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**TORONTO NORTH COMMUNITY COUNCIL  
AGENDA  
MEETING No. 2**

<b>Date of Meeting:</b>	<b>January 5, 2004</b>	<b>Enquiry:</b>	<b>Francine Adamo</b>
<b>Time:</b>	<b>9:30 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>fadam@toronto.ca</b>
	<b>5100 Yonge Street, Lower Level</b>		

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**Declarations of Interest Pursuant to the Municipal Conflict of Interest Act.**

**Confirmation of September 10, 2003 and December 3, 2003 Minutes**

**Deputations/Presentations**

**Item 2 - 10:30 a.m.**  
**Items 51-57 - 10:45 a.m.**  
**Items 58-66 - 11:45 a.m.**  
**Item 67 - 2:00 p.m.**  
**Item 68 - 2:15 p.m.**  
**Item 69 - 2:30 p.m.**  
**Item 70 - 2:45 p.m.**

**Communications/Reports:**

**1. Community Council Orientation**

*(Copy of Community Council Orientation package distributed to Members of Toronto North Community Council only.)*

**2. Permanent Names of Community Councils**

**3. Appointment of Members of Council to the Gibson House/Zion Schoolhouse Community Museum Management Board and the Toronto North Community Preservation Board**

Report (December 10, 2003) from the City Clerk, Nominations and Appointments, forwarding information and a list of Members' preferences for appointment to the Gibson House/Zion Schoolhouse Community Museum Management Board and the Toronto North Community Preservation Panel, so that Community Council may nominate Members for appointment by Council.

Recommendations:

- (1) Toronto North Community Council consider Members' preferences listed in the attached Schedule 1 and recommend to Council the appointment of:
  - (a) one or two Members to the Gibson House/Zion Schoolhouse Community Museum Management Board; and
  - (b) one or two Members to the Toronto North Community Preservation Panel

for a term of office expiring May 31, 2005 and until their successors are appointed; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**4. Ontario Municipal Board Proceedings – Section 37 Agreement – Official Plan and Zoning Amendments – 40 Fountainhead Road and 470 Sentinel Road – Met Cap Living Management Inc. (Ward 8 – York West)**

**(Deferred from September 10, 2003)**

Report (August 21, 2003) from the City Solicitor, advising of the outcome of the Ontario Municipal Board ("Board") appeals.

Recommendations:

- (1) receive this report for information; and
- (2) authorize execution of a section 37 agreement prepared by the City Solicitor that includes the benefits directed by the Ontario Municipal Board and described in a report of the City Solicitor dated August 21, 2003.

- 4(a). Report (December 15, 2003) from the City Solicitor, reporting on the status of the Section 37 Agreement as requested by North York Community Council pursuant to Report 7, Clause 40(c) of the North York Community Council.

Recommendation:

That this report be received for information.

**5. Prohibited 'U' Turns – Steeles Avenue West at Aventis Pasteur Driveway (Ward 10 – York Centre)**

Report (December 2, 2003) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on prohibiting 'U' Turns for eastbound and westbound traffic on Steeles Avenue West at the intersection with the Aventis Pasteur driveway.

Recommendation:

That Schedule XV of By-law No. 32-92, of the former Municipality of Metropolitan Toronto, be amended to prohibit eastbound 'U' turns on Steeles Avenue West at the intersection with the Aventis Pasteur driveway.

**6. All Way Stop Control – Bryant Street and Searle Avenue (Ward 10 – York Centre)**

Report (November 19, 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 Searle Avenue.

Recommendation:

That this report be received for information.

**7. All Way Stop Control – Bainbridge Avenue at Marwill Street (Ward 10 – York Centre)**

Report (November 13, 2003) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on amending the appropriate traffic by-laws to install an all way stop control at the intersection of Bainbridge Avenue and Marwill Street.

Recommendation:

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 Bainbridge Avenue and Marwill Street.

**8. All Way Stop Control – Faywood Boulevard at Reiner Road (Ward 10 – York Centre)**

Report (November 13, 2003) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on the installation of an all way stop control at the intersection of Faywood Boulevard and Reiner Road.

Recommendation:

That Schedules XVIII and XIX of By-law No. 31001, of the former City of North York, be amended to require traffic to stop at all approaches to the intersection of Faywood Boulevard and Reiner Road.

**9. All Way Stop Control – Maxwell Street at Overbrook Place (Ward 10 – York Centre)**

Report (November 17, 2003) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on the installation of an all way stop control at the intersection of Maxwell Street and Overbrook Place.

Recommendation:

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 Maxwell Street and Overbrook Place.

**10. Prohibited ‘U’ Turns – Rimrock Road and William R. Allen Road (Ward 8 – York West and Ward 10 – York Centre)**

Report (December 2, 2003) from the Director, Transportation Services, North District, Works and Emergency Services, seeking approval to prohibit ‘U’ turns on William R. Allen Road at Rimrock Road.

Recommendation:

That Schedule XV of By-law No. 32-92, of the former Municipality of Metropolitan Toronto, be amended to prohibit southbound ‘U’ turns on William R. Allen Road at Rimrock Road.

**11. Prohibited 'U' Turns – William R. Allen Road at the Driveway Access to the new Toronto Transit Commuter Parking Lot (Ward 9 – York Centre and Ward 10 – York Centre)**

Report (November 20, 2003) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on prohibiting 'U' turns on William R. Allen Road at the driveway access to the new Toronto Transit commuter parking lot.

Recommendation:

That Schedule XV of By-law No. 32-92, of the former Municipality of Metropolitan Toronto, be amended to prohibit northbound and southbound 'U' Turns on William R. Allen Road at the driveway access to the Toronto Transit Commuter parking lot.

**12. All Way Stop Control – Capitol Avenue at Glen Park Avenue (Ward 15 – Eglinton-Lawrence)**

Report (November 17, 2003) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on the installation of an all way stop control at the intersection of Capitol Avenue and Glen Park Avenue.

Recommendation:

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 Capitol Avenue and Glen Park Avenue.

**13. Traffic Calming (Speed Humps) – Wenderly Drive, Dufferin Street to Marlee Avenue (Ward 15 – Eglinton-Lawrence)**

Report (December 3, 2003) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on the results of the speed hump poll that was undertaken of the residents of Wenderly Drive, from Dufferin Street to Marlee Avenue.

Recommendation:

That this report be received for information only.

**14. 40 km/h Speed Limit – Fairlawn Avenue, Bathurst Street to Avenue Road (Ward 16 – Eglinton-Lawrence)**

Report (December 15, 2003) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on reducing the speed limit on Fairlawn Avenue, from Bathurst Street to Avenue Road.

Recommendation:

That By-law No. 31878, of the former City of North York, be amended by adding a 40 km/h speed limit on Fairlawn Avenue, from the easterly limit of Bathurst Street to the westerly limit of Avenue Road.

