

---

**NORTH YORK COMMUNITY COUNCIL  
AGENDA  
MEETING No. 6**

|                         |                                       |                 |                          |
|-------------------------|---------------------------------------|-----------------|--------------------------|
| <b>Date of Meeting:</b> | <b>July 9, 2003</b>                   | <b>Enquiry:</b> | <b>Francine Adamo</b>    |
| <b>Time:</b>            | <b>10:00 a.m.</b>                     |                 | <b>Administrator</b>     |
| <b>Location:</b>        | <b>North York Civic Centre</b>        |                 | <b>(416) 395-7348</b>    |
|                         | <b>Council Chambers</b>               |                 | <b>fadamo@toronto.ca</b> |
|                         | <b>5100 Yonge Street, Lower Level</b> |                 |                          |

---

**DECLARATIONS OF INTEREST PURSUANT TO  
THE MUNICIPAL CONFLICT OF INTEREST ACT.**

**CONFIRMATION OF MINUTES OF THE MEETING OF JUNE 11, 2003**

**COMMUNICATIONS/REPORTS**

**1. All Way Stop Control – Gosford Boulevard and Milo Park Gate (Ward 8 – York West)**

Report (June 16, 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 Gosford Boulevard and Milo Park Gate; 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 Gosford Boulevard and Milo Park Gate.

**2. All Way Stop Control – Lexfield Avenue and Richard Clark Drive (Ward 9 – York Centre)**

Report (June 19, 2003) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on the feasibility of installing an all way stop control at the intersection of Lexfield Avenue and Richard Clark Drive; and recommending that this report be received for information only.

**3. All Way Stop Control – Radine Road at Johnston Avenue and Franklin Avenue (Ward 23 – Willowdale)**

Report (June 16, 2003) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on the installation of an all way stop control at the intersections of Radine Road with Johnston Avenue and Franklin Avenue; and recommending that:

- (1) 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 Radine Road and Johnston Avenue; and
- (2) 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 Radine Avenue and Franklin Avenue.

**4. Proposed Parking/Stopping Amendments – Buckland Road and Northover Street (Ward 9 – York Centre)**

Report (June 25, 2003) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on amending the existing parking/stopping prohibitions on Buckland Road and Northover Street; and recommending that:

- (1) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the No Parking Anytime prohibition on the east side of Buckland Road, from the southerly limit of Sheppard Avenue West to the northerly limit of Giltspur Drive;
- (2) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by installing No Parking Anytime prohibitions on the east side of Buckland Road, from the southerly limit of Lucinda Court to the northerly limit of Giltspur Drive;
- (3) Schedule X of By-law No. 31001, of the former City of North York, be amended by installing 30 Minute Permitted Parking, 8:00 a.m. to 6:00 p.m., Monday to Friday, on the east side of Buckland Road, from the southerly limit of Sheppard Avenue West to the northerly limit of Lucinda Court;
- (4) Schedule IX of By-law No. 31001, of the former City of North York, be amended by installing No Stopping, 8:00 a.m. to 6:00 p.m., Monday to Friday, prohibitions on the west side of Buckland Road, from the southerly limit of Sheppard Avenue West to the northerly limit of Wishart Place;
- (5) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the No Parking Anytime prohibition on the west side of

Northover Street, from the southerly limit of Sheppard Avenue West to the northerly limit of Giltspur Drive;

- (6) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by installing No Parking, 8:00 a.m. to 6:00 p.m., Monday to Friday, prohibitions on the west side of Northover Street, from the southerly limit of Slater Court to the northerly limit of Giltspur Drive;
- (7) Schedule IX of By-law No. 31001, of the former City of North York, be amended by installing No Stopping Anytime prohibitions on the west side of Northover Street, from the southerly limit of Sheppard Avenue West to a point 90 metres south of the southerly limit of Sheppard Avenue West; and
- (8) Schedule X of By-law No. 31001, of the former City of North York, be amended by installing 30 Minute Permitted Parking, 8:00 a.m. to 6:00 p.m., Monday to Friday, on the west side of Northover Street, from a point 90 metres south of the southerly limit of Sheppard Avenue West to the northerly limit of Slater Court.

**5. All Way Stop Control – Brighton Avenue and Maxwell Street (Ward 10 – York Centre)**

Report (June 25, 2003) from the Director, Transportation Services, District 3, Works and Emergency Services, seeking approval to install an all way stop control at the intersection of Brighton Avenue and Maxwell Street; 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 Brighton Avenue and Maxwell Street.

