

THE CITY OF TORONTO

Clerk's Department

Minutes of The East York Community Council

Wednesday, April 1, 1998.

The East York Community Council met on Wednesday, April 1, 1998, in the True Davidson Council Chamber, East York Civic Centre, East York, commencing at 9:36 a.m.

Members Present:

Councillor Michael Prue, Chair
Councillor Case Ootes
Mayor Mel Lastman

Confirmation of Minutes.

On motion by Councillor Ootes, the Minutes of the Meetings of the East York Community Council held on February 18 and 19, 1998 and on March 23, 1998 be confirmed.

45. Official Plan and Zoning By-law Amendment Applications and Subdivision Application for 870 Pape Avenue: Consideration of Building Permit and Planning Fees.

The East York Community Council had before it a communication (March 12, 1998) from Mr. Howard Cohen, C & A Developments Incorporated, expressing concern regarding the requested fees associated with the development at 870 Pape Avenue.

The East York Community Council also had before it a report (March 19, 1998) from the Commissioner of Development Services, East York, advising of the chronology of events associated with the development at 870 Pape Avenue and recommending that the report be received for information.

Mr. Howard Cohen, C & A Developments Incorporated, appeared before the East York Community Council in connection with the foregoing.

On motion by Councillor Ootes, the East York Community Council recommended as follows:

- (1) requested the Interim Functional Lead for Planning to report to the May 6, 1998, meeting of the East York Community Council on the following:

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- (i) costs incurred with respect to the development at 870 Pape Avenue; and
 - (ii) the planning fees charged by the former Borough of East York in comparison to the planning fees proposed for the City of Toronto in context with this application and other applications which are requesting a refund or waiving of associated planning fees; and
- (2) received the aforementioned communication and report.

(Interim Functional Lead for Planning; Commissioner of Urban Planning and Development Services, Commissioner of Development Services, East York; Mr. Howard Cohen, C & A Developments Incorporated, All Interested Parties - April 15, 1998)

(Clause No. 11 (a), Report No. 5)

46. Tax Issues with respect to Multi-Unit Residential Rental Buildings.

The East York Community Council had before it a communication (March 18, 1998) from Mr. Howard Tessler, Executive Director, Federation of Metro Tenants' Association, regarding the rate of taxation with respect to multi-unit residential rental buildings.

Mr. Howard Tessler, Executive Director, Federation of Metro Tenants' Association, appeared before the East York Community Council in connection with the foregoing.

On motion by Councillor Ootes, the East York Community Council recommended to the Assessment and Tax Policy Task Force that it be requested to find a solution to the inequities in respect of payment of higher rates of taxation for multi-unit residential buildings in comparison to single family dwelling units.

Councillor Prue appointed Councillor Ootes Acting Chair, and vacated the Chair.

On motion by Councillor Prue, the East York Community Council recommended that tenants and tenants' associations be granted an absolute and unqualified right to access to information concerning the assessed value and rate of taxation of their units.

Councillor Prue resumed the Chair.

(The Assessment and Tax Policy Task Force; Mr. Howard Tessler, Executive Director, Federation of Metro Tenants' Association, Toronto - April 15, 1998)

(Clause No. 11(b), Report No. 5)

47. Child Nutrition Programs for the City of Toronto.

The East York Community Council had before it a communication (March 19, 1998) from Ms. Catherine Moraes, Chair, Toronto Community Partners for Child Nutrition, advising of the problem of child hunger and under nourishment in the City of Toronto, the role of the Toronto Community Partners for Child Nutrition and requesting continued support for child nutrition programs.

Ms. Cindy Anthony, East York Representative for the Toronto Community Partners for Child Nutrition, appeared before the East York Community Council in connection with the foregoing.

The East York Community Council received the aforementioned communication.

(Medical Officer of Health; Commissioner of Community and Neighbourhood Services; Ms. C. Moraes, Chair, Toronto Community Partners for Child Nutrition, Toronto; Ms. Cindy Anthony, Toronto Community Partners for Child Nutrition, Toronto - April 15, 1998)

(Clause No. 11(t), Report No. 5)

48. Request for an Outdoor Licensed Refreshment Area at Dieppe Park Submitted by the Dieppe Men's Fastball League.

The East York Community Council had before it a communication (Undated) from Mr. Paul Presidente, Chairman, The Dieppe Men's Fastball League, requesting City Council to sanction the 3rd Annual Jeff Shaw Memorial Fastpitch Tournament on June 5, 6, and 7

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and grant approval for an outdoor licensed refreshment area at Dieppe Park, as submitted by the Dieppe Men's Fastball League.

