
**TORONTO NORTH COMMUNITY COUNCIL
AGENDA
MEETING No. 4**

Date of Meeting:	April 7, 2004	Enquiry:	Francine Adamo
Time:	9:30 a.m.		Administrator
Location:	Council Chambers		416-395-7348
	North York Civic Centre		fadam@toronto.ca
	5100 Yonge Street		
	Toronto, Ontario		

Declarations of Interest Pursuant to the Municipal Conflict of Interest Act

Confirmation of Minutes – February 17, 2004

Deputations/Presentations:

Items 1 - 8 - 9:45 a.m.
Items 9 – 18 – 10:45 a.m.
Item 19 – 12:15 p.m. (Presentation)
Item 53 – 2:00 p.m.
Item 54 – 2:15 p.m.
Item 55 – 2:30 p.m.
Item 56 – 2:45 p.m.
Item 57 – 3:00 p.m.
Item 58 – 3:15 p.m.

1. Draft By-law – To Permanently Close a Portion of Kenaston Gardens for Public Highway Purposes (Ward 24 – Willowdale)

(Public Meeting under the Municipal Act)

Draft By-law to Permanently Close a Portion of Kenaston Gardens for Public Highway Purposes submitted by the City Solicitor.

- 1(a).** Clause No. 38 of Toronto North Community Council Report No. 2, titled “Sale of Portions of Kenaston Gardens Road Allowance in Exchange for Certain Lands for Future Public Highway Purposes (Ward 24 – Willowdale)”, which was adopted, without amendment by City Council, at its meeting held on March 1, 2 and 3, 2004.

2. Encroachment Agreement – 10 Northtown Way (Ward 23 – Willowdale)

(Deputation Item)

Report (March 19, 2004) from the North District Manager, Municipal Licensing and Standards, Urban Development Services, reporting on a request for the construction of a new canopy facing Doris Avenue (east side) with a ground clearance of 3 metres (9.8 feet) and projecting 1.17 metres (3.8 feet) over the lot line by 3.3 metres (10.8 feet); located along the east side of City property and private property.

Recommendations:

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 canopy or its elements during snow removal;
- (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;
- (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 owner(s) pay the following fees:
- (i) Application Fees of \$423.07
 - (ii) Legal Administration Cost and Registration of \$391.70
 - (iii) Annual Fee (rate adjusted annually) of \$3.30 per square metre, totalling \$12.74, for 2004.

3. Encroachment Agreement – Murray Ross Parkway – Tennis Canada (Ward 8 – York West)

(Deputation Item)

Report (March 22, 2004) from the North District Manager, Municipal Licensing and Standards, Urban Development Services, reporting on a request by Robbie/Young + Architects Inc., applicant for York University through Tennis Canada, for the construction of 1 partial tennis court with air structure 12.698 m x 23.947 m and 1 outdoor tennis court 16.701 m x 40.234 m, temporary stands 8.695 m x 23.986 m, 3 metre high chain link fence, mechanical pit 6.7 m x 6.860 m and light standards, all located on the west side of the property on the Murray Ross Parkway right-of-way.

Recommendations:

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 tennis courts, fence, light stands, mechanical pit or temporary seating or its elements;
- (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;

- (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 \$1876.20
 - (ii) Legal administration cost and registration of \$391.70;
- (9) All required permits and approvals be obtained prior to the registration of this Agreement.

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

**(Deputation Item)
(Referred back by City Council)**

Communication (March 11, 2004) from the City Clerk, advising that City Council, at its meeting held on March 1, 2 and 3, 2004, referred Clause No. 2 of Toronto North Community Council Report No. 2, headed “Request for Fence Exemption – 51 Artreeva Drive (Ward 10 –York Centre)”, back to the Toronto North Community Council for further consideration.

- 4(a).** Communication (March 2, 2004) from Ms. Margaret Callaghan
- 4(b).** Communication (undated) from Gail Mostyn and Stuart Ziegler
- 4(c).** Report (March 11, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, providing information on sight obstruction related to a fence installed at 51 Artreeva Drive.

Recommendation:

That this report be received for information purposes.

5. Request for Fence Exemption – 14 Breen Crescent (Ward 25 – Don Valley West)

(Deputation Item)

Report (March 22, 2004) from the North District Manager, Municipal Licensing & Standards, Urban Development Services, reporting on a request by the owner for an exemption from the City of Toronto's Municipal Code Chapter 447 Fences, in order to exempt the rear and side yard fences from the maximum allowable height limitation of 2 metres.

Recommendation:

That the application not be approved.

6. Request for Approval of Variances from the former City of York Sign By-law No. 3369-79, as amended, for the erection of a back to back third party advertising Roof Sign at 1627 Eglinton Avenue West (Ward 15 – Eglinton-Lawrence)

(Deputation Item)

Report (March 16, 2004) from the Director of Building and Deputy Chief Building Official, North District, Urban Development Services, reporting on a request by the property owner of 1627-1629 Eglinton Avenue West, for a variance from the former City of York Sign By-law No. 3369-79, as amended, to permit the erection of a back to back off premise roof sign.

Recommendation:

(1) The request for a variance be refused for the reasons outlined in the report.

7. Request for Approval of a Variance from the former Borough of East York Sign By-law No. 64-87, as amended, to permit the erection of a first party fascia sign at 2 Overlea Blvd. (Ward 26 – Don Valley West)

(Deputation Item)

Report (March 12, 2004) from the Director of Building and Deputy Chief Building Official, North District, Urban Development Services, reporting on a request by Signage Systems on behalf of the Salvation Army, for the approval of a variance from the former Borough of East York Sign By-law No. 64-87, as amended, to permit the erection of a fascia sign at the above location.

Recommendations:

- (1) the request for variance be approved for the reasons outlined in the report; and
- (2) the applicant be advised, upon approval of the variance, of the requirement to obtain the necessary sign permit.

8. Request for Approval of a Variance from the former Borough of East York Sign By-law No. 64-87, as amended, to permit the erection of first party fascia sign at 147 Laird Drive (Ward 26 – Don Valley West)

(Deputation Item)

Report (March 16, 2004) from the Director of Building and Deputy Chief Building Official, North District, Urban Development Services, reporting on a request by Kquality Signs Inc., on behalf of Image National Inc. of Boise, Idaho, U.S.A., for approval of variances from the former Borough of East York Sign By-law No. 64-87, as amended, to permit the erection of a fascia sign at the above location.

