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**TORONTO NORTH COMMUNITY COUNCIL  
AGENDA  
MEETING 7**

**Date of Meeting:** July 6, 2004  
**Time:** 9:30 a.m.  
**Location:** Council Chambers  
North York Civic Centre  
5100 Yonge Street  
Toronto, Ontario

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

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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 under the *Municipal Conflict of Interest Act***

**Confirmation of Minutes – June 8, 2004**

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

9:30 a.m. - Item 1	2:30 p.m. - Item 39
9:45 a.m. - Item 2 (Presentation)	2:45 p.m. - Item 40
10:00 a.m. - Item 3 (Presentation)	3:00 p.m. - Item 41
10:30 a.m. - Items 4 – 8	3:15 p.m. - Item 42
11:00 a.m. - Items 9 – 12	3:45 p.m. - Item 43
2:00 p.m. - Item 37	4:00 p.m. - Item 44
2:15 p.m. - Item 38	4:15 p.m. - Item 45

**Communications/Reports:**

- 1. Draft By-law – To Permanently Close a portion of the Terlean Road Road Allowance – Parts 1 and 2 on Registered Plan 66R-20663(Ward 23 – Willowdale)**

**(Deputation Item – 9:30 a.m.)  
(Public Meeting under the *Municipal Act*)**

City Solicitor, submitting a draft by-law to permanently close a portion of the Terlean Road Road Allowance shown as Parts 1 and 2 on Registered Plan 66R-20663).

- 1(a).** Clause 14 of North York Community Council Report No. 5, titled “Sale of Part of Terlean Road (Ward 23 – Willowdale)”, which was adopted as amended by City Council at its meeting held on June 24, 25 and 26, 2003.

**2. Interim Report - Archaeological Master Plan**

**(Presentation – 9:45 a.m.)**

Communication (May 25, 2004) from the City Clerk, forwarding Clause 2 contained in Report 3 of the Economic Development and Parks Committee, headed “Archaeological Master Plan – Interim Report (All Wards)”, which was adopted, as amended, by the Council of the City of Toronto at its meeting on May 18, 19 and 20, 2004; and further advising that Council referred the Interim Report to each Community Council for comment to the Economic Development and Parks Committee.

**3. Harmonized City-wide Private Tree By-law (All Wards)**

**(Presentation & Deputation Item – 10:00 a.m.)**

Communication (June 1, 2004) from the Planning and Transportation Committee advising that the Committee, at its meeting held on June 1, 2004:

- (1) referred the report (May 7, 2004) from the Commissioner of Urban Development Services and the Commissioner of Economic Development, Culture and Tourism to the Community Councils for further public consultation and report back to the Planning and Transportation Committee for its meeting scheduled to be held on September 7, 2004;
- (2) requested the Community Council Administrators to advise ratepayer associations when this item will be considered by the Community Councils;
- (3) reiterated the fact that the fee be waived for trees which are dead, dying or diseased or in serious decline as determined by City Arborist staff;
- (4) referred the tree canopy issue to the Roundtable on a Beautiful City for consideration and report to the Planning and Transportation Committee for its meeting to be held on September 7, 2004; and
- (5) requested the Commissioner of Urban Development Services to submit a report to the meeting of the Planning and Transportation Committee scheduled to be held on June 28, 2004 on the use of site plan control specifically for the purpose of protecting City trees on public property for unauthorized removal and that this report include a cost recovery proposal.

- 3(a). Communication (June 15, 2004) from Norman and Nell Hardie
- 3(b). Communication (June 23, 2004) from Shelley Petrie, tea (Toronto Environmental Alliance)

**4. Request to Remove One Privately Owned Tree – 281 Fairlawn Avenue (Ward 16 – Eglinton-Lawrence)**

**(Deputation Item – 10:30 a.m.)  
(Deferred from June 8, 2004 meeting)**

Report (May 3, 2004) from the Commissioner of Economic Development, Culture and Tourism, reporting on an application for a permit to remove one 51 cm diameter white spruce tree on private property.

Recommendations:

It is recommended that:

- (1) Toronto North Community Council deny the request for the removal of one privately owned tree at 281 Fairlawn Avenue; or
- (2) Toronto North Community Council approve the request for the removal of one privately owned tree at 281 Fairlawn Avenue, conditional on the owner agreeing to implement the planting plan on file with Urban Forestry Services.

**5. Request to Remove One Privately Owned Tree – 210 Ranleigh Avenue (Ward 25 – Don Valley West)**

**(Deputation Item – 10:30 a.m.)  
(Deferred from June 8, 2004 meeting)**

Report (May 3, 2004) from the Commissioner of Economic Development, Culture and Tourism, reporting on an application for a permit to remove on 71 cm diameter silver maple tree on private property.

Recommendations:

It is recommended that:

- (1) Toronto North Community Council deny the request for the removal of one privately owned tree at 210 Ranleigh Avenue; or
- (2) Toronto North Community Council approve the request for the removal of one privately owned tree at 210 Ranleigh, conditional on the owner

agreeing to implement the planting plan on file with Urban Forestry Services.

**6. Request for Fence Exemption – 21 Wimpole Drive (Ward 25 – Don Valley West)**

**(Deputation Item – 10:30 a.m.)**

Report (June 7, 2004) from the North District Manager, Municipal Licensing and 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 a portion of perimeter chain link pool fencing from the required post spacing of 2.4 metres maximum.

Recommendation:

It is recommended that the application be approved.