Mr. Paul Presidente, Chairman, the Dieppe Men's Fastball League, East York, appeared before the East York Community Council in connection with the foregoing.

On motion by Mayor Lastman, the East York Community Council recommended to City Council as follows:

- (1) approval of the outdoor licensed refreshment area at Dieppe Park associated with the 3rd Annual Jeff Shaw Memorial Fastpitch Tournament on June 5, 6 and 7, 1998, as a community event;
- (2) the hours of operation for the outdoor licensed refreshment area be as follows:

Friday, June 5, 1998, from 6:00 p.m. to 11:00 p.m.;

Saturday, June 6, 1998, from 11:00 a.m. to 10:00 p.m.; and

Sunday, June 7, 1998, from 11:00 a.m. to 7:00 p.m.; and
- (3) received the aforementioned communication (Undated) from Mr. Paul Presidente, Chairman, The Dieppe Men's Fastball League.

(Commissioner of Economic Development, Culture and Tourism; Acting Commissioner of Parks, Recreation and Operations, East York; Mr. Paul Presidente, Chairman, The Dieppe Men's Fastball League, East York; - April 15, 1998)

(Clause No. 1, Report No. 5)

**49. Governor's Bridge Subdivision
Payment of Planning Fees
Draft Plan of Subdivision 55T-81048.**

The East York Community Council had before it a communication (March 18, 1998) from Mr. Randy Eadie, Jasamax Holdings Inc., Markham, expressing concern regarding payment to the City of Toronto in respect of the former Borough of East York Planning Fees By-law invoiced to Jasamax Holdings Inc. with respect to the approvals associated with the

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Governor's Bridge subdivision under Ontario Municipal Board Case No. PL970532 and Draft Plan 55T-81048.

The East York Community Council also had before it a communication (March 27, 1998) from Mr. C.M. Loopstra, Loopstra, Nixon & McLeish, Solicitors, East York Office, requesting that the East York Community Council defer the matter of planning fees with respect to the Governor's Bridge subdivision until Jasamax Holdings Inc. has provided particulars of their complaint, specifically, whether the fees are in connection with the legal costs, engineering costs, or both, in order to allow staff to properly respond to their concerns.

Mr. Jeffery Davies, Davies, Howe Partners, appeared before the East York Community Council in connection with the foregoing.

On motion by Councillor Ootes, the East York Community Council requested the Interim Functional Lead for Planning to report to the May 6, 1998 meeting of the East York Community Council on the following communications and on the consultation with Mr. Jeffrey Davies, Davies, Howe Partners, on behalf of Jasamax Holdings Inc. concerning the fees associated with this plan of subdivision.

(Interim Function Lead for Planning; Commissioner of Urban Planning and Development Services; Mr. C. Loopstra, Loopstra, Nixon and McLeish, Solicitors for East York; Mr. Jeffrey Davies, Davies Howe Partners, Toronto; Mr. Randy Eadie, Jasmax Holdings Ltd., Toronto; All Interested Parties - April 15, 1998)

(Clause No. 11(o), Report No. 5)

50. Provision of Animal Services in 1998.

The East York Community Council had before it the following communications:

(April 1, 1998) from Ms. Liz White, Director, Animal Alliance of Canada, requesting support of the Board of Health's recommendations and advising of the effects of the Chief Administrative Officer's recommendations on East York Animal Services.

(March 30, 1998) from Ms. Liz White, Director, Animal Alliance of Canada, expressing concern with respect to the proposed strategy for animal services within the City of Toronto for 1998; and

(March 26, 1998) from the City Clerk advising of the recommendations of the Board of Health from its meeting on March 24, 1998, respecting the interim arrangement for the provision of animal services in 1998.

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

- Ms. Liz White, Director, Animal Alliance of Canada, Toronto;
- Ms. Andrea Harrison, East York; and
- Ms. Holly Penfound, East York.

On motion by Councillor Ootes, the East York Community Council recommended as follows:

- (1) recommended to the Budget Committee the following:
 - (i) that the East York Community Council supports the recommendations of the Board of Health from its meeting held on March 24, 1998, that the East York and York Animal Shelters remain open; and
 - (ii) that there be no reduction in animal services to the East York community;
- (2) received the aforementioned communications.

