

THE CITY OF TORONTO

City Clerk's Division

Minutes of the North York Community Council

Meeting No. 1

Tuesday, January 21, 2003.

The North York Community Council met on Tuesday, January 21, 2003, 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 5:00 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 Feldman, Ward 10 – York Centre, the minutes of the meeting of the North York Community Council held on November 13, 2002 were confirmed.

1.1 40 Km/h Speed Limit – Bayhampton Court and Cedar Springs Grove – Ward 10 – York Centre.

The North York Community Council had before it a report (January 2, 2003) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on reducing the speed limit on Bayhampton Court and Cedar Springs Grove to 40 km/h; and recommending that:

- (1) By-law No. 31878, of the former City of North York, be amended to reduce the speed limit on Bayhampton Court, from the easterly limit of Cedar Springs Grove (north leg) to the easterly limit of Cedar Springs Grove (south leg), to 40 km/h; and
- (2) By-law No, 31878, of the former City of North York, be amended to reduce the speed limit on Cedar Springs Grove, from the easterly limit of Wilmington Avenue (north leg) to the easterly limit of Wilmington Avenue (south leg), to 40 km/h.

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

(Report No. 1 – Clause No. 1)**1.2 40 Km/h Speed Limit – Claywood Road – Ward 23 – Willowdale.**

The North York Community Council had before it a report (January 2, 2003) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on reducing the speed limit on Claywood Park to 40 km/h; and recommending that:

- (1) By-law No. 31878, of the former City of North York, be amended by deleting the existing 40 km/h speed limit on Claywood Road, from the southerly limit of Hounslow Avenue to the northerly limit of Churchill Avenue; and
- (2) By-law No. 31878, of the former City of North York, be amended by adding a 40 km/h speed limit on Claywood Road, from the northerly limit of Churchill Avenue to the westerly limit of Edithvale Drive.

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

(Report No. 1 – Clause No. 2)

1.3 All Way Stop Control – Holmes Avenue at Kenneth Avenue – Ward 23 – Willowdale.

The North York Community Council had before it a report (January 3, 2003) from the Director, Transportation Services, District 3, Works and Emergency Services, reviewing the feasibility of installing an all way stop control at the intersection of Holmes Avenue at Kenneth 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 Holmes Avenue at Kenneth Avenue.

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

(Report No. 1 – Clause No. 3)

1.4 Amendment to Turn Restrictions – Yorkview Drive and Muirkirk Road – Ward 23 – Willowdale.

The North York Community Council had before it a report (January 3, 2003) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on amending the existing eastbound left turn prohibition at Yorkview Drive and Muirkirk Road except buses; and recommending that:

- (1) Schedule XV of By-law No. 31001, of the former City of North York, be amended by deleting the eastbound left turn prohibition at Yorkview Drive and Muirkirk Road, from 4:00 p.m. to 6:00 p.m., Monday to Friday; and
- (2) Schedule XV of By-law No. 31001, of the former City of North York, be amended to prohibit eastbound left turns at Yorkview Drive and Muirkirk Road, from 4:00 p.m. to 6:00 p.m., Monday to Friday, Buses Excepted.

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

(Report No. 1 – Clause No. 4)

1.5 All Way Stop Control – Gwendolen Avenue at Radine Road – Ward 23 – Willowdale.

The North York Community Council had before it a report (January 3, 2003) from the Director, Transportation Services, District 3, Works and Emergency Services, reviewing the feasibility of installing an all way stop control at the intersection of Gwendolen Avenue at Radine Road; 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 Gwendolen Avenue and Radine Road.

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

(Report No. 1 – Clause No. 5)

1.6 All Way Stop Control – Bryant Street and Cocksfield Avenue – Ward 10 – York Centre.

The North York Community Council had before it a report (January 3, 2003) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on the installation of an all way stop control at the intersection of Bryant Street and Cocksfield 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 Bryant Street and Cocksfield Avenue.

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

(Report No. 1 – Clause No. 6)

1.7 Prohibited Northbound U-Turns – Steeles Avenue West and Tangreen Court –

Ward 23 – Willowdale.