**6. Stopping Prohibitions – Blaydon Avenue (Ward 9 – York Centre)**

Report (June 25, 2003) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on amending the existing stopping prohibitions on the east side of Blaydon Avenue; and recommending that:

- (1) Schedule IX of By-law No. 31001, of the former City of North York, be amended by deleting the existing 8:00 a.m. to 6:00 p.m., Monday to Friday stopping prohibition on the east side of Blaydon Avenue, from a point 139 metres south of the southerly limit of Whitburn Crescent to a point 37 metres southerly thereof; and
- (2) Schedule IX of By-law No. 31001, of the former City of North York, be amended by prohibiting stopping, from 8:00 a.m. to 4:30 p.m., Monday to Friday on the east side of Blaydon Avenue, from a point 139 metres south of the southerly limit of Whitburn Crescent to a point 37 metres southerly thereof.

**7. Parking Prohibitions – Kingslake Road (Ward 33 – Don Valley East)**

Report (June 25, 2003) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on amending the existing parking regulations on Kingslake Road, east of Godstone Road; 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 the south side of Kingslake Road, from the easterly limit of Godstone Road to the easterly limit of Allenbury Gardens (west leg).

**8. Installation of Traffic Control Signals – Church Avenue and Doris Avenue Traffic By-law Amendments – Doris Avenue, between Byng Avenue and Norton Avenue (Ward 23 – Willowdale)**

Report (June 25, 2003) from the Director, Transportation Services, District 3, Works and Emergency Services, seeking approval for the installation of traffic control signals at the intersection of Church Avenue and Doris Avenue and amendment of the general traffic by-law associated with the extension of Doris Avenue, between Norton Avenue and Byng Avenue; and recommending that:

- (1) traffic control signals be installed at the intersection of Church Avenue and Doris Avenue;
- (2) By-law No. 31878, of the former City of North York, be amended to delete the 40 km/h speed limit on McKee Avenue, from the easterly limit of Yonge Street to a point 150 metres east of the westerly limit of Kenneth Avenue;
- (3) By-law No. 31878, of the former City of North York, be amended by adding a 40 km/h speed limit on McKee Avenue, from the easterly limit of Doris Avenue to a point 150 metres east of the westerly limit of Kenneth Avenue;
- (4) Schedule IX of By-law No. 31001, of the former City of North York, be amended to delete the stopping prohibition on the north side of Church Avenue, from Yonge Street to a point 115 metres easterly thereof;
- (5) Schedule IX of By-law No. 31001, of the former City of North York, be amended to prohibit stopping at anytime on both sides of Church Avenue, from the easterly limit of Yonge Street to the westerly limit of Doris Avenue;
- (6) Schedule IX of By-law No. 31001, of the former City of North York, be amended to prohibit stopping at anytime on both sides of Doris Avenue, from a point 30 metres north of the northerly limit of Church Avenue to a point 30 metres south of the southerly limit of Church Avenue;

- (7) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the parking prohibition on the north side of Church Avenue, from 8:00 a.m. to 6:00 p.m., Monday to Friday, from the easterly limit of Yonge Street to the westerly limit of Kenneth Avenue;
- (8) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking on the north side of Church Avenue, from 8:00 a.m. to 6:00 p.m., Monday to Friday, from the easterly limit of Doris Avenue to the westerly limit of Kenneth Avenue;
- (9) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the parking prohibition on the south side of Church Avenue, from the easterly limit of Yonge Street to the westerly limit of Doris Avenue;
- (10) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the parking prohibition on the east side of Doris Avenue, from the southerly limit of McKee Avenue to the northerly limit of Norton Avenue;
- (11) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the parking prohibition on the west side of Doris Avenue, from the northerly limit of Norton Avenue to the southerly limit of Church Avenue, between the hours of 9:00 a.m. and 6:00 p.m., Monday to Friday;
- (12) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the parking prohibition on the south side of Byng Avenue, from the easterly limit of Yonge Street to a point 76.2 metres east of the easterly limit of Yonge Street, between 2:00 a.m. and 5:00 a.m.;
- (13) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the parking prohibition on the north side of Byng Avenue, from the easterly limit of Yonge Street to the westerly limit of Kenneth Avenue, between the hours of 8:00 a.m. and 4:00 p.m., Monday to Friday;
- (14) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking at anytime on the north side of Byng Avenue, from the easterly limit of Yonge Street to the westerly limit of Kenneth Avenue;
- (15) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking at anytime on the both sides of Doris Avenue, from the northerly limit of Norton Avenue to the southerly limit of Byng Avenue;
- (16) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking on the west side of Doris Avenue (former), from the northerly limit of Norton Avenue to the southerly limit of McKee Avenue, between the hours of 9:00 a.m. and 6:00 p.m., Monday to Friday;