Recommendations:

- (1) the request for variance be approved for the reasons outlined in the report; and
- (2) the applicant be advised, upon approval of the variance, of the requirement to obtain the necessary sign permit.

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

(Deputation Item)

(Deferred from February 17, 2004 meeting)

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.

10. Request to Remove One City owned Tree – 19 Rondale Avenue (Ward 15 – Eglinton-Lawrence)

(Deputation Item)

Report (March 1, 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 the above noted property.

Recommendation:

Toronto North Community Council deny the request for the removal of one City owned tree at 19 Rondale Avenue.

11. Request to Remove One City owned Tree – 389 Empress Avenue (Ward 23 – Willowdale)

(Deputation Item)

Report (March 4, 2004) from the Commissioner of Economic Development, Culture and Tourism, for permission to remove one City owned Tree situated on the City road allowance adjacent to the above noted property.

Recommendation:

- (1) Toronto North Community Council deny the request for the removal of one City owned tree at 389 Empress Avenue.

12. Request to Remove One City owned Tree – 57 Fenn Avenue (Ward 25 – Don Valley West)

(Deputation Item)

Report (March 5, 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 the above noted property.

Recommendation:

- (1) Toronto North Community Council deny the request for the removal of one City owned tree at 57 Fenn Avenue.

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

(Deputation Item)

Report (March 10, 2004) from the Commissioner of Economic Development, Culture and Tourism, seeking approval for the proposed renaming of Forest Hill Memorial Arena to Larry Grossman Memorial Arena.

Recommendations:

- (1) Council approve the renaming of the Forest Hill Memorial Arena, located at 340 Chaplin Crescent, to the Larry Grossman Memorial Arena pending approval by members of the local community via a public meeting to be held on April 7, 2004 and subject to meeting all other criteria outlined in the Naming and Renaming of Parks and Recreation Facilities Policy, as approved by Council on November 25, 26, 27, 1998; and
 - (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.”
- 13(a).** Communication (March 6, 2004) from Mr. Robbie Grossman, Larry Grossman Foundation for Kids;
- 13(b).** Communication (March 7, 2004) from Mr. Jeff Goldglass;
- 13(c).** Communication (March 8, 2004) from Ms. Andrea Marcus;
- 13(d).** Communication (March 8, 2004) from Mr. Daniel Prussky;

- 13(e).** Communication (March 8, 2004) from Mr. Glenn R. Davis, Davis & Turk, Barristers and Solicitors;
- 13(f).** Communication (March 9, 2004) from Mr. Anthony Levy;
- 13(g).** Communication (March 9, 2004) from Mr. Andrew Miller;
- 13(h).** Communication (March 9, 2004) from Mr. David Shubs, Access Capital Corp.
- 13(i).** Communication (March 9, 2004) from Mr. Josh Title;
- 13(j).** Communication (March 11, 2004) from Mr. Malcolm Marcus;
- 13(k).** Communication (March 11, 2004) from Dr. Daniel Goldstein, Toronto Poly Clinic;
- 13(l).** Communication (March 11, 2004) from Mr. Michael J. Nadel, President, Active Trade & Marketing Corporation;
- 13(m).** Communication (March 12, 2004) from Mr. Jonathan Linden, Magna International Inc.;
- 13(n).** Communication (March 12, 2004) from Mr. Josh Barkin;
- 13(o).** Communication (March 13, 2004) from Mr. Barry Cline;
- 13(p).** Communication (March 15, 2004) from Mr. Jeffrey Neinstein;
- 13(q).** Communication (March 15, 2004) from Lesley Binstock Offman;
- 13(r).** Communication (March 15, 2004) from Mr. Lloyd J. Pollack;
- 13(s).** Communication (March 15, 2004) from Irwin and Elayne Wortsman;
- 13(t).** Communication (March 15, 2004) from Ms. Michelle Demone;
- 13(u).** Communication (March 16, 2004) from Mr. Peter Tanenbaum;
- 13(v).** Communication (March 16, 2004) from Zoe Kalmanson;
- 13(w).** Communication (March 16, 2004) from Mr. Jeff Roach;
- 13(x).** Communication (March 16, 2004) from Cyrelle E. Muskat, Toronto Community Care Access Centre;
- 13(y).** Communication (March 18, 2004) from Mr. Sean Grayson, Fasken Martineau DuMoulin, Barristers and Solicitors;
- 13(z).** Communication (March 18, 2004) from Mr. Mario Smeriglio, Forest Hill Barber Shop;
- 13(aa).** Communication (March 18, 2004) from Mr. Hugh Segal, President, Institute for Research on Public Policy (IRPP);
- 13(bb).** Communication (March 18, 2004) from Mr. Michael Kalles, President, Harvey Kalles Real Estate Ltd.;
- 13(cc).** Communication (March 19, 2004) from Jacqui Faclier;
- 13(dd).** Communication (March 19, 2004) from Mr. Jordan Banks, Head of Business & Strategic Development, eBay Canada;
- 13(ee).** Communication (March 22, 2004) from Mr. Michael Rubenstein;
- 13(ff).** Communication (March 22, 2004) from Jordana Commisso, Doctoral Candidate, Graduate Centre for Study of Drama, University of Toronto;
- 13(gg).** Communication (March 22, 2004) from Mr. Marshall S. Bleiweis;
- 13(hh).** Communication (March 23, 2004) from Mr. David Coopersmith;
- 13(ii).** Communication (March 23, 2004) from Erez Blumberger;
- 13(jj).** Communication (March 22, 2004) from Mr. Steve Paikin;
- 13(kk).** Communication (March 24, 2004) from Dorota Smolarkiewicz, Garfinkle, Biderman, Barristers & Solicitors;
- 13(ll).** Communication (March 24, 2004) from Mr. Bernard Ostry;
- 13(mm).** Communication (March 23, 2004) from Ms. Janet L. Ecker.