The North York Community Council had before it a report (January 7, 2003) from the Director, Transportation Services, District 3, Works and Emergency Services, seeking approval to prohibit northbound U-turns on Tangreen Court at Steeles Avenue; and recommending that:

- (1) northbound U-turns be prohibited at anytime at the intersection of Steeles Avenue West and Tangreen Court; and
- (2) the appropriate by-law(s) be amended accordingly.

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

(Report No. 1 – Clause No. 7)

1.8 Compulsory Turn Lanes – Cummer Avenue at Pineway Boulevard – Ward 24 – Willowdale.

The North York Community Council had before it a report (January 7, 2003) from the Director, Transportation Services, District 3, Works and Emergency Services, seeking approval to designate traffic lanes on Cummer Avenue, at the intersection of Pineway Boulevard; and recommending that:

- (1) the westbound left turn lane on Cummer Avenue be designated for left turning vehicles only, from Pineway Boulevard to a point 35 metres easterly thereof;
- (2) the westbound curb lane on Cummer Avenue be designated for through and right turning vehicles, from Pineway Boulevard to a point 35 metres easterly thereof; 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. 1 – Clause No. 8)

1.9 Plan for Phasing in the Pond Road Improvements – York University – Ward 8 – York West.

The North York Community Council had before it a report (January 7, 2003) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting as requested by North York Community Council, at its November 13, 2002 meeting, with respect to a specific plan for phasing in The Pond Road Improvements; 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. 1 – Clause No. 18(a))

1.10 Preferred Strategy and 25-Year Implementation Plan for the City of Toronto Wet Weather Flow Management Master Plan.

The North York Community Council had before it a report (December 9, 2002) from the City Clerk, Policy and Finance Committee, forwarding Clause No. 23 contained in Report No. 15 of The Policy and Finance Committee, headed “Preferred Strategy and 25-Year Implementation Plan for the City of Toronto Wet Weather Flow Management Master Plan”, which was adopted, as amended, by the Council of the City of Toronto at its regular meeting held on November 26, 27 and 28, 2002; and advising that by so doing, Council adopted the following recommendation:

“That the Wet Weather Flow Policy be approved in principle and circulated to Community Councils for their comments, and that the Commissioner of Works and Emergency Services report back with a revised policy incorporating any changes which may be necessary”.

Mr. Pat Chessie, Waste and Wastewater Services, Works and Emergency Services Department, addressed the North York Community Council in response to questions raised by the Community Council Members.

On motion by Councillor Sutherland, Ward 33 – Don Valley East, the North York Community Council referred the following recommendation to the Commissioner of Works and Emergency Services:

- (1) that the Commissioner of Works and Emergency Services provide specific recommendations on the implementation of the proposals outlined in the City of Toronto Wet Weather Flow Management Master Plan.

(Report No. 1 – Clause No. 18(b))

1.11 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
 - (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 the North York Community Council on the recommendation 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.
- (January 13, 2003) from the Commissioner of Economic Development, Culture and Tourism and the Chief Financial Officer and Treasurer, providing

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information relating to a three to five year vision for the North District as it relates to sports and recreation facilities; discussing how Section 37 applications relate to sports and recreation facilities; and how Development Charges may be used for such facilities in the North District, as requested by the North York Community Council at its November 13, 2002 meeting; and recommending that this report be received for information purposes.

Mr. Joe Farag, Director, Development, Policy and Research, Finance Department, Mr. Frank Kershaw, Director, Policy and Development, Economic Development, Culture and Tourism and Mr. Jim Bradley, Director, Parks and Recreation, North District, Economic Development, Culture and Tourism, addressed the North York Community Council in response to questions presented by the Community Council Members.

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

- (1) the North York Community Council request the Budget Advisory Committee to include in the 2003 Capital Budget, \$.5 million for sports field upgrades in the North York Community Council Wards and that it be funded from the \$.5 million in the former City of North York development charge reserve funds for parks and recreation services; and
- (2) the Commissioner of Economic Development, Culture and Tourism be requested to report to the North York Community Council meeting scheduled for April 2, 2003, regarding the allocation of these funds in an equitable manner for all North York Community Council Wards.
- (3) the following reports be received:
 - (a) (June 18, 2002) from the Commissioner of Economic Development, Culture and Tourism;
 - (b) (September 30, 2002) from the Commissioner of Economic Development, Culture and Tourism;
 - (c) (October 22, 2002) Commissioner of Economic Development, Culture and Tourism;
 - (d) (January 13, 2003) from the Commissioner of Economic

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Development, Culture and Tourism and the Chief
Financial Officer and Treasurer;

- B. Councillor Filion, Ward 23 – Willowdale, moved that Motion A(1), moved by Councillor Shiner, be amended by adding the words, “and other recreational amenities” after the words, “upgrades”.