**7. Request for Fence Exemption – 2 Candis Drive (Ward 10 – York Centre)**

**(Deputation Item – 10:30 a.m.)**

Report (June 21, 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 Municipal Code Chapter 447 Fences, in order to permit a 2 metre high fence in the front yard.

Recommendation:

It is recommended that the application be approved.

**8. Boulevard Leasing Agreement – 1610 Eglinton Avenue West (Ward 15 – Eglinton-Lawrence)**

**(Deputation Item – 10:30 a.m.)**

Report (June 19, 2004) from the North District Manager, Municipal Licensing & Standards, Urban Development Services, reporting on an application to lease a portion of the municipal boulevard on the north side of Eglinton Avenue West, west of Oakwood Avenue, for the purpose of a boulevard café at 1610 Eglinton Avenue West.

Recommendations:

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

- (1) that the encroachment be approved by the City, subject to the condition that the owner(s) enter into an Boulevard Lease 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 patio, equipment or enclosure during snow removal;
- (4) that the life of the Agreement be limited to 1 year 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 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 modification to the encroachment beyond what is allowed under the terms of the Agreement;
- (8) All encroachments be subject to a legal agreement being entered into between the City and the owner of the property abutting the encroachment;
- (9) Such agreement be to the satisfaction of the City Solicitor and the Commissioner of Urban Development Services;
- (10) No loud music;
- (11) Approval be obtained from the Alcohol and Gaming Commission of Ontario;
- (12) A new endorsement be obtained from Toronto Licencing;

- (13) The owner pays the following fees:
- (i) Application fees \$ 436.19 based on Corporate Services, Facilities and Real Estate;
  - (ii) Annual fee of \$25.00 plus \$5.50 per square metre for the outdoor café for which the permit relates.

**9. Request for Approval of Variances from the former City of York Sign By-law No. 3369-79, as amended, for the erection of a ground sign at 2460 Dufferin Street (Ward 15 – Eglinton-Lawrence)**

**(Deputation Item – 11:00 a.m.)**

Report (June 21, 2004) from the Director of Building and Deputy Chief Building Official, Urban Development Services, reporting on a request by Dominic Rotundo of Pattison Sign Group on behalf of Toronto Hyundai, for a variance from the former City of York Sign By-law No. 3369-79, as amended, to permit the erection of a pylon sign on public property adjacent to 2460 Dufferin Street.

Recommendations:

It is recommended that Toronto North Community Council:

- (1) approve the request for variance with the following conditions:
  - (a) the applicant enter into a lease agreement with the City of Toronto, subject to approval of Works and Emergency Services, Transportation Division and Public Utilities,
  - (b) upon approval of the variance, the applicant be advised, of the requirements to obtain the necessary sign permit from the Commissioner of Urban Development Services.

**10. Request for Approval of Variances from the former City of North York Sign By-law No. 30788, as amended, for the erection of a non-illuminated development ground sign at 20 Sheppard Avenue West (Ward 23 – Willowdale)**

**(Deputation Item – 11:00 a.m.)**

Report (June 22, 2004) from the Director of Building and Deputy Chief Building Official, Urban Development Services, reporting on a request by Robert Blazeovski of Minto Gardens Inc., for approval of variances from the former City of North York Sign By-law No. 30788, as amended, to permit the erection of a 5.73 metres (18 feet 10 inches) high, 37.26 square metres (400 square feet) non-illuminated land development ground sign.

Recommendation:

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

**11. Request 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 video Display screen at 100 Wynford Drive (Ward 26 – Don Valley West)**

**(Deputation Item – 11:00 a.m.)**

Report (June 22, 2004) from the Director of Building and Deputy Chief Building Official, Urban Development Services, reporting on a request by Marc Choquete of Aedifica, on behalf of his client “Bell Canada”, for a variance from the former City of North York Sign By-law No. 30788, as amended, to permit the erection of a video display screen at the above location.

Recommendation:

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

**12. Request for Variances from the former City of North York Sign By-law No. 30788, as amended, for the erection of an illuminated ground sign with an electronic message display on the public road allowance adjacent to the Canadian Memorial Chiropractic College (CMCC) at 6100 Leslie Street (Ward 24 – Willowdale)**

**(Deputation Item – 11:00 a.m.)**

Report (June 22, 2004) from the Director of Building and Deputy Chief Building Official, Urban Development Services, reporting on a request by Samuel Markle of The Brother Markle Inc., on behalf of the Canadian Memorial Chiropractic College (CMCC) for variances from the former City of North York Sign By-law No. 30788, as amended, to permit the erection of a 3.4 metres (11 feet 2 inches) high with an area of 5.7 square metres (61.75 square feet) illuminated ground sign with an electronic message display on the public road allowance adjacent to the CMCC at 6100 Leslie Street.

Recommendations:

It is recommended that:

- (1) The variance for the increase in maximum permitted sign area be approved;

- (2) The variance to locate the sign on public property be refused;
- (3) If the variance to locate the sign on public property is approved, the applicant be notified
  - (a) of the need to obtain the approval from the Works and Emergency Services Department, Transportation Services Division; and
  - (b) no permit shall be issued for such signs until an agreement satisfactory to the City Solicitor or his designate has been completed between the City and the owner wherein the owner has agreed to indemnify and save harmless the City from any liability relating to the erection of the sign and that the sign be removed forthwith at the expense of the owner, if so directed by the Chief Building Official, and that the Chief Building Official has the right and authority to cause the sign to be removed if the owner fails to do so.
- (4) The applicant be notified if the variances are approved of the need to obtain the necessary sign permit.