14. 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)
(Referred back by City Council)**

Communication (March 10, 2004) from the City Clerk, advising that City Council, at its meeting held on March 1, 2 and 3, 2004, referred Clause No. 6 of Toronto North Community Council Report No. 2, headed “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)”, back to the Toronto North Community Council for further consideration.

15. Driveway Entrance Width – 110 Caribou Avenue (Ward 16 – Eglinton-Lawrence)

**(Deputation Item)
Referred back by City Council)**

Communication (March 11, 2004) from the City Clerk, advising that City Council at its meeting held on March 1, 2 & 3, 2004 referred Clause No. 9 of Toronto North Community Council Report No. 2, headed “Driveway Entrance Width – 110 Caribou Avenue (Ward 16 – Eglinton-Lawrence)”, back to the Toronto North Community Council for further consideration and requested the appropriate City staff to prepare a drawing for the residents on what was proposed.

15(a). Communication (March 16, 2004) from Mr. Josh Abraham

16. 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)
(Deferred from February 17, 2004 meeting)**

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.

17. Vehicular Access – Braeside Road rear of 129 Ronan Avenue (Ward 25 – Don Valley West)

(Deputation Item)

Report (March 23, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on the homeowner's request to reopen the matter pertaining to their request for permission to provide vehicular access via Braeside Road rear of 129 Ronan Avenue.

Recommendations:

That City Council approve the application for permission for vehicular access via Braeside Road rear of 129 Ronan Avenue, subject to the owner:

- (a) obtaining clearance from the owner of 40 Kappele Avenue to cross over a portion of the driveway on the Braeside Road right of way flank servicing 40 Kappele Avenue to access the rear of property at 129 Ronan Avenue;
- (b) purchasing the one-foot Reserve strip at the rear of 129 Ronan Avenue; and
- (c) accepting any additional conditions the City Solicitor or the Commissioner of Works and Emergency Services may deem necessary in the interest of the Corporation.

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

(Deputation Item)

Report (March 22, 2004) from the Commissioner of Corporate Services, requesting authorization for the disposal of a parcel of vacant land located on the north side of Melrose Avenue.

Recommendations:

- (1) the Offer to Purchase from Agnes Juhasz to purchase the City-owned parcel of vacant land located on the north side of Melrose Avenue, being part of Lot 116,

Plan 2370, designated as Part 1 on Reference Plan 64R-5943 (the “Property”), in the amount of \$360,520.00, be accepted on the terms outlined in the body of this report, and that either one of the Commissioner of Corporate Services or the Executive Director of Facilities and Real Estate be authorized to accept the Offer on behalf of the City;

- (2) authority be granted to direct a portion of the proceeds on closing to fund the outstanding expenses related to this property;
- (3) the City Solicitor be authorized to complete the 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
- (4) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

19. Presentation to Recipients of Elimination of Racism Poster Contest

(Presentation)

Communications/Reports:

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

(Deferred from February 17, 2004 meeting)

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.

21. All Way Stop Control – Driftwood Avenue at Hoover Crescent (East Leg) (Ward 8 – York West)

Report (March 4, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on the feasibility of installing an all way stop control at the intersection of Driftwood Avenue and Hoover Crescent (east leg).

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 Driftwood Avenue/Hoover Crescent (east leg) intersection.

22. One Way Traffic Lanes – Jane Street and York Gate Boulevard/Stong Court (Ward 8 – York West)

Report (March 12, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on designating the use of the eastbound traffic lanes at the intersection of Jane Street and York Gate Boulevard/Stong Court for specific movements.

Recommendations:

- (1) Schedule XIII of By-law No. 31001, of the former City of North York be amended to designate the northerly eastbound traffic lane for left turns only, from the westerly limit of Jane Street to a point 30.5 metres westerly thereof; and
- (2) Schedule XIII of By-law No. 31001, of the former City of North York be amended to designate the southerly eastbound traffic lane for through and right turns, from the westerly limit of Jane Street to a point 30.5 metres westerly thereof.

23. Proposed Parking Prohibitions – Tangiers Road (Ward 8 – York West)

Report (March 9, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on amending the existing parking regulations on Tangiers Road.

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 restriction on both sides of Tangiers Road, from a point 30.5 metres north of the northerly limit of Finch Avenue West to the northerly limit of Tangiers Road; and
- (2) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking from 2:00 a.m. to 6:00 a.m. on both sides of Tangiers Road, from a point 30.5 metres north of the northerly limit of Finch Avenue West to a point 180 metres northerly thereof.

24. 40 km/h Speed Limit – Sunfield Road (Ward 9 – York Centre)

Report (March 2, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on reducing the speed limit on Sunfield Road.

Recommendation:

That By-law No. 31878, of the former City of North York, be amended to reduce the speed limit on Sunfield Road, from the southerly limit of Sheppard Avenue West to the northerly limit of Diana Drive.

25. All Way Stop Control – Dolores Road at Sawmill Road (Ward 9 – York Centre)

Report (February 18, 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 Dolores Road at Sawmill Road.

Recommendation:

That this report be received for information only.

26. Traffic Control Signal Installation – Futurity Gate/Gerry Fitzgerald Drive at Steeles Avenue West; and Dufferin Street at Gerry Fitzgerald Drive – Parking Prohibitions – Gerry Fitzgerald Drive (Ward 8 – York West and Ward 10 – York Centre)

Report (March 12, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on the installation of traffic control signals at

the newly constructed intersections of Futurity Gate/Gerry Fitzgerald Drive at Steeles Avenue West and Dufferin Street at Gerry Fitzgerald Drive and the installation of parking prohibitions on Gerry Fitzgerald Drive.

Recommendations:

- (1) traffic control signals be installed at the intersection of Dufferin Street and Gerry Fitzgerald Drive/University of Toronto for Aerospace Studies & Atmospheric Environment Canada driveway;
 - (i) coincidental with the installation of the traffic control signals, the eastbound curb lane on Gerry Fitzgerald Drive, between the westerly limit of Dufferin Street and a point 30.5 metres westerly thereof, be designated for right turns only;
- (2) traffic control signals be installed at the intersection of Futurity Gate/Gerry Fitzgerald Drive and Steeles Avenue West;
- (3) 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 Gerry Fitzgerald Drive, from the westerly limit of Dufferin Street to the southerly limit of Steeles Avenue West; and
- (4) the appropriate by-laws be amended accordingly.

