
**TORONTO NORTH COMMUNITY COUNCIL
AGENDA
MEETING No. 5**

Date of Meeting: May 4, 2004

Time: 9:30 a.m.

Location: Council Chambers
North York Civic Centre
5100 Yonge Street
Toronto, Ontario

Enquiry:

**Francine Adamo
Administrator
416-395-7348
fadamo@toronto.ca**

Under the *Municipal Act, 2001*, the Toronto North Community Council must adopt a motion to meet In-camera (privately) and the reason must be given.

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

Confirmation of Minutes – April 7, 2004

Deputations/Presentations – A complete list will be distributed at the meeting:

9:45 a.m. – 10:45 a.m. - Items 1 - 5

10:45 a.m. – Item 6

11:00 a.m. – Item 7

2:00 p.m. - Item 30

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

(Deputation Item – 9:45 a.m.)

(Deferred from April 7, 2004 meeting)

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.

- 1(a). 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:

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

- 1(b). Communication (April 16, 2004) from Ms. Gail Mostyn and Stuart Ziegler

2. **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 – 9:45 a.m.)

(Deferred from April 7, 2004 meeting)

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:

It is recommended that the request for a variance be refused for the reasons outlined in the report.

3. **Request for Approval of a Variance from the former City of North York Sign By-law No. 30788, as amended, for the erection of a projecting sign on the Jolly Miller Tavern at 3885 Yonge Street (Ward 25 – Don Valley West)**

(Deputation Item – 9:45 a.m.)

Report (April 15, 2004) from the Director of Building and Deputy Chief Building Official, North District, Urban Development Services, reporting on a request by Richard Montgomery of the Pegasus Group Inc., for a variance from the former City of North York Sign By-law No. 30788, as amended, to permit the erection of a projecting sign on the rear of the Jolly Miller Tavern building at 3885 Yonge Street.

Recommendations:

It is recommended that:

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

4. Request for Approval of Variance from the former City of North York Sign By-law No. 30788, as amended, for the erection of a third party roof sign on a commercial building at 3430 Bathurst Street (Ward 15 – Eglinton-Lawrence)

(Deputation Item – 9:45 a.m.)

Report (April 16, 2004) from the Director of Building and Deputy Chief Building Official, North District, Urban Development Services, reporting on a request by Sid Catalano of Pattison Outdoor, on behalf of Abell Sidali for approval of a variance from the former City of North York Sign By-law No. 30788, as amended, to permit the erection of a back to back off premise roof sign.

Recommendation:

It is recommended that the request for a variance be refused for the reasons outlined in this report.

5. Request to Remove Two City-owned Trees – 319 Hillcrest Avenue (Ward 23 – Willowdale)

(Deputation Item – 9:45 a.m.)

Report (March 31, 2004) from the Commissioner of Economic Development, Culture and Tourism, reporting on a request for permission to remove two City-owned trees situated on the City road allowance adjacent to the above noted property.

Recommendation:

It is recommended that Toronto North Community Council deny the request for the removal of two City-owned trees at 319 Hillcrest Avenue.

6. Intention to Designate under Part IV of the Ontario Heritage Act, Alterations to a Heritage Property and Authority to Enter into a Heritage Agreement – 231-235 McRae Drive (Leaside Municipal Building and Fire Hall) (Ward 26 – Don Valley West)

(Deputation Item – 10:45 a.m.)

Report (March 18, 2004) from the Commissioner of Economic Development, Culture and Tourism, recommending that the property at 231-235 McRae Drive be designated under Part IV of the Ontario Heritage Act, that alterations to the heritage property be approved and that authority be granted to enter into a Heritage Easement Agreement.