**15. Parking Prohibitions – Heather Street, south of Lytton Boulevard (Ward 16 – Eglinton-Lawrence)**

Report (December 10, 2003) from the Director, Transportation Services, North District, Urban Development Services, reporting on introducing parking prohibitions on the east side of Heather Street, south of Lytton Boulevard.

Recommendations:

- (1) parking be prohibited at anytime on the east side of Heather Street, from Lytton Boulevard to a point 45 metres south; and
- (2) the appropriate City Officials be authorized and directed to take whatever action is necessary to give effect thereto, including the introduction in Council of any bills that are required.

**16. Parking Prohibitions – Dalemount Avenue (Ward 15 – Eglinton-Lawrence)**

Report (December 12, 2003) from the Director, Transportation Services, North District, Works and Emergency Services, seeking approval to prohibit parking at anytime on Dalemount Avenue.

Recommendation:

That Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking at anytime on the west side of Dalemount Avenue, from the southerly limit of Shelborne Avenue to a point 45 metres southerly thereof.

**17. Installation of 40 km/h Speed Zone – Palomino Crescent (Ward 24 – Willowdale)**

Report (December 15, 2003) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on reducing the speed limit on Palomino Crescent to 40 km/h.

Recommendation:

That By-law No. 31878, of the former City of North York, be amended by adding a 40 km/h speed limit on Palomino Crescent, from the north leg of Bunty Lane to the south leg of Bunty Lane.

**18. All Way Stop Control – Lariviere Road at Patricia Avenue (Ward 23 – Willowdale)**

Report (December 15, 2003) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on the installation of an all way stop control at the intersection of Lariviere Road and Patricia Avenue.

Recommendations:

- (1) Schedule XVIII of By-law No. 31001, of the former City of North York, be amended to delete the designation of Patricia Avenue as a through street, from the easterly limit of Fargo Avenue to the westerly limit of Yonge Street; and
- (2) Schedule XIX of By-law No. 31001, of the former City of North York, be amended to require traffic to stop on Patricia Avenue, east and west of Lariviere Road.

**19. Darcy McGee Catholic School, 20 Bansley Avenue, Establishment School Bus Loading Zone (Ward 15 – Eglinton-Lawrence)**

Report (December 2, 2003) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on establishing a school bus loading zone on the north side of Bansley Avenue, abutting Darcy McGee Catholic School.

Recommendations:

- (1) A school bus loading zone be established on the north side of Bansley Avenue from a point 19.3 metres east of Glenholme Avenue to a point 36.4 metres further east; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any Bills that are required.

**20. Parking Prohibitions – Wildcat Road (Ward 8 – York West)**

Report (December 10, 2003) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on amending the existing parking prohibitions on Wildcat Road.

Recommendations:

- (1) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the No Parking Anytime prohibition on the west side of Wildcat Road, from the northerly limit of Canarctic Road to a point 123 metres north of Canarctic Road; and
- (2) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking at anytime on the west and north sides of Wildcat Road, from the northerly limit of Canarctic Road to a point 248 metres northerly and easterly thereof.

**21. Parking/Stopping Prohibitions – Danilack Middle School (Ward 23 – Willowdale)**

Report (December 16, 2003) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on amending the existing parking/stopping prohibitions on Ancona Street, Devondale Avenue, Melton Grove Street, and Lanbrooke Avenue.

Recommendations:

- (1) Schedule IX of By-law No. 31001, of the former City of North York, be amended by deleting the No Stopping, 8:00 a.m. to 4:30 p.m., Monday to Friday, prohibitions on the west side of Ancona Street, from the northerly limit of Finch Avenue West to the southerly limit of Brenthall Avenue;
- (2) 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 5:00 p.m., Monday to Friday, prohibitions on the west side of Ancona Street, from the northerly limit of Finch Avenue West to the southerly limit of Brenthall Avenue;
- (3) Schedule IX of By-law No. 31001, of the former City of North York, be amended by deleting the No Stopping, 8:00 a.m. to 4:30 p.m., Monday to Friday, prohibitions on the east side of Ancona Street, from the southerly limit of Brenthall Avenue to the southerly limit of Devondale Avenue;
- (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 5:00 p.m., Monday to Friday,



prohibitions on the east side of Ancona Street, from the southerly limit of Brenthall Avenue to the southerly limit of Devondale Avenue;

- (5) Schedule IX of By-law No. 31001, of the former City of North York, be amended by deleting the No Stopping, 8:00 a.m. to 4:30 p.m., Monday to Friday, prohibitions on the south side of Devondale Avenue, from the easterly limit of Ancona Street to the westerly limit of Melton Grove Street;
- (6) 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 5:00 p.m., Monday to Friday, prohibitions on the south side of Devondale Avenue, from the easterly limit of Ancona Street to the westerly limit of Melton Grove Street;
- (7) Schedule IX of By-law No. 31001, of the former City of North York, be amended by deleting the No Stopping, 8:00 a.m. to 4:30 p.m., Monday to Friday, prohibitions on the west side of Melton Grove Street, from the southerly limit of Devondale Avenue to the northerly limit of Lanbrooke Avenue;
- (8) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the No Parking, 8:00 a.m. to 4:30 p.m., Monday to Friday, prohibitions on the east side of Melton Grove Street, from the northerly limit of Lanbrooke Avenue to the southerly limit of Devondale Avenue;
- (9) 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 5:00 p.m., Monday to Friday, prohibitions on both sides of Melton Grove Street, from the northerly limit of Lanbrooke Avenue to the southerly limit of Devondale Avenue;
- (10) Schedule IX of By-law No. 31001, of the former City of North York, be amended by deleting the No Stopping, 8:00 a.m. to 4:30 p.m., Monday to Friday, prohibitions on the north side of Lanbrooke Avenue, from the westerly limit of Melton Grove Street to the westerly limit of Lanbrooke Avenue;
- (11) 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 5:00 p.m., Monday to Friday, prohibitions on the north side of Lanbrooke Avenue, from the westerly limit of Melton Grove Street to the westerly limit of Lanbrooke Avenue;
- (12) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the No Parking, 8:00 a.m. to 4:30 p.m., Monday to Friday, prohibitions on the south side of Lanbrooke Avenue, from the easterly limit of Endell Street to the westerly limit of Clarkhill Street;
- (13) 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 5:00 p.m., Monday to Friday,

prohibitions on the south side of Lanbrooke Avenue, from the easterly limit of Endell Street to the westerly limit of Clarkhill Street;

**22. Stopping Restrictions – Sheppard Avenue West and Sheppard Avenue East (Ward 23 – Willowdale)**

Report (December 16, 2003) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on amending the existing parking/stopping prohibitions on the south side of Sheppard Avenue West/Sheppard Avenue East, Beecroft Road to Bonnington Place.

Recommendations:

- (1) stopping at anytime be prohibited on the south side of Sheppard Avenue West, from the easterly limit of Beecroft Road to the westerly limit of Yonge Street;
- (2) stopping at anytime be prohibited on the south side of Sheppard Avenue East from the easterly limit of Yonge Street to the westerly limit of Bonnington Place; and
- (3) the appropriate by-law(s) be amended, accordingly.