27. Extension of Through Traffic Restriction – Steeles Avenue West and Village Gate/Emerald Lane (Ward 10 – York Centre)

Report (March 15, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on obtaining approval to amend the times associated with the northbound through traffic restrictions at Steeles Avenue West, from Village Gate to Emerald Lane.

Recommendations:

- (1) the northbound through traffic restriction from Village Gate to Emerald Lane at Steeles Avenue West, from 4:00 p.m. to 6:00 p.m. Monday to Friday, be deleted;
- (2) northbound through traffic from Village Gate to Emerald Lane at Steeles Avenue West, from 4:00 p.m. to 7:00 p.m. Monday to Friday, be prohibited; and
- (3) the appropriate by-law(s) be amended, accordingly.

28. All Way Stop Control – Cedar Springs Grove/Purdon Drive at Wilmington Avenue (Ward 10 – York Centre)

Report (March 12, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on a request to install an all way stop control at the intersection of Cedar Springs Grove/Purdon Drive at Wilmington Avenue.

Recommendation:

That this report be received for information only.

29. Parking Prohibitions – Jainey Place (Ward 16 – Eglinton-Lawrence)

Report (February 17, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on amending the existing parking regulations on Jainey Place.

Recommendation:

That Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking from 8:00 a.m. to 4:00 p.m., Monday to Friday, on both sides of Jainey Place, from the southerly limit of Joicey Boulevard to the northerly limit of Haddington Avenue.

30. Stopping/Parking Amendments – Glengrove Avenue, Englemount Avenue and Dalemount Avenue (Ward 15 – Eglinton-Lawrence)

Report (March 18, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on amending the existing stopping/parking regulations on Glengrove Avenue, Englemount Avenue and Dalemount Avenue in the vicinity of Glen Park Public School.

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 6:00 p.m., Monday to Friday prohibition on the north side of Glengrove Avenue, from the westerly limit of Dalemount Avenue to the easterly limit of Englemount Avenue;

- (2) Schedule IX of By-law No. 31001, of the former City of North York, be amended by installing a No Stopping, 8:00 a.m. to 4:00 p.m., Monday to Friday prohibition on the north side of Glengrove Avenue, from the westerly limit of Dalemout Avenue to the easterly limit of Englemount Avenue;
- (3) Schedule IX of By-law No. 31001, of the former City of North York, be amended by installing a No Stopping, 8:00 a.m. to 4:00 p.m., Monday to Friday prohibition on the south side of Glengrove Avenue, from the westerly limit of Dalemout Avenue to the easterly limit of Englemount Avenue;
- (4) By-law No. 32759 of the former City of North York, be amended by deleting the school bus loading zone on the north side of Glengrove Avenue, from a point 30 metres west of the westerly limit of Dalemout Avenue to a point 50 metres westerly thereof;
- (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 6:00 p.m., Monday to Friday prohibition on the east side of Englemount Avenue, from the northerly limit of Glengrove Avenue to a point 152.50 metres north of the northerly limit of Glengrove Avenue;
- (6) Schedule IX of By-law No. 31001, of the former City of North York, be amended by installing a No Stopping, 8:00 a.m. to 4:00 p.m., Monday to Friday prohibition on the east side of Englemount Avenue, from the northerly limit of Glengrove Avenue to a point 147.50 metres north of the northerly limit of Glengrove Avenue;
- (7) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the No Parking Anytime prohibition on the east side of Englemount Avenue, from the southerly limit of Chater Court to the northerly limit of Glengrove Avenue;
- (8) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by installing a No Parking Anytime prohibition on the east side of Englemount Avenue, from the northerly limit of Glengrove Avenue to a point 147.50 metres north of the northerly limit of Glengrove Avenue;
- (9) Schedule X of By-law No. 31001, of the former City of North York, be amended by installing a 15 minute Permitted Parking, 8:00 a.m. to 4:00 p.m., Monday to Friday, restriction on the east side of Englemount Avenue, from the southerly limit of Chater Court to a point 47.50 metres southerly thereof;
- (10) Schedule IX of By-law No. 31001, of the former City of North York, be amended by installing a No Stopping, 8:00 a.m. to 4:00 p.m., Monday to Friday prohibition

on the west side of Englemount Avenue, from the northerly limit of Glengrove Avenue to the southerly limit of Fraserwood Avenue/Chater Court;

- (11) 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 6:00 p.m., Monday to Friday prohibition on the west side of Dalemount Avenue, from the northerly limit of Glengrove Avenue to a point 152.50 metres north of the northerly limit of Glengrove Avenue; and
- (12) Schedule IX of By-law No. 31001, of the former City of North York, be amended by installing a No Stopping, 8:00 a.m. to 4:00 p.m., Monday to Friday prohibition on the east side of Dalemount Avenue, from the northerly limit of Glengrove Avenue to the southerly limit of Shelborne Avenue.

31. Proposed Parking Prohibitions – Lytton Boulevard (Ward 16 – Eglinton-Lawrence)

Report (March 9, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on amending the existing parking regulations on Lytton Boulevard.

Recommendations:

- (1) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the No Parking, 9:00 a.m. to 6:00 p.m., Monday to Friday, prohibition on both sides of Lytton Boulevard, from the easterly limit of Bathurst Street to the westerly limit of Forest Wood; and
- (2) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking from 8:00 a.m. to 6:00 p.m., Monday to Friday, on both sides of Lytton Boulevard, from the easterly limit of Bathurst Street to a point 248 metres easterly thereof.

32. Turn Restrictions – McNairn Avenue at Yonge Street (Ward 16 – Eglinton-Lawrence)

Report (March 15, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on amending the turn prohibitions at the intersection of McNairn Avenue and Yonge Street.

Recommendations:

- (1) the existing northbound No Left Turn at Anytime prohibition at Yonge Street and McNairn Avenue be deleted;

- (2) the existing southbound No Right Turn at Anytime prohibition at Yonge Street and McNairn Avenue be deleted;
- (3) southbound right turns at Yonge Street and McNairn Avenue be prohibited from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday;
- (4) northbound left turns at Yonge Street and McNairn Avenue be prohibited from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday; and
- (5) all appropriate by-laws be amended accordingly.