A recorded vote on Motion A. moved by Councillor Shiner, Ward 24 - Willowdale, as amended by Motion B., moved by Councillor Filion, Ward 23 – Willowdale, was as follows:

FOR: Councillors Mammoliti, Augimeri, Li Preti, Sutherland

AGAINST: Councillor Filion

ABSENT: Councillor Shiner, Feldman

Carried.

1.12 Exemption from Part Lot Control – TB PLC 2002 0004 – Greenfield Quality Builders Inc. – 130, 132, 134 Finch Avenue East, Lots 198, 199 and 200, Registered Plan 2233 – Ward 24 – Willowdale.

The North York Community Council had before it a report (November 27, 2002) from the Acting Director, Community Planning, North District, Urban Development Services, reporting on an application for exemption from Part Lot Control for a development containing 8 freehold townhouse dwelling units, thereby allowing the creation of separate lots; and recommending that:

- (1) City Council approve the application;
- (2) City Council authorize the City Solicitor to introduce the necessary Bills in Council to give effect to Recommendation No. 1;
- (3) The by-law shall expire two years from the date of enactment;
- (4) The appropriate City Officials be authorized and directed to register the By-law on title; and

- (5) The owner of the subject lands be requested to first register a Section 118 Restriction under the Land Titles Act, agreeing not to convey or mortgage any part of the lands without the prior written consent of the Acting Director, Community Planning, North District, to the satisfaction of the City Solicitor.

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

(Report No. 1 – Clause No. 9)

1.13 Preliminary Report – Application to Amend North York By-law 7625 – TB ZBL 2002 0013 – Nikolai Shtepa – 631 Sheppard Avenue West – Ward 10 – York Centre.

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

The North York Community Council approved the foregoing report.

(Report No. 1 – Clause No. 18(d))

1.14 Preliminary Report – Application to Amend the Zoning By-law and Amend the Official Plan – TB CMB 2002 0018 and TB SPC 2002 0102 – 1465334 Ontario Limited, c/o Tor-Bel Group – 929 to 939 Sheppard Avenue West – Ward 10 – York Centre.

The North York Community Council had before it a report (January 6, 2003) 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 to permit a 9 storey apartment building with ground floor commercial uses, and on the community consultation process; and recommending that:

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

The North York Community Council approved the foregoing report.

(Report No. 1 – Clause No. 18(e))

1.15 Draft By-law – To Rename Candida Gate to Ravenscroft Circle – Ward 24 - Willowdale.

The North York Community Council had before it a Draft By-law from the City Solicitor to rename Candida Gate to Ravenscroft Circle; and Clause No. 4 of the North York Community Council Report No. 10, titled "Renaming of Candida Gate to Ravenscroft Circle – 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.

The North York Community Council held a public meeting and notice, in accordance with the Municipal Act, 2001, of the proposed enactment of the draft by-law was advertised in a daily newspaper on January 6, 2003, and posted on the City's web site for two weeks.

No one addressed the North York Community Council.

On motion by Councillor Filion, Ward 23 - 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. 1 – Clause No. 10)

1.16 Request for Approval of Variance from the former City of North York Sign By-law No. 30788, as amended for the Erection of an Illuminated Wall Sign at 2710 Victoria Park Avenue – Ward 33 – Don Valley East.

The North York Community Council had before it a report (December 18, 2002) from the Director of Building and Deputy Chief Building Official, Urban Development Services, reporting on a request by Carmella Fallico, the property owner for the above property, for approval of the variance from the former City of North York Sign By-law No. 30788, as amended, to permit the erection of an 17 ft² illuminated wall sign to identify a lawful hair salon at the above noted location; and recommending that:

- (1) the request for the variance 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 permit.

Ms. Carmella Fallico, the applicant, appeared before the North York Community Council in connection with the foregoing matter.