**23. Parking Prohibitions – Romfield Drive (Ward 8 – York West)**

Report (December 15, 2003) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on amending the parking regulations on Romfield Drive.

Recommendations:

- (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, north & west sides of Romfield Drive, from the northerly limit of Villata Gardens to the northerly limit of Villata Gardens;
- (2) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by prohibiting parking between 2:00 a.m. and 6:00 a.m. on the north side of Romfield Drive, from the easterly limit of Romfield Lane to a point 80 metres easterly thereof;
- (3) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by prohibiting parking at anytime on the east side of Romfield Drive, from the northerly limit of Villata Gardens (east leg) to a point 90 metres northerly thereof; and

- (4) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by prohibiting parking at anytime prohibition on the west and north sides of Romfield Drive, from the northerly limit of Villata Gardens (west leg) to the westerly limit of Romfield Lane.

#### **24. Parking Prohibitions – Gervais Drive (Ward 26 – Don Valley West)**

Report (December 15, 2003) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on amending the existing parking regulations on Gervais Drive.

##### Recommendations:

- (1) Schedule X of By-law No. 31001, of the former City of North York, be amended to delete the 60 minute Permitted Parking, from 8:00 a.m. to 4:00 p.m., Monday to Friday, restrictions on the east side of Gervais Drive, from a point 94 metres south of the southerly limit of Wynford Drive to the southerly limit of Gervais Drive;
- (2) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the No Parking Anytime prohibitions on the east side of Gervais Drive, from the northerly limit of Gervais Drive to a point 67 metres south of the southerly limit of Wynford Drive;
- (3) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the No Parking Anytime prohibitions on the east side of Gervais Drive, from a point 67 metres south of the southerly limit of Wynford Drive to a point 94 metres south of the southerly limit of Wynford Drive;
- (4) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the No Parking, 8:00 a.m. to 6:00 p.m., Monday to Friday, prohibitions on the west side of Gervais Drive, from the southerly limit of Wynford Drive to the southerly limit of Gervais Drive;
- (5) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking at anytime on both sides of Gervais Drive, from the southerly limit of Wynford Drive to the southerly limit of Gervais Drive; and
- (6) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking at anytime on the east side of Gervais Drive, from the northerly limit of Wynford Drive to the northerly limit of Gervais Drive.

**25. Request for Poll – Speed Hump Plan – Rockvale Avenue (Ward 15 – Eglinton-Lawrence)**

Councillor Moscoe, Ward 15 – Eglinton-Lawrence, submitting the following Resolution (November 18, 2003) for consideration by the Toronto North Community Council:

“WHEREAS residents of Rockvale Ave. have expressed concern with regards to vehicle speeds on the roadway;

WHEREAS residents of Rockvale Ave. have expressed concern with regards to the volume of traffic on the roadway; and

THEREFORE BE IT RESOLVED that the appropriate staff be authorized to conduct a poll of eligible residents of Rockvale Ave. translated into Portuguese for the speed hump plan, in accordance with the City of Toronto Traffic Calming Policy and public notice be given pursuant to the Municipal Class Environmental Assessment Act including Notice of Study Commencement to the Ministry of Environment, Fire Services, Emergency Services and Toronto Police Services; and

BE IT FURTHER RESOLVED that the appropriate staff convey the results of the survey to the respondents; and

BE IT FURTHER RESOLVED that subject to favourable results of the poll:

- (i) a by-law be prepared for the alteration of sections of the effected roadway and the speed limit be reduced to 30Km/hr; and
- (ii) Pursuant to the requirements of the Municipal Class Environmental Assessment Act, Notice of Completion be issued; and

BE IT FURTHER RESOLVED that the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.”

**26. Request for Poll – Speed Hump Plan - Glen Park Avenue between Marlee Avenue and Capitol Avenue (Ward 15 – Eglinton-Lawrence)**

Councillor Moscoe, Ward 15 – Eglinton-Lawrence, submitting the following Resolution (November 25, 2003) for consideration by the Toronto North Community Council:

“WHEREAS residents of Glen Park Avenue between Marlee Avenue and Capitol Avenue have expressed concern with regards to vehicle speeds on the roadway; and

WHEREAS residents of Glen Park Avenue between Marlee Avenue and Capitol Avenue have expressed concern with regards to the volume of traffic on the roadway;

THEREFORE BE IT RESOLVED THAT the appropriate staff be authorized to conduct a poll of eligible residents of Glen Park Avenue between Marlee Avenue and Capitol Avenue, translated into Italian and Portuguese for the speed hump plan, in accordance with the City of Toronto Traffic Calming Policy and public notice be given pursuant to the Municipal Class Environmental Assessment Act including Notice of Study Commencement to the Ministry of Environment, Fire Services, Emergency Services and Toronto Police Services; and

BE IT FURTHER RESOLVED THAT the appropriate staff convey the results of the survey to the respondents; and

BE IT FURTHER RESOLVED THAT subject to favourable results of the poll:

- (i) a by-law be prepared for the alteration of sections of the effected roadway and the speed limit be reduced to 30 km/hr; and
- (ii) pursuant to the requirements of the Municipal Class Environmental Assessment Act, Notice of Completion be issued; and

BE IT FURTHER RESOLVED THAT the appropriate City Officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.”

**27. Request for Poll – Speed Hump Plan – Khedive Avenue between Ranee Avenue and Bathurst Street (Ward 15 – Eglinton-Lawrence)**

Councillor Moscoe, Ward 15 – Eglinton-Lawrence, submitting the following Resolution (November 26, 2003) for consideration by the Toronto North Community Council:

“WHEREAS residents of Khedive Ave. between Ranee Ave. and Bathurst St. have expressed concern with regards to vehicle speeds on the roadway; and

WHEREAS residents of Khedive Ave. between Ranee Ave. and Bathurst St. have expressed concern with regards to the volume of traffic on the roadway;

THEREFORE BE IT RESOLVED THAT the appropriate staff be authorized to conduct a poll of eligible residents of Khedive Ave. for the speed hump plan, in accordance with the City of Toronto Traffic Calming Policy and public notice be given pursuant to the Municipal Class Environmental Assessment Act including Notice of Study Commencement to the Ministry of Environment, Fire Services, Emergency Services and Toronto Police Services; and

BE IT FURTHER RESOLVED THAT the appropriate staff convey the results of the survey to the respondents; and

BE IT FURTHER RESOLVED THAT subject to favourable results of the poll:

- (i) a by-law be prepared for the alteration of sections of the effected roadway and the speed limit be reduced to 30Km/hr; and
- (ii) Pursuant to the requirements of the Municipal Class Environmental Assessment Act, Notice of Completion be issued; and

BE IT FURTHER RESOLVED THAT the appropriate city officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.”