33. Stopping Prohibitions – Falkirk Street (Ward 16 – Eglinton-Lawrence)

Report (March 18, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on amending the existing parking/stopping regulations on Falkirk Street.

Recommendations:

- (1) Schedule X of By-law No. 31001, of the former City of North York, be amended by deleting the 15 minute Permitted Parking, 8:00 a.m. to 6:00 p.m., Monday to Friday restriction on the east side of Falkirk Street, from a point 15 metres north of the northerly limit of St. Germain Avenue to a point 15 metres south of the southerly limit of Melrose Avenue;
- (2) Schedule X of By-law No. 31001, of the former City of North York, be amended by installing a 15 minute Permitted Parking, 8:00 a.m. to 6:00 p.m., Monday to Friday restriction on the east side of Falkirk Street, from a point 15 metres north of the northerly limit of Marmion Road to a point 15 metres south of the southerly limit of Melrose Avenue; and
- (3) Schedule IX of By-law No. 31001, of the former City of North York, be amended by installing a No Stopping, 8:00 a.m. to 6:00 p.m., Monday to Friday prohibition on the east side of Falkirk Street, from a point 15 metres north of the northerly limit of St. Germain Avenue to a point 15 metres north of the northerly limit of Marmion Road.

34. Stopping Prohibitions – Addington Avenue (Ward 23 – Willowdale)

Report (March 2, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on amending the existing parking/stopping regulations on Addington Avenue.

Recommendations:

- (1) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the 8:00 a.m. to 6:00 p.m., Monday to Friday, parking prohibition on the east side of Addington Avenue, between the northerly limit of Sheppard Avenue West and the southerly limit of Addington Place;
- (2) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking on the east side of Addington Avenue, from 8:00 a.m. to 6:00 p.m., Monday to Friday, between the northerly limit of Sheppard Avenue West and a point 30 metres northerly thereof;
- (3) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking on the east side of Addington Avenue, from 8:00 a.m. to 6:00 p.m., Monday to Friday, between a point 76 metres north of the northerly limit of Sheppard Avenue West and the southerly limit of Addington Place; and
- (4) Schedule IX of By-law No. 31001, of the former City of North York, be amended to prohibit stopping on the east side of Addington Avenue, from 8:00 a.m. to 6:00 p.m., Monday to Friday, between a point 30 metres north of the northerly limit of Sheppard Avenue West and a point 46 metres northerly thereof.

35. Amendments to Parking Restrictions – Elvina Gardens (Ward 25 – Don Valley West)

Report (March 12, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on amending the existing parking restrictions on Elvina Gardens.

Recommendations:

- (1) the one hour parking restriction on the south and west sides of Elvina Gardens, from 8:00 a.m. to 6:00 p.m., be amended effective Monday to Friday only; and
- (2) 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.

36. Roadway Modifications – Bayview Avenue north of Eglinton Avenue East (Ward 26 – Don Valley West)

Report (March 15, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, seeking approval for the reconstruction of a portion of

Bayview Avenue north of Eglinton Avenue to facilitate the extension of the existing raised concrete median.

Recommendations:

- (1) the construction of the median on Bayview Avenue, as detailed in Drawing No. TC696A, attached, be completed in 2004; and
- (2) the appropriate City officials be directed to introduce in Council the appropriate Road Alterations By-law to permit construction.

37. 40 km/h Speed Limit – Nymark Avenue (Ward 33 – Don Valley East)

Report (March 16, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on reducing the speed limit on Nymark Avenue to 40 km/h.

Recommendations:

- (1) By-law No. 31878, of the former City of North York, be amended by deleting the 40 km/h speed limit on Nymark Avenue, from the easterly limit of Glentworth Road to the westerly limit of Lescon Road; and
- (2) By-law No. 31878, of the former City of North York, be amended by installing a 40 km/h speed limit on Nymark Avenue, from the easterly limit of Leslie Street to the westerly limit of Shaughnessy Boulevard.

38. Right Turn Lane Designation – Leslie Street at Lesmill Road/Eastbound Highway 401 Off Ramp (Ward 34 – Don Valley East)

Report (February 17, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on dedicating northbound traffic lanes on Leslie Street, at the intersection with Lesmill Road/Eastbound Highway 401 off ramp for right turns only, buses excepted.

Recommendations:

- (1) the northbound curb lane on Leslie Street at Lesmill Road/Eastbound Highway 401 off ramp be designated for right turns only, buses excepted, between the southerly limit of Lesmill Road and a point 70 metres southerly thereof; and
- (2) the appropriate by-law(s) be amended, accordingly.

39. Appointments to the Humber Watershed Alliance and the Don Watershed Regeneration Council of the Toronto and Region Conservation Authority – 2004 – 2006

Communication (February 3, 2004) from Mr. Brian E. Denney, Chief Administrative Officer, Toronto and Region Conservation Authority, requesting that the Toronto North Community Council appoint representatives to the Humber Watershed Alliance and the Don Watershed Regeneration Council.

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.

40. Appointments to the Jenner Jean-Marie Community Centre Advisory Committee

Confidential communication (March 24, 2004) from Mr. Geoff Kettel, Chair, Jenner Jean-Marie Community Centre Advisory Council, respecting appointments to the Jenner Jean-Marie Community Centre Advisory Committee, such communication to be considered in camera, having regard that the subject matter may contain personal matters about identifiable individuals, including Municipal or local board employees.

41. Request for Extension of Existing Liquor License for Community Event – Armenian Community Centre Annual Summer Festival – 45 Hallcrown Place -- Friday July 9, 2004 – Sunday, July 11, 2004 (Ward 33 – Don Valley East)

Communication (March 8, 2004) from Ani Tuysusian, Manager, Armenian Community Centre, requesting permission to apply for an extension of the existing liquor license for the annual Armenian Community Centre Summer Festival, to be held outdoors on Friday, July 9, 2004 – 5:00 p.m. to 2:00 a.m., Saturday, July 10, 2004 – 4:00 p.m. to 2:00 a.m. and Sunday, July 11, 2003 – 5:00 p.m. to 1:00 a.m. at the Armenian Community Centre, 45 Hallcrown Place.