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. 1 – Clause No. 11)

1.17 Final Report – Application to Amend the North York Official Plan and Zoning By-law – TB CMB 2002 011 – York Rose Investments Ltd., c/o Stephen Bernatt – 502 Drewry Avenue – Ward 10 – York Centre.

The North York Community Council had before it a report (January 6, 2003) from the Acting Director, Community Planning, North District, Urban Development Services, reporting on an application to amend the Official Plan and the Zoning By-law to permit an existing building containing 5 dwelling units; and recommending that City

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Council refuse the application on the basis of the reasons outlined in the report.

A staff presentation was made by Dennis Glasgow, 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. Stephen Bernatt, Architect, on behalf of the applicant, York Rose Investments Limited;
- Mr. Ashley Martis; and
- Mr. Peter Penner.

On motion by Councillor Feldman, Ward 10 – York Centre, the North York Community Council recommended to City Council, the adoption of the foregoing report.

(Report No. 1 – Clause No. 12)

Councillor Augimeri assumed the Chair.

1.18 Final Report – Application to Amend the North York Zoning By-law 7625 – TB ZBL 2001 0021 – Jane Wilson Towers Ltd. (c/o Revenue Properties) – 160 Chalkfarm Drive – Ward 7 – York West.

The North York Community Council had before it a report (January 3, 2003) from the Acting Director, Community Planning, North District, Urban Development Services, reporting on an application to amend the Zoning By-law for an existing tuck shop at 160 Chalkfarm Drive; and further recommending to City Council:

- (1) amend the Zoning By-law 7625 for substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5.
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

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

Community Council:

- (1) cancelled the statutory public meeting on this rezoning application scheduled for January 21, 2003, due to the applicant's failure to provide the appropriate signage on the property, in accordance with the Planning Act; and
- (2) deferred consideration of the foregoing report until proper notice of a statutory public meeting to be held at a future meeting of the North York Community Council has been given.

(Report No. 1 – Clause No. 18(f))

Councillor Mammoliti resumed the Chair.

1.19 Final Report – Application to Amend the Official Plan and Zoning By-law 7625 – TB CMB 2002 0004 & TB SPC 2002 0076 – Keele Valley Properties – 3792 – 3846 Bathurst Street – Ward 10 – York Centre.

As directed by the North York Community Council, at its meeting held on May 8, 2002, appropriate notice of this statutory public meeting was given in accordance with the Planning Act and the regulations thereunder.

The North York Community Council had before it a report (December 18, 2002) from the Acting Director, Community Planning, North District, Urban Development Services, reporting on an application to amend the Official Plan and the Zoning By-law for a development comprised of two, eight storey apartment buildings and one six storey apartment building containing a total of 281 units and includes a rental replacement and tenant assistance package located at 3792–3846 Bathurst Street; and recommending that City Council:

- (1) Amend the Official Plan for the former City of North York substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 6.
- (2) Amend Zoning By-law 7625 for the City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7.
- (3) Authorize the City Solicitor to make such stylistic and technical changes to the

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draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.

- (4) Before introducing the necessary Bills to City Council for enactment, require the owner to enter into a Section 37 Agreement under the Planning Act, to the satisfaction of the City Solicitor in consultation with the Commissioner of Urban Development Services, including registration of such agreement as a first charge against the lands, securing the rental housing replacement and tenant assistance as set out in Attachments 8 and 9;
- (5) Before introducing the necessary Bills to City Council for enactment, require the owner to obtain Site Plan Approval from the Acting Director, Community Planning, North District, under Section 41 of the Planning Act; and,
- (6) Before introducing the necessary Bills to City Council for enactment, the owner shall convey or cause to be conveyed to the City for a nominal sum, free of all encumbrances, 6.1 metre radius corner rounding at the corners of Bathurst Street and Allingham Gardens and Allingham Gardens and the public laneway as public highway.

The North York Community Council also had before it a communication (January 20, 2003) from August and Maria Schwab, a copy of which is on file in the office of the City Clerk, North York Civic Centre.

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

- Mr. Barry Horosko, Bratty & Partners, on behalf of the applicant; who submitted architectural renderings of the proposed development; a landscape plan; existing site photographs and a shadow study; copies of which are on file in the office of the City Clerk, North York Civic Centre;
- Mr. Howard Prince;
- Mr. Darell Mentore; and
- Mr. Richard Clark.