- (17) Schedule XX of By-law No. 31000, of the former City of North York, be amended to delete the heavy truck prohibition on Doris Avenue, from the southerly limit of Church Avenue to the southerly limit of Norton Avenue;
- (18) Schedule XX of By-law No. 31000, of the former City of North York, be amended to prohibit heavy trucks at anytime on Doris Avenue, from the northerly limit of Sheppard Avenue East to the southerly limit of Byng Avenue;
- (19) Schedule XVIII of By-law No. 31001, of the former City of North York, be amended to delete Doris Avenue as a through street, from the northerly limit of Empress Avenue to the northerly limit of Norton Avenue;
- (20) Schedule XVIII of By-law No. 31001, of the former City of North York, be amended to delete Doris Avenue as a through street, from the southerly limit of Spring Garden Avenue to the southerly limit of Empress Avenue;
- (21) Schedule XVIII of By-law No. 31001, of the former City of North York, be amended to delete McKee Avenue as a through street, from the easterly limit of Doris Avenue to the westerly limit of Kenneth Avenue;
- (22) Schedule XVIII of By-law No. 31001, of the former City of North York, be amended to delete Norton Avenue as a through street, from the westerly limit of Doris Avenue to the westerly limit of Kenneth Avenue;
- (23) Schedule XVIII of By-law No. 31001, of the former City of North York, be amended to delete Norton Avenue as a through street, from the easterly limit of Yonge Street to the easterly limit of Doris Ave;
- (24) Schedule XVIII of By-law No. 31001, of the former City of North York, be amended to delete Church Avenue as a through street, from the westerly limit of Doris Avenue to the westerly limit of Kenneth Avenue;
- (25) Schedule XVIII of By-law No. 31001, of the former City of North York, be amended to delete Church Avenue as a through street, from the easterly limit of Yonge Street to the westerly limit of Doris Avenue;
- (26) Schedule XVIII of By-law No. 31001, of the former City of North York, be amended to delete Doris Avenue as a through street, from the northerly limit of Norton Avenue to the southerly limit of McKee Avenue;
- (27) Schedule XVIII of By-law No. 31001, of the former City of North York, be amended to delete Doris Avenue as a through street, from the northerly limit of McKee Avenue to the southerly limit of Church Avenue;

- (28) Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by designating Church Avenue as a through street, from the easterly limit of Yonge Street to the westerly limit of Kenneth Avenue;
- (29) Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by designating Doris Avenue as a through street, from the southerly limit of Sheppard Avenue East to the southerly limit of Byng Avenue;
- (30) Schedule XIX of By-law No. 31001, of the former City of North York, be amended to delete the compulsory stop designation on Doris Avenue and Grandview Way, north and south of Church Avenue;
- (31) Schedule XIX of By-law No. 31001, of the former City of North York, be amended to delete the compulsory stop designation on McKee Avenue, east and west of Doris Avenue;
- (32) Schedule XIX of By-law No. 31001, of the former City of North York, be amended to delete the compulsory stop designation on Doris Avenue, north and south of McKee Avenue;
- (33) Schedule XIX of By-law No. 31001, of the former City of North York, be amended to delete the compulsory stop designation on Empress Avenue, east and west of Doris Avenue;
- (34) Schedule XIX of By-law No. 31001, of the former City of North York, be amended to delete the compulsory stop designation on Doris Avenue, south of Greenfield Avenue;
- (36) Schedule XIX of By-law No. 31001, of the former City of North York, be amended to delete the compulsory stop designation on Church Avenue, east and west of Doris Avenue and Grandview Way;
- (35) Schedule XIX of By-law No. 31001, of the former City of North York, be amended to require traffic to stop on Doris Avenue, south of Byng Avenue;
- (37) Schedule XIX of By-law No. 31001, of the former City of North York, be amended to require traffic to stop on Church Avenue, east and west of Kenneth Avenue;
- (38) Schedule XIX of By-law No. 31001, of the former City of North York, be amended to require traffic to stop on McKee Avenue, east and west of Kenneth Avenue; and
- (39) Schedule XIX of By-law No. 31001, of the former City of North York, be amended to require traffic to stop on Norton Avenue, east and west of Kenneth Avenue.