42. Meeting Voting System Costs Alternative

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(a). Estimated Costs to Repair the North York Community Council Voting System

Report (March 23, 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.

Recommendation:

That this report be received for information.

43. Inclusion on the City of Toronto Inventory of Heritage Properties – Leaside Bridge (Ward 26 – Don Valley West and Ward 29 – Toronto-Danforth)

Report (February 16, 2004) from the Commissioner of Economic Development, Culture and Tourism, recommending that the Leaside Bridge be included on the City of Toronto Inventory of Heritage Properties.

Recommendations:

- (1) City Council include the Leaside Bridge on the City of Toronto Inventory of Heritage Properties; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

43(a). Communication (February 26, 2004) from the City Clerk, Toronto Preservation Board, advising that the Toronto Preservation Board, at its meeting held on February 26, 2004, recommended to the Toronto South Community Council and the Toronto North Community Council, and Council, the adoption of the report (February 16, 2004) from the Commissioner of Economic Development, Culture and Tourism, subject to amending Paragraph 2 on Page 2 of the report by adding the word “civil” before the word “engineering”.

44. Jewish War Veterans Memorial Building at Earl Bales Park (Ward 10 – York Centre)

Report (March 22, 2004) from the Commissioner of Economic Development, Culture and Tourism, reporting on the proposal to build a Jewish Veterans Memorial Building at Earl Bales Park.

Recommendation:

That this report be received for information.

45. Preliminary Report – Rezoning Application 04 104130 NHY 15 OZ – Victor Rosa – 2462 Dufferin Street (Ward 15 – Eglinton-Lawrence)

Report (March 17, 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 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.

46. Preliminary Report – OPA and Rezoning Application 04 107243 NNY 23 OZ – Sterling (Finch) Group Inc. – 203 Finch Avenue East (Ward 23 – Willowdale)

Report (March 24, 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 – Rezoning Application 04 109961 NNY 23 OZ – 1 Avondale Avenue – Rezoning Application 04 109950 NNY 23 OZ and Site Plan Application 04 109443 NNY 23 SA – 19 Avondale Avenue – Adam J. Brown, Sherman Brown Dryer Karol Lebow (Ward 23 – Willowdale)

Report (March 12, 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.

48. Preliminary Report – Rezoning Application 04 108765 NNY 23 OZ – Great Land (Kenneth) Residences Inc. – 426-442 Kenneth Avenue (Ward 23 – Willowdale)

Report (March 16, 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.

49. Preliminary Report – OPA & Rezoning Application 04 102559 NNY 23 OZ – Farshad Kehlari – 2924 Bayview Avenue (Ward 23 – Willowdale)

Report (March 16, 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.

50. Preliminary Report – Rezoning Application 04 108531 NNY 23 OZ – Steve Boseovski – 15 Poyntz Avenue (Ward 23 – Willowdale)

Report (March 16, 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.

51. Final Report – Part Lot Control Application 04 113610 NHY 15 PL – Andrew Ip - 108-122 Neptune Drive (Ward 15 – Eglinton-Lawrence)

Report (March 12, 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 8 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 one year from the date of enactment; and
- (5) the appropriate City Officials be authorized and directed to register the By-law on title.

52. Site Plan Control Application – TB SPC 2001 0077 – Revival Time Tabernacle – 4340 Dufferin Street (Ward 8 – York West)

Report (February 24, 2004) from the Acting Director, Community Planning, North District, Urban Development Services, reviewing a site plan control application, referred by Councillor Li Preti to City Council for a decision, in accordance with By-law No. 483-2000.

Recommendations:

That Site Plan Control Application TB SPC 2001 0077 at 4340 Dufferin Street not be approved, in its current form as insufficient information has been submitted to fully evaluate the proposal and that revised plans be submitted that address the issues set out in this report.

53. Final Report – Rezoning Application 03 190617 NNY 23 OZ and Site Plan Approval Application 03 190703 NNY 23 SA – Frank Reiss – 55 & 61 Drewry Avenue (Ward 23 – Willowdale)

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

Report (March 18, 2004) from the Acting Director, Community Planning, North District, Urban Development Services, reporting on an application to amend the Zoning By-law for the development of 16, three-storey townhouses at 55 & 61 Drewry Avenue, west of Yonge Street.

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. 7;

- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
- (3) before introducing the necessary Bill to City Council for enactment, require the owner to:
- (a) convey or cause to be conveyed to the City for dedication as public highway, for a nominal sum, free of all encumbrances, a 6.1 m corner rounding at the northeast corner of the site for the future Uptown Service Road, and deposit with the City Solicitor deeds for these lands in a form satisfactory to the City Solicitor in consultation with the Commissioner of Works and Emergency Services;
 - (b) submit to and have approved by the Commissioner of Works and Emergency Services, in consultation with the Commissioner of Urban Development Services, a stormwater management plan and grading and drainage plan for the development; and
 - (c) submit to and have approved by the Medical Officer of Health a Demolition and Excavation Dust Control Plan; and
- (4) approve under Section 41 of the Planning Act the proposed 16, three-storey townhouse units, as indicated on the following plans and subject to the conditions of Site Plan Approval found in Attachment 8:

Plan No.	Plan Title	Prepared By	Date Stamped
1	Site Plan	Cassidy & Co.	March 1, 2004
2	Existing Topographic and Conceptual Grading Scheme	Condeland Engineering Ltd.	March 1, 2004
3	East and West Elevations	Cassidy & Co.	November 3, 2003
4	North and South Elevations	Cassidy & Co.	November 3, 2003
T1a	Ground Floor Plan	Cassidy & Co.	November 3, 2003
T1b	Second and Third Floor Plans	Cassidy & Co.	November 3, 2003
T2a	Ground Floor Plan	Cassidy & Co.	November 3, 2003
T2b	Second and Third Floor Plans	Cassidy & Co.	November 3, 2003
T3a	Ground Floor Plan	Cassidy & Co.	November 3, 2003
T3b	Second and Third	Cassidy & Co.	November 3, 2003

	Floor Plans		
T4a	Ground Floor Plan	Cassidy & Co.	November 3, 2003
T4b	Second and Third Floor Plans	Cassidy & Co.	November 3, 2003
L1	Tree Inventory/ Preservation Plan	Strybos Associates Ltd.	March 1, 2004
L2	Landscape Plan	Strybos Associates Ltd.	March 1, 2004

54. Final Report – Application to amend the Official Plan for the former Borough of East York and Zoning By-law 1916 – TD CMB 2003 0004 - Plaza Works Overlea Inc. – 60 Overlea Boulevard (Ward 26 – Don Valley West)

(Statutory Public Meeting under the Planning Act – Scheduled for 2:15 p.m.)