**13. Dedication and naming of the 0.3 metre wide reserve strip to form part of Dufferin Street (Ward 10 – York Centre)**

Report (June 21, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, seeking authorization for the dedication and naming of the 0.3 metre wide reserve strip (the “Reserve”), shown as Part 1 and Part 2 on the attached Sketch No. PS-2004-095, for public highway purposes and to incorporate these lands in the Dufferin Street road allowance.

Recommendations:

It is recommended that:

- (1) the Reserve, shown as Part 1 and Part 2 on Plan 66R-20339, be dedicated and named for public highway purposes, to form part of Dufferin Street; and
- (2) the appropriate City officials be authorized to take whatever action is necessary to give effect thereto, including the introduction in Council of any bills that might be necessary.

**14. Dedication and Naming of the 0.3 metre wide reserve strip to form part of Victoria Park Avenue (Ward 24 – Willowdale)**

Report (June 11, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, seeking authorization for the dedication and



naming of the 0.3 metre wide reserve strip (the “Reserve”), shown as PART 1 on the attached Sketch No. PS-2004-085, for public highway purposes and to incorporate these lands into the Victoria Park Avenue road allowance.

Recommendations:

It is recommended that:

- (1) The Reserve, shown as Part 1 on Plan 66R-21122, be dedicated and named for public highway purposes, to form part of Victoria Park Avenue; and
- (2) the appropriate City officials be authorised to take whatever action is necessary to give effect thereto, including the introduction in Council of any bills that might be necessary.

**15. Pedestrian Crossing Restrictions – Don Valley Parkway at York Mills Road (east intersection) (Ward 34 – Don Valley East)**

Report (May 31, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on obtaining approval to prohibit north-south pedestrian crossings on the west side of the signalized intersection of the northbound Don Valley Parkway off-ramp and York Mills Road.

Recommendations:

It is recommended that:

- (1) pedestrian crossings be prohibited on the west side of the signalized intersection of the northbound Don Valley Parkway off-ramp and York Mills Road, between the west curb line of the northbound Don Valley Parkway off-ramp and a point 120 metres westerly thereof; and
- (2) the appropriate by-law be amended, accordingly.

**16. Pedestrian Crossover – Lawrence Avenue West, Corona Street to Bolingbroke Road (Ward 15 – Eglinton-Lawrence)**

Report (June 21, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on a request to install a Pedestrian Crossover (PXO) on Lawrence Avenue West, in the vicinity of 760 Lawrence Avenue West.

Recommendation:

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

**17. Parking Prohibitions – Vaughan Road (Ward 15 – Eglinton-Lawrence)**

Report (June 21, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on a request to amend parking regulations on Vaughan Road.

Recommendations:

It is recommended that:

- (1) the former City of York Traffic By-law No's. 196-84 and 2958-94 be amended by deleting the No Parking Anytime prohibition on the north side of Vaughan Road, from Glenholme Avenue to a point 40.5 metres east thereof;
- (2) the former City of York Traffic By-law No's. 196-84 and 2958-94 be amended by prohibiting parking at anytime on the north side of Vaughan Road, from the easterly limit of Glenholme Avenue to a point 28.5 metres easterly thereof; and
- (3) the appropriate City Officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

**18. Parking Prohibitions – Leacrest Road (Ward 26 – Don Valley West)**

Report (June 16, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on a request to prohibit parking on Leacrest Road.

Recommendations:

It is recommended that:

- (1) parking be prohibited at any time on the north side of Leacrest Road, from the easterly limit of Mallory Crescent (east leg) to the westerly limit of Rolph Road; and
- (2) that the appropriate by-law(s) be enacted.

**19. Parking Prohibitions – Empress Avenue (Ward 23 – Willowdale)**

Report (June 10, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on a request to prohibit parking on a portion of Empress Avenue.

Recommendation:

It is recommended that Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking at any time on the south side of Empress Avenue, from the westerly limit of Bayview Avenue to a point 65 metres westerly thereof.

**20. Stopping Prohibitions – Belgravia Avenue, Dufferin Street to Locksley Avenue (Ward 15 – Eglinton-Lawrence)**

Report (May 31, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on amending the existing stopping prohibitions on Belgravia Avenue, from Dufferin Street to Locksley Avenue.

Recommendations:

It is recommended that:

- (1) the existing No Stopping Anytime prohibition on the south side of Belgravia Avenue, from Dufferin Street to a point 61 metres easterly, be deleted;
- (2) stopping be prohibited at anytime on the south side of Belgravia Avenue, from Dufferin Street to a point 69 metres east; and
- (3) the existing limits for permit parking be amended to accommodate the extension of the No Stopping limits.

**21. Stopping Prohibitions – Longmore Street (Ward 24 – Willowdale)**

Report (June 15, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on a request to prohibit stopping at any time on a portion of Longmore Street.

Recommendations:

It is recommended that:

- (1) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the No Parking Anytime prohibition on the east side of Longmore Street, from the northerly limit of Sheppard Avenue East to the southerly limit of Greenfield Avenue;
- (2) Schedule IX of By-law No. 31001, of the former City of North York, be amended prohibiting stopping at anytime on both sides of Longmore Street, from the northerly limit of Sheppard Avenue East to a point 30 metres northerly thereof; and

- (3) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by prohibiting parking at anytime on the east side of Longmore Street, from a point 30 metres north of the northerly limit of Sheppard Avenue East to the southerly limit of Greenfield Avenue.