**28. Request for Poll – Speed Hump Plan – Glenbrook Avenue (Ward 15 – Eglinton-Lawrence)**

Councillor Moscoe, Ward 15 – Eglinton-Lawrence, submitting the following Resolution (December 12, 2003) for consideration by the Toronto North Community Council:

“WHEREAS residents of Glenbrook Ave. expressed concern with regards to vehicle speeds on the roadway; and

WHEREAS residents of Glenbrook Ave. have expressed concern with regards to the volume of traffic on the roadway;

THEREFORE BE IT RESOLVED THAT the appropriate staff be authorized to conduct a poll of eligible residents of Glenbrook Ave., translated into Italian for the speed hump plan, in accordance with the City of Toronto Traffic Calming Policy and public notice be given pursuant to the Municipal Class Environmental Assessment Act including Notice of Study Commencement to the Ministry of Environment, Fire Services, Emergency Services and Toronto Police Services; and

BE IT FURTHER RESOLVED THAT the appropriate staff convey the results of the survey to the respondents; and

BE IT FURTHER RESOLVED THAT subject to favourable results of the poll:

- (i) a by-law be prepared for the alteration of sections of the effected roadway and the speed limit be reduced to 30Km/hr; and
- (ii) Pursuant to the requirements of the Municipal Class Environmental Assessment Act, Notice of Completion be issued; and

BE IT FURTHER RESOLVED THAT the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.”

**29. Request for Driveway Entrance Widening – 156 Burbank Drive (Ward 24 – Willowdale)**

**(Deferred from September 10, 2003)**

Report (August 28, 2003) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on a request for a driveway entrance widening from 5.7 metres to 7.9 metres at 156 Burbank Drive.

Recommendation:

That the request for the variance from the driveway entrance policy be approved.

**30. Designation of 5 Avonwick Gate (Senator Frank O’Connor House, Garage and Outbuilding) (Ward 34 – Don Valley East)**

Report (November 13, 2003) from the City Clerk, reporting on designating the property at 5 Avonwick Gate for its cultural resource value or interest under Part IV of the Ontario Heritage Act.

Recommendations:

- (1) Council authority be granted for the introduction of the necessary Bill in Council to designate 5 Avonwick Gate for cultural resource value or interest under Part IV of the Ontario Heritage Act; and
- (2) the appropriate City Officials be directed to take whatever action may be necessary to comply with the provisions of the said Act in respect to such designations

**31. Designation of 108 Stayner Avenue (Jacob P. Ross House) (Ward 15 – Eglinton-Lawrence)**

Report (September 17, 2003) from the City Clerk, reporting on designating the property at 18 Stayner Avenue for cultural heritage value or interest under Part IV of the Ontario Heritage Act.

Recommendations:

- (1) Council authority be granted for the introduction of the necessary Bill in Council to designate 108 Stayner Avenue for cultural heritage value or interest under Part IV of the Ontario Heritage Act; and
- (2) the appropriate City Officials be directed to take whatever action may be necessary to comply with the provisions of the said Act in respect to such designations.

**32. Designation of 400 Eglinton Avenue West (Eglinton Theatre) (Ward 16 – Eglinton-Lawrence)**

Report (September 17, 2003) from the City Clerk, reporting on designating the property at 400 Eglinton Avenue West for cultural heritage value or interest under Part IV of the Ontario Heritage Act.

Recommendations:

- (1) Council authority be granted for the introduction of the necessary Bill in Council to designate 400 Eglinton Avenue West for cultural heritage value or interest under Part IV of the Ontario Heritage Act; and
- (2) the appropriate City Officials be directed to take whatever action may be necessary to comply with the provisions of the said Act in respect to such designations

**33. Disposition of Surplus Vacant Land located on the North Side of Melrose Avenue between Nos. 518 and 522 Melrose Avenue (Ward 16 – Eglinton-Lawrence)**

Report (December 4, 2003) from the Commissioner of Corporate Services, reporting on securing authority to proceed with the sale of a parcel of vacant land located on the north side of Melrose Avenue between Nos. 518 and 522 Melrose Avenue.

Recommendations:

- (1) authority be granted to proceed with offering the parcel of vacant land located on the north side of Melrose Avenue between Nos. 518 and 522 Melrose Avenue (the “Property”), being part of Lot 116, Plan 2370, designated as Part 1 of Reference Plan 64R-5943, for sale on the open market; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.



**34. Preliminary Report – Application to amend the Zoning By-law and Draft Plan of Subdivision – TB ZBL 2003 0002 & TB SUB 2003 0001 - Bombardier Inc./Dehavilland Limited – Beffort Road (Ward 9 – York Centre)**

**(Deferred from May 7, 2003)**

Report (March 11, 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 and on the community consultation process.

Recommendations:

- (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.

**35. Preliminary Report – Rezoning Application – 03 190131 NNY 09 OZ – Franco Romano – 1326 & 1328 Wilson Avenue (Ward 9 – York Centre)**

Report (December 2, 2003) from the Acting Director, Community Planning, North District, Urban Development Services, providing preliminary information on the above noted application and seeking Community Council's direction on further processing of the application and on the community consultation process.

Recommendations:

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

**36. Preliminary Report – Rezoning Application – 03 193608 NNY 10 OZ – Mike Cipolla – 661 Sheppard Avenue West (Ward 10 – York Centre)**

Report (December 2, 2003) from the Acting Director, Community Planning, North District, Urban Development Services, providing preliminary information on the above noted application and seeking Community Council's direction on further processing of the application and on the community consultation process.

Recommendations:

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

**37. Preliminary Report – Rezoning Application – 03 166411 NNY 23 OZ – Robert Truman – 84 Finch Avenue West (Ward 23 – Willowdale)**

Report (December 1, 2003) from the Acting Director, Community Planning, North District, Urban Development Services, providing preliminary information on the above-noted application and seeking Community Council's direction on further processing of the application and on the community consultation process.

Recommendations:

- (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.

**38. Preliminary Report – Rezoning Application – 03 190843 NNY 23 OZ – Wagdi Tadros, Pyramids Engineering – 89 Finch Avenue West (Ward 23 – Willowdale)**

Report (December 1, 2003) from the Acting Director, Community Planning, North District, Urban Development Services, providing preliminary information on the

aforementioned application and seeking Community Council's direction on further processing of the application to permit a 2-storey commercial building, and on the community consultation process.

Recommendations:

- (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.

**39. Preliminary Report – Rezoning Application – 03 191556 NNY 23 OZ – C. Y. Lee – 229 Finch Avenue West (Ward 23 – Willowdale)**

Report (December 1, 2003) from the Acting Director, Community Planning, North District, Urban Development Services, providing preliminary information on the aforementioned application and seeking Community Council's direction on further processing of the application and on the community consultation process.

Recommendations:

- (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.