On motion by Councillor Feldman, Ward 10 – York Centre, the North York Community Council after considering the depositions and based on the findings

of fact, conclusions and recommendations contained in the report (December 18, 2002) from the Director, Community Planning, North District, Urban Development Services, and for reasons that the proposal is an appropriate use of lands, recommended to City Council that:

- (1) the application submitted by Keele Valley Properties, be approved, subject to the conditions outlined in the aforementioned report; and
- (2) the total number of units proposed for the proposed development being amended from 281 units to a total of 301 units.

(Report No. 1 – Clause No. 13)

1.20 Surplus Land Declaration and Proposed Closing and Sale of Part of Terlean Road – Ward 23 – Willowdale.

The North York Community Council had before it a joint report (January 20, 2003) from the Commissioner of Works and Emergency Services and the Commissioner of Corporate Services, recommending that a portion of the road allowance known as Terlean Road, shown as Parts 1 and 2 on the attached Sketch No. PS-2001-084 (the “Highway”), be permanently closed and declared surplus and that authority be granted to invite offer(s) to purchase from the abutting owners and further recommending that:

- (1) the report deferred at North York Community Council on July 17, 2002 entitled “Surplus Land Declaration and Proposed closing and Sale of Part of Terlean Road” be withdrawn and this report be considered in its place;
- (2) subject to compliance with the requirements of the *Municipal Act, 2001*, the Highway be permanently closed as a public highway following Council’s approval of a sale of the Highway;
- (3) following Council’s approval of a sale of the Highway, notice be given to the public of a proposed by-law to permanently close the Highway, in accordance with the requirements of Chapter 162 of the City of Toronto Municipal Code, and the North York Community Council hear any member of the public who wishes to speak to this matter;
- (4) the Highway be declared surplus to the City’s requirements and the Commissioner of Corporate Services be authorized to invite offer(s) to

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purchase from the abutting property owners and if, in the opinion of staff, no recommendable offer(s) is received, then the Highway be listed for sale on the open market;

- (5) all steps necessary to comply with Chapter 213 of the City of Toronto Municipal Code be taken; and
- (6) the appropriate City officials be authorized and directed to take the necessary action to give effect to the foregoing, including the introduction in Council of any bills necessary to give effect thereto.

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

- (September 16, 2002) from Adam J. Brown, Brown Dryer Karol, on behalf of BBT Devgroup Inc., the owner of the property to the immediate west of Terlean Road; confirming that his client is willing to acquire its "fair share" of the abutting lane on the terms and conditions set out in the previous report considered by Community Council; and
- (December 9, 2002) from Adam Brown, Brown Dryer Karol, on behalf of the applicants, respectfully requesting that this matter be scheduled on the North York Community Council agenda for 2:45 p.m. on January 21, 2002.

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

- Ms. Mary Flynn-Guglietti, McMillian Binch LLP Barristers and Solicitors, on behalf of the property owner of the Bales Estate;
 - Mr. Adam Brown, Brown, Dryer, Karol, Barristers and Solicitors, on behalf of the BBT Devgroup Inc., owners of the property to the immediate west of Terlean Road;
- A. Councillor Filion, Ward 23 – Willowdale, moved that the North York Community Council recommend to City Council, the adoption of the foregoing joint report (January 20, 2003) from the Commissioner of Works and Emergency Services and the Commissioner of Corporate Services, subject to Recommendation (4) being amended to read as follows:

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"(4) the Highway be declared surplus to the City's requirements and the Commissioner of Corporate Services be authorized to invite an offer to purchase from the abutting property owner to the west on the basis that the current application is revised to include the Highway at the current density of 2.5 FSI and that any sale shall be conditional upon the development application for the north portion of Block 4 being approved by City Council and becoming final and binding and if, in the opinion of staff, no recommendable offer is received, then the Highway be listed for sale on the open market;"