**22. Parking Amendments – Lea Avenue, Airdrie Road to Randolph Road (Ward 26 – Don Valley West)**

Report (June 16, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on amending the parking prohibitions on Lea Avenue.

Recommendations:

It is recommended that:

- (1) the existing No Parking, 8:00 a.m. to 6:00 p.m., Monday to Saturday, prohibition on the north side of Lea Avenue, between Airdrie Road and Randolph Road, be rescinded;
- (2) parking be prohibited from 10:00 a.m. to 4:00 p.m., Monday to Saturday, on the north side of Lea Avenue, from Airdrie Road to Randolph Road; and
- (3) the appropriate City officials be requested to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

**23. Designated Taxi Stand – Harlandale Avenue (Ward 23 – Willowdale)**

Report (May 31, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on the installation of a designated taxi stand on Harlandale Avenue.

Recommendation:

It is recommended that Schedule IV of By-law No. 31001, of the former City of North York, be amended to permit, at anytime, a taxi stand for a maximum of two taxis on the south side of Harlandale Avenue, from a point six metres west of the westerly limit of Yonge Street to a point 12 metres westerly thereof.

**24. 40 km/h Speed Limit – Esgore Drive, Saunders Street and Apsley Road (Ward 16 – Eglinton-Lawrence)**

Report (June 18, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on a request to reduce the speed limit on Esgore Drive, Saunders Street and Apsley Road.

Recommendations:

It is recommended that:

- (1) By-law No. 31878, of the former City of North York, be amended to reduce the speed limit on Esgore Drive, from the westerly limit of Yonge Boulevard to the northerly limit of Brooke Avenue, to 40 km/h;
- (2) By-law No. 31878, of the former City of North York, be amended to reduce the speed limit on Saunders Street, from the southerly limit of Wilson Avenue to the westerly limit of Esgore Drive, to 40 km/h; and
- (3) By-law No. 31878, of the former City of North York, be amended to reduce the speed limit on Apsley Road, from the easterly limit of Esgore Drive to the westerly limit of Yonge Boulevard, to 40 km/h.

**25. Permitted Parking Amendments – Little Boulevard (Ward 15 – Eglinton-Lawrence)**

Report (June 18, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on a request to amend the existing parking restrictions on Little Boulevard.

Recommendations:

It is recommended that:

- (1) the former City of York Traffic By-law numbers 196-84 and 2958-94 be amended by deleting the one hour permitted parking from 8:00 a.m. to 7:00 p.m., on the east side of Little Boulevard, from the southerly limit of Bowie Avenue to the northerly limit of Eglinton Avenue West; and
- (2) the appropriate City Officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

**26. Traffic Calming (Speed Humps) – Rockvale Avenue, Hanson Road to Rogers Road (Ward 15 – Eglinton-Lawrence)**

Report (May 31, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on the results of the traffic calming poll of residents on Rockvale Avenue, Hanson Road to Rogers Road.

Recommendation:

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

**27. Pedestrian Crossover: Caledonia Road at Glengrove Avenue (Ward 15 – Eglinton-Lawrence)**

Report (June 21, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on a request to install a Pedestrian Crossover (PXO) on Caledonia Road.

Recommendation:

It is recommended that Schedule A of By-law No. 30518, of the former City of North York, be amended to include a Pedestrian Crossover on the north leg of the intersection of Caledonia Road and Glengrove Avenue.

**28. Provision of a “Passenger Loading Zone” - Eglinton Avenue West, north side, between Castle Knock Road and Avenue Road, fronting premises no. 400 Eglinton Avenue West (Eglinton Grand Event Venue) (Ward 16 Eglinton-Lawrence)**

Report (May 14, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on keeping the area fronting premises no. 400 Eglinton Avenue West clear of parked vehicles and enhance pick-up/drop-off opportunities for persons attending events at the Eglinton Grand Event Venue.

Recommendations:

It is recommended that:

- (1) standing be prohibited on the north side of Eglinton Avenue West, from a point 85 metres east of Castle Knock Road to a point 12 metres further east; and
- (2) the appropriate City officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any bills that are required.

**29. Request for Poll – Speed Hump Plan – Robina Avenue between Holland Park Avenue and Vaughan Road (Ward 15 – Eglinton-Lawrence)**

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

“WHEREAS residents of Robina Ave between Holland Park Ave and Vaughan Rd have expressed concern with regards to vehicle speeds on the roadway; and

WHEREAS residents of Robina Ave between Holland Park Ave and Vaughan Rd have expressed concern with regards to the volume of traffic on the roadway; and

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

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

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

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

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

**30. Nomination of Two Citizen Representatives from Toronto North Community Council Area to the Heritage Toronto Board of Directors**

Report (June 21, 2004) from the Executive Director, Heritage Toronto, recommending to City Council, the appointment of two representatives from the Toronto North Community Council area to the Heritage Toronto Board of Directors.

