
**TORONTO NORTH COMMUNITY COUNCIL
AGENDA
MEETING No. 3**

Date of Meeting:	February 17, 2004	Enquiry:	Francine Adamo
Time:	9:30 a.m.		Administrator
Location:	North York Civic Centre		416-395-7348
	Council Chambers		fadam@toronto.ca
	5100 Yonge Street, Lower Level		

Declarations of Interest Pursuant to the Municipal Conflict of Interest Act

Confirmation of Minutes – January 5, 2004

Deputations/Presentations:

Items 1 – 8 – 9:45 a.m.
Items 9 – 15 – 10:45 a.m.
Item 16 – 12:15 p.m. (Presentation)
Item 50 – 2:00 p.m.
Item 51 – 2:15 p.m.
Item 52 – 2:30 p.m.
Item 53 – 2:45 p.m.

Communications/Reports:

1. Encroachment Report – 2928 Dufferin Street (Ward 15 – Eglinton-Lawrence)

(Deputation Item)

Report (January 14, 2004) from the North District Manager, Municipal Licensing and Standards Division, Urban Development Services, reporting on a request for the renewal of an existing encroachment agreement consisting of a wall sign for MR. SUB, located on the first floor of a two-storey commercial building at the Glen Grove Avenue West flankage of the building.

Recommendations:

It is recommended that the encroachment be approved, subject to the following conditions:

- (1) That the owner(s) enter into an Encroachment Agreement with the City to the satisfaction of the City Solicitor and the Commissioner of Urban Development Services;
- (2) That the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto;
- (3) That no claims will be made against the City by the owner(s) for damage occurring to the wall sign;
- (4) That the life of the Agreement be limited to 5 years from the date of registration or to the date of removal of the encroachment, at which time, the City may consider the Agreement for further extension if requested by the applicant;
- (5) The indemnification of the City by the owner(s) of the encroachments for all liability relating in any way to the encroachment and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the City Solicitor in an amount not less than \$2,000,000.00 or such greater amount as the City Solicitor may require; and to provide proof of annual renewal by no later than the anniversary date of the Agreement.
- (6) In the event of sale or transfer of the property abutting the encroachment, Legal Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Commissioner of Urban Development Services;
- (7) The owner(s) will, at their expense and to the satisfaction of the Commissioner of Urban Development Services, keep and maintain the encroachment in a good and proper state of repair and safety and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;
- (8) The owners pay the following fees:
 - (i) application fees of \$423.07; and
 - (ii) legal administration cost and registration of \$391.70 (includes GST).

2. Request for Fence Exemption – 51 Artreeva Drive (Ward 10 – York Centre)

(Deputation Item)

Report (January 27, 2004) from the North District Manager, Municipal Licensing & Standards, Urban Development Services, reporting on a request for an exemption from

the City of Toronto's Municipal Code, Chapter 447 – Fences, in order to maintain a board with lattice fence, approximately 56.85 metres (186' 6") in length around the perimeter of the rear and flankage yard, with a height varying from 2.06 metres (6' 9") to 2.36 metres (7' 9"), to the top of post and 1.82 metres (6' 0") to 2.08 metres (6' 10") to top of lattice..

Recommendation:

It is recommended that the application not be approved.

2(a). Communication (January 14, 2004) from Gail Mostyn and Stuart Ziegler

3. Request for Approval of a Variance from the former Borough of East York Sign By-law No. 64-87, as amended, to erect various signs for Mercedes Benz Canada at 849 Eglinton Avenue East (Ward 26 – Don Valley West)

(Deputation Item)

(Deferred from January 5, 2004 meeting)

Report (December 4, 2003) from the Deputy Chief Building Official and Director of Building, Urban Development Services, reporting on a request by Dominic Rotundo, Pattison Sign Group on behalf of Mercedes Benz Canada for approval of variances from the former Borough of East York Sign By-law No. 64-87, as amended, to permit one activated roof sign, two fascia signs and four directional signs at the above location; and recommending that:

- (1) the request for 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.

4. Residential Demolition Application – 565 Duplex Avenue (Ward 16 – Eglinton-Lawrence)

(Deputation Item)

Report (January 21, 2004) from the Deputy Chief Building Official and Director, Building Division, North District, Urban Development Services, referring the demolition application for 565 Duplex Avenue to City Council on whether to grant or refuse the application, including any conditions, if any, to be attached to the permit, in accordance with the Section 33 of the Planning Act and the former City of Toronto Municipal Code Chapter 146, Article II, Demolition Control.

Recommendations:

It is recommended that City Council either:

- (1) refuse the application to demolish the subject residential building because there is no permit for a replacement building on the site; or,
- (2) approve the application to demolish the subject residential building with the following conditions:
 - (a) The application for Development approval to establish the site as a municipal parking lot is approved and any conditions of approval are satisfied.
 - (b) That a construction fence be erected in accordance with the provisions of the Municipal Code, Chapter 363, Article III, if deemed appropriate by the Deputy Chief Building Official;
 - (c) That all debris and rubble be removed immediately after demolition;
 - (d) That the site be maintained free of garbage and weeds, in accordance with the Municipal Code Chapter 623-5 and 629-10, Paragraph B;
 - (e) That any holes on the property are backfilled with clean fill.
 - (f) The removal and disposal of all hazardous materials are conducted in accordance with the Ministry of Environment and Ministry of Labour regulations and guidelines.
 - (g) The removal and disposal of the above-ground storage tank (AST) are conducted in accordance with Technical Standards and Safety Authority (TSSA) regulations and guidelines.
 - (h) The daily, or more frequently if required, wetting of all soft and hard surfaces and any excavation face on the site, with the addition of calcium chloride or other recognized materials as a dust suppressant, if required.
 - (i) The daily cleaning of the road pavement and sidewalks for the entire frontage of the property to a distance of twenty five (25) metres from the property line.
 - (j) The designation of truck loading points to avoid trucks tracking potentially contaminated soil and demolition debris off site. Such loading points should be on a gravel base to minimize tracking of soil

onto sidewalk and the street. If the loading point becomes contaminated it should be cleaned and replaced.

- (k) All trucks and vans leaving the site should be cleaned of all loose soil and dust from demolition debris including the washing of tires and sweeping or washing of exteriors and tailgates by a designated labourer. A daily log of each truck leaving the site should be kept by the applicant (developer) noting when the truck was cleaned and by whom.
- (l) Tarping all trucks leaving the site which have been loaded with indigenous soil or demolition debris.
- (m) An air monitoring program, if necessary, as determined through consultation with the Medical officer of Health.
- (n) Supervision of the dust control measures by a qualified environmental consultant if necessary, as determined through consultation with the Medical Officer of Health.