**40. Preliminary Report – Rezoning Application – 03 166761 NNY 24 OZ – Louis Zoppi – 202 Finch Avenue East (Ward 24 – Willowdale)**

Report (December 3, 2003) from the Acting Director, Community Planning, North District, Urban Development Services, providing preliminary information on the above-noted application and seeking Community Council's direction on further processing of the application and on the community consultation process.

Recommendations:

- (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.

**41. Preliminary Report – Rezoning Application – 03 187620 NNY 24 OZ – Michael Goldberg, Armstrong Goldberg Hunter – 3400 Victoria Park Avenue (Ward 24 – Willowdale)**

Report (December 10, 2003) 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.

Recommendations:

- (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.

**42. Preliminary Report – Official Plan Amendment & Rezoning Application – 03 193501 NNY 23 OZ and Site Plan Application – 03 193513 NNY 23 SA – Michael Kraljevic, Deltera Inc. – Block bounded by Finch Avenue West, Duplex Avenue, Hendon Avenue and Greenview Avenue (Ward 23 – Willowdale)**

Report (December 8, 2003) from the Acting Director, Community Planning, North District, Urban Development Services, providing preliminary information on the above application in the Finch Avenue West/Duplex Avenue/Hendon Avenue/Greenview Avenue block for two residential buildings (31 and 26 stores) with commercial uses along Finch Avenue West.

Recommendations:

- (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.

**43. Preliminary Report – Rezoning Application – 03 190617 NNY 23 OZ and Site Plan Application – 03 190703 NNY 23 SA – Frank Reiss – 55 and 61 Drewry Avenue (Ward 23 – Willowdale)**

Report (December 15, 2003) from the Acting Director, Community Planning, North District, Urban Development Services, providing preliminary information on the above applications for 16 townhouses and seeking community council's direction on further processing of the application and on the community consultation process.

Recommendations:

- (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.

**44. Preliminary Report – OPA & Rezoning Application – 03 190167 NNY 10 OZ – Adam Brown, Sherman Brown Dryer Karol – 188 Clifton Avenue (Ward 10 – York Centre)**

Report (December 16, 2003) from the Acting Director, Community Planning, North District, Urban Development Services, providing preliminary information of the aforementioned applications and seeking Community Council's direction on further processing of the applications and on the community consultation process.

Recommendations:

- (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.

**45. Preliminary Report – Zoning By-law Amendment Application – TB ZBL 2003 0011 – RioTrin Properties (Steeles) Inc./Home Depot Holdings Inc. (Turner Fleischer Architects Inc.) – Southeast Corner of Alness Street and Steeles Avenue West (Ward 8 – York West)**

Report (November 13, 2003) 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.

Recommendations:

- (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.

**46. Final Report – Part Lot Control Application – 03 192568 SMI 16 PL – Lorne Ross Planning Services Inc. – 337-363 Roselawn Avenue (Ward 16 – Eglinton-Lawrence)**

Report (December 12, 2003) from the Acting Director, Community Planning, North District, Urban Development Services, reporting on a request for an exemption from part lot control in order that 14 street townhouse dwelling units may be conveyed into separate ownership.

Recommendations:

- (1) the application be approved;
- (2) the City Solicitor be authorized to introduce the necessary Bills in Council to give effect to recommendation 1;
- (3) prior to the introduction of the necessary Bills in Council by the City Solicitor, the applicant provide to the Satisfaction of the Director of Community Planning, North District, evidence of adequate access to the individual units being maintained;

- (4) 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;
- (5) the by-law shall expire 18 months from the date of enactment; and
- (6) the appropriate City Officials be authorized and directed to register the By-law on title.

**47. Site Plan Approval – 03 035357 NNY 08 SA – Fausto Cortese, Intra Architect Inc. - 3999 Keele Street (Ward 8 – York West)**

Report (December 16, 2003) from the Acting Director, Community Planning, North District, Urban Development Services, reporting on a site plan control application for the subject site, which was referred by Councillor Li Preti to City Council for a decision through the Toronto North Community Council, in accordance with By-law 483-2000.

Recommendations:

That City Council:

- (1) approve the proposed 281 m<sup>2</sup> take-out/drive-through restaurant as indicated on the drawings entitled :
  - (a) A1-0 Master Site Plan, prepared by Intra Architect Inc., dated August 4, 2003, revised to October 20, 2003;
  - (b) A1-1 Site Plan and Site Details & Notes, prepared by Intra Architect Inc., dated August 04, 2003, revised to October 20, 2003;
  - (c) L-1 Phase 1 and 2 Landscape Plan, prepared by Landscape Planning Limited, dated May 1, 2003, revised to October 20, 2003;
  - (d) L-2 Phase 1 and 2 Landscape Details, prepared by Landscape Planning Limited, dated May 1, 2003, revised to October 20, 2003;
  - (e) MLP-1 Pond Road Masterplan Concept, prepared by Landscape Planning Limited, dated May 01, 2003, revised to October 20, 2003;
  - (f) A-5 Exterior Elevations, prepared by K. Paul Architect, dated March 2003; and
  - (g) A5.1 Exterior Elevations, prepared by K. Paul Architect, dated March 2003;

subject to the conditions set out in Attachment 8;

- (2) direct the City Solicitor to prepare any necessary site plan agreement(s);
- (3) Authorize the District Director, Community Planning to execute the agreement.

**48. Ontario Municipal Board Hearing – Committee of Adjustment Application – 123, 125 and 129 Snowdon Avenue (Ward 25 – Don Valley West)**

Councillor Jenkins, Ward 25 – Don Valley West, submitting the following Motion for consideration by the Toronto North Community Council:

“WHEREAS the Committee of Adjustment for the City of Toronto, Midtown Panel, at its meeting of November 13, 2003, refused an application by the owner of 123, 125, and 129 Snowdon Avenue for consent to sever a residentially designated site for the purpose of creating four lots (three existing and one new, proposed house) and refused related applications for minor variances;

WHEREAS the Committee of Adjustment heard from a number of area residents opposed to the granting of the consent to sever and the variances;

WHEREAS the Committee of Adjustment refused to grant the requested variances on the basis that they were not minor in nature, were not within the general intent and purpose of the Zoning By-law and Official Plan and were not desirable for the appropriate development of the land;

WHEREAS the Committee of Adjustment refused to grant the requested consent to sever on the basis that the creation of four proposed lots was premature and did not conform to official plan policies, because the suitability of the dimensions and shapes of the proposed lots had not been demonstrated, and because the adequacy of utilities and municipal services, roads, vehicular access, parking and loading facilities had not been demonstrated;

WHEREAS the decision of the Committee of Adjustment has been appealed to the Ontario Municipal Board by the owner of 123, 125, and 129 Snowdon Avenue; and

WHEREAS no date has been set for the hearing of the appeal;

THEREFORE BE IT RESOLVED THAT the Toronto North Community Council recommend that City Council direct the City Solicitor to attend the Ontario Municipal Board hearing to uphold the City’s By-laws and defend the Committee of Adjustment’s decision respecting 123, 125 and 129 Snowdon.”