Recommendations:

It is recommended that:

- (1) the North York Community Council recommend to Council the appointment of the selected individuals listed in Attachment No. 1, to the Heritage Toronto Board of Directors for a term commencing once Council passes the by-law making the new Heritage Toronto Board composition effective, and expiring on November 30, 2006, or until a successor is appointed; and
- (2) 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)*

**31. North York Wedding Chapel (Ward 23 – Willowdale)**

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

“WHEREAS the City of North York Civic Wedding Chapel located in North York City Hall offers a low cost non sectarian venue where hundreds of couples tie the knot annually; and

WHEREAS this facility is tucked away at the rear of the building in an airless, windowless room; and

WHEREAS the City of North York Civic Wedding Chapel is depressingly shabby; and

WHEREAS the funeral home like décor of this facility reflects both a somber view of marriage, a lack of maintenance and an atmosphere of neglect; hardly the best way to start out a marriage; and

WHEREAS the Mayor’s office in North York Civic Center has been vacant for almost seven years now and would be a significantly better venue for this facility; and

WHEREAS the city is now committed to an atmosphere of optimism and a brighter future; therefore

BE IT RESOLVED THAT the staff report on the feasibility of relocating and re-decorating this venue; and

BE IT FURTHER RESOLVED THAT in so doing the staff report on how much the rental fee would have to be raised to provide a first class facility; and



BE IT FURTHER RESOLVED THAT this report be brought forward so that a re-decorated and relocated facility can be in operation in the fall of 2004; and

BE IT FURTHER RESOLVED THAT a subsequent review be undertaken of all of the wedding venues currently being operated by the city.”

**32. Information Report – Ontario Municipal Board Hearing – Committee of Adjustment Appeals – 56 Blythwood Road (Ward 25 – Don Valley West)**

Report (June 17, 2004) from the City Solicitor, advising Community Council as to the outcome of Ontario Municipal Board proceedings related to the owner’s appeal of the Committee of Adjustment decision to refuse an application for minor variances and consent to sever to permit the construction of three new residential dwellings at 56 Blythwood Road (Application Nos. A734/02M, A735/02M, A736/02M and B070/02M).

Recommendation:

It is recommended that this report be received for information.

**33. Ontario Municipal Board Hearing – Appeal of Zoning Amendment Application – English Lanes Homes Inc. – 39 Green Belt Drive (Ward 34 – Don Valley East)**

Report (June 22, 2004) from the City Solicitor advising as to the outcome of the Ontario Municipal Board proceedings as contemplated in Report No. 3, Clause 40 of the Toronto North Community Council.

Recommendation:

It is recommended that City Council authorize execution of a Section 37 Agreement prepared by the City Solicitor to secure the provision of public benefits in the value of \$27,000.00 as directed by the Ontario Municipal Board and described in the report of the City Solicitor dated June 22, 2004.

**34. Preliminary Report – OPA & Rezoning Application 04 109551 NNY 23 OZ – Rosedale Development Inc. – E.I. Richmond Architects & Kohn Shnier Architects – 4917-4995 Yonge Street, 11-27 Hollywood Avenue, 8-18 & 50 Spring Garden Avenue (Ward 23 – Willowdale)**

Report (June 16, 2004) from the Director, Community Planning, North District, Urban Development Services, providing preliminary information on the above-noted revised applications and seeking Community Council’s directions on further processing of the applications and on the community consultation process, and further seeking Council’s direction respecting the appeals of the original applications to the Ontario Municipal Board.

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;
- (4) the City Solicitor be directed to advise the Ontario Municipal Board that the applications made in December 2002 were incomplete, should not be approved in that form, and have been superceded by the application received in February 2004; and
- (5) the City Solicitor request the Ontario Municipal Board not to schedule a hearing respecting either the original or revised applications until there has been adequate time provided for the community planning process and for Council to formulate a position respecting the February 2004 applications.

**35. Status Report – Application to Amend the Official Plan and Zoning By-law 7625 – UDOZ-00-17 – 569 Sheppard Avenue West and 4383 Bathurst Street – PMG Planning Consulting (Ward 10 – York Centre)**

Report (June 22, 2004) from the Manager, Municipal Licensing & Standards, North District and the Director, Community Planning, North District, Urban Development Services, reporting on the status of the enforcement and/or completion of all the Property Standards violations identified in the report dated May 23, 2002 from the Manager, Municipal Licensing & Standards and Court Services, North District, and the costs associated with the value of these improvements; and reporting on the appropriateness of identifying any costs associated with Property Standards violations within the matters to be secured under a Section 37 Agreement so that they are not included in the costs to be passed through to the tenants through rent increases.

Recommendation:

It is recommended that this report be received for information.

**36. Final Report – Part Lot Control Application 04 138070 NNY 23 PL – Domenic Rotundo, Gambin RDQ – 73 & 75 Finch Avenue West (Ward 23 – Willowdale)**

Report (June 9, 2004) from the Director, Community Planning, North District, Urban Development Services, reporting on a request for an exemption from part lot control in order that 7 townhouse dwelling units and 2 semi-detached dwelling units may be conveyed into separate ownership.

Recommendations:

It is recommended that:

- (1) the application be approved;
- (2) the Owner of the subject lands be required to register a Section 118 Restriction under the Land Titles Act, to the satisfaction of the City Solicitor, agreeing not to convey or mortgage any part of the lands without the prior written consent of the Chief Planner or his designate;
- (3) the City Solicitor be authorized to take the necessary steps to allow for the removal of the Section 118 Restriction from title to the subject lands, upon receipt of confirmation that the Common Element Condominium Plan has been registered;
- (4) staff obtain proof of payment of all current property taxes for the subject site from the owner prior to the enactment of the Part Lot Control Exemption By-law;
- (5) the City Solicitor introduce the necessary Bills in Council to give effect to recommendation 1 after such time that recommendations 2 and 4 are satisfied, and such by-law to expire one year after it has been enacted; and
- (6) the appropriate City Officials be authorized and directed to register the By-law on title.