**9. Request for Exemption, Chapter 591, Toronto Municipal Code, Noise Capital Works Projects (All Wards within North York Community Council boundaries)**

Report (June 24, 2003) from the Director, District Engineering Services, Works and Emergency Services, reporting on a request for an exemption to the provisions of the Toronto Municipal Code, Chapter 591, regarding noise; and recommending that Council grant an exemption to the provisions of the Toronto Municipal Code, Chapter 591, regarding noise to facilitate capital works projects as described in this report.

**10. Request for Exemption to Municipal Code Chapter 591, Noise, for W.R. Allen Road Bridge over Wilson Avenue in conjunction with 6 Toronto Transit Commission Structures, Structure Rehabilitation, Contract 03FS-21S (Wards 9 & 10 – York Centre)**

Report (June 20, 2003) from the Manager, Structure & Expressways, Technical Services, Works and Emergency Services, reporting on a request for an exemption to the Municipal Code Chapter 591, Noise, for the period between August 15, 2003 to November 30, 2003 and March 26, 2004 to October 31, 2004 so that the rehabilitation of the W.R. Allen Road bridge over Wilson Avenue and the 6 Toronto Transit Commission (TTC) Structures can be completed within the construction schedule and minimizing disruption to the users of the W.R. Allen Road, TTC Wilson Station and the surrounding residences; and recommending that as the rehabilitation work is required to maintain the integrity of the bridges, that an exemption to Municipal Code Chapter 591, Noise, in connection with the structural rehabilitation of the W.R. Allen Bridge over Wilson Avenue in conjunction with 6 TTC Structures be approved.

**11. Report on Building Inspection Enforcement Action against 96 Rivalda Road (Ward 7 – York West)**

Report (June 23, 2003) from the Director of Building and Deputy Chief Building Official, Urban Development Services, reviewing the history of enforcement action under the Building Code Act against 96 Rivalda Road; and recommending that this report be received for information.

**12. Final Report – Application for Part Lot Control Exemption – TB PLC 2003 0002 - Frank Fisico & Lou Nardi (BxB Design) – 51 Fairchild Avenue and 4 Inez Court (Ward 23 – Willowdale)**

Report (June 24, 2003) from the Acting Director, Community Planning, North District, Urban Development Services, reporting on an application to request an exemption from part lot control in order that five detached dwellings may be conveyed into separate ownership; and recommending that:



- (1) this application be approved;
- (2) the City Solicitor be authorized to introduce the necessary Bills in Council to give effect to Recommendation 1 after such time that the site specific zoning by-law that effects the lands subject to this application comes into full force and effect;
- (3) staff obtain proof of payment of all current property taxes for the subject site from the owner prior to the enactment of the Part Lot Control Exemption By-law;
- (4) the by-law shall expire 1 year from the date of enactment; and
- (5) the appropriate City Officials be authorized and directed to register the By-law on title.

**DEPUTATION ITEMS/PUBLIC HEARINGS UNDER THE MUNICIPAL ACT/  
STATUTORY PUBLIC MEETINGS UNDER THE PLANNING ACT:**

**13. Final Report – Application to Amend the Zoning By-law – Combined Application TB CMB 2001 0005 – City of Toronto (Robert Reimers Architect Ltd.) – 2350 Finch Avenue West (Ward 7 – York West)**

|  |
|--|
| <i>Statutory Public Meeting – Scheduled for 10:15 a.m.</i> |
|--|

Report (June 11, 2003) from the Acting Director, Community Planning, North District, Urban Development Services, reporting on an application to amend the Zoning By-law to permit a 6-storey residential building with retail at grade and a 4-storey residential building at 2350 Finch Avenue West; and recommending that City Council:

- (1) Amend the Zoning By-law No. 7625 for the former City of North York substantially in accordance with draft Zoning By-law Amendment attached as Attachment 6.
- (2) Authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
- (3) Before introducing the necessary Bills to City Council for enactment, require the Owner to:
  - (a) enter into an Agreement under Section 37 of the Planning Act for the exemption of indoor private recreational amenity area from the calculation of gross floor area to a maximum of 1.5 square metres per unit.