(Budget Committee; Ms. Liz White, Director, Animal Alliance of Canada, Toronto; Ms. Andrea Harrison, East York; Ms. Holly Penfound, East York - April 15, 1998)

(Clause No. 11(u), Report No. 5)

**51. Official Plan and Zoning By-law Amendment
Applications submitted by Threegees Development
Corporation in connection with 11 Curity Avenue.**

The East York Community Council had before it a report (March 16, 1998) from the Commissioner of Development Services, East York, advising that Official Plan and Zoning By-law Amendment Applications were submitted to develop the property at 11 Curity Avenue with a 1,832 square metre mixed use commercial-industrial building that would incorporate a mix of light industrial, office, retail and service commercial uses and recommending that the East York Community Council convene an evening public meeting for this application in the third quarter of 1998 and instruct the City Clerk to provide public notice by circulation.

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Ms. Leslie Rogan, Bousfield, Dale-Harris, Cutler & Smith Inc., Toronto, appeared before the East York Community Council in connection with the foregoing.

On motion by Councillor Ootes, the East York Community Council recommended to City Council having concurred with the recommendation contained in the aforementioned report, as amended, by striking out the phrase "in the third quarter of 1998" where it appears in the recommendation and inserting in lieu thereof the phrase "as soon as possible".

(Interim Functional Lead for Planning; Commissioner of Urban Planning and Development Services; Commissioner of Development Services, East York; Interim Contact, East York Community Council; Ms. Cynthia Green, Threegees Development Corporation, North York; Ms. Leslie Rogan, Bousfield, Dale-Harris, Cutter & Smith Inc., Toronto - April 15, 1998)

(Clause No. 11(j), Report No. 5)

52. 1998 City Planning Work Program.

The East York Community Council had before it a communication (March 24, 1998) from the City Clerk requesting comments from the East York Community Council to the April 20, 1998, Urban Environment and Development Committee regarding the 1998 City Planning Work Program and recommending that the report be received for information.

Mr. Murray Goldman, The Goldman Group, appeared before the East York Community Council in connection with the foregoing.

On motion by Councillor Ootes, the East York Community Council recommended as follows:

- (1) requested the Interim Functional Lead for Planning to report on policies for the O'Connor Employment Area in conjunction with the planning application submitted by Mr. Goldman for 1590 O'Connor Drive; and
- (2) received the aforementioned communication.

(Interim Functional Lead for Planning; Commissioner of Urban Planning and Development Services; Commissioner of Development Services, East York; Mr. Murray Goldman, The Goldman Group, Toronto - April 15, 1998)

(Clause No. 11(p), Report No. 5)

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**53. Removal of a No Parking Zone
on Sammon Avenue.**

The East York Community Council had before it a report (March 18, 1998) from the Commissioner of Development Services, East York, advising that the Borough Clerk, of the former Borough of East York, had received a letter and petition submitted on behalf of residents on Sammon Avenue requesting the removal of a “No Parking, 8:00 a.m. to 8:00 p.m., Monday to Friday” restriction on the north side of Sammon Avenue between Monarch Park Avenue to Bonnie Brae Boulevard and recommending that:

- (1) East York By-law No. 92-93, entitled “To regulate traffic on roads in the Borough of East York” be amended to remove a “No Parking, 8:00 a.m. to 8:00 p.m., Monday to Friday” restriction on the north side of Sammon Avenue, from a point 42.5 metres west of the west curb line of Monarch Park Avenue to the east curb line of Bonnie Brae Boulevard; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.”

Ms. Caroline Filion, East York, appeared before the East York Community Council in connection with the foregoing.

On motion by Councillor Ootes, the East York Community Council recommended to City Council adoption of the aforementioned report.

(Interim Functional Lead for Transportation; Commissioner of Works and Emergency Services; Commissioner of Development Services, East York; Ms. Caroline Filion, East York- April 15, 1998)

(Clause No. 6, Report No. 5)

54. Implementation of a Disabled Parking Space on Bryant Avenue.

The East York Community Council had before it a report (January 6, 1998) from the Commissioner of Development Services, East York, advising that the Transportation Division was in receipt of a letter from Mr. Alec Goydas, 18 Bryant Avenue, dated October 21, 1997, requesting the installation of an on-street disabled parking space adjacent to 18 Bryant Avenue and recommending that:

- (1) East York By-law No. 34-93, entitled “To Provide for Disabled Person Parking Permit Holders” be amended to implement a disabled parking space on the east side of Bryant Avenue, from a point 43.3 metres north of Denton Avenue to a point 49.9 metres north of Denton Avenue;

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- (2) this disabled parking space be removed when Mr. Alec Goydas ceases to reside at 18 Bryant Avenue; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Mr. Alec Goydas, East York, appeared before the East York Community Council in connection with the foregoing.