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

(Deputation Item)

(Deferred from January 5, 2004 meeting)

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.

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

(Deputation Item)

(Deferred from January 5, 2004 meeting)

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

7. Request to Remove One City-owned Tree – 19 Carmichael Avenue (Ward 16 – Eglinton-Lawrence)

(Deputation Item)

Report (January 29, 2004) from the Commissioner of Economic Development, Culture and Tourism, reporting on a request for permission to remove one City-owned tree situated on the City road allowance adjacent to 19 Carmichael Avenue.

Recommendations:

- (1) Toronto North Community Council deny the request for the removal of the one subject City owned tree at 19 Carmichael Avenue; or
- (2) Toronto North Community Council approve the request for the removal of one City owned tree located at 19 Carmichael Avenue conditional on:
 - (i) the applicant paying for the value of the white ash tree and for all associated removal and replacement costs, that is \$7,029.00; and
 - (ii) the subject tree not being removed until permitted construction and/or demolition related activities in accordance with 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 removal, maintenance and replacement of the 70-mm tree planted on City property.

8. 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)

(Deferred from January 5, 2004 meeting)

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.

8(a). Feasibility of Parking a Second Vehicle on the Existing Asphalt Paved Surface in Connection with a 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)

Report (January 26, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on a request for parking of a second vehicle on the existing asphalt paved surface for a second parking space at 137 Roselawn Avenue.

Recommendation:

It is recommended that City Council deny the application for driveway widening for a second parking space fronting 137 Roselawn Avenue.

9. Request for an Exemption from Chapter 248 of the former City of Toronto Municipal Code to Permit the Excess Paving to Remain in Connection with Driveway Widening at 45 Craighurst Avenue (Ward 16 – Eglinton-Lawrence)

(Deputation Item)

Report (January 16, 2004) 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 excess paving to remain in connection with driveway widening at 45 Craighurst Avenue.

Recommendation:

It is recommended that City Council deny the request to maintain the excess paving in connection with driveway widening at 45 Craighurst Avenue.

10. Request for an Exemption from Chapter 248 of the former City of Toronto Municipal Code to Permit the Excess Paving to Remain in Connection with Driveway Widening at 154 Lawrence Avenue West (Ward 16 – Eglinton-Lawrence)

(Deputation Item)

Report (January 21, 2004) 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 excess paving to remain in connection with driveway widening at 154 Lawrence Avenue West.

Recommendation:

It is recommended that City Council deny the request to maintain the excess paving in connection with driveway widening at 154 Lawrence Avenue West.

11. Request for an Exemption from Chapter 248 of the former City of Toronto Municipal Code to Permit Driveway Widening at 49 Briar Hill Avenue (Ward 16 – Eglinton-Lawrence)

(Deputation Item)

Report (January 22, 2004) 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 at 49 Briar Hill Avenue.

Recommendation:

It is recommended that City Council deny the application for driveway widening at 49 Briar Hill Avenue.

12. Request for an Exemption from Chapter 248 of the former City of Toronto Municipal Code to Permit Driveway Widening at 178 Broadway Avenue (Ward 25 – Don Valley West)

(Deputation Item)

Report (January 21, 2004) 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 at 178 Broadway Avenue.

Recommendation:

It is recommended that City Council deny the application for driveway widening at 178 Broadway Avenue.

13. Driveway Entrance Width – 110 Caribou Road (Ward 16 – Eglinton-Lawrence)

(Deputation Item)

Report (January 16, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on maintaining a second driveway with a width of 5.6 metres.

Recommendation:

It is recommended that the request for a variance to the residential driveway entrance policy be denied.

14. Request for an exemption from Chapter 248 of the Former City of Toronto Municipal Code to permit Driveway Widening at 68 Chudleigh Avenue (Ward 16, Eglinton – Lawrence)

(Deputation Item)

Councillor Stintz, Ward 16 – Eglinton – Lawrence (February 2, 2004), submitting the following motion for consideration by the Toronto North Community Council:

Moved by: Councillor Karen Stintz

“WHEREAS an application had been received by the City of Toronto from the property owner of 68 Chudleigh Avenue in 2003 for an exemption from the requirements of the Municipal Code to permit a Driveway Widening; and

WHEREAS the Midtown Community Council and subsequently City Council, at its meeting held on September 22, 23, 24 and 25, 2003 (Clause 6, Report No. 7 of the Midtown Community Council), received the report (August 19, 2003) from the Manager, Right of Way Management, Transportation Services; and

WHEREAS the access to the original parking spot is obstructed by an approved addition to the property; and

WHEREAS the applicant had requested that the City allow one parking space, to maintain the existing asphalt paving and to allow that excess asphalt paving to remain; and

WHEREAS the August 19, 2003 report from the Manager, Right of Way Management, Transportation Services provided an option # 2 to approve the application subject to:

- (a) the parking area not exceeding 2.6m by 5.9m in dimension;
- (b) not more than one vehicle parking on the paved area;
- (c) the applicant providing the landscape features substantially in accordance with the plan to the satisfaction of the Commissioner of Works and Emergency Services; and
- (d) the applicant paying all applicable fees and complying with all other criteria set out in the Municipal Code Chapter 248, Parking Licenses, of the former City of Toronto Municipal Code.

NOW THEREFORE BE IT RESOLVED that the Request for an exemption from Chapter 248 of the Former City of Toronto Municipal Code to permit Driveway Widening at 68 Chudleigh Avenue be approved subject to the requirements set out in the report from staff dated August 19, 2003.

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

(Deputation Item)

Communication (February 5, 2004) from the City Clerk, Toronto North Community Council, forwarding Clause No. 28 of the Toronto North Community Council Report No. 1, titled “Designation of 108 Stayner Avenue (Jacob P. Ross House) (Ward 15 – Eglinton-Lawrence)”, which was referred back to the Toronto North Community Council for further consideration, by City Council at its meeting held on January 27, 28, 29 and 30, 2004.

16. Black History Month

(Presentation – 12:15 p.m.)

Presentation of poster commemorating Black History Month 2004.

17. Special Occasion Beer Garden Permit Requests for Community Events (Ward 23 – Willowdale)

Report (January 21, 2004) from the Commissioner of Economic Development, Culture and Tourism, seeking Council's approval to grant Special Occasion Beer Garden Permits to the groups listed in Attachment No. 1.