- (b) obtain Site Plan Approval from the Acting Director, Community Planning, North District, under Section 41 of the *Planning Act*.

**14. Final Report – Application to Amend the Zoning By-law – TB ZBL 2002 0014 and TB SPC 2003 0010 – Empire Communities – South side of Finch Avenue West between Blakeley Road and Lorraine Drive (25, 27, 29, 31, 33 and 35 Finch Avenue West; 8, 10, 12, 14, 26, 28, 30, 32 and 34 Lorraine Drive; 5 and 9 Blakeley Road) and additional properties south of Finch Avenue West and west of Yonge Street (Ward 23 – Willowdale)**

|  |
|--|
| <i>Statutory Public Meeting – Scheduled for 10:30 a.m.</i> |
|--|

Report (June 26, 2003) from the Acting Director, Community Planning, North District, Urban Development Services, reporting on an application to amend the Zoning By-law for a 21-storey residential building in the block defined by Finch Avenue West, Blakeley Road and Lorraine Drive, and recommending Site Plan Approval for this project; and further recommending that City Council:

- (1) amend Zoning By-law 7625 for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
- (3) before introducing the necessary Bills to City Council for enactment, require the owner to:
  - (a) enter into a Section 37 Agreement with the City, to the satisfaction of the City Solicitor, to provide or fund the following facilities, services and/or matters:
    - (i) lands with a total area of 5,260.0 m<sup>2</sup> for the Service Road and associated buffer area, Finch Avenue West widening, and corner roundings, to be conveyed to the City for a nominal sum and free and clear of any encumbrances, prior to December 15, 2003;
    - (ii) lands with an area of 706.4 m<sup>2</sup> (known municipally as 35 Lorraine Drive) for the Service Road, to be conveyed to the City for a nominal sum and free and clear of any encumbrances, prior to December 15, 2003;
    - (iii) lands with an area of 630.0 m<sup>2</sup> (known municipally as 47 Horsham Avenue) for the Service Road, to be conveyed to the City for a

nominal sum and free and clear of any encumbrances, prior to December 15, 2003;

- (iv) a minimum of 1.5 m<sup>2</sup> per dwelling unit of private indoor recreational area to be provided on the site, with such indoor recreational amenity area not to be located on the ground floor within a distance of 12 m from the Finch Avenue West right-of-way; and
  - (v) a maximum of 2.25 m<sup>2</sup> per dwelling unit of indoor bicycle storage space;
- (b) submit to and have approved by the Commissioner of Works and Emergency Services (Director, Transportation Services, District 3), a construction staging and truck routing plan for the phased project, that is to be implemented prior to the commencement of any demolition or excavation work on the site; and
  - (c) submit to and have approved by the Commissioner of Works and Emergency Services (Director, Transportation Services, District 3) and the Commissioner of Urban Development Services (Acting Director, Community Planning, North District), a plan showing the final cul-de-sac design of the proposed Lorraine Drive closure south of Finch Avenue West, including the proposed hard and/or soft landscape treatment for a public realm improvement for the lands in the immediate vicinity of the Lorraine Drive cul-de-sac;
- (4) authorize the Commissioner of Corporate Services (Director of Real Estate Services) to commence the necessary proceedings to consider the disposal of the City-owned lands at the rear of 7 Blakeley Road and 11 Blakeley Road (approximate total area of 6.5 m<sup>2</sup>);
  - (5) authorize the City Solicitor, in consultation with the Commissioner of Urban Development Services (Director of Community Planning, North District) to commence proceedings to repeal any site-specific zoning by-law that may have been enacted for this project should all of the lands to be conveyed to the City under Recommendation (3) (a)(i), (ii) and (iii) above not be so conveyed to the City's satisfaction prior to December 15, 2003;
  - (6) require the developer to, prior to the issuance of the first building permit for the proposed development, provide an irrevocable letter of credit to the City as security for the off-site parkland dedication, to the satisfaction of the Commissioner of Economic Development, Culture and Tourism (Director, Policy and Development), the Commissioner of Corporate Services (Director, Real Estate Services) and the City Treasurer;