Recommendations:

It is recommended that:

- (1) Council states its intention to designate the property at 231-235 McRae Drive (Leaside Municipal Building and Fire Hall) under Part IV of the *Ontario Heritage Act*;
- (2) if there are no objections to the designation in accordance with Section 29(6) of the *Ontario Heritage Act*, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the *Ontario Heritage Act*;
- (3) if there are objections in accordance with Section 29(7) of the *Ontario Heritage Act*, the Clerk be directed to refer the proposed designation to the Conservation Review Board;
- (4) the alterations to the heritage property at 235 McRae Drive containing the former Leaside Municipal Building substantially as shown in the plans and drawings prepared by KPMB Architects and Superkul Inc., Architect, dated January 26, 2004 on file with the Manager, Heritage Preservation Services, be approved subject to:
 - (a) the owner entering into and registering on title a Heritage Easement Agreement with the City to provide for the permanent protection of the heritage building prior to Site Plan approval;
 - (b) the owner submitting a detailed Landscape Plan to the satisfaction of the Manager, Heritage Preservation Services prior to Site Plan approval;
 - (c) the owner providing architectural details and building materials to the addition to the satisfaction of the Manager, Heritage Preservation Services prior to Site Plan approval;

- (d) the owner providing a Conservation Plan, prepared by a qualified heritage architect, detailing interventions and conservation work to the heritage building to the satisfaction of the Manager, Heritage Preservation Services, prior to the issuance of any building permit, including permits for demolition, excavation and shoring. The Conservation Plan should also address the long-term conservation and maintenance requirements of the heritage building;
 - (e) the owner providing financial security in an amount and form satisfactory to the Commissioner of Economic Development, Culture and Tourism, to provide for the protection of the heritage building during construction and to implement the Conservation Plan, prior to the issuance of any building permit, including permits for demolition, excavation and shoring;
 - (f) the owner providing Heritage Preservation Services with two (2) copies of the required photographs for inclusion in the Heritage Easement Agreement;
- (5) authority be granted by City Council for the execution of a Heritage Easement Agreement under Section 37 of the *Ontario Heritage Act* with the owner of 235 McRae Drive, using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Manager, Heritage Preservation Services, and;
 - (6) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.
- 6(a).** Communication (April 13, 2004) from the City Clerk, advising that The Toronto Preservation Board, at its meeting held on April 8, 2004:
- (1) deferred consideration of the report (March 18, 2004) from the Commissioner of Economic Development, Culture and Tourism to the June 17, 2004 meeting of the Toronto Preservation Board; and
 - (2) requested Heritage Preservation Services staff to advise the Committee of Adjustment of the Board's action and its endorsement, in principle, of the execution of a Heritage Easement Agreement on this property.

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

**(Deputation Item – 11:00 a.m.)
(Deferred from April 7, 2004 meeting)**

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.

Communications/Reports:

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

(Deferred from April 7, 2004 meeting)

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:

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

9. Disabled Loading Zone – Canyon Avenue (Ward 10 – York Centre)

Report (April 14, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on the installation of a Disabled Loading Zone on Canyon Avenue.

Recommendation:

It is recommended that Schedule F of By-law No. 31770, of the former City of North York be amended to install a Disabled Loading Zone on the north side of Canyon Avenue, from a point 24 metres east of the easterly limit of Bathurst Street to a point 35 metres east of the easterly limit of Bathurst Street.

10. Parking Prohibitions and Turn Restrictions – Rockford Road (Ward 10 – York Centre)

Report (April 13, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on amending the current parking/stopping regulations on Rockford Road and to restrict traffic movements at the driveway access associated with the Rockford Public School.

Recommendations:

It is recommended that:

- (1) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the no parking, 8:00 a.m. to 6:00 p.m., Monday to Friday, prohibition on the south side of Rockford Road, from the easterly limit of Sunnycrest Road to the westerly limit of Robingrove Road;
- (2) 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 south side of Rockford Road, from the easterly limit of Robingrove Road to the westerly limit of Torresdale Avenue;
- (3) Schedule IX of By-law No. 31001, of the former City of North York, be amended to install a no stopping, 8:00 a.m. to 6:00 p.m., Monday to Friday, prohibition on the south side of Rockford Road, from the easterly limit of Sunnycrest Road to the westerly limit of Torresdale Avenue; and
- (4) Schedule XV of By-law No. 31001, of the former City of North York, be amended to prohibit southbound left turns, 7:00 a.m. to 9:00 a.m. and 3:00 p.m. to 4:00 p.m., Monday to Friday, from the second driveway located on the north side of Rockford Road, west of Robingrove Road.