Recommendations:

- (1) permission be granted to the groups listed in Attachment No.1, to hold Special Occasion Beer Garden Permit events;
- (2) the groups be required to obtain a Special Occasion Permit from the Alcohol and Gaming Commission of Ontario;
- (3) the groups be charged the approved \$50.00 facility permit fee and additional costs incurred by the Parks and Recreation Division for goods and services not readily available at the site;
- (3) the groups provide proof of liability insurance coverage in the amount of \$2M, naming the City as additional insured;
- (5) all bartenders and servers be required to attend a Smart Serve Training Program at the group's expense;
- (6) the groups comply with all regulations outlined in all City policies pertaining to alcohol consumption at the time of the event; and
- (7) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

18. Parkland Encroachment – 1 Jennifer Court (Ward 9 – York Centre)

Report (January 29, 2004) from the Commissioner of Economic Development, Culture and Tourism, forwarding the recommendation of the Encroachment Review Committee, that the City recommend a land sale by the Toronto and Region Conservation Authority (TRCA) to resolve an Encroachment at 1 Jennifer Court.

Recommendation:

The City of Toronto recommend to the Toronto and Region Conservation Authority to sell parkland related to the encroachment at 1 Jennifer Court subject to conditions and approvals outlined in the Parkland Encroachment Policy and Procedures and Protocol

for resolving Parkland Encroachments including that the applicant will be responsible for all costs associated with the process, and must provide an updated survey.

19. Recommended Candidates for Nomination to the Toronto North Community Preservation Panel (All Toronto North Wards – 8, 9, 10, 15, 16, 23, 24, 25, 26,33, and 34)

Report (January 30, 2004) from the Commissioner of Economic Development, Culture and Tourism, reporting on the process used to evaluate candidates for the Toronto Community Preservation Panels and to recommend the selected candidates for nomination to the Toronto North Community Preservation Panel.

Recommendations:

- (1) The Toronto North Community Council nominate the selected individuals listed in Attachment No. 1 to the Toronto North Preservation Panel for a period of three (3) years or until their successors are appointed in accordance with Section 103-18 of the Municipal Code.
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

(Please note that Attachment No. 1 to the aforementioned report has been distributed under separate confidential cover to Members of the Toronto North Community Council and selected officials only, having regard that the subject matter is related to personal matters about identifiable individuals including municipal or local board employees)

20. Renaming of the Forest Hill Memorial Arena to Larry Grossman Memorial Arena (Ward 16 – Eglinton-Lawrence)

Councillor Stintz, Ward 16 – Eglinton-Lawrence, submitting the following Motion for consideration by the Toronto North Community Council:

“WHEREAS the Forest Hill Memorial Arena is located at 340 Chaplin Crescent in Ward 16; and

WHEREAS the Forest Hill Memorial Arena Board has stated that they will “accept any decision made by Council regarding this matter”; and

WHEREAS Larry Grossman spent numerous hours playing, coaching and watching his sons and other community members play hockey at the Arena and had received the Coach of the Year trophy (renamed the Larry Grossman Coach of the Year Award by the Forest Hill Hockey Association); and

WHEREAS Larry Grossman was a well respected Member of Provincial Parliament from 1975 to 1987 in the riding of St. Andrew – St. Patrick, the riding his father Allan held as an MPP for 20 years prior (1955 to 1975); and

WHEREAS Larry Grossman held many cabinet positions during his years in public life including Minister of Consumer and Commercial Relations, Minister of Industry and Tourism, Minister of Health, Minister of Economics, Minister of Education and Colleges and Universities; and

WHEREAS Larry Grossman was elected Leader of the Progressive Conservative Party of Ontario, becoming the first person of Jewish faith to lead the party and Leader of the Official Opposition in 1985; and

WHEREAS Larry Grossman was awarded the Canadian Mental Health Association, Special Recognition Award in 1984, the Canadian Public Service Award in 1985 and was a recipient of the Order of Ontario in 1997 for his outstanding contribution to charitable and community organizations; and

WHEREAS Larry Grossman passed away in June of 1997 and his funeral was attended by 1,000 people; and

WHEREAS the Larry Grossman Foundation for Kids was created in honour of Larry Grossman's tireless efforts to promote the well-being of children; and

WHEREAS various community members and organizations including the University Settlement Recreation Centre and the United Jewish Appeal Foundation have requested that a facility be renamed to recognize Larry Grossman's accomplishments and commitment to his community.

NOW THEREFORE BE IT RESOLVED THAT the Economic Development, Culture and Tourism Department be requested to review this request in accordance with the Naming and Renaming of Parks and Recreation Facilities Policy; and

BE IT FURTHER RESOLVED THAT Economic Development, Culture and Tourism Department be requested to report back to North York (Toronto North) Community Council at its meeting on June 8, 2004".

21. Turn Restrictions – Endell Street (Ward 23 – Willowdale)

Report (January 21, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on prohibiting access to the driveway associated with the property located at 252 Finch Avenue West.

Recommendations:

- (1) Schedule XV of By-law No. 31001, of the former City of North York, be amended to prohibit northbound left turns on Endell Street, at a point 26 metres north of the northerly limit of Finch Avenue West; and
- (2) Schedule XV of By-law No. 31001, of the former City of North York, be amended to prohibit eastbound left turns on Endell Street, at a point 26 metres north of the northerly limit of Finch Avenue West.

22. Installation of Parking Prohibitions, Stop Controls and 40 km/h Speed Zones – Vanderhoof Avenue, Aerodrome Crescent, Thomas Elgie Drive and Brian Peck Crescent (Ward 26 – Don Valley West)

Report (January 22, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on regulating parking, stop controls and rate of speed on roadways within the Hyde Park residential development.

Recommendations:

- (1) parking be prohibited at anytime on the north and east sides of Vanderhoof Avenue, from the easterly limit of Brentcliffe Road to the northerly limit of Research Road;
- (2) parking be prohibited at anytime on both sides of Aerodrome Crescent, between the east and west intersection with Vanderhoof Avenue;
- (3) the maximum speed limit on Aerodrome Crescent be reduced to 40 km/h;
- (4) the maximum speed limit on Thomas Elgie Drive be reduced to 40 km/h;
- (5) the maximum speed limit on Brian Peck Crescent be reduced to 40 km/h;
- (6) the maximum speed limit on Vanderhoof Avenue be reduced to 40 km/h, between Brentcliffe Road and Research Road;
- (7) southbound traffic on Aerodrome Crescent be required to stop at the east and west intersections with Vanderhoof Avenue;
- (8) northbound traffic on Thomas Elgie Drive at Aerodrome Crescent and southbound traffic at Vanderhoof Avenue be required to stop;
- (9) westbound traffic on Brian Peck Crescent at Aerodrome Crescent and southbound traffic at Vanderhoof Avenue be required to stop; and
- (10) all appropriate by-law(s) be amended, accordingly.