- (7) approve under Section 41 of the Planning Act the proposed 21-storey residential development, as indicated on the following plans and subject to the conditions of Site Plan Approval in Attachment 8:

Plans prepared by E.I. Richmond Architects Ltd.:

| Plan No. | Plan Title   | Date Stamped | Date Redlined |
|----------|--|--------------|---------------|
| A101     | Site Plan  | June 6, 2003 | June 12, 2003 |
| A201     | Level P1 & P2 Parking Plans  | June 6, 2003 | -             |
| A202     | Level P3 & P4 Parking Plans  | June 6, 2003 | -             |
| A203     | Ground & 2 <sup>nd</sup> Floor Plans   | June 6, 2003 | -             |
| A204     | 3 <sup>rd</sup> & 4 <sup>th</sup> Floor Plans                                  | June 6, 2003 | -             |
| A205     | 5 <sup>th</sup> to 10 <sup>th</sup> Floor Plan<br>11 <sup>th</sup> Floor Plan  | June 6, 2003 | -             |
| A206     | 12 <sup>th</sup> to 16 <sup>th</sup> Floor Plan<br>17 <sup>th</sup> Floor Plan | June 6, 2003 | -             |
| A207     | 18 <sup>th</sup> & 19 <sup>th</sup> Floor Plan                                 | June 6, 2003 | -             |
| A208     | 27 <sup>th</sup> & 28 <sup>th</sup> Floor Plan                                 | June 6, 2003 | -             |
| A209     | Penthouse & Roof Plans   | June 6, 2003 | -             |
| A401     | East & South Elevations  | June 6, 2003 | June 12, 2003 |
| A402     | West & North Elevations  | June 6, 2003 | June 12, 2003 |

Plans prepared by Paul Cosburn Associates Limited Landscape Architects:

| Plan No. | Plan Title                     | Date Stamped | Date Redlined |
|----------|--------------------------------|--------------|---------------|
| L1       | Landscape Planting Plan        | June 6, 2003 | June 12, 2003 |
| (None)   | Elevations                     | June 6, 2003 | June 12, 2003 |
| (None)   | Section A-A and<br>Section B-B | June 6, 2003 | -             |

**15. Final Report – Application to Amend the Official Plan and Zoning By-law 7625 – TB ZBL 2002 0005 – Equilateral Investments Inc. (Haim Riback Architect) – 85 & 87 Finch Avenue East (Ward 23 – Willowdale)**

*Deputation Item – Scheduled for 10:45 a.m.  
Deferred from the North York Community Council Meetings of May 7, 2003  
and June 11, 2003*

Report (April 23, 2003) from the Acting Director, Community Planning, North District, Urban Development Services, reporting on an application to amend the Zoning By-law to permit a 3-storey townhouse building with eight residential units at 85 & 87 Finch Avenue East; and recommending that City Council:

- (1) Amend the Official Plan for the former City of North York substantially in accordance with the draft Official Plan Amendment as attached as Attachment No. 6;
- (2) Amend the Zoning By-law 7625 for the former City of North York substantially in accordance with the draft Zoning By-law Amendment as attached as Attachment No. 7;
- (3) Authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and Zoning By-law Amendment as may be required.
- (4) Before introducing the necessary Bills to Council for enactment, require the applicant to:
  - (i) obtain site plan approval for this application from the Acting Director, Community Planning, North District; and
  - (ii) convey a 4.9 metre road widening along the entire Finch Avenue East frontage of this site to the City of Toronto, and
  - (iii) enter into an agreement with Works and Emergency Services to allow for any encroachment of the stairs of the northernmost unit, which may partially encroach on the Finch Avenue East road allowance.
- (5) Council request the appropriate civic officials to take the necessary actions to modify the new City of Toronto Official Plan adopted by Council on November 26, 27 and 28 2002, to reflect any changes resulting from the adoption of the Official Plan Amendment attached to this report.

- 15(a).** Clause 23(g) of Report No. 4 of the North York Community Council, titled “Final Report – Application to Amend the Official Plan and Zoning By-law 7625 – TB ZBL 2002 0005 – Equilateral Investments Inc. (Haim Riback Architect) – 85 & 87 Finch Avenue East (Ward 23 – Willowdale)”, which was received for information by City Council, at its meeting held on May 21, 22 and 23, 2003.