On motion by Councillor Ootes, the East York Community Council recommended to City Council as follows:

- (1) East York By-law No. 34-93, entitled "To provide for Disabled Person Parking Permit Holders", be amended to implement a disabled parking space on the east side of Bryant Avenue south of the driveway at 1 Bryant Avenue;
- (2) the appropriate City officials be authorized and directed to take necessary action to give effect thereto; and
- (3) the aforementioned report (January 6, 1998) from the Commissioner Development Services, East York, be received.

(Interim Functional Lead for Transportation; Commissioner of Works and Emergency Services; Commissioner of Development Services, East York; Mr. Alec Goydas, East York; All Interested Parties - April 20, 1998)

(Clause No. 10, Report No. 5)

Mayor Lastman left the meeting at 11:48 a.m. on Wednesday, April 1, 1998.

**55. East York Parking Contract with A.P.C.O.A.
Parking Development and Management Ltd.**

The East York Community Council had before it a report (March 16, 1998) from the Commissioner of Development Services, East York, advising on the process the Development Services Department staff will undertake in the transition of the East York District's parking operations after the contract between A.P.C.O.A. Parking Development and Management Ltd. and East York expires on May 31, 1998 and recommending that the report be received for information.

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Mr. Mickey Narun, A.P.C.O.A. Parking Development and Management Ltd., appeared before the East York Community Council in connection with the foregoing.

On motion by Councillor Ootes, the East York Community Council deferred consideration of the aforementioned report to allow the Interim Functional Lead for Transportation to report to the May 6, 1998, meeting of the East York Community Council on an analysis comparing the City of Toronto and the A.P.C.O.A. Parking Development and Management Ltd.'s costs to undertake parking operations within the East York community.

(Interim Functional Lead for Transportation; Commissioner of Works and Emergency Services; Commissioner of Development Services, East York; Mr. Mickey Narun, A.P.C.O.A. Parking Development and Management Ltd. - April 15, 1998)

(Clause No. 11(f), Report No. 5)

**56. Seniors Task Force:
1999: Year of the Older Person.**

The East York Community Council considered a deputation from Ms. Edna Beange, East York, in connection with the declaration of 1999 as Year of the Older Person.

Ms. Edna Beange, East York, appeared before the East York Community Council in connection with the foregoing.

The East York Community Council received the aforementioned deputation.

(Ms. Edna Beange, East York - April 15, 1998)

(Clause No. 11(q), Report No. 5)

The East York Community Council recessed on Wednesday, April 1, 1998, at 12:14 p.m. and reconvened on Wednesday, April 1, 1998, at 12:16 p.m. with Councillor Ootes and Councillor Prue present.

57. Request to Prohibit the Idling of Vehicle Engines.

The East York Community Council had before it a communication (February 26, 1998) from Ms. Bernadette Black, East York, requesting the East York Community Council to address

the issue of vehicles left idling for long periods of time and/or in the proximity of residential housing.

On motion by Councillor Ootes, the East York Community Council received the aforementioned communication.

(Ms. Bernadette Black, East York - April 15, 1998)

(Clause No. 11(m), Report No. 5)

58. Tire Swing Located at 67 Ferris Road.

The East York Community Council had before it a report (March 17, 1998) from the Acting Commissioner of Parks, Recreation and Operations, East York, advising of the liability implications and legal costs to have the property owner sign Indemnity and Encroachment Agreements for permission to maintain a swing from a City tree at 67 Ferris Road, East York, and recommending that the appeal by the homeowner of 67 Ferris Road be denied.

Councillor Prue appointed Councillor Ootes Acting Chair, and vacated the Chair.

On motion by Councillor Prue, the East York Community Council recommended to City Council the adoption of the aforementioned report.

Councillor Prue resumed the Chair.

(Interim Functional Lead for Parks and Recreation; City Solicitor; Acting Commissioner of Parks, Recreation and Operations, East York; Mr. C. Loopstra, Loopstra Nixon and McLeish, Solicitors for East York; Ms. Beverley Neal - April 15, 1998)

(Clause No. 2, Report No. 5)

**59. Request for Exemption to
Noise By-Law No. 71-89 of the former
Borough of East York for Bridge
Rehabilitation Work.**

The East York Community Council had before it a report (March 9, 1998) from the Commissioner of Development Services, East York, advising that a request by the Toronto Transportation Department was received for an exemption from the former Borough of East York Noise By-law No. 71-89 to facilitate road resurfacing on O'Connor Drive between Woodbine Avenue and Sandra Road and recommending that the request for

an exemption from Noise By-law No. 71-89, as requested by the Toronto Transportation Department, be granted to facilitate rehabilitation work on the bridge along the Don Valley Parkway across the Bloor Street ramp through the night and on weekends.