23. Stopping Prohibitions – Beecroft Road (Ward 23 – Willowdale)

Report (January 21, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, seeking approval to amend the stopping regulations on Beecroft Road.

Recommendations:

- (1) Schedule IX of By-law No. 31001, of the former City of North York, be amended to delete the No Stopping Anytime prohibition on the east side of Beecroft Road, from a point 88 metres south of the southerly limit of North York Boulevard to a point 123 metres south of the southerly limit of North York Boulevard;
- (2) Schedule IX of By-law No. 31001, of the former City of North York, be amended to delete the No Stopping Anytime prohibition on the east side of Beecroft Road, from a point 126 metres south of the southerly limit of Park Home Avenue to a point 35 metres south of the southerly limit of North York Boulevard;
- (3) Schedule IX of By-law No. 31001, of the former City of North York, be amended to delete the No Stopping Anytime prohibition on the east side of Beecroft Road, from a point 15 metres south of the southerly limit of Harlandale Avenue to a point 228 metres north of the northerly limit of Elmhurst Avenue;
- (4) Schedule IX of By-law No. 31001, of the former City of North York, be amended to delete the No Stopping Anytime prohibition on the west side of Beecroft Road, from a point 126 metres south of the southerly limit of Park Home Avenue to a point 198 metres south of the southerly limit of Park Home Avenue;
- (5) Schedule IX of By-law No. 31001, of the former City of North York, be amended to add a No Stopping Anytime prohibition on the on the east side of Beecroft Road, from a point 15 metres south of the southerly limit of Harlandale Avenue to the southerly limit of Park Home Avenue; and
- (6) Schedule IX of By-law No. 31001, of the former City of North York, be amended to add a No Stopping Anytime prohibition on the on the west side of Beecroft Road, from a point 126 metres south of the southerly limit of Park Home Avenue to a point opposite 19 metres south of the southerly limit of North York Boulevard.

24. Turn Restrictions – Lawrence Avenue East at Mildenhall Road (Ward 25 – Don Valley West)

Report (January 14, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on amending the eastbound right turn prohibitions at the Lawrence Avenue and Mildenhall Road intersection.

Recommendations:

- (1) eastbound right turns from Lawrence Avenue East to Mildenhall Road be prohibited from 7:00 a.m. to 9:00 a.m., Monday to Friday, buses and bicycles excepted; and
- (2) that the appropriate by-law(s) be enacted.

25. Installation of On-Street Parking Spaces for Persons with Disabilities (Ward 15 – Eglinton-Lawrence)

Report (January 20, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on the installation of on-street disabled persons' parking spaces on Whitmore Avenue.

Recommendations:

- (1) the installation of disabled persons' on-street parking spaces as noted in Table "A" of this report be approved; and
- (2) the appropriate City officials be requested to take any action necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

26. Installation of On-Street Parking Spaces for Persons with Disabilities (Ward 16 – Eglinton-Lawrence)

Report (January 20, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on the installation of on-street disabled persons' parking spaces on Edith Drive.

Recommendations:

- (1) the installation of disabled persons' on-street parking spaces as noted in Table "A" of this report be approved; and

- (2) the appropriate City officials be requested to take any action necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

27. Parking Prohibitions – Betty Ann Drive (Ward 23 – Willowdale)

Report (January 21, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on amending the existing parking regulations on Betty Ann Drive.

Recommendations:

- (1) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the No Parking, 8:30 a.m. to 4:30 p.m., Monday to Friday, prohibition on the south side of Betty Ann Drive, from the westerly limit of Diagonal Road to a point 99.2 metres westerly thereof; and
- (2) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking from 8:30 a.m. to 4:30 p.m., Monday to Friday, on the south side of Betty Ann Drive, from the westerly limit of Diagonal Road to a point 132 metres westerly thereof.

28. Parking/Stopping Prohibitions – Rippleton Road (Rippleton Public School) (Ward 25 – Don Valley West)

Report (January 20, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on amending the existing parking/stopping regulations on Rippleton 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 north and west sides of Rippleton Road, from the easterly limit of Larkfield Drive to a point 152.5 metres east of the easterly limit of Larkfield Drive;
- (2) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the No Parking, 8:30 a.m. to 6:00 p.m., Monday to Saturday, prohibition on the south and east sides of Rippleton Road, from the easterly limit of Larkfield Drive to the easterly limit of the intersection of Rippleton Road and Grangemill Crescent;
- (3) Schedule IX of By-law No. 31001, of the former City of North York, be amended to delete the No Stopping, 8:00 a.m. to 6:00 p.m., Monday to Friday,

prohibition on the east side of Rippleton Road, from 143.35 metres west of the westerly limit of Terrington Court to a point 320.25 metres west of the westerly limit of Terrington Court;

- (4) Schedule IX of By-law No. 31001, of the former City of North York, be amended to delete the No Stopping, 8:00 a.m. to 6:00 p.m., Monday to Friday, prohibition on the east side of Rippleton Road, from the westerly limit of lot 240, plan 4758 to the northerly limit of block G, plan 4758;
- (5) Schedule IX of By-law No. 31001, of the former City of North York, be amended to prohibit stopping at anytime on the north side of Rippleton Road, from the easterly limit of Larkfield Drive to the westerly limit of Grangemill Crescent; and
- (6) Schedule IX of By-law No. 31001, of the former City of North York, be amended to prohibit stopping between 8:00 a.m. and 6:00 p.m., Monday to Friday, on the south/east side of Rippleton Road, from a point 150 metres east of the easterly limit of Larkfield Drive to the westerly limit of Grangemill Crescent.

29. Amendments to Pedestrian Prohibitions on William R. Allen Road and at the Rimrock Road/William R. Allen Road Intersection – Rimrock Road at William R. Allen Road (Ward 8 – York West and Ward 10 York Centre)

Report (January 20, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, seeking approval to amend by-laws affecting the movement of pedestrians on the east side of William R. Allen Road and at the signalized intersection of Rimrock Road and William R. Allen Road.

Recommendations:

- (1) The pedestrian crossing prohibition on William R. Allen Road, between the south curb line of Rimrock Road and a point 30.5 metres north of the north curb line of Rimrock Road, be deleted;
- (2) The current by-law prohibiting pedestrians on the east side of William R. Allen Road be amended to prohibit pedestrians only from the southerly limit of William R. Allen Road to the southerly limit of Rimrock Road; and
- (3) All appropriate and necessary by-law(s) be amended accordingly.