**37. Final Report – Rezoning Application 04 109961 NNY 23 OZ – 1 Avondale Avenue and Rezoning Application 04 109950 NNY 23 OZ and Site Plan Application 04 109443 NNY 23 SA – 19 Avondale Avenue – BBT Development Group – Rafael and Bigauskas Architects (Ward 23 – Willowdale)**

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

Report (June 16, 2004) from the Director, Community Planning, North District, Urban Development Services, reporting on an application to amend the Zoning By-laws for a 20 storey mixed use building at 1 Avondale Avenue and a 7 storey residential building at 19 Avondale Avenue.

Recommendations:

It is recommended 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 Amendments attached as Attachments 7 for 1 Avondale Avenue and Attachment 8 for 19 Avondale Avenue.
- (2) authorize the City Solicitor to make such stylistic and technical changes to draft Zoning By-law Amendments as may be required.
- (3) require the owner, prior to introducing the necessary Bills to City Council for enactment, to enter into a Section 37 Agreement to implement density incentives for the provision of below grade bicycle storage and private amenity area for 19 Avondale Avenue as noted in the draft by-law included as Attachment 8;
- (4) approve the plans and Conditions of Site Plan for 19 Avondale Avenue included as Attachment 9 and require the applicant to enter into a Site Plan Agreement under Section 41 of the Planning Act based on the conditions and plans included as Attachment 9 prior to issuance of a building permit.

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

**(Public Meeting under the *Planning Act* – 2:15 p.m.)**

Report (June 16, 2004) from the Director, Community Planning, North District, Urban Development Services, reporting on an application to amend the Zoning By-law for a 3 storey mixed-use at 89 Finch Avenue West.

Recommendations:

It is recommended that City Council:

- (1) amend the Zoning By-law for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6.
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
- (3) before introducing the necessary Bills to City Council for enactment, the owner be required to:

- (a) convey to the City, for a nominal sum and free and clear of all encumbrances, a road widening measuring approximately 2.76 metres along the Finch Avenue West frontage;
- (b) submit revised plans reflecting the changes outlined by this report; and obtain site plan approval from the Director, Community Planning, North District under Section 41 of the Planning Act.

**39. Final Report – Application to Amend the Official Plan and Zoning By-law 7625 – 03 163125 NNY 23 OZ – Wycliffe Leona Limited – 9 to 21 Leona Drive (Ward 23 – Willowdale)**

**(Deputation Item – 2:30 p.m.)**

(Report Not Yet Available)

**40. Final Report – OPA & Rezoning Application 04 107621 NNY 23 OZ – B’Nai Brith Hillel of Toronto Inc. – Benjamin Schultz - 1 Kenton Drive (Ward 23 – Willowdale)**

**(Public Meeting under the *Planning Act* – 2:45 p.m.)**

Report (June 23, 2004) from the Director, Community Planning, North District, Urban Development Services, reporting on an application to amend the Official Plan and the Zoning By-law for a 3-storey residential care facility for Alzheimer residents at 1 Kenton Drive (southeast corner of Bathurst Street and Kenton Drive).

Recommendations:

It is recommended that City Council:

- (1) amend the Official Plan for the former North York substantially in accordance with the draft Official Plan Amendment attached as Attachment 8.
- (2) amend Zoning By-law 7625 for the former North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 9.
- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required.
- (4) before introducing the necessary Bills to City Council for enactment, require the owner to:

- (a) 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 corner of Bathurst Street and Kenton Drive, 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, and have these deeds registered by the City;
- (b) have obtained Site Plan Approval under section 41 of the Planning Act from the Director, Community Planning, North District, with the Site Plan Approval to include the following conditions, among such other matters as may be required by the City:
  - (i) that the owner agrees to implement, and monitor on an ongoing basis, demolition and dust control measures, for the duration of both the demolition of the existing building and the construction of the new building, substantially in accordance with the procedures outlined in Attachment 7c; and
  - (ii) that prior to the issuance of any building permit for the site, including a demolition permit for the existing building, the owner shall submit to and have approved by the Commissioner of Works and Emergency Services (Director, Transportation Services, District 3) a construction staging and truck routing plan for the project, and agrees to implement the measures contained within this plan.

**40(a).** Communication (April 19, 2004) from Casey K. Piekarz

**41. Final Report – Removal of Holding “H” Symbol – 04 125574 NMI 25 0Z - Four Seasons Hotels Limited - 1165 & 1177 Leslie Street (Ward 25 – Don Valley West)**

**(Deputation Item – 3:00 p.m.)**

Report (June 23, 2004) from the Director, Community Planning, North District, Urban Development Services, reporting on an application to amend the Zoning By-law to lift the Holding Symbol provisions as they pertain to 1165 Leslie Street and a portion of 1177 Leslie Street to accommodate a 6-storey office addition at the rear of the existing office building at 1165 Leslie Street.

Recommendations:

It is recommended that City Council:

- (1) Amend Zoning By-laws MC(23)(H) and MC(24)(H) as they pertain to 1165 and 1177 Leslie Street for the former City of North York

substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5.