11. Parking/Stopping Prohibitions – Glenbrook Avenue (Ward 15 – Eglinton-Lawrence)

Report (April 14, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on amending the existing parking and stopping regulations on Glenbrook Avenue.

Recommendations:

It is recommended that:

- (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 side of Glenbrook Avenue, from the easterly limit of Dufferin Street to the westerly limit of Lois Avenue;
- (2) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking at anytime on the north side of Glenbrook Avenue, from a point 95 metres east of the easterly limit of Dufferin Street to the westerly limit of Lois Avenue;
- (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 north side of Glenbrook Avenue, from the easterly limit of Dufferin Street to a point 80 metres easterly thereof; and
- (4) 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 Glenbrook Avenue, from the easterly limit of Dufferin Street to a point 95 metres easterly thereof.

12. All Way Stop Control – Barse Street and Melrose Avenue (Ward 16 – Eglinton-Lawrence)

Report (April 14, 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 Barse Street and Melrose Avenue.

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 Barse Street at Melrose Avenue intersection.

13. Parking Prohibitions – Mason Boulevard (Ward 16 – Eglinton-Lawrence)

Report (April 14, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on amending the existing parking regulations on Mason Boulevard.

Recommendations:

It is recommended that:

- (1) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the No Parking, 8:00 a.m. to 6:00 p.m., Monday to Friday, prohibition on the east side of Mason Boulevard, from the southerly limit of McGlashan Road to a point 64 metres south of the southerly limit of McGlashan Road; 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 the east side of Mason Boulevard, from the southerly limit of Dunster Avenue to a point 64 metres south of the southerly limit of McGlashan Road.

14. 40 km/h Speed Limit – Burke Street (Ward 23 – Willowdale)

Report (April 14, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on reducing the speed limit on Burke Street to 40 km/h.

Recommendation:

It is recommended that By-law No. 31878, of the former City of North York, be amended to reduce the speed limit on Burke Street from the southerly limit of Drewry Avenue to the northerly limit of Fairchild Avenue, to 40 km/h.

15. All Way Stop Control – Homewood Avenue and Peckham Avenue (Ward 23 – Willowdale)

Report (April 14, 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 Homewood Avenue and Peckham Avenue.

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 Homewood Avenue and Peckham Avenue.

16. All Way Stop Control – St. Regis Crescent and St. Regis Crescent North (Ward 8 – York West)

Report (April 15, 2004) from the Director, Transportation Services, North District, Urban Development Services, reporting on the installation of an all way stop control at the intersection of St. Regis Crescent and St. Regis Crescent North.

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 St. Regis Crescent and St. Regis Crescent North.

17. 40 km/h Speed Limit – Fisherville Road (Ward 10 – York Centre)

Report (April 19, 2004) from the Director, Transportation Services, North District, Urban Development Services, reporting on a request from Councillor Feldman to introduce a 40 km/h speed zone on Fisherville Road.

Recommendation:

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

18. Request for a New Driveway Entrance – 479 Woburn Avenue (Ward 16 – Eglinton-Lawrence)

Report (April 15, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on a request to construct a new 3 metre driveway entrance at the front of 479 Woburn Avenue.

Recommendation:

It is recommended that the request for a new driveway entrance be approved.

19. Naming of Proposed Private Lane at 8, 10 and 12 Clairtrell Road (Ward 23 – Willowdale)

Report (April 19, 2004) from the City Surveyor, Works and Emergency Services, recommending that the proposed private lane at the residential development at 8, 10 and 12 Clairtrell Road be named “Espana Lane”.