30. Traffic Regulations Associated with the Assumption of the Roadway – The Pond Road and Sentinel Road (Ward 8 – York West)

Report (January 21, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, seeking approval from Council to regulate parking and the movement of traffic on The Pond Road, from Keele Street to Sentinel Road, and Sentinel Road, from The Pond Road to Murray Ross Parkway.

Recommendations:

- (1) Coincidental with the dedication of The Pond Road, from Keele Street to Sentinel Road, as a public highway;
 - (i) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking at anytime on both sides of The Pond Road, from the westerly limit of Keele Street to the easterly limit of Sentinel Road;
 - (ii) By-law No. 31878, of the former City of North York, be amended by prescribing a maximum 40 km/h speed limit on The Pond Road, from the westerly limit of Keele Street to the easterly limit of Sentinel Road;
 - (iii) Schedule XIII of By-law No. 31001, of the former City of North York, be amended to designate the eastbound curb lane on The Pond Road, from Keele Street to a point 90 metres westerly thereof, for through and right turning vehicles only;
 - (iv) Schedule XX of By-law No. 31001, of the former City of North York, be amended by introducing a No Heavy Truck prohibition on The Pond Road, from the westerly limit of Keele Street to the easterly limit of Sentinel Road;
 - (v) Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by introducing The Pond Road as a designated through street from the westerly limit of Keele Street to the easterly limit of Sentinel Road; and
 - (vi) All traffic control devices that do not conform with the Ontario Traffic Manual, Highway Traffic Act of Ontario and the City's Signage and Pavement Marking practices be removed.
- (2) Coincidental with the dedication of Sentinel Road, from The Pond Road to Murray Ross Parkway, as public highway;

- (i) 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 Sentinel Road, from the northerly limit of Murray Ross Parkway to the southerly limit of The Pond Road;
 - (ii) By-law No. 31878, of the former City of North York, be amended by prescribing a maximum 40 km/h speed limit on Sentinel Road, from the northerly limit of Murray Ross Parkway to the southerly limit of The Pond Road;
 - (iii) Schedule XIII of By-law No. 31001, of the former City of North York, be amended to designate the northbound curb lane on Sentinel Road, from The Pond Road to a point 60 metres southerly thereof, for through and left turning vehicles only;
 - (iv) Schedule XX of By-law No. 31001, of the former City of North York, be amended by deleting the No Heavy Truck prohibition on Sentinel Road, from the northerly limit of Finch Avenue West to the southerly limit of Murray Ross Parkway;
 - (v) Schedule XX of By-law No. 31001, of the former City of North York, be amended by introducing a No Heavy Truck prohibition on Sentinel Road, from the northerly limit of Finch Avenue West to the southerly limit of The Pond Road;
 - (vi) Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by deleting the through street designation on Sentinel Road, from the northerly limit of Finch Avenue West to the southerly limit of Murray Ross Parkway;
 - (vii) Schedule XVIII of By-law No. 31001, of the former City of North York, be amended by introducing a through street designation on Sentinel Road, from the northerly limit of Finch Avenue West to the southerly limit of Sentinel Road; and
 - (viii) All traffic control devices that do not conform with the Ontario Traffic Manual, Highway Traffic Act of Ontario and the City's Signage and Pavement Marking practices be removed.
- (3) Schedule 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 The Pond Road and Sentinel Road.

31. Turn Prohibitions – 1 Glen Park Avenue (Ward 15 – Eglinton-Lawrence)

Report (January 22, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on prohibiting traffic movements at the driveway access to the development at 1 Glen Park Avenue.

Recommendations:

- (1) Schedule XV of By-law No. 31001, of the former City of North York, be amended to prohibit northbound left turns at anytime from the development driveway located on the south side of Glen Park Avenue, 48 metres west of Bathurst Street;
- (2) Schedule XV of By-law No. 31001, of the former City of North York, be amended to prohibit eastbound right turns at anytime from Glen Park Avenue to the development driveway located on the south side of Glen Park Avenue, 48 metres west of Bathurst Street;
- (3) Entry be prohibited at anytime from Bathurst Street to the development driveway located on the west side of Bathurst Street, 50 metres south of Glen Park Avenue;
- (4) Eastbound left turns be prohibited at anytime from the development driveway located on the west side of Bathurst Street, 50 metres south of Glen Park Avenue; and
- (5) the appropriate by-law(s) be amended, accordingly.

32. Parking Prohibitions – York Ridge Road (Ward 25 – Don Valley West)

Report (January 21, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on amending the existing parking regulations on York Ridge Road.

Recommendations:

- (1) 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 4:00 p.m., Monday to Friday, prohibition on the west side of York Ridge Road, from the northerly limit of York Mills Road to a point 140 metres west of the westerly limit of Old Yonge Street; and
- (2) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by adding a No Parking, 8:00 a.m. to 4:00 p.m., Monday to Friday,

prohibition on the west and north sides of York Ridge Road, from the northerly limit of York Mills Road to the westerly limit of Old Yonge Street.

33. Stopping Regulations – York Mills Road (Ward 25 – Don Valley West)

Report (January 21, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on amending the existing stopping regulations on the south side of York Mills Road, from Yonge Street to Hedgewood Road.

Recommendations:

- (1) the existing No Parking Anytime prohibition on the south side of York Mills Road, between Old Yonge Street and Old York Mills Road be deleted;
- (2) the existing No Standing prohibition on the south side of York Mills Road, between Yonge Street and Old York Mills Road be deleted;
- (3) stopping be prohibited at anytime on the south side of York Mills Road, between Yonge Street and Hedgewood Road; and
- (4) all appropriate by-law(s) be amended, accordingly.

34. Turn Restrictions – Transwell Avenue (Ward 23 – Willowdale)

Report (January 21, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on prohibiting access at the driveway to 5901 Bathurst Street.

Recommendations:

- (1) Schedule XV of By-law No. 31001, of the former City of North York, be amended to prohibit westbound left turns on Transwell Avenue at a point 30 metres east of Bathurst Street; and
- (2) Schedule XV of By-law No. 31001, of the former City of North York, be amended to prohibit northbound right turns on Transwell Avenue at a point 30 metres east of Bathurst Street.

35. Turn Restrictions – Don Mills Road at Don Mills Subway Access Driveway (Ward 33 – Don Valley East)

Report (January 22, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on restricting access from Don Mills Road to the Don Mills Station Access Driveway, for buses only.