**16. Phase I Report – Black Creek West Community Capacity Project (Wards 7 & 8 – York West and Ward 9 – York Centre)**

*Deputation Item – Scheduled for 11:00 a.m.*

Report (May 26, 2003) from the Director, Policy and Research, City Planning Division, Urban Development Services and the Director, Community Resources, Social Development Division, Community and Neighbourhood Services, updating the North York Community Council on the status of the Black Creek West (Jane Finch) Community Capacity Project; and recommending that:

- (1) Staff be authorized to carry out a community consultation process with respect to their findings as described in this report;
- (2) Staff be authorized to establish a Black Creek West Community Reference Group as described in this report for the purpose of overseeing the Phase Two process and assisting in analyzing the results;
- (3) The Department of Economic Development, Culture and Tourism and the Toronto Community Housing Corporation be asked to provide information requested by the Community Reference Group as part of the Phase Two work program described in this report;
- (4) The Commissioners of Urban Development Services and Community and Neighbourhood Services report on the results of this process when completed, including any strategies and roles identified.

**17. Draft By-law – To Amend By-law No. 30788 of the former City of North York, as amended, to restrict the content of signs on office or industrial buildings in the Yonge Street City Centre area**

*Deputation Item – Scheduled for 11:15 a.m.*

**18. Draft By-law – To permanently close a Portion of Kenaston Gardens (Ward 24 – Willowdale)**

*Deputation Item – Scheduled for 11:30 a.m.*

Submitting a Draft By-law from the City Solicitor to permanently close a portion of Kenaston Gardens, shown as Part 8 on Reference Plan 66R-20439.

- 18(a).** Clause No. 15 of the Administration Committee Report No. 3, titled “Surplus Land Declaration and Proposed Closing of a Portion of the Kenaston Gardens Road Allowance (Ward 24 – Willowdale)”, which was adopted, as amended, by the Council of the City of Toronto at its meeting held on April 14, 15 and 16, 2003.

**19. Request for Approval of Variances from the former City of North York Sign By-law No. 30788, as amended for the erection of a full-colour programmable display at the Sheppard Centre at 4841 Yonge Street (Ward 23 – Willowdale)**

*Deputation Item – Scheduled for 11:45 a.m.*

Report (June 9, 2003) from the Director of Building and Deputy Chief Building Official, North District, Urban Development Services, reporting on a request by Jeremy Kramer of Kramer Design Associates Limited, on behalf of Cadillac Fairview Corporation Ltd., for approval of the variance from the former City of North York Sign By-law No. 30788, as amended, to permit the erection of a full-colour programmable display at the above-noted location; and recommending that the request for the variances be refused for the reasons outlined in this report.

**20. Request for Approval of Variances from the former City of North York Sign By-law No. 30788, as amended, for the erection of a third party advertising roof sign at 795 Wilson Avenue (Ward 9 – York Centre)**

*Deputation Item – Scheduled for 12:00 p.m.*

Report (June 23, 2003) from the Director of Building and Deputy Chief Building Official, North District, Urban Development Services, reporting on a request by Leroy Cassanova of Astral Media Outdoor, on behalf of Automated Management Ltd., for a variance from the former City of North York Sign By-law No. 30788, as amended, to permit the erection of a back to back off premise roof sign on a commercial building; and recommending that the request for a variance be refused for the reasons outlined in this report.

- 21. Request for Approval of a Variance from the former City of North York Sign By-law No. 30788, as amended for the erection of a temporary 840 square feet (78m<sup>2</sup>) banner sign on the top storey of 15 Barberrry Place (Amica) (Ward 24 – Willowdale)**

*Deputation Item – Scheduled for 12:15 p.m.*

Report (June 24, 2003) from the Director of Building and Deputy Chief Building Official, Urban Development Services, reporting on a request by Amanda White of Amica (Bayview) Corporation for a variance from the former City of North York Sign By-law No. 30788, as amended, to permit the erection of a temporary banner sign 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 variance, of the requirement to obtain the necessary sign permit.

