario Municipal Board.

WHEREAS the Ontario Municipal Board has set Tuesday, December 10, 2002, for the hearing of these applications.

THEREFORE BE IT RESOLVED THAT Council direct the City Solicitor to authorize City legal staff to attend the Ontario Municipal Board hearing to uphold the City’s By-law and defend the Committee of Adjustment’s decision.”

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,

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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. 12 – Clause No. 29)**

**9.35 Official Plan Amendment and Zoning By-law Application – BBT Devgroup Inc. – St. Gabriel’s Church – 650 and 672 Sheppard Avenue East – Ward 24 – Willowdale.**

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

“WHEREAS BBT Devgroup Inc. has recently made an application to amend the Official Plan and Zoning By-law No. 7625 on the St. Gabriel’s Church lands municipally known as 650 and 672 Sheppard Avenue East to permit the construction of 210 residential townhouse units;

WHEREAS a preliminary review of the submission indicates there are a number of issues that need to be resolved, including how the church portion of the site is to be redeveloped; and

WHEREAS I would like an opportunity to discuss this application with the area residents;

NOW THEREFORE BE IT RESOLVED THAT:

- (a) Staff be directed to schedule a community consultation meeting together with the Ward Councillor; and
- (b) Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.

AND FURTHER BE IT RESOLVED THAT once the application is considered

complete, staff be directed to prepare a Preliminary Report, circulate the report to members of the North York Community Council, make it available to the public, then forward the report to the Community Council for the next scheduled meeting on January 21, 2003.”

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

**(Report No. 12 – Clause No. 30(f))**

**9.36 Holiday Card.**

On motion by Councillor Sutherland, Ward 33 – Don Valley East, the North York Community Council endorsed the following motion:

“THAT the Administrator, North York Community Council, on behalf of the Members of the North York Community Council:

- (1) order the “Celebrate Don’t Hibernate” Holiday Card as a Holiday Card from the North York Community Council and mail it to all Ratepayer Associations within the North York Community Council boundary area; as well as any Condominium Association and Tenant Association provided to the Administrator by the individual Councillors; and
- (2) that the funds for the printing, distribution and postage of this Holiday Card be taken from the North York Community Council Hospitality Budget.”

**(Report No. 12 – Clause No. 30(g))**

**9.37 Photograph – North York Community Council.**

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

“THAT the Administrator, North York Community Council, on behalf of the North York Community Council, make the necessary arrangements to:

- (1) frame the group photograph taken of the Members of the North York Community Council and have it placed on the wall outside the Council Chambers of the North York Civic Centre;
- (2) provide a copy of this group photograph to each Member of the North York Community Council;
- (3) have copies of a group photograph taken of the Members of the North York Community Council and various senior management staff developed in order to provide same to the staff in the photograph; and
- (4) have the funds for the aforementioned expenditures taken from the North York Community Council Hospitality Budget.”

**(Report No. 12 – Clause No. 30(h))**

**Adjournment:**

The North York Community Council adjourned its meeting at 5:30 p.m., Wednesday, November 13, 2002.

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Chair.