B. Councillor Shiner, Ward 24 – Willowdale, moved that:

- (1) The portions of the Highway shown as Parts 1 and 2 on Sketch No. PS-2001-084 be declared surplus and be offered for sale, by bid, to the respective abutting owners, at the current density of 2.5 FSI and that any sale shall be conditional upon the development application for the north portion of Block 4 being approved by City Council and becoming final and binding, and if, in the opinion of staff, no recommendable offer is received, then the Highway be listed for sale on the open market;
- (2) Each of the respective abutting owners may bid on the entire parcel and the highest offer be accepted at the current density of 2.5 FSI and that any sale shall be conditional upon the development application for the north portion of Block 4 being approved by City Council and becoming final and binding, and if, in the opinion of staff, no recommendable offer is received, then the Highway be listed for sale on the open market;
- (3) all conditions remain as per the current densities permitted in the Official Plan; and
- (4) that a report from the Commissioner of Corporate Services be submitted to the North York Community Council meeting scheduled for April 2, 2003, outlining the bids that were offered."

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

FOR: Councillors Feldman, Shiner

AGAINST: Councillors Li Preti, Sutherland, Mammoliti, Filion

ABSENT: Councillor Augimeri

Lost.

A recorded vote on Motion A., moved by Councillor Filion, Ward 23 - Willowdale, was as follows:

FOR: Councillors Li Preti, Sutherland, Mammoliti, Filion

AGAINST: Councillors Feldman, Shiner

ABSENT: Councillor Augimeri

Carried.

(Report No. 1 – Clause No. 14)

1.21 Site Plan Application No. 2001 0054 – Microcell Connexions' Telecommunications Installation – 1529 Steeles Avenue East – Ward 24 – Willowdale.

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

1. The lands shall be developed and maintained in accordance with the approved drawings and the conditions of this approval. The Owner acknowledges that notwithstanding this approval, the lands shall be developed in accordance with the zoning by-law and that it is the responsibility of the Owner to ensure that:
 - the development is in conformity with the zoning by-law to the satisfaction of the Chief Building Official;
 - all easements are protected to the satisfaction of the municipality; and

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- all requirements of any owner of adjacent publicly owned lands (i.e., City of Toronto [Works & Emergency Services and the Economic Development, Culture and Tourism Departments], Toronto Region Conservation Authority) are satisfied.
2. All of the work shown on the approved drawings and all the work required by the conditions of this approval shall be completed within 1 year of the date of this approval failing which this approval shall require an extension by the Director, Community Planning, North District prior to the issuance of any building permit.
 3. The proposal shall be designed in accordance with the following Council Policy on Cellular Telephone Antennae and Rooftop Microwave Equipment:
 - (i) cellular telephone and rooftop microwave equipment should be kept as low as possible on the skyline. On highrise buildings, where possible, antennae will be mounted on the side of mechanical penthouses, below the roof level;
 - (ii) equipment rooms shall be located close to the centre of existing building roofs, or adjacent to or as close as possible to existing building structures, and shall be designed to complement the conceptual design of the building and massing of the existing rooftop penthouse or other structures to minimize intrusion into the skyline; and,
 - (iii) tower structures should be located to minimize their visual impact on neighbouring properties. The design of towers and the equipment should be designed to provide an attractive feature on the skyline.
 4. All site illumination shall be designed to prevent the spread of light onto adjacent lands.
 5. Proposed equipment shelter/cabinet(s) shall be finished in a colour that matches the existing building.

The North York Community Council also had before it a communication (April 29, 2002) from the City Clerk, North York Community Council, advising that City Council, at its meeting held on April 16, 17 and 18, 2002, re-opened Clause No. 20 of Report No. 1 of the North York Community Council, headed "Site Plan Control

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Application No. TB SPC 2001 0054 – Jocine Holdings Limited – 1529 Steeles Avenue East – Ward 24 – Willowdale”, for further consideration, and adopted the balance of the following Motion, without amendment:

Moved by: Councillor Shiner

Seconded by: Councillor Feldman

“WHEREAS City Council at its regular meeting held on February 13, 14, and 15, 2002, adopted, without amendment, North York Community Council Report No. 1, Clause No. 20, headed “Site Plan Control Application No. TB SPC 2001 0054 – Jocine Holdings Limited – 1529 Steeles Avenue East (Willowdale, Ward 24); and

WHEREAS this item should have been reported out as having being deferred for a maximum of two months, and included in the ‘Other Items Considered by the Community Council’ Clause of the North York Community Council Report No. 1; and

WHEREAS there are still outstanding issues to be resolved;