Recommendations:

- (1) southbound left turns be prohibited at anytime, buses excepted, on Don Mills Road at the entrance to the Don Mills Subway Access Driveway;
- (2) northbound right turns be prohibited at anytime, buses excepted, on Don Mills Road at the entrance to the Don Mills Subway Access Driveway; and
- (3) the appropriate by-laws(s) be amended, accordingly.

36. All Way Stop Control – Fisherville Road and Rockford Road (Ward 10 – York Centre)

Report (February 2, 2004) 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 Fisherville Road and Rockford Road.

Recommendation:

It is recommended 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 Fisherville Road and Rockford Road.

37. All Way Stop Control – Lumley Avenue and Moore Avenue (Ward 26 – Don Valley West)

Report (January 23, 2004) 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 Lumley Avenue and Moore Avenue.

Recommendation:

It is recommended that this report be received for information purposes only.

38. Request for Exemption to Municipal Code Chapter 591, Noise, for the Don Valley Parkway Bridges at York Mills Road and Underpass Gate, Structure Rehabilitation, Contract 04FS-04S

Report (January 29, 2004) from the Manager, Structures & 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 April 1, 2004 to November 30, 2004, so that the rehabilitation of the Don Valley Parkway Bridges at York Mills Road and Underpass Gate can be completed within the construction schedule and minimizing disruption to the users of the Don Valley Parkway, York Mills Road, Underpass Gate and the surrounding residences.

Recommendation:

As the rehabilitation work is required to maintain the integrity of the bridges, it is recommended that an exemption to Municipal Code Chapter 591, Noise, in connection with the structural rehabilitation of the Don Valley Parkway Bridges at York Mills Road and Underpass Gate be approved.

39. Poll Results – Request for the Introduction of Overnight On-Street Permit Parking on Times Road, between Roselawn Avenue and Briarhill Avenue (Ward 15 – Eglinton-Lawrence)

Report (January 14, 2004) from the City Clerk, providing the results of a resident poll to determine support for the introduction of Overnight On-street Parking on Times Road, between Roselawn Avenue and Briarhill Avenue, to operate during the hours of 12:00 midnight and 6:00 a.m., 7 days a week.

Recommendation:

That this report be received for information.

**40. Procedural Motion Respecting Hearing of Deputations
(Deferred from January 5, 2004 meeting)**

“Moved by: Councillor Minnan-Wong

WHEREAS the Toronto Municipal Code, Council Procedures, §27-132(B) provides that any person wishing to make oral submissions at any public meeting of a Committee shall give notice in writing to the secretary of the committee no later than 12:00 noon on the third working day before the agenda material is to be delivered, and

WHEREAS the Council Procedures, §27-132(D), permit a committee to decide, by majority vote, to hear oral submissions for matters on the agenda, notwithstanding the above-noted requirement; and

WHEREAS it is the general practice for many committees of Council to accept depositions from the floor, and it is appropriate that such practice be formalized;

NOW THEREFORE BE IT RESOLVED THAT the Toronto North Community Council, hear oral submissions of any individual, organization or group, either in person or through a representative, in respect of matters on the agenda for any meeting of the Toronto North Community Council, without the requirement for written notice, unless the Community Council specifically decides otherwise.”

41. Meeting Voting System Costs and Alternatives

Report (February 2, 2004) from the Commissioner of Corporate Services, reporting on identifying costs associated with repairing the existing equipment used for recorded votes during Toronto North Community Council meetings and any other automated alternatives that may be available to record votes.

Recommendation:

That this report be received for information.

42. Interim Procedures during Council Election (All Wards)

Communication (January 12, 2004) from the City Clerk, advising that the Planning and Transportation Committee, at its meeting held on January 8, 2004:

- (1) received the report (December 12, 2003) from the Commissioner of Urban Development Services, respecting Interim Procedures during Council Election, for information; and
- (2) forwarded a copy of the aforementioned report, to the South, North, East and West Community Councils for their information.

43. Budgetary and Staffing Implications of City Council’s Amendments to the Revised Organization Structure for the Committee of Adjustment, August 14, 2003 (All Wards)

Communication (January 12, 2004) from the City Clerk, advising that the Planning and Transportation Committee, at its meeting held on January 8, 2004, amongst other things, referred the issue of the starting times of the Committees of Adjustment meetings to the

Community Councils for consideration and report back, as soon as possible, to the Planning and Transportation Committee.

44. Appeal of North York Committee of Adjustment Decision refusing applications for Consent to Sever and Associated Minor Variances – OMB Hearing – 25 and 27 Southgate Avenue (Ward 10 – York Centre)

Report (January 9, 2004) from the City Solicitor, reporting on an appeal to the Ontario Municipal Board of a decision of the North York Committee of Adjustment refusal of applications for consent to sever two lots into three and associated minor variances regarding lot frontage, building height and finished first floor elevation.

Recommendation:

That this report be received for information.

45. Ontario Municipal Board Proceedings – Appeal of Official Plan Amendment No. 34 and Zoning By-law No. 573-2003 – 237, 239 and 241 McRae Avenue and 207 & 209 Randolph Road (Ward 26 – Don Valley West)

Report (February 2, 2004) from the City Solicitor, advising Council as to the outcome of the Ontario Municipal Board proceedings related to an appeal of Official Plan Amendment No. 34 and Zoning By-law No. 573-2003.

Recommendation:

That this report be received for information.

46. Preliminary Report – OPA & Rezoning Application 03 202173 SMI 16 OZ – Judy Josefowicz, Urban Strategies Inc. – Henry Schefter, Schefter & McCallum – 21-45 St. Clements Avenue, 575-583 Duplex Avenue (Ward 16 – Eglinton-Lawrence)

Report (January 19, 2004) 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.

47. Preliminary Report – OPA & Rezoning Application 03 183175 NMI 26 OZ – Stephen H. Diamond – Page & Steele Architects – 1929 Bayview Avenue (Ward 26 – Don Valley West)

Report (January 30, 2004) 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 develop a community consultation program, in consultation with the Ward Councillor and that such consultation consider the proposal within the context of the larger Bayview Avenue and Bayview Institutional area.
- (2) The applicant be advised that the community consultation meeting on the proposed development will be part of the program developed with the local Councillor as contained in Recommendation 1 above.
- (3) Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
- (4) Notice for the Public Meeting under the Planning Act be given according to the regulations under the Planning Act.