- 22. Final Report – Application to Amend the Official Plan and Zoning By-law – TB CMB 2002 0014 – BBT Development Group Inc. / Rafael & Bigauskas Architects – South-east corner of Yonge Street and Avondale Avenue – Part of Block 4, Plan 66M-2354 (Ward 23 – Willowdale)**

*Statutory Public Meeting – Scheduled for 2:30 p.m.*

Report (May 26, 2003) from the Acting Director, Community Planning, North District, Urban Development Services, reporting on an Official Plan and Zoning By-law amendment to permit density incentives for proposed private indoor recreational space and the provision of covered at-grade retail uses which are directly accessible from a public street or public pedestrian walkway; and to permit an increase in the total number of dwelling units permitted in the Wittington subdivision; and recommending that City Council:

- (1) Amend the Official Plan for the former City of North York and the new Toronto Official Plan substantially in accordance with the draft Official Plan Amendments attached as Attachment 6 and 7.
- (2) Amend Zoning By-law No. 7625 for the former City of North York generally in accordance with the draft Zoning By-law Amendment attached as Attachment No. 8.
- (3) Authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and Zoning By-law Amendment as may be required.



- (4) Before introducing the necessary Bills to City Council for enactment, the owner is required to enter into a Section 37 Agreement to implement the matters as noted in the draft by-law included as Attachment 8.

**22(a).** Communication (June 23, 2003) from Mr. Hugh Fyffe, Central Region, Corridor Management Office, Ministry of Transportation, outlining their requirements.

**23. Final Report – Application to Amend the Official Plan and Zoning By-law – TB CMB 2002 0003 – 1430731 Ontario Limited, c/o PMG Planning Consultants – 775 Steeles Avenue West (Ward 10 – York Centre)**

|   |
|---|
| <i>Statutory Public Meeting – Scheduled for 2:45 p.m.</i> |
|---|

Report (June 25, 2003) from the Acting Director, Community Planning, North District, Urban Development Services, reporting on an application to amend the (former) North York Official Plan and the Zoning By-law for a new 7-storey, 72 unit infill residential building at 775 Steeles Avenue West; 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 in Attachment No. 8;
- (2) amend Zoning By-law 7625, as amended, for the development site, substantially in accordance with the draft Zoning By-law Amendment in Attachment No. 9;
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required;
- (4) before introducing the necessary Bills to City Council for enactment, require the owner to:
  - (a) have entered into a Section 37 Agreement under the Planning Act, to the satisfaction of the City Solicitor, to provide for or fund the following facilities, services and/or matters:
    - (i) protection of the rental tenure of the existing apartment building on the site for a minimum period of 15 years from the date the by-law to permit the proposed development comes into effect, and agreement by the owner that during this time period no application for condominium conversion or application to demolish the existing building will be made;
    - (ii) \$90,000 for capital improvements to the existing building that would be completed prior to the issuance of the final building permit for the proposed building, and agreement that the owner

will not make any application to the Ontario Rental Housing Tribunal for an above guideline rent increase to cover the costs of these improvements. The contribution is to be allocated as follows:

- (a) \$30,000 for a new tot lot to be provided on the south side of the existing apartment building as shown on Plan L1;
  - (b) \$20,000 for new decking for the existing pool located on the south side of the existing apartment building;
  - (c) \$25,000 for upgrades to the exercise room; and
  - (d) \$15,000 for new laundry facilities to be provided within the existing apartment building, with such funds to include payment for new washers and dryers, lighting, tables and television;
- (iii) \$60,000 for capital improvements to park and/or community facilities in Ward 10, prior to the issuance of the final building permit for the proposed building on the site, the expenditure of which is to be determined by the Economic Development, Culture and Tourism Department, in consultation with the Urban Development Services Department and the local Councillor; and
  - (iv) the development and implementation of an appropriate communications strategy for the tenants of 775 Steeles Avenue West, to the satisfaction of the Acting Director, Community Planning, North District, at the owner's own cost and expense, to keep tenants informed about the construction work;
- (b) have obtained Site Plan Approval under Section 41 of the Planning Act from the Director, Community Planning, North District;
  - (c) have fully complied with any outstanding Orders under the Building Code Act and Notices of Violation under Chapter 447 (Fences) and Chapter 629 (Property Standards) of the Toronto Municipal Code, for 775 Steeles Avenue West, to the satisfaction of the Municipal Standards and Licensing Division; and
  - (d) have obtained from the Medical Officer of Health approval of an Excavation Dust Control Plan for the project.

**23(a).** Communication (June 19, 2003) from Mr. H. Berman, Senior Property Manager, Cando Property Management Ltd.;

**23(b).** Communication (June 20, 2003) from Ms. Genevieve Hoffleith; and

**23(c).** Communication (June 25, 2003) from Mr. Harry Kucyi.