- (2) Authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
- (3) Before introducing the necessary Bill to City Council for enactment, require the owner to:
  - (a) submit confirmation from the Works & Emergency Services Department that the requirements noted in their memorandum dated June 21, 2004 have been satisfied;
  - (b) submit confirmation from the Finance Revenue Services Division that there are no fees or charges to be paid, including outstanding taxes and local improvement charges for 1165 and 1177 Leslie Street.

**42. Final Report – OPA & Rezoning Application 03 183175 NMI 26 OZ – Site Plan Application 04 135672 SA Subdivision Application 04134847 SB – Daniels Midtown Corporation, Kirkor Architects – 1929 Bayview Avenue – east of the CNIB Head Office (Ward 26 – Don Valley West)**

**(Public Meeting under the *Planning Act* – 3:15 p.m.)**

Report (June 15, 2004) from the Director, Community Planning, North District, Urban Development Services, reporting on an application to amend the Official Plan and the Zoning By-law for a residential development at 1929 Bayview Avenue and recommending draft plan of subdivision approval for a new public road.

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 6.
- (2) Amend the City of Toronto Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment 7.
- (3) Amend the Official Plan for the former Borough of East York substantially in accordance with the draft Official Plan Amendment attached as Attachment 8.

- (4) Amend Zoning By-law 7625 for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 9.
- (5) Amend Zoning By-law 1916 for the former Borough of East York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 10.
- (6) Authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendments and draft Zoning By-laws as may be required.
- (7) Before introducing the necessary Bills to City Council for enactment, the owner shall enter into an agreement with the City of Toronto in a form satisfactory to the City Solicitor to secure the following:
  - (a) a cash contribution of \$250,000 for off site community improvements; and,
  - (b) a cash-in-lieu contribution of \$300,000 to the Capital Revolving Fund for Affordable Housing.
- (8) Council be advised that the Acting Chief Planner, who has been delegated authority to approve conditions of draft plan of subdivision approval, proposes to approve the application subject to the conditions contained in this report.
- (9) Authorize the City Solicitor to introduce the necessary Bills in Council to give effect to these recommendations and to prepare the agreements referred to.

**42(a).** Communication (June 18, 2004) from Mr. W.H. Willis, in opposition to the application submitted by Daniels Midtown Corporation.

**43. OMB Settlement Report – Application to Amend the Official Plan and Zoning By-law – TB CMB 2002 0007 - Monarch Construction Limited (Hillier and Graziani and Corazza Architects Inc.) – 2025 – 2045 Sheppard Avenue East (Ward 33 – Don Valley East)**

**(Deputation Item – 3:45 p.m.)**

Report (June 22, 2004) from the Director, Community Planning, North District, Urban Development Services, reporting on a proposal to amend the North York Official Plan and Zoning By-law to permit residential, office and commercial development including 900 to 1,070 residential units; and further recommending that the City Solicitor and appropriate City staff bring forward the position outlined in the report to the Ontario Municipal Board hearing scheduled to start on September 20, 2004.



Recommendations:

It is recommended that:

- (1) City Council endorse the settlement of the OMB appeal for 2025-2045 Sheppard Avenue East, based on the revised concept submitted by the applicant, which settlement includes the following:
  - (a) The lands located between Sheppard Avenue and the proposed new road be redesignated in the North York Official Plan to Mixed Use.
  - (b) The maximum overall density be limited to 3.5 FSI excluding density exemptions.
  - (c) The maximum gross floor area be limited to 93,814 square metres, excluding density exemptions, of which a minimum of 8,740 square metres shall be for office and commercial uses to be located south of the new public road.
  - (d) The maximum number of dwelling units be limited to 900 to 1,070 units.
  - (e) A commercial use of minimum 464 square metres be built on the south side of the new road prior to or at the same time as construction of the first residential building.
  - (f) Prior to construction of the third residential tower, an office use with a minimum gross floor area of 3,251 square metres shall be built on the south side of the new road.
  - (g) The maximum building heights be limited to 38 storeys for Building A, 30 storeys for Building B, and 25 storeys for Building C.
- (2) Prior to the OMB Hearing, the applicant submit revised detailed plans to the City for review, based on the revised concept discussed in the report and which include the following:
  - (a) A Section 41 Site Plan application which includes site, elevation, landscaping and parking drawings and associated data.
  - (b) Any necessary supporting documentation for the revised proposal including a wind tunnel test report and sun/shade report for the proposed maximum heights, to the satisfaction of the Director, Community Planning, North District.

- (3) The detailed zoning by-law incorporate performance standards which include, but is not limited to, regulations on building setbacks, building floor plate and envelopes, build to lines on Sheppard Avenue, parking, building heights, gross floor area, number of dwelling units, minimum indoor recreational amenity space, outdoor open space area, locker space, and Section 37 benefits.
- (4) As part of the detailed review of the revised plans, the applicant shall address the concerns of the commenting departments and agencies including the requirements of the Works & Emergency Services Department and the Ministry of Transportation, Corridor Management Office.
- (5) The City Solicitor request that the Ontario Municipal Board hold its Order approving the Official Plan amendment and zoning by-law until:
  - (a) the owner has entered into an Agreement under Section 37 of the Planning Act agreeing to provide a \$1 million contribution to be used for community facility improvements in the area, to the satisfaction of the Commissioner of Economic Development, Culture and Tourism in consultation with the ward Councillor. The payment is to be submitted to the City prior to building permit for the first residential building.
  - (b) The owner has entered into an Agreement under Section 37 of the Planning Act agreeing to provide a \$200,000 contribution to be used for sidewalk and other pedestrian related improvements along Sheppard Avenue west of Yorkland Road to the Don Mills subway station, to the satisfaction of the Commissioner of Urban Development Services. The payment is to be submitted to the City prior to building permit for the first residential building.
  - (c) The owner has entered into an Agreement under Section 37 of the Planning Act agreeing to contribute \$10,000 for future traffic monitoring, to the satisfaction of the Director, Community Planning, North District. The payment is to be submitted to the City prior to building permit for the first residential building.
  - (d) The owner has entered into an Agreement under Section 37 of the Planning Act agreeing to provide a shuttle bus service to the Don Mills subway station, to the satisfaction of the Director, Community Planning, North District. Details of the shuttle bus service will be included in the agreement.
  - (e) The owner has entered into an Agreement under Section 37 of the Planning Act agreeing to the timing for the provision of a commercial use and office building on the south side of the new public road.