48. Final Report – Part Lot Control Application – 04 103266 NMI 34 PL – Ghasem Ghods English Lane Homes Inc. – 18-42 Humphrey Gate – Parts 1-26 Inclusive on a Draft Plan of Reference prepared by David Horwood Limited, Project No. 3934, Block 2, Part of Block 2, Plan 66M-2365 and 242-264 David Dunlap Circle – Parts 1 – 24 Inclusive on a Draft Plan of Reference prepared by David Horwood Limited, Project No. 3934-R, Block 19, Part of Block 6, Plan 66M-2365 (Ward 34 – Don Valley East)

Report (January 26, 2004) 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 25 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) 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 two years from the date of enactment; and
- (5) the appropriate City Officials be authorized and directed to register the By-law on title.

49. Further Report on the Removal of a Holding Zone – TD ZBL 2002 0006 - Don Greenbelt Developments Inc. – 45 Green Belt Drive (Ward 34 – Don Valley East)

Report (January 29, 2004) from the Acting Director, Community Planning, North District, Urban Development Services, responding to Council's direction of February 4, 5 and 6, 2003 (Clause 39, Midtown Community Council Report No. 1) which directs staff to report on a request to remove the Holding Zone for the lands zoned RM6(84-2)(H) on the south end of the property at 45 Green Belt Drive.

Recommendations:

That City Council:

- (1) Amend the Zoning By-law No. 7625 for the City of North York to remove the Holding Symbol from the lands zoned RM6(84-2)(H) substantially in accordance with the draft Zoning By-law amendment attached as Attachment No. 3, and
- (2) Authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law amendment as may be required.

50. Final Report – Rezoning Application – 03 035296 NNY 23 OZ – Franco Romano – 139 Finch Avenue West (Ward 23 – Willowdale)

(Statutory Public Meeting – 2:00 p.m.)

Report (January 30, 2004) from the Acting Director, Community Planning, North District, Urban Development Services, reporting on an application to amend the Zoning By-law to convert the existing single detached, one and a half storey dwelling into a

professional medical office for a dental practice at 139 Finch Avenue West, on the south side of Finch Avenue West just west of Edithvale Road.

Recommendations:

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. 5;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required; and
- (3) before introducing the necessary Bill to City Council for enactment, require the applicant to:
 - (a) convey to the City, for a nominal sum and free and clear of all encumbrances, a road widening measuring approximately 2.76 m along the full extent of the site's Finch Avenue West frontage.
- (4) approve under Section 41 of the Planning Act the proposed conversion of the existing single detached, one and a half storey dwelling into a professional medical office, as indicated on the following plans and subject to the Conditions of Site Plan Approval found in Attachment 6:

Plans prepared by Mastech Design:

Plan No.	Plan Title	Date Stamped
1 of 1	Site and Landscape Plan	January 28, 2004
P4	Floor Plan, Main Floor	November 24, 2003
L1	Landscape Details	January 28, 2004
L2	Landscape Details	January 28, 2004
L3	Landscape Details	January 28, 2004
L4	Landscape Details	January 28, 2004

51. Request for Direction – Ontario Municipal Board Appeal – Site Plan Control Application – 03 169839 SA – Canadian Tire Corporation – 2701 Keele Street (Ward 9 – York Centre)

(Deputation Item – 2:15 p.m.)

Report (January 30, 2004) from the Acting Director, Community Planning, North District, Urban Development Services, advising the Toronto North Community Council of an appeal to the Ontario Municipal Board of this site plan control application and

seeking Council's direction on whether the City Solicitor should be directed to attend the Ontario Municipal Board to support the position outlined in this report.

Recommendations:

That the City Solicitor and appropriate City staff be instructed to attend at the Ontario Municipal Board to support the position outlined in this report.

52. OMB Direction Report – Application to amend Official Plan and Zoning By-law – TB CMB 2002 0017 – BBT Devgroup Inc. (Rafael + Bigauskas Architects) - 650 & 672 Sheppard Avenue East (Ward 24 – Willowdale)

(Deputation Item – 2:30 p.m.)

Report (February 5, 2004) from the Acting Director, Community Planning, North District, Urban Development Services, reporting on an appeal by the applicant on applications to amend the Official Plan and Zoning to permit a mixed use development at 650 & 672 Sheppard Avenue East.

Recommendations:

- (1) Subject to the changes set out in this report, the overall site at 650 & 672 Sheppard Avenue East be considered a key development area in the Sheppard East Subway Corridor Secondary Plan;
- (2) The proposed development in its present form be refused and that the application be revised to include the following changes:
 - (i) The height of Building 'B' be reduced from 24 storeys (71.1 metres) to 19 storeys (53.6 metres);
 - (ii) The height of Building 'C' be reduced from 21 storeys (62.25 metres) to 19 storeys (53.6 metres);
 - (iii) The height of building 'D' be reduced to a maximum of 6 storeys, unless it can be demonstrated that the urban design intent of the Secondary Plan has been respected, and, that the height of the building or any portion thereof does not exceed the horizontal distance separating the building or portion thereof from the north property line;
 - (iv) That the townhouse blocks be revised to address the City's Infill Townhouse Design Guidelines, particularly with respect to separation distances between buildings; and,

- (v) That the reductions in height and built form changes set out above be reflected in an overall reduction in density from a gross FSI density of 2.6 to 2.3 and a net FSI density from 3.6 to 3.3;
- (3) That the detailed zoning by-law incorporate performance standards which include building envelopes to reflect the revised submission including details such as the 45-degree chamfered building corners, parking standards, maximum building heights, maximum gross floor area, minimum setbacks, maximum number of units, minimum unit sizes, provision of locker space, and appropriate Section 37 benefits.
- (4) The City Solicitor and City staff be authorized to continue discussions with the applicant concerning appropriate public benefits that would be exchanged for the increased height and density that may be approved for the site pursuant to Section 37 of the Planning Act; and,
- (5) Prior to the implementing zoning by-law coming into full force and effect, the owner be required to:
 - (i) enter into an Agreement under Section 37 of the Planning Act concerning appropriate public benefits that would be exchanged for the increased height and density that may be approved for the site pursuant to Section 37 of the Planning Act and that the Agreement include, but not be limited to, depositing a letter of credit or certified cheque in the amount of \$10,000.00 to the satisfaction of the Chief Financial Officer and Treasurer, for future traffic monitoring to be undertaken;
 - (ii) enter into an Agreement under Section 41 of the Planning Act; and,
 - (iii) satisfy the requirements of the Works & Emergency Service Department as outlined in their memorandum dated January 28, 2004.
- (6) That City staff be authorized to attend the Ontario Municipal Board Hearing in support of the proposed development as revised pursuant to the recommendations above and authorize the City Solicitor and any other appropriate City staff to take such actions as necessary to give effect to the recommendations of this report.