On motion by Councillor Ootes, the East York Community Council recommended to City Council the adoption of the aforementioned report.

(Interim Functional Lead for Transportation; Commissioner of Works and Emergency Services; Commissioner of Development Services, East York; Project Manager, Structures, City of Toronto, Transportation Department - April 15, 1998)

(Clause No. 3, Report No. 5)

**60. Request for Exemption to
Noise By-law No. 71-89 of the former
Borough of East York for Road Resurfacing
on O'Connor Drive between Woodbine Avenue
and Sandra Road.**

The East York Community Council had before it a report (March 18, 1998) from the Commissioner of Development Services, East York, advising that a request by the Toronto Transportation Department was received for an exemption from the former Borough of East York Noise By-law No. 71-89 to facilitate road resurfacing on O'Connor Drive between Woodbine Avenue and Sandra Road and recommending that City Council grant an exemption from By-law No. 71-89 to the Toronto Transportation Department to facilitate the resurfacing of O'Connor Drive, from Woodbine Avenue to Sandra Road on any two successive weekends between 7:00 pm, Friday to 6:00 am, Monday, between April 20, 1998, and August 21, 1998, and on a third weekend, if necessary, in case of inclement weather or equipment breakdown.

Councillor Prue appointed Councillor Ootes Acting Chair, and vacated the Chair.

On motion by Councillor Prue, the East York Community Council recommended to City Council the adoption of the aforementioned report.

Councillor Prue resumed the Chair.

(Interim Functional Lead for Transportation; Commissioner of Works and Emergency Services, Commissioner of Development Services, East York; Manager, Road Resurfacing Project, City of Toronto, Transportation - April 15, 1998)

(Clause No. 4, Report No. 5)

**61. Stay at Home in Leaside (SAHIL)
Project at 1387 Bayview Avenue.**

The East York Community Council had before it a report (March 13, 1998) from the Commissioner of Development Services, East York, responding to a request by Stay at Home in Leaside with respect to issuance of a building permit for the SAHIL project at 1387 Bayview Avenue prior to payment of the building permit fees and recommending that the report be received for information.

On motion by Councillor Ootes, the East York Community Council received the aforementioned report.

(Interim Functional Lead for Building; Commissioner of Urban Planning and Development Services; Commissioner of Development Services, East York; Mr. Geoff Kettel, Chairman, Stay at Home in Leaside, (SAHIL); Ms. Edna Beange (SAHIL), East York- April 15, 1998)

(Clause No. 11(c), Report No. 5)

62. Traffic Concerns on Orchard Green.

The East York Community Council had before it a report (March 13, 1998) from the Commissioner of Development Services, East York, advising of the results of a study evaluating the effectiveness of turn restrictions implemented on Moore Avenue at Orchard Green and recommended that the report be received for information.

The East York Community Council also had before it a communication (March 31, 1998) from Mr. Norm Sultmanis, East York, requesting the installation of a "Watch for Children" sign at the west limit of Evergreen Gardens and Orchard Green.

Councillor Prue appointed Councillor Ootes Acting Chair, and vacated the Chair.

On motion by Councillor Prue, the East York Community Council received the aforementioned report and communication.

Councillor Prue resumed the Chair.

(Commissioner of Urban Planning and Development Services; Commissioner of Development Services, East York; Mr. Norm Sultmanis, East York; All Interested Parties - April 15, 1998)

(Clause No. 11(d), Report No. 5)

63. Traffic Concerns on Donegall Drive.

The East York Community Council had before it a report (March 10, 1998) from the Commissioner of Development Services, East York, advising of the results of traffic studies conducted during the temporary installation of turn restrictions onto Donegall Drive and recommending that:

- (1) East York By-law No. 92-93, entitled "To regulate traffic on roads in the Borough of East York" be amended to remove the "No Right Turn, 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday" restriction for eastbound motorists on Fleming Crescent at Donegall Drive; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto."

On motion by Councillor Ootes, the East York Community Council recommended to City Council the adoption of the aforementioned report.

(Interim Functional Lead for Transportation; Commissioner of Development Services, East York; All Interested Parties - April 8, 1998)

(Clause No. 5, Report No. 5)

64. Towing from Private Property.

The East York Community Council had before it a report (March 17, 1998) from the Commissioner of Development Services, East York, responding to a request from Councillor Howard Moscoe, North York, Spadina, with respect to amendments to the Borough of East York By-law No. 27-79 to exclude towing by Municipal Law Enforcement Officers and recommending that the report be received for information.