NOW THEREFORE BE IT RESOLVED THAT in accordance with Sub-section 27-49 of Chapter 27 of the City of Toronto Municipal Code, North York Community Council Report No. 1, Clause No. 20, headed ‘Site Plan Control Application No. TB SPC 2001 0054 – Jocine Holdings Limited – 1529 Steeles Avenue East (Willowdale, Ward 24)’, be reopened for further consideration;

AND BE IT FURTHER RESOLVED THAT the Clause be struck out and referred back to the North York Community Council for further consideration at its meeting scheduled for May 8, 2002, to allow the applicant an opportunity to meet with the Ward Councillor, in order to resolve outstanding issues.”

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

- (May 6, 2002) from Councillor Shiner, submitting a communication addressed to the North York Community Council, stating that upon correspondence with parties concerned; it has been agreed that this matter will not be included on the agenda for the May 8, 2002 Community Council meeting and will be deferred to a future meeting;

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- (July 24, 2002) from Mr. Karim Balbaa, Real Estate, Central Canada, Microcell Connexions Inc., submitting a formal request to be included on the agenda for the September 18, 2002 Community Council meeting;
- (November 7, 2002) from Mr. Karim Balbaa, Real Estate, Central Canada, Microcell Connexions Inc., submitting a formal request to the Chair and Members of the North York Community Council to be included on the agenda as a deputation item, for the January 21, 2003 Community Council meeting;
- (January 21, 2003) from Changqing Ye, expressing his objection to the proposed development;
- (January 21, 2003) from Bill Wei-Kang Chen, Lily Yang Li Chen, Henry Hung-Tao Chen and Margaret Wan-Ping Chen, jointly expressing their objections to the installation of a telecommunications tower at 1529 Steeles Avenue West; and
- (January 21, 2003) from Zheng Guo-Ling, objecting to the installation of a telecommunications tower at 1529 Steeles Avenue West.

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

- Mr. Karim Balbaa, on behalf of Microcell Connexions Inc.;
- The Honourable Jim Peterson, MPP Willowdale;
- Ms. Teresima Chan;
- Mr. Mohamad Mazaheri;
- Mr. Stan Levinson;
- Mr. Angelo Aretusi;
- Mr. Peter Yung; and
- Ms. Gloria Chan.

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

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Community Council recommended to City Council that:

- (1) the report (January 16, 2002) from the Director, Community Planning, North District, Urban Development Services, not be adopted and the site plan application submitted by Jocine Holdings Limited, on behalf of Microcell Connexions Inc., for the installation of a telecommunications tower at 1529 Steeles Avenue West, not be approved;
- (2) the City of Toronto advise Industry Canada that the proposed site at 1529 Steeles Avenue West is not an appropriate site; and
- (3) Microcell Connexions be requested to find an alternate site.

A recorded vote on the Motion, moved by Councillor Shiner, Ward 24 - Willowdale, was as follows:

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

AGAINST: Nil

ABSENT: Councillor Augimeri

Carried Unanimously.

(Report No. 1 – Clause No. 15)

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

The North York Community Council had before it a confidential report (December 16, 2002) from the Commissioner of Economic Development, Culture and Tourism, respecting the Appointment to the Gibson House Museum Board.

On motion by Councillor Filion, Ward 23 - Willowdale, the North York Community Council recommended to City Council, the adoption of the aforementioned confidential report; that such report be forwarded to all Members of Council under separate cover; and further that, in accordance with the Municipal Act, discussions pertaining to this Clause be held in camera, having regard that the subject matter relates to personal information about an identifiable individual.

(Report No. 1 – Clause No. 16)

Councillor Augimeri assumed the Chair.

1.23 Renaming of Oliti Court to Mammoliti Way – Ward 7 – York West.

The North York Community Council had before it a report (January 17, 2003) from the City Surveyor, Works and Emergency Services, advising and seeking direction from the North York Community Council with respect to a proposal received from the developer of Rowntree Gardens – Toryork Drive Subdivision to change a street name within that subdivision from Oliti Court to Mammoliti Way, and recommending that:

- (1) subject to the concurrence of City Council, the renaming of Oliti Court after Councillor George Mammoliti, be considered an exception to the City's Street Naming Policy;
- (2) subject to the approval of Recommendation (1), Oliti Court be renamed to Mammoliti Way;
- (3) the developer be required to pay the cost associated with the renaming of Oliti Court, estimated to be approximately \$700.00;
- (4) this report be forwarded to Works Committee prior to consideration by City Council; and
- (5) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

On motion by Councillor Shiner, Ward 24 - Willowdale, the North York Community Council recommended to the Works Committee that the foregoing report (January 17, 2003) from the City Surveyor, Works and Emergency Services, be adopted.