Recommendations:

It is recommended that:

- (1) the proposed private lane at the residential development at 8, 10 and 12 Clairtrell Road, as shown on Attachment No. 1, be named “Espana Lane”;
- (2) Chestnut Hill Homes, pay the costs estimated to be in the amount of \$400, for the fabrication and installation of street name signs; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

20. Easements and Maintenance Agreements – TD SUB 2001 0001 – CNIB/Bloorview-MacMillan – 1929 Bayview Avenue and 350 Rumsey Road (Ward 26 – Don Valley West)

Report (April 20, 2003) from the Director, Development Engineering, Works and Emergency Services, reporting on obtaining Council authority for the City to enter into easement agreements with the Toronto Regional Conservation Authority (TRCA) for existing and proposed municipal services related to the development at the CNIB/Bloorview-MacMillan institutional lands, as well as authority to enter into maintenance agreements with the developers.

Recommendation:

It is recommended that two sanitary sewer connections and two stormwater outfalls for the CNIB, Bloorview-MacMillan and the residential development at 1929 Bayview Avenue and 350 Rumsey Road be owned and maintained by the City subject to:

- (i) the City entering into the appropriate easement agreements with the TRCA and other appropriate landowners for the existing and proposed municipal services within the Burke Brook Ravine on TRCA lands; and
- (ii) the City and the owners entering into a maintenance agreement; and
- (iii) such agreements to be to the satisfaction of the Commissioner of Works and Emergency Services and the City Solicitor.

21. Assumption of Services – UDSB-1211 – 1326718 Ontario Ltd. – Plan 66M-2333 – 1211 Liberato Court (Ward 10 – York Centre)

Report (April 20, 2004) from the Director, Development Engineering, Works and Emergency Services, advising Council that the municipal services installed under the terms of the Subdivision Agreement for 66M-2333, dated February 9, 1999, between 1326718 Ontario Ltd. and the City of Toronto are in the required condition to be assumed by the City.

Recommendations:

It is recommended that:

- (1) an assumption by-law be passed to assume the public highways and municipal services in Subdivision Plan 66M-2333.
- (2) the City Solicitor be authorized and directed to make any payment of costs necessary to register the assumption by-law in the Land Registry Office.

22. Special Occasion Beer Garden Permit Requests for Community Events (Ward 23 – Willowdale and Ward 8 – York West)

Report (April 7, 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:

It is recommended that:

- (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 facility permit fee and additional costs incurred by the Parks and Recreation Division for goods and services not readily available at the site;
- (4) 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.

23. Appointments to the Gibson House Community Museum Board (Ward 23 – Willowdale)

Report (April 13, 2004) from the Commissioner of Economic Development, Culture and Tourism, recommending to Council the appointment of citizen members to the Gibson House Community Museum Board.

Recommendations:

It is recommended that:

- (1) The Toronto North Community Council nominate the selected individuals listed in Attachment No. 1 to the Gibson House Community Museum Board for a term expiring on November 30, 2006, or until a successor is appointed; and
- (2) The Toronto North Community Council nominate the selected representatives listed in Attachment No. 1 from the North York Historical Society from the Toronto Region Conservation Authority to the Gibson House Community Museum Board for a term expiring November 30, 2006, or until a successor is appointed; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

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

24. Preliminary Report – Official Plan and Rezoning Application 04 112069 NMI 25 OZ – Aaron Landau, Landau Architect Inc. – 1000 Mount Pleasant Road (Ward 25 – Don Valley West)

Report (April 20, 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:

It is recommended that:

- (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.

25. Preliminary Report – Rezoning Application 04 117848 NHY 15 OZ – Giuseppe Dimarco – 416 Oakwood Avenue (Ward 15 – Eglinton-Lawrence)

Report (April 19, 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:

It is recommended that:

- (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.