Report (April 7, 2004) from the Acting Director, Community Planning, North District, Urban Development Services, reporting on an application to amend the Official Plan for the former Borough of East York and Zoning By-law No. 1916, to permit the sale of specialty (Halaal) meats and other food items (including perishable food items such as fresh fruits and vegetables) in a portion of the variety/convenience store located at 60 Overlea Boulevard.

Recommendations:

That City Council:

- (1) Amend the Official Plan for the Former Borough of East York substantially in accordance with the draft Official Plan Amendment attached as Attachment No.4;
- (2) Amend Zoning By-law No. 1916 for the subject site substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5;
- (3) Before introducing the necessary Bills for enactment, require the applicant to submit a letter of undertaking to the City agreeing to withdraw their appeal with respect to the Toronto Official Plan upon the Official Plan and Zoning By-law amendment coming into force.
- (4) The City Solicitor be authorized to make such stylistic and technical changes to the draft Official Plan Amendment and the draft Zoning By-law Amendment as may be required.

54(a). Communication (March 23, 2004) from Ms. Victoria Damiani, President, Heritage Funeral Centre Don Valley Chapel Ltd.

54(b). Communication (March 23, 2004) from Ms. June Mathews

55. Final Report – Rezoning Application 03 035135 SMI 16 OZ – The Church of St. Clement, Eglinton – 70 St. Clements Avenue (Ward 16 – Eglinton-Lawrence)

(Statutory Public Meeting under the Planning Act – Scheduled for 2:30 p.m.)

Report (March 10, 2004) from the Acting Director, Community Planning, North District, Urban Development Services, reporting on an application at 70 St. Clements Avenue to amend the Zoning By-law to permit the continued use of part of the site for cemetery purposes; which cemetery use will be limited to the interment and scattering of cremated human remains.

Recommendations:

That City Council:

- (1) amend Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 3.
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

55(a). Report from the City Solicitor

(Report Not Yet Available)

56. Final Report – OPA and Rezoning Application 01 036296 NNY 09 OZ – Vincent Baffa, Beaverbrook Homes Inc. – 2772-2778 Keele Street (Ward 9 – York Centre)

(Statutory Public Meeting under the Planning Act – Scheduled for 2:45 p.m.)

Report (February 24, 2004) from the Acting Director, Community Planning, North District, Urban Development Services, reporting on an application to amend the Official Plan and the Zoning By-law for an 8 to 10 storey, 140 unit residential apartment building on the east side of Keele Street north of Wilson Avenue.

Recommendations:

That City Council:

- (1) amend the Official Plan for the former City of North York substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 7.
- (2) 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. 8.
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.
- (4) Before introducing the necessary Bills to amend the North York Official Plan and Zoning By-law to Council for enactment, the following conditions shall be fulfilled to the satisfaction of the City Solicitor:
 - (a) The owner shall enter into an agreement with the City of Toronto pursuant to Section 37 of the Planning Act, in a form satisfactory to the City Solicitor to secure the following:
 - (i) prior to the issuance of a building permit, a contribution of \$52,000 for the following improvements:
 - landscaping on the Downsview Library property; and
 - streetscape improvements on Keele Street north of the intersection of Keele Street and Wilson Avenue.
 - (b) The Director, Community Planning, North District, shall have granted site plan approval under Section 41 of the Planning Act.
- (5) Authorize the City Solicitor to introduce the necessary Bills in Council to give effect to these recommendations and to prepare the agreements referred to.

57. Request for Direction Report – Rezoning Application 03 187620 NNY 24 OZ – Michael Goldberg, Armstrong Goldberg Hunter – 3400 Victoria Park Avenue (Ward 24 – Willowdale)

(Deputation Item – Scheduled for 3:00 p.m.)

Report (March 18, 2004) from the Director, Community Planning, North District, Urban Development Services, reporting on an application to amend the zoning by-law to permit a retail store and drive through facility on the property in addition to a proposed gas station and car wash.

Recommendations:

That City Council advise the Ontario Municipal Board that it has no objection to the proposed change in land use to permit a drive through facility and a retail store and authorize the City Solicitor and appropriate city staff to attend the Ontario Municipal Board to take such actions as necessary.

58. OMB Direction Report – Application to Amend the Zoning By-law – TD ZBL 2003 0004 – English Lanes Home Inc. – 39 Green Belt Drive (Ward 25 – Don Valley West)

(Deputation Item – Scheduled for 3:15 p.m.)

Report (March 22, 2004) from the Acting Director, Community Planning, North District, Urban Development Services, reporting on an appeal by the applicant on an application to amend a site specific zoning by-law to permit 27 additional townhouse units within the plan of subdivision on lands formerly known as 39 Green Belt Drive.

Recommendations:

That City Council:

- (1) Support an amendment to Zoning By-law 7625, as amended, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to this report.
- (2) Instruct the City Solicitor and necessary staff, to appear at the Ontario Municipal Board in support of the proposal as set out in this report.
- (3) Authorize the City Solicitor, in consultation with City Planning staff, to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required to implement any decision of the Ontario Municipal Board.
- (4) Permit the additional density requested in exchange for public benefits pursuant to Section 37 of the Planning Act that includes a cash contribution in the amount of \$27,000.00 for the purpose of neighbourhood park improvements.
- (5) Authorize execution of agreements that may be required to secure the matters outlined in this report or to implement any decision of the Ontario Municipal Board.
- (6) Instruct the City Solicitor to request that the Ontario Municipal Board withhold its Order related to the zoning appeal pending execution and, if applicable, registration of all necessary agreements, including a Section 37 Agreement and a Section 41 Site Plan Amending Agreement.