Councillor Prue appointed Councillor Ootes Acting Chair, and vacated the Chair.

On motion by Councillor Prue, the East York Community Council recommended as follows:

- (1) recommended to the Urban Environment and Development Committee that a review of the Towing from Private Property By-laws from the former municipalities with the purpose of harmonizing the various by-laws be undertaken; and

(2) received the aforementioned report.

Councillor Prue resumed the Chair.

(Interim Functional Lead for Transportation; Commissioner of Urban Planning and Development Services; Director of Transportation and Engineering Services, East York; Councillor Howard Moscoe, North York, Spadina; All Interested Parties - April 15, 1998)

(Clause No. 11(e), Report No. 5)

**65. Parking Standards for Restaurants
on O'Connor Drive and Woodbine Avenue:
Status of Appeal and Work Program Item.**

The East York Community Council had before it a report (March 20, 1998) from the Commissioner of Development Services, East York, advising of the status of the appeal of Borough of East York Zoning By-law No. 141-97 regarding the provision of parking spaces for restaurants and advising of the status of the 1998 Planning Division's Work Program item with respect to the restaurant parking standards on other streets in East York and recommending that the report be received for information.

Councillor Prue appointed Councillor Ootes Acting Chair, and vacated the Chair.

On motion by Councillor Prue, the East York Community Council received the aforementioned report.

Councillor Prue resumed the Chair.

(Commissioner of Urban Planning and Development Services; Commissioner of Development Services, East York; All Interested Parties - April 15, 1998)

(Clause No. 11(g), Report No. 5)

**66. Zoning By-law Amendment Application
submitted by Paul Jeffery in connection
with 1150 Woodbine Avenue.**

The East York Community Council had before it a report (March 11, 1998) from the Commissioner of Development Services, East York, advising that a Zoning By-law Amendment Application was submitted to permit five dwelling units in a semi-detached dwelling at 1150 Woodbine Avenue and recommending that the

East York Community Council convene a daytime public meeting for this application in the second quarter of 1998 and request the City Clerk to provide public notice by circulation.

On motion by Councillor Ootes, the East York Community Council recommended to City Council the adoption of the aforementioned report.

(Interim Functional Lead for Planning; Commissioner of Urban Planning and Development Services; Commissioner of Development Services, East York; Interim Contact, East York Community Council; Ms. Tina Soulis, North York; Mr. Paul Jeffery, PB Associates Limited, Scarborough - April 15, 1998)

(Clause No. 11(h), Report No. 5)

**67. Temporary Use Zoning By-law Amendment
Application submitted by G - Tek Automotive Corp.
in connection with 26 Canfield Road.**

The East York Community Council had before it a report (March 11, 1998) from the Commissioner of Development Services, East York, advising that a Temporary Use Zoning By-law Amendment Application was submitted to allow the applicant to continue using an existing building at 26 Canfield Road for motor vehicle repairs and recommending that the East York Community Council convene a day time public meeting for this application in the third quarter of 1998 and instruct the City Clerk to provide public notice by circulation.

On motion by Councillor Ootes, the East York Community Council recommended to City Council the adoption of the aforementioned report.

(Interim Functional Lead for Planning; Commissioner of Urban Planning and Development Services; Commissioner of Development Services, East York; Interim Contact, East York Community Council; G - Tek Automotive Corp. - April 15, 1998)

(Clause No. 11(i), Report No. 5)

**68. Draft Plan of Condominium Application
submitted by Leaside Green Inc. in
connection with 2-22 Leaside Park Drive
and 15 and 17 Overlea Boulevard.**

The East York Community Council had before it a report (March 2, 1998) from the Commissioner of Development Services, East York, advising that a Draft Plan of

Condominium Application was submitted requesting condominium approval from the Commissioner of Planning of the former Municipality of Metropolitan Toronto for 82 townhouse units at 2-22 Leaside Park Drive and 15 and 17 Overlea Boulevard and recommending that the report be received for information.

On motion by Councillor Ootes, the East York Community Council received the aforementioned report.

(Interim Functional Lead for Planning; Commissioner of Urban Planning and Development Services; Commissioner of Development Services, East York; All Interested Parties - April 15, 1998)

(Clause No. 11(k), Report No. 5)

69. Authority to Hold Public Meetings regarding Rental Housing Protection Act Applications.

The East York Community Council had before it a communication (March 12, 1998) from the City Clerk advising that City Council has delegated the authority to hold public meetings regarding Rental Housing Protection Act applications to the Community Councils.