**49. Application for Demolition Approval – 10/14/1-1 – David Fusek – ICI Canada Inc. – 1300 Castlefield Avenue (Ward 15 – Eglinton-Lawrence)**

Report (December 9, 2003) from the Acting Director, Community Planning, North District, Urban Development Services, seeking Council's approval to amend an existing Beautification Agreement for the lands located at 1300 Castlefield Avenue to extend the deadline for construction and installation of the beautification measures from the current 365 days to 730 days, which is approximately two years.

Recommendations:

- (1) the application to amend the existing Beautification Agreement for 1300 Castlefield Avenue to extend the period for construction and installation of the beautification measures from 365 days to 730 days be approved;
- (2) staff be authorized to prepare an amending agreement for execution by the owner;
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**50. Further Report on Zoning Standards – UD03 KFI – 1280, 1290 and 1300 Finch Avenue West and 3955 Keele Street (Ward 8 – York West)**

Report (December 15, 2003) from the Acting Director, Community Planning, North District, Urban Development Services, reporting, in accordance with Council's direction, on zoning permissions for the lands as they relate to motor vehicle dealership and motor vehicle body repair shop uses and approaches to address the impacts of these uses on the parking supply on the lands.

Recommendations:

- (1) This report be received for information.

**51. Amendment to the Sign By-law for the former City of North York to Restrict Signs on Office and Industrial Buildings in the Yonge Street City Centre Area (Ward 23 – Willowdale)**

**(Deputation Item)**

Communication (October 6, 2003) from the City Clerk, North York Community Council, forwarding Clause No. 21 of the North York Community Council Report No. 7, headed "Amendment to the Sign By-law for the former City of North York, to restrict Signs on Office and Industrial Buildings in the Yonge Street City Centre Area (Ward 23

– Willowdale), which was referred back to the Toronto North Community Council for further consideration, by City Council, at its meeting held on September 22, 23, 24 and 25, 2003.

**52. Request for Approval of Variances from the former City of North York Sign By-law No. 30788, as amended, for the erection of an off-premise roof sign at 4949 Bathurst Street (Ward 23 – Willowdale)**

**(Deputation Item)  
(Deferred from September 10, 2003)**

Report (August 22, 2003) from the Director of Building and Deputy Chief Building Official, Urban Development Services, reporting on a request by Roy Dzeko of Skyscape Outdoor Inc. on behalf of Daughton Management for approval of variance from the former City of North York Sign By-law No. 30788, as amended, to permit the erection of a 18.58 sq. m. (200 square feet) double illuminated off-premise roof sign at the above noted location.

Recommendations:

- (1) the request for variance be approved, subject to the following condition:
  - (a) that the illumination of the proposed roof sign be turned off from 11:00 p.m. to 7:00 a.m. with a timer; and
- (2) the applicant be advised, upon approval of the variance, of the requirement to obtain the necessary sign permit.

**53. Notification of Application for a Rooftop Sign at 3768 Bathurst Street in the City of Toronto (Ward 10 – York Centre)**

**(Deputation Item)**

Communication (October 6, 2003) from the City Clerk, forwarding the following Motion, which City Council, at its meeting held on September 22, 23, 24 and 25, 2003, referred to the Toronto North Community Council:

“WHEREAS an application has been brought on behalf of the owner of 3768 Bathurst Street in the former City of North York, now the City of Toronto, for the erection of a rooftop sign; and

WHEREAS the current regulations under the existing By-law in the former City of North York, now the City of Toronto, which does permit roof signs, states that said roof

sign must be located and erected in a manner that places it at a distance no closer than 500 feet, from any other sign, on the same side of the street; and

WHEREAS on that same side of the street, being the west side of Bathurst Street, there is currently a sign now existing approximately 311 feet north of the proposed sign location; and

WHEREAS on that same side of that street, being the west side of Bathurst Street, there is currently a sign now existing and located approximately 350 feet south of the proposed sign location; and

WHEREAS on that same side of the street, being the North Side of Wilson Avenue, there is currently a sign now existing approximately 196 feet east of the proposed roof sign location; and

WHEREAS on that same side of the street, being the North side of Wilson Avenue, there is currently a sign now existing approximately 164 feet west of the proposed roof sign location; and

WHEREAS the subject property is located at the intersection of Bathurst Street and Wilson Avenue, and as such, has frontages on both Wilson Avenue and Bathurst Street, and as such would technically be affected by distance issues both on Bathurst Street and Wilson Avenue; and

WHEREAS it is proposed that the sign be located on the building at 3768 Bathurst Street and the separation distances along Wilson Avenue and Bathurst Street are as outlined above, it should be deemed that these variances are minor in nature and are in keeping with the general intent and purpose of the Sign By-law of the former City of North York; and

WHEREAS it is the policy of the City of Toronto to encourage the improvement and upgrading of the urban streetscape, particularly at core intersections and this invariably places economic pressures on property owners, and as such an augmented revenue flow would encourage such improvements to be implemented;

NOW THEREFORE BE IT RESOLVED THAT the necessary provisions of the By-law of the former City of North York be varied to allow and permit the necessary approvals for the erection of the roof sign.”

- 54. Request for Approval of a Variance from the former City of North York Sign By-law No. 30788, as amended, for the erection of an Off-premise Ground Sign on the CN Rail lands west of Leslie Street, south of Highway 401 (Ward 25 – Don Valley West)**

**(Deputation Item)**

Communication (October 2, 2003) from the City Clerk, Midtown Community Council, forwarding Clause No. 27 of Midtown Community Council Report No. 7, headed “Request for Approval of a Variance from the former City of North York, Sign By-law No. 30788, as amended, for the erection of an Off-premise Ground Sign on the CN Rail lands west of Leslie Street, south of Highway 401 (Ward 25 – Don Valley West), which was referred to the Toronto North Community Council for further consideration, by City Council, at its meeting held on September 22, 23, 24 and 25, 2003.

- 55. Request for Variance(s) 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)**

Report (December 16, 2003) from the Director of Building and Deputy Chief Building Official, 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.

Recommendation:

That the request for variance be refused for the reasons outlined in this report.

- 56. Request for Approval of a Variance from Chapter 297, Signs, of the former City of Toronto Municipal Code, for a fascia sign at 3224 Yonge Street (Ward 15 – Eglinton-Lawrence)**

**(Deputation Item)**

Report (December 5, 2003) from the Director, Community Planning, South District, Urban Development Services, reporting on a request by Robert Doran and Associates for Colekin Investments Limited, for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code, to permit a fascia sign at the above-noted location

Recommendations:

- (1) the request for a variance be approved to permit a fascia sign at 3224 Yonge Street; and
- (2) the applicant be advised, upon approval of the variance, of the requirement to obtain the necessary sign permit(s) from the Commissioner of Urban Development Services.