- (7) Authorize the City Solicitor and any other appropriate staff to take such actions as are necessary to give effect to the recommendations set out in this report.



**TORONTO NORTH COMMUNITY COUNCIL
SUPPLEMENTARY AGENDA
MEETING No. 4**

Date of Meeting: April 7, 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

ADDITIONAL COMMUNICATIONS:

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

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

4(d) Communication (April 1, 2004) from Gail Mostyn and Stuart Ziegler

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

- (nn)** Communication (March 29, 2004) from Mr. Steve Pustil;
- (oo)** Communication (March 29, 2004) from Mr. Jeremy Mandell;
- (pp)** Communication (March 28, 2004) from Ms. Helen Graham;
- (qq)** Communication (March 26, 2004) from Mr. Jason Kimelman, LL.B.;
- (rr)** Communication (March 27, 2004) from Ms. Sari Arlin;
- (ss)** Communication (March 30, 2004) from Ms. Sharon Lokash;
- (tt)** Communication (March 30, 2004) from Ms. Gail Shapira;
- (uu)** Communication (March 30, 2004) from Mr. James Peters, Investment Advisor, BMO Nesbitt Burns Inc.;
- (vv)** Communication (March 30, 2004) from Ms. Cheryl and Mr. Dennis Graff;
- (ww)** Communication (March 31, 2004) from Mr. Peter Tanenbaum;
- (xx)** Communication (March 30, 2004) from Mr. Marvin Horwitz, Horwitz, Finder, Barristers and Solicitors;
- (yy)** Communication (March 31, 2004) from Ms. Adele and Mr. Don Lerner;
- (zz)** Communication (March 31, 2004) from Mr. Bernie Morton;

- (aaa) Communication (March 31, 2004) from Ms. Shelly Shapero;
- (bbb) Communication (March 31, 2004) from Ms. Rachel and Mr. Jeff Haar;
- (ccc) Communication (March 31, 2004) from Randi Davis, Technical Advisor, United Nations Development Program;
- (ddd) Communication (March 31, 2004) from Mr. Andrew Tanenbaum;
- (eee) Communication (March 31, 2004) from Mr. Michael Wortsman;
- (fff) Communication (March 31, 2004) from Mr. Irving and Ms. Wendy Gold;
- (ggg) Communication (March 31, 2004) from Ms. Tracey Ing;
- (hhh) Communication (March 31, 2004) from Mr. Greg Neinstein, Neinstein and Associates LLP;
- (iii) Communication (March 31, 2004) from Ms. Stacey Rosenthal;
- (jjj) Communication (March 31, 2004) from Ms. Jodi Tanenbaum and Family;
- (kkk) Communication (March 31, 2004) from Ms. Michelle Gold;
- (lll) Communication (March 31, 2004) from Ms. Jo-Anne Ball;
- (mmm) Communication (March 31, 2004) from Ms. Joanne Glickman;
- (nnn) Communication (March 29, 2004) from Mr. Peter Atkins;
- (ooo) Communication (April 1, 2004) from Mr. Steven Devor;
- (ppp) Communication (April 1, 2004) from Mr. Philip Landow;
- (qqq) Communication (April 1, 2004) from Ms. Gail Simmons;
- (rrr) Communication (April 1, 2004) from Ms. Debbie Holland;
- (sss) Communication (April 1, 2004) from Mr. John R. Ing;
- (ttt) Communication (April 1, 2004) from Mr. Daniel Pollack;
- (uuu) Communication (April 1, 2004) from Mr. Jonathan Bloomberg.

15(b). Driveway Entrance Width – 110 Caribou Avenue (Ward 16 – Eglinton-Lawrence)

Report (April 1, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting back with a drawing of the proposed driveway entrance widening.

Recommendation:

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

28. All Way Stop Control – Cedar Springs Grove/Purdon Drive at Wilmington Avenue (Ward 10 – York Centre)

- 28(a)** Communication (March 1, 2004) from Mr. Jeff Pekar, forwarding a petition signed by 136 area residents

55. Final Report – Rezoning Application 03 035135 SMI 16 OZ – The Church of St. Clement, Eglinton – 70 St. Clements Avenue (Ward 16 – Eglinton-Lawrence)

Re: 55 Revised Page of report (March 10, 2004) from the Acting Director, Community Planning, North District, Urban Development Services.

55(a). Report (March 31, 2004) from the City Solicitor, seeking Council's approval under the *Cemeteries Act (Revised)* to permit the continued use of part of the site for cemetery purposes and to seek direction on the applicant's request that the City support a request for exemption from the Care and Maintenance Fund deposit under the Act.

Recommendations:

If Council determines to grant the application and request, it is recommended that:

- (1) Council approve the proposal under the *Cemeteries Act (Revised)* for a cemetery located within the internal courtyard of the existing church buildings, subject to the coming into force of the required zoning by-law amendment;
- (2) Council support a request for exemption from the \$100,000 deposit to the Care and Maintenance Fund, required under the *Cemeteries Act (Revised)* for the establishment of a cemetery, subject to receipt of a letter of indemnity from the Anglican Diocese of Toronto, satisfactory to the City Solicitor;
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

55(d) Communication (March 28, 2004) from Mr. R.E. Munn

56. Final Report – OPA and Rezoning Application 01 036296 NNY 09 OZ – Vincent Baffa, Beaverbrook Homes Inc. – 2772-2778 Keele Street (Ward 9 – York Centre)

56(a) Communication (March 24, 2004) signed by the following area residents:

- A. & S. Tortorelli
- T. & J. Thompson
- D. Walker
- Lucy & Sam Nati
- G. DeNotaris
- M. Campagna
- S. Taibi
- J. Drascic

- M. Aragogna
- C. Carbone
- Persaud
- A. Barone

56(b) Communication (March 31, 2004) from Mr. Silvio Abate

58. OMB Direction Report – Application to Amend the Zoning By-law – TD ZBL 2003 0004 – English Lanes Home Inc. – 39 Green Belt Drive (Ward 25 – Don Valley West)

58(a) Communication (March 29, 2004) from Michael and Dene Cousins