On motion by Councillor Ootes, the East York Community Council received the aforementioned communication.

(Clause No. 11(l), Report No. 5)

70. City of Toronto Interim Purchasing By-law.

The East York Community Council had before it a communication (March 12, 1998) from the City Clerk advising the East York Community Council of the Purchasing Policies and Procedures for the City of Toronto.

The East York Community Council received the aforementioned communication.

(Clause No. 11(r), Report No. 5)

The East York Community Council recessed on Wednesday, April 1, 1998, at 12:35 p.m. and reconvened on Wednesday, April 1, 1998, at 2:08 p.m. with Councillor Ootes and Councillor Prue present.

71. Public Meeting held under Section 34 of the Planning Act with respect to a Zoning By-Law Amendment Application submitted by Invar Building Corporation regarding 7 Overlea Boulevard.

The East York Community Council reports having held a statutory public meeting on April 1, 1998, in accordance with Section 34 of the Planning Act and appropriate notice of this meeting was given in accordance with the Planning Act and the regulations thereunder.

The East York Community Council had before it a report (March 4, 1998) from the Commissioner of Development Services, East York, advising of a Zoning By-law Amendment Application submitted by Invar Building Corporation regarding 7 Overlea Boulevard to permit retail commercial uses, a video store and personal service shops on the ground floor of the seven storey mixed use residential and commercial building at 7 Overlea Boulevard and recommending that:

- (1) City Council approve the application by Invar Building Corporation to amend Zoning By-law No. 1916 to permit retail stores and personal service shops on the ground floor of the mixed use residential-commercial building at 7 Overlea Boulevard, and to permit 5 parking spaces on the east side of the property, adjacent to Leaside Park Drive; and
- (2) City Council enact an amendment to Zoning By-law No. 1916 to permit retail stores and personal service shops on the ground floor of the mixed use residential commercial building at 7 Overlea Boulevard and to permit five parking spaces on the east side of the property adjacent to Leaside Park Drive.

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

- (a) Ms. Sharyn Vincent, Vincent Planning and Development Consultants, Toronto, advised that the applicant is in agreement with the staff's recommendations.
- (b) Mr. Amrik Dhillon, Quick Stop Convenience & More, East York, expressing concern with respect to potential competition should a convenience store be permitted at 7 Overlea Boulevard.

On motion by Councillor Ootes, the East York Community Council after considering the deputations and the aforementioned report recommended to City Council the adoption of the aforementioned report subject to also permitting a convenience store on the ground floor of the mixed use residential and commercial building at 7 Overlea Boulevard for the reason that the proposal is an appropriate use of the land.

(Interim Functional Lead for Planning; Commissioner of Urban Planning and Development Services; Commissioner of Development Services, East York; Mr. C. Loopstra, Loopstra, Nixon and McLeish, Solicitors for East York; Mr. Amrik Dhillon, Quick Stop Convenience & More; Ms. Sharyn Vincent, Vincent Planning and Development Consultants; All Interested Parties - April 15, 1998)

(Clause No.7, Report No. 5)

72. Public Meeting held under Section 34 of the Planning Act with respect to a Zoning By-Law Amendment Application submitted by Otto Abbatangelo regarding 221 O'Connor Drive.

The East York Community Council reports having held a statutory public meeting on April 1, 1998 in accordance with Section 34 of the Planning Act and appropriate notice of this meeting was given in accordance with the Planning Act and the regulations thereunder

The East York Community Council had before it a report (March 6, 1998) from the Commissioner of Development Services, East York, advising of a Zoning By-law Amendment Application submitted by Otto Abbatangelo regarding 221 O'Connor Drive to permit four dwellings and recommending that:

- (1) City Council refuse the application by Mr. Otto Abbatangelo to amend Zoning By-law No. 6752 to permit four dwelling units in a detached dwelling at 221 O'Connor Drive; and
- (2) City Council approve an amendment to Zoning By-law No. 6752 to permit three dwelling units in a detached dwelling at 221 O'Connor Drive.

The following person appeared before the East York Community Council in connection with the foregoing:

- (a) Mr. Otto Abbattangelo, East York, advising that he felt the proposed renovations were in keeping with other buildings in the general area and that he was interested in physical improvements to his building.