53. Repeal of Part Lot Control Exemption affecting 946 Lawrence Avenue East (Ward 25 – Don Valley West)

(Deputation Item – 2:45 p.m.)

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

“WHEREAS the Council of the former City of North York passed By-law Number 29345 on September 17, 1984; and

WHEREAS By-law No. 29345 exempted certain lands, including 946 Lawrence Avenue East, from the part lot control provisions of the Planning Act; and

WHEREAS the purpose of this exemption is no longer applicable; and

WHEREAS it would be appropriate to repeal By-law No. 29345;

NOW THEREFORE BE IT RESOLVED THAT:

- (1) By-law No. 29345 be repealed.
- (2) That the City Solicitor be authorised to submit the necessary Bills to Council that are required to give effect to the foregoing.”



TORONTO NORTH COMMUNITY COUNCIL

SUPPLEMENTARY AGENDA

MEETING No. 3

Date of Meeting: February 17, 2004
Time: 9:30 a.m.
Location: North York Civic Centre
Council Chamber
5100 Yonge Street, Lower Level

Enquiry: Francine Adamo
Administrator
(416) 395-7348
fadamo@toronto.ca

COMMUNICATIONS/REPORTS:

The following material relates to an item already listed on the main agenda.

- 47. Preliminary Report – OPA & Rezoning Application 03 183175 NMI 26 OZ – Stephen H. Diamond – Page & Steele Architects – 1929 Bayview Avenue (Ward 26 – Don Valley West)**
- 47(a).** Form letters received by 50 area residents respecting the proposed development;
- 47(b).** Communication (February 4, 2004) from John and Rosalind Dekker
- 47(c).** Communication (February 9, 2004) from Robert K. Heyding, MD
- 47(d).** Communication (February 6, 2004) from Anne Medlock
- 47(e).** Communication (February 5, 2004) from Dana Lexovsky
- 47(f).** Communication (January 30, 2004) from Susan Montgomery
- 47(g).** Communication (February 6, 2004) from Bob Brown

52. OMB Direction Report – Application to amend Official Plan and Zoning By-law – TB CMB 2002 0017 – BBT Devgroup Inc. (Rafael + Bigauskas Architects) - 650 & 672 Sheppard Avenue East (Ward 24 – Willowdale)

52(a). Communication (February 10, 2004) from Shane Baghai, Shane Baghai Group of Companies, forwarding communications respecting this proposal, from the following individuals:

- Gail & Julian Jacobs
- Dr. A. Mossanen, Taymour Katirai & Mitra Katirai
- Dr. Vahe Manook
- Dr. Arsahan Mohajer & Mathew Ansari
- Satar Riazi
- Leon M. King
- Mark A. Yarmand
- Dr. A. Hadian
- J. Vatani
- Robert L. Burton, Burton-Lesbury Holdings Limited; and
- Minister of the Environment, addressed to the Director, Transportation Services, District 3, Works and Emergency Services

52(b) Communication (February 11, 2004) from Mr. Robert L. Burton, Burton-Lesbury Holdings Limited

53. Repeal of Part Lot Control Exemption affecting 946 Lawrence Avenue East (Ward 25 – Don Valley West)

53(a). Communication (February 6, 2004) from Mr. Adam J. Brown, Sherman Brown Dryer Karol Gold Lebow, on behalf of the owner of 946 Lawrence Avenue East

53(b). Communication (undated) from W.H. Willis

53(c). Communication (February 9, 2004) from Mrs. E. Munro

53(d). Communication (February 10, 2004) from William F. McMahon

53(e). Report from the City Solicitor (Report Not Yet Available)

ADDED ITEMS

54. Sale of Portions of Kenaston Gardens Road Allowance in Exchange for Certain Lands for Future Public Highway Purposes (Ward 24 – Willowdale)

Report (February 9, 2004) from the Commissioner of Corporate Services, recommending that portions of Kenaston Gardens road allowance described in this report be sold in exchange for certain lands to be conveyed to the City for future public highway purposes and a cash payment.

Recommendations:

- (1) authority be granted for the City to enter into a Land Exchange Agreement (the “Agreement”) with Daniels Kenaston North Corporation (“Daniels”), pursuant to which the City will agree to convey portions of Kenaston Gardens road allowance, designated as Parts 2 and 3 on a draft Reference Plan (the “City Lands”), to Daniels in exchange for certain lands to be conveyed to the City for a future public highway, designated as Part 6 on said draft Reference Plan (the “New Highway Lands”), on the terms outlined in the body of this report;
- (2) the City Solicitor be authorized to complete the land exchange transaction on behalf of the City, including payment of any necessary expenses and amending the closing date to such earlier or later date(s) and on such terms and conditions as she may from time to time consider reasonable; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect to the foregoing, including the introduction in Council of any bills necessary to give effect thereto.

55. Preliminary Report – OPA & Rezoning Application 04 107621 NNY 23 OZ – Benjamin Schultz Architect – 1 Kenton Drive (Ward 23 – Willowdale)

Report (February 10, 2004) 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.

56. Ontario Municipal Board Hearing – 118 and 124 Castlewood Road (Ward 16 – Eglinton-Lawrence)

Councillor Stintz, Ward 16 – Eglinton-Lawrence, submitting the following Motion for consideration by the Toronto North Community Council:

“WHEREAS the Midtown Committee of Adjustment on November 13, 2003 refused a Minor Variance application for the construction of a new two storey dwelling with integral garage as well as a deck attached to the rear of the proposed dwelling; and

WHEREAS the Committee of Adjustment did NOT approve this variance application for the following reasons:

- The general intent and purpose of the Official Plan is not maintained.
- The general intent and purpose of the Zoning By-law is not maintained.
- The variance(s) is not considered desirable for the appropriate development of the land.
- In the opinion of the Committee, the variance(s) is not minor.

WHEREAS the applicant has appealed the Committee's decision to the Ontario Municipal Board scheduled for April 2, 2004;

NOW THEREFORE BE IT RESOLVED THAT the City Solicitor be requested to attend the Ontario Municipal Board hearing to defend the decision of the Committee of Adjustment refusing the applications for the construction of a new two storey dwelling with integral garage as well as a deck attached to the rear of the proposed dwelling at 118 and 124 Castlewood Road.”

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.

57. Nomination for the Agnes Macphail Award

Confidential communication (February 10, 2004) from Graham Mitchell, Administrative Support, Agnes Macphail Recognition Committee, respecting the Nomination for the Agnes Macphail Award - 2004; such communication to be

considered in camera, having regard that the subject matter may contain personal matters about identifiable individuals.