**57. Request for Approval of a Variance from Chapter 297, Signs, of the former City of Toronto Municipal Code, for a fascia sign at 3284 Yonge Street (Ward 15 – Eglinton-Lawrence)**

**(Deputation Item)**

Report (December 5, 2004) from the Director, Community Planning, South District, Urban Development Services, reporting on a request by Deantach MFG Co. Ltd. for Billabong Properties Inc. for approval of a variance from Chapter 297, Signs, of the former City of Toronto Municipal Code, to permit a fascia sign at the above-noted location.

Recommendations:

- (1) the request for a variance be approved to permit a fascia sign in the form of individual letters at 3284 Yonge Street; and
- (2) the applicant be advised, upon approval of the variance, of the requirements to obtain the necessary sign permit(s) from the Commissioner of Urban Development Services.

**58. Request to Remove One City-owned Tree - 2899-2901 Keele Street (Ward 9 – York Centre)**

**(Deputation Item)**

Report (December 15, 2003) from the Commissioner of Economic Development, Culture and Tourism, reporting on a request to remove one City-owned tree situated on the City road allowance adjacent to 2899-2901 Keele Street.

Recommendations:

- (1) North Community Council deny the request for the removal of one City owned tree located at 2899-2901 Keele Street; or

- (2) North Community Council approve the request for the removal of one City owned tree located at 2899-2901 Keele Street conditional on:
  - (i) The applicant paying for the value of the Norway maple tree and for all associated removal and replacement costs, that is \$4,277.00; and
  - (ii) the applicant planting one 70 mm replacement tree to the satisfaction of the Commissioner of Economic Development, Culture and Tourism; and
  - (iii) the applicant furnishing a two-year renewable guarantee for the proposed tree planting, in the form of a letter of credit/certified cheque for \$588.00 to cover the costs of planting and maintenance of the 70-mm tree on City property.

**59. Request to Remove One City-owned Tree – 64 Haven Road (Ward 15 – Eglinton-Lawrence)**

**(Deputation Item)**

Report (December 15, 2003) from the Commissioner of Economic Development, Culture and Tourism, reporting on a request to remove one City-owned tree situated on the City road allowance adjacent to 64 Haven Road.

Recommendations:

- (1) Toronto North Community Council deny the request for the removal of one City owned tree located at 64 Haven Road; or
- (2) Toronto North Community Council approve the request for the removal of one City owned tree located at 64 Haven Road conditional on:
  - (i) The applicant paying for the value of the Colorado Blue Spruce tree and for all associated removal and replacement costs, that is \$2,110.00; and
  - (ii) the subject tree not being removed until permitted excavation related activities in accordance with approved plans commence and warrant the destruction of the trees; and
  - (iii) the applicant planting one 70 mm replacement tree, species and location to the satisfaction of the Commissioner of Economic Development, Culture and Tourism; and
  - (iv) the applicant furnishing a two-year renewable guarantee for the proposed tree planting, in the form of a letter of credit/certified cheque for \$588.00

to cover the costs of planting and maintenance of the 70 mm tree on City property.

**60. Request to Remove One City-owned Tree – 60 Fairmeadow Avenue (Ward 25 – Don Valley West)**

**(Deputation Item)**

Report (December 15, 2003) from the Commissioner of Economic Development, Culture and Tourism, reporting on a request to remove one City-owned tree situated on the City road allowance adjacent to the above noted property.

Recommendations:

- (1) Toronto North Community Council deny the request for the removal of the 26 cm diameter City owned European horse chestnut tree located at 60 Fairmeadow Avenue; or
- (2) North Community Council approve the request for the removal of the 26 cm diameter City owned horse chestnut tree located at 60 Fairmeadow Avenue conditional on:
  - (i) The applicant paying for the value of the horse chestnut tree and for all associated removal and replacement costs, that is \$1,691.00; and
  - (ii) the applicant planting one 70 mm replacement tree to the satisfaction of the Commissioner of Economic Development, Culture and Tourism; and
  - (iii) the applicant furnishing a two-year renewable guarantee for the proposed tree planting, in the form of a letter of credit/certified cheque for \$588.00 to cover the costs of planting and maintenance of the 70-mm tree on City property.

**61. Request to Remove One City-owned Tree – 18 Normandale Crescent (Ward 25 – Don Valley West)**

**(Deputation Item)**

Report (December 15, 2003) from the Commissioner of Economic Development, Culture and Tourism, reporting on a request to remove one City-owned tree, situated on the City road allowance adjacent to 18 Normandale Crescent.

Recommendations:

- (1) Toronto North Community Council deny the request for the removal of one City owned tree located at 18 Normandale Crescent; or
- (2) Toronto North Community Council approve the request for the removal of one City owned tree located at 18 Normandale Crescent conditional on:
  - (i) The applicant paying for the value of the Norway maple tree and for all associated removal and replacement costs, that is \$2,342.00; and
  - (ii) the subject tree not being removed until permitted excavation related activities in accordance with approved plans commence and warrant the destruction of the tree; and
  - (iii) the applicant planting one 70 mm replacement tree to the satisfaction of the Commissioner of Economic Development, Culture and Tourism; and
  - (iv) the applicant furnishing a two-year renewable guarantee for the proposed tree planting, in the form of a letter of credit/certified cheque for \$588.00 to cover the costs of planting and maintenance of the 70-mm tree on City property.

**62. Request for an Exemption from Chapter 248 of the former City of Toronto Municipal Code to Permit Driveway Widening for a second parking space at 71 Glencairn Avenue (Ward 16 – Eglinton-Lawrence)**

**(Deputation Item)**

Report (December 2, 2003) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on a request for an exemption from Municipal Code Chapter 248, Parking Licences, of the former City of Toronto Municipal Code, to permit driveway widening for a second parking space at 71 Glencairn Avenue, which does not meet the requirements of the Code.

Recommendation:

That City Council deny the application to permit driveway widening for a second parking space at 71 Glencairn Avenue.



**63. Request for an Exemption from Chapter 248 of the former City of Toronto Municipal Code to Permit Driveway Widening for a second parking space at 137 Roselawn Avenue (Ward 16 – Eglinton-Lawrence)**

**(Deputation Item)**

Report (December 2, 2003) from the Director, Transportation Services, District 3, Works and Emergency Services, reporting on a request for an exemption from Municipal Code Chapter 248, Parking Licences, of the former City of Toronto Municipal Code, to permit driveway widening for a second parking space at 137 Roselawn Avenue, which does not meet the requirements of the Code.

Recommendation:

That City Council deny the request for driveway widening for a second parking space at 137 Roselawn Avenue.

**64. Request for an Exemption from Chapter 248 of the former City of Toronto Municipal Code to Permit the Existing Paving to remain in Connection with Driveway Widening at 430 Castlefield Avenue (Ward 16 – Eglinton-Lawrence)**

**(Deputation Item)**

Report (December 1, 2003) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on a request for an exemption from Municipal Code Chapter 248, Parking Licences, of the former City of Toronto Municipal Code, to permit the existing paving to remain in connection with driveway widening at 430 Castlefield Avenue, which does not meet the requirements of the Code.