On motion by Councillor Ootes, the East York Community Council after considering the deputation and the aforementioned report recommended to City Council as follows:

- (1) the adoption of the aforementioned report; and

- (2) requested the Interim Functional Lead for Planning to reaffirm the floor space index calculations for the development at 221 O'Connor Drive in a memorandum to the Ward Councillors.

(Interim Function Lead for Planning; Commissioner of Urban Planning and Development Services; Commissioner of Development Services, East York; Mr. Otto Abbatangelo, East York - April 15, 1998)

(Clause No. 8, Report No. 5)

73. Public Meeting held under Section 34 of the Planning Act with respect to a Zoning By-Law Amendment Application submitted by Ernesto and Leonora Palma and Celia Lim regarding 458 Dawes Road.

The East York Community Council reports having held a statutory public meeting on April 1, 1998 in accordance with Section 34 of the Planning Act and appropriate notice of this meeting was given in accordance with the Planning Act and the regulations thereunder

The East York Community Council had before it a report (March 5, 1998) from the Commissioner of Development Services, East York, advising of the Zoning By-law Amendment Application submitted by Ernesto and Leonora Palma and Celia Lim regarding 458 Dawes Road to rezone the premises from its current Industrial S1 zoning to Commercial C-Site Specific zoning, specifically to be used for a specialty food store and recommending that:

- (1) City Council approve the application by Ernesto and Leonora Palma and Celia Lim, to amend Zoning By-law No. 6752, by rezoning the lands at 458 Dawes Road from Industrial SI to Commercial CA - Site Specific zoning; and,
- (2) City Council enact a Zoning By-law Amendment in the form attached to the aforementioned report.

The following person appeared before the East York Community Council in connection with the foregoing:

Mr. Geronceo Cadawas, Scarborough, on behalf of Ernesto and Leonora Palma, advising that the applicants have conducted their business out of the property located at 460 Dawes Road for the past four years and do not want to lose their business. They purchased this property so that they could continue their business operations, and at the time of purchase, did not realize the property was zoned Industrial.

On motion by Councillor Ootes, the East York Community Council after considering the deputations and the aforementioned report recommended to City Council the adoption of the aforementioned report for the reason that the proposal is an appropriate use of the land.

(Interim Functional Lead for Planning; Commissioner of Urban Planning and Development Services; Commissioner of Development Services, East York; Mr. Geronceo Cadawas, Scarborough; Mr. Ernesto and Ms. Leonora Palma, Ms. Celia Lim, East York - April 15, 1998)

(Clause No. 9, Report No. 5)

The East York Community Council recessed on Wednesday, April 1, 1998, at 3:20 p.m. and reconvened on Wednesday, April 1, 1998, at 3:23 p.m. with Councillor Ootes and Councillor Prue present.

74. Draft Discussion Paper on the Roles and Responsibilities of Community Councils.

The East York Community Council had before it a communication (March 12, 1998) from the City Clerk advising of the recommendations of The Special Committee to Review the Final Report of the Toronto Transition Team regarding the draft discussion paper on the roles and responsibilities of Community Councils and specifically advising of the referral of the draft discussion paper to the Community Councils for consideration and community consultation, and report thereon to the Special Committee.

Ms. Margaret Simpson, East York, appeared before the East York Community Council in connection with the foregoing.

On motion by Councillor Ootes, the East York Community Council recommended as follows:

- (1) requested the City Clerk to schedule a special meeting of the East York Community Council, in consultation with the Ward Councillors, to consider the draft discussion paper on the roles and responsibilities of Community Councils; and
- (2) that interested parties be advised of the upcoming special meeting of the East York Community Council to consider this discussion paper.

(Chief Administrative Officer; Ms. Barbara Hume-Wright Executive Assistant, Chief Administrator's Office; Special Committee to Review the Final Report of The Toronto Transition Team, All Interested Parties - April 15, 1998)

(Clause No. 11(n), Report No. 5)

**75. Ontario Municipal Board Decision regarding
Governor's Bridge Subdivision 55T-81048.**

The East York Community Council had before it a communication (Undated) from Mr. Donald Lake, East York, expressing concerns, advising of issues and submitting a petition with approximately 133 signatures regarding the Governor's Bridge Subdivision.

The East York Community Council received the aforementioned communication and referred it to the Interim Functional Lead for Planning for any appropriate action.

(Interim Functional Lead for Planning; Commissioner of Development Services, East York; Mr. Donald Lake, East York; All Interested Parties - April 15, 1998)

(Clause No. 11(s), Report No. 5)

The East York Community Council adjourned its meeting on Wednesday, April 1, 1998, at 3:35 p.m.

Chair.