(Report No. 1 – Clause No. 18(g))

Councillor Mammoliti resumed the Chair.

1.24 Technical Workshop – Elimination of Duplicate/Triplicate Street Names – All Wards.

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The North York Community Council had before it a report (December 12, 2002) from the City Surveyor, Works and Emergency Services, requesting that the North York Community Council appoint a representative to participate in the Phase I technical workshop in connection with the elimination of Duplicate/Triplicate Street Names; and recommending that:

- (1) the North York Community Council appoint one representative to participate in the Phase 1 public workshop (January 30, 2002) for technical stakeholders in connection with the elimination of duplicate and triplicate street names in Toronto; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

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

- (1) appointed Councillor Mammoliti as its representative to participate in the Phase 1 public workshop (January 30, 2003) for technical stakeholders in connection with the elimination of duplicate and triplicate street names in Toronto; and
- (2) authorized and directed the appropriate City Officials to take the necessary action to give effect thereto.

(Report No. 1 – Clause No. 18(h))

Councillor Augimeri assumed the Chair.

1.25 Council Resolution – Necessary Amendments to the Former City of North York Sign By-law No. 30788, as amended, Construction of Four Billboards at Various Locations to Promote and Advertise the Merits of the Emery Village Area – Ward 7 – York West.

The North York Community Council had before it a report (January 20, 2003) from the Director of Building and Deputy Chief Building Official, Urban Development Services, addressing Councillor Mammoliti's resolution as adopted by North York

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Community Council at the meeting No. 9 held on November 13, 2002, that staff be directed to initiate the necessary amendments to the former City of North York Sign By-law No. 30788, as amended, 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 and Hwy. 400;

as 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; and recommending that:

- (1) this report be received;
- (2) the appropriate City Officials be authorized and directed to take the necessary actions to initiate and facilitate the appropriate steps as directed by Council; and
- (3) the applicant be advised of the requirement to obtain sign permits and related approvals where applicable, to ensure compliance with regulations in existing Sign by-laws.

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

- (1) the report (January 20, 2003) from the Director of Building and Deputy Chief Building Official, North District, Urban Development Services,

not be adopted;

- (2) the four 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 and Hwy. 400;

to be used to promote and advertise the merits of Emery Village Secondary Plan, be considered "official signs" required by the City, as defined in Section 1.1.36 of the former North York Sign By-law No. 30788, as amended;
- (3) there be consultation with the appropriate staff in the Transportation Services Division of the Works and Emergency Services Department, prior to the erection of the aforementioned billboard signs in order to ensure that these signs are placed in a safe manner; and
- (4) the partners in the Emery Village redevelopment be responsible for the maintenance of these signs.

(Report No. 1 – Clause No. 17)

Councillor Mammoliti resumed the Chair.

1.26 Presentation – City of Toronto 2003 Budget.

Ms. Josie La Vita, Manager, Budget Services, provided a slide presentation to the North York Community Council on the City of Toronto 2003 Budget and responded to questions raised by the Community Council Members.

On motion by Councillor Feldman, Ward 10 – York Centre, the North York Community Council received the presentation on the City of Toronto 2003 Budget.

(Report No. 1 – Clause No. 18(i))

1.27 Congratulatory Letter – Appointment of Judy Sgro, MP – York West.

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

“THAT the Chair, Councillor G. Mammoliti, forward a congratulatory letter to Ms. Judy Sgro, MP – York West, on behalf of the North York Community Council, regarding her recent appointment to the position of Parliamentary Secretary to the Minister of Public Works and Government Services by Jean Chretien, Prime Minister of Canada.”

(Report No. 1 – Clause No. 18(j))

Adjournment:

The North York Community Council adjourned its meeting at 5:00 p.m., Tuesday, January 21, 2003.

Chair.