26. Preliminary Report – Application to amend the Official Plan and Zoning By-law – 03 201751 NNY 08 OZ – 1530787 Ontario Inc. (George Popper Architect) – 102-134 Hucknall Road (Ward 8 – York West)

Report (March 23, 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:

It is recommended that:

- (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.

27. Preliminary Report – Application to amend the Official Plan and Zoning By-law – 04 120027 NNY 15 OZ – Savoia Developments Ltd. (Cityscape Design Innovations Inc.) – 108 Stayner Avenue (Ward 15 – Eglinton-Lawrence)

Report (April 14, 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:

It is recommended that:

- (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.

28. Preliminary Report – Rezoning Application 04 121069 NNY 24 OZ – IBI Group – 685 Sheppard Avenue East (Ward 24 – Willowdale)

Report (April 21, 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:

It is recommended that:

- (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.

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

(Deferred from April 7, 2004 meeting)

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:

It is recommended 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.

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

(Continuation of Public Meeting under the *Planning Act* – 2:00 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:

It is recommended 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.
- 30(a).** Communication (April 15, 2004) from Barry A. Horosko, Bratty and Partners, Solicitor, on behalf of the Grande Murano Ltd., owners of the subject property.



**TORONTO NORTH COMMUNITY COUNCIL
SUPPLEMENTARY AGENDA
MEETING No. 5**

Date of Meeting: May 4, 2004

Time: 9:30 a.m.

Location: North York Civic Centre
Council Chamber
5100 Yonge Street, Lower Level

Enquiry: Francine Adamo

Committee Administrator

(416) 395-7348

fadamo@toronto.ca

ADDED ITEMS

31. Preliminary Report – Rezoning Application 04 105648 NMI 16 OZ – Peter Higgins Archtiect Inc. – 269 Haddington Avenue (Ward 16 – 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:

It is recommended that:

- (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.

32. Non-Objection Letter for Alcohol and Gaming Commission for the 2004 Celebrate Toronto Street Festival (Wards 27, 22, 16 and 25)

Report (April 26, 2004) from the Commissioner of Economic Development, Culture and Tourism, addressed to the Toronto North Community Council and the Toronto South Community Council, seeking to have Council declare the 2004 Celebrate Toronto Street Festival an event of municipal significance in order to obtain a liquor licence from the Ontario Alcohol and Gaming Commission for the Celebrate Toronto Festival on July 9, 10 and 11, 2004.

Recommendations:

It is recommended that:

- (1) the 2004 Celebrate Toronto Street Festival be declared an event of municipal significance, for LLBO purposes and indicate that there is no objection to granting a liquor licence for beer gardens on the five festival sites along Yonge Street;
- (2) approval for the extension of temporary patio licences be given, upon request, to other businesses within the festival sites;
- (3) non-objection letter requests from restaurants applying for an extension of premises permit, in conjunction with the 2004 Celebrate Toronto Street Festival, be submitted at a later date;
- (4) Toronto Special Events obtain sidewalk sale permits on behalf of businesses within the festival sites; and
- (5) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

33. Community Festival Permit Application – Cypriot Community of Toronto Inc. – Cultural and Wine Festival – June 26 and 27, 2004 (Ward 26 – Don Valley West)

Report (April 28, 2004) from the City Clerk, advising the Toronto North Community Council and City Council, that a Community Festival Permit Application from the Cypriot Community of Toronto Inc. was received by the City Clerk's North York Office respecting a proposed Cultural and Wine Festival to be held at 6 Thorncliffe Park Drive on June 26 and 27, 2004.

Recommendation:

It is recommended that the Toronto North Community Council consider recommending the issuance of a Community Festival Permit to the Cypriot Community of Toronto Inc.

34. Update on the Repair of the Toronto North Community Council Voting System

Report (April 27, 2004) from the Commissioner of Corporate Services, updating members of the Toronto North Community Council on steps being taken to repairing the equipment used for recorded votes during the Community Council meetings as per the request at the last Community Council meeting.

Recommendation:

It is recommended that this report be received for information.