Recommendation:

That City Council deny the request to maintain the existing asphalt paving in connection with driveway widening at 430 Castlefield Avenue.

**65. Request for Fence Exemption – 54 York Road (Ward 25 – Don Valley West)**

**(Deputation Item)**

Report (December 10, 2003) from the North District Manager, Municipal Licensing & Standards Division, Urban Development Services, reporting on a request by the owner of 54 York Road for an exemption from the City of Toronto's Municipal Code Chapter 447 Fences, in order to exempt a portion of the rear yard fence/screen from the maximum allowable height limitation of 2 metres.

Recommendation:

That the application not be approved.

**66. Request for Fence Exemption – 7 Cedarwood Avenue (Ward 25 – Don Valley West)**

**(Deputation Item)**

Report (November 25, 2003) from the North District Manager, Municipal Licensing & Standards, Urban Development Services, reporting on a request by Hosein Hassanpour of Morbuild Inc. on behalf of the owners for an exemption from the City of Toronto's Municipal Code Chapter 447 Fences, in order to exempt a portion of perimeter chain link pool fencing from required mesh size of 38 millimetres maximum.

Recommendation:

That the application be approved.

**67. Final Report – Application to Amend Zoning By-law – TB ZBL 2003 0003 – Amica Rean Drive Corporation (Arsenault Architect Inc.) – 12, 14, 16 Rean Drive (Ward 24 – Willowdale)**

**(Statutory Public Meeting under the Planning Act – 2:00 p.m.)**

Report (December 8, 2003) from the Acting Director, Community Planning, North District, Urban Development Services, reporting on an application to amend the Zoning By-law for a 9-storey, 138-unit apartment building for senior citizens at 12, 14 and 16 Rean Drive located in the area east of Bayview Avenue and south of Sheppard Avenue.

Recommendations:

That City Council:

- (1) Amend the 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. 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, the owner is required to satisfy the following conditions:

- (i) 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 356m<sup>2</sup>; and,
  - depositing a letter of credit or certified cheque in the amount of \$5,000.00 to the satisfaction of the Chief Financial Officer and Treasurer, for future traffic monitoring to be undertaken.
- (ii) obtain Site Plan approval under Section 41 of the Planning Act; and,
- (iii) satisfy the requirements of the Works & Emergency Service Department as outlined in their memorandum dated October 23, 2003.

**68. Refusal Report – OPA & Rezoning Application – 03 163125 NNY 23 OZ – Wycliffe Leona Limited – 9-21 Leona Drive (Ward 23 – Willowdale)**

**(Deputation Item – 2:15 p.m.)**

Report (December 10, 2003) from the Acting Director, Community Planning, North District, Urban Development Services, reporting on an application to amend the Official Plan and Zoning By-law for an 8-storey apartment building.

Recommendations:

- (1) City Council refuse the Official Plan and Zoning amendment application for the property located at 9 to 21 Leona Drive.
- (2) Should this application be appealed to the Ontario Municipal Board, the City Solicitor and City staff be authorized to appear before the Ontario Municipal Board to defend the refusal of this application.

**69. Request to Amend Subdivision Agreement – UD 10 AME 9UDOZ-94-33 and UDSB-1221 – 9 Legacy Court, Lot 7, RP 66M-2331 (Ward 25 – Don Valley West)**

**(Deputation Item – 2:30 p.m.)**

Communication (October 2, 2003) from the City Clerk, forwarding Clause No. 62 of the Midtown Community Council Report No. 7, titled “Request to Amend Subdivision Agreement – 9 Legacy Court, Lot 7, RP 66M-2331 – UD 10 AME 9UDOZ-94-33 and UDSB-1221 (Don Valley West – Ward 25, which was referred to the Toronto North Community Council for further consideration, by City Council, at its meeting held on September 22, 23, 24 and 25, 2003.

**70. Uni Prie Survey – Inclusion of 16 Properties on the City of Toronto Inventory of Heritage Properties (Ward 9 – York Centre, Ward 20 – Trinity Spadina, Ward 22 – St. Paul’s, Ward 25 – Don Valley West and Ward 27 – Toronto Centre-Rosedale)**

**(Deputation Item – 2:45 p.m.)**

Report (September 4, 2004) from the Commissioner of Economic Development, Culture and Tourism, recommending that 16 properties designed by Toronto architect Uno Prie be included on the City of Toronto Inventory of Heritage Properties.

Recommendations:

- (1) City Council include on the City of Toronto Inventory of Heritage Properties the following 16 properties designed by Toronto architect, Uno Prie:
  - (i) 425 Avenue Road
  - (ii) 300 Eglinton Avenue East
  - (iii) 77 Elm Street
  - (iv) 141 Erskine Avenue
  - (v) 190 Exbury Road
  - (vi) 195 Exbury Road
  - (vii) 485 Huron Street
  - (viii) 2335 Jane Street
  - (ix) 2415 Jane Street
  - (x) 2425 Jane Street
  - (xi) 20 Prince Arthur Avenue
  - (xii) 666 Spadina Avenue
  - (xiii) 100 Spadina Road
  - (xiv) 11 Walmer Road
  - (xv) 35 Walmer Road
  - (xvi) 44 Walmer Road; and
  
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**70(a).** Report (September 25, 2003) from the City Clerk, advising that The Toronto Preservation Board’s, recommended to the Toronto South and Toronto North Community Councils, and Council, the adoption of the report (September 4, 2003) from the Commissioner of Economic Development, Culture and Tourism, subject to the following:

- (a) amending Recommendation No. (1) by deleting the following properties:
  - (ii) 300 Eglinton Avenue East; and
  - (x) 2425 Jane Street;

and deferring consideration of the deleted properties to the October 23, 2003 meeting of the Toronto Preservation Board to allow Heritage Preservation staff to have further discussions with the owners of the properties;

- (b) amending Paragraph 2 of Attachment No. 3, entitled “Americana Apartments 141 Erskine Avenue”, by deleting the words “the diamond-patterned steel balcony railing,”;
- (c) amending Paragraph 2 of Attachment No. 3, entitled “Prince Arthur Towers 20 Prince Arthur Avenue”, by deleting the words “and the landscaped grounds”, and inserting in lieu thereof the words “in its setting”; and
- (d) amending Paragraph 2 of Attachment No. 3, entitled “11 Walmer Road”, by deleting the word “blue”.

#### **IN CAMERA ITEM**

In accordance with the Municipal Act, a motion is required for the Committee to meet privately, and the reason must be stated.

#### **71. Requirement for Sales Agreement Disclosure Clauses, Providing Disclosure to New Unit Purchasers in North York Centre Secondary Plan Area**

Confidential report (December 17, 2003) from the City Solicitor, respecting Requirement for Sales Agreement Disclosure Clauses, Providing Disclosure to New Unit Purchasers in North York Centre Secondary Plan Area; such report to be considered in camera, having regard that the subject matter relates to the receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.