- (f) The owner has submitted a plan of subdivision application for the new road.
  - (g) The owner has given a written undertaking in a form satisfactory to the City Solicitor, that upon the Official Plan amendment and zoning by-law described in this report coming into force and effect, that the owner's appeal of the New Toronto Official Plan be settled upon the necessary amendments to the New Toronto Official Plan being made to reflect the Official Plan amendment and zoning by-law approved by the OMB.
  - (h) The owner has applied for and received site plan approval, which may include phasing, and entered into an agreement under Section 41 of the Planning Act.
- (6) City staff be authorized to attend the Ontario Municipal Board hearing in support of the proposed development as revised pursuant to the recommendations above and the City Solicitor and any other appropriate City staff be authorized to take such actions as necessary to give effect to the recommendations of this report.

**44. Direction Report – Application to Amend the Official Plan and Zoning By-law No. 7625 – 04 100128 NNY 23 OZ and UDZ-99-17 – DUCA Financial Services Credit Union Ltd. – 5270 to 5290 Yonge Street (Ward 23 – Willowdale)**

**(Deputation Item – 4:00 p.m.)**

(Report Now Available)

**45. Report – Application to Amend the Official Plan and Zoning By-law – 04 120027 NHY 15 OZ – Savoia Developments Ltd. – 108 Stayner Avenue (Ward 15 – Eglinton-Lawrence)**

**(Deputation Item – 4:15 p.m.)**

(Report Not Yet Available)

**45(a).** Form letters received from the following persons in opposition to the application:

- (May 17, 2004) from Mr. Anthony Coiro;
- (May 17, 2004) from Ms. Georgina M. Gilbert;
- (May 17, 2004) from Mr. Michael Garreffa;
- (May 23, 2004) from Mr. Robert Ubaldo Bianchi;
- (May 18, 2004) from Louis Tantalo;
- (May 20, 2004) from Claudio Ricci;
- (May 17, 2004) from Ms. Mary Polimeni;

- (May 23, 2004) from A. Vicente;
- (May 17, 2004) from Ms. Anna Maria Sisti;
- (May 18, 2004) from Mr. Antonio Remigio;
- (May 17, 2004) from Mr. Frank Aldea;
- (May 17, 2004) from Mr. John Mastroianni;
- (May 18, 2004) from Ms. Maria Sibellino;
- (May 20, 2004) from Mr. Edward Gangel;
- (May 17, 2004) from Ms. Anna Eibl;
- (May 17, 2004) from Ms. Carmela Cocca;
- (May 18, 2004) from Ms. Patricia Cesario;
- (May 18, 2004) from Pat Cesario;
- (May 17, 2004) from Manuel Saraiva;
- (May 17, 2004) from Serguei Toropov;
- (May 19, 2004) from Denis DaRos;
- (May 20, 2004) from Ioanna Rizos;
- (May 18, 2004) from Ms. Maria Coiro;
- (May 18, 2004) from Ms. Margherita Esposito Perrella;
- (May 18, 2004) from Mr. Luigi D'Alessandro;
- (May 20, 2004) from Mr. Joe Coiro;
- (May 20, 2004) from Ms. Rosa Crosso;
- (May 18, 2004) from Ms. Elisabeth E. Schoenhardt;
- (May 19, 2004) from Ms. Natalina Mastroianni;
- (May 19, 2004) from Ms. Marisa Legovich;
- (May 19, 2004) from D. Macdonad;
- (May 19, 2004) from Mr. Vincenzo Bianco;
- (May 22, 2004) from Mr. Luigi Coiro;
- (May 17, 2004) from Miguel Munoz;
- (May 23, 2004) from Mr. Robert Frank Bianchi;
- (May 21, 2004) from Ms. Gloria Ricci;
- (May 24, 2004) from Mr. Philip Hornick;
- (May 17, 2004) from Mr. Reginald Smith;
- (May 18, 2004) from Giuseppe Perrelli;
- (May 20, 2004) from Mr. Brian M. Love;
- (May 17, 2004) from Mr. Emilio Cocca;
- (May 17, 2004) from Ms. Nelly Muñoz;
- (May 18, 2004) from Mr. Lorenzo Sibellino;
- (May 18, 2004) from Ms. Jenny Balsam;
- (May 17, 2004) from Marina Mantoenko;
- (May 17, 2004) from Giovanni Sisti;
- (May 19, 2004) from Mr. Mike Di Cosmo;
- (May 30, 2004) from Mr. Antonio Coiro;
- (May 19, 2004) from Mr. Antonio Calabretta;
- (May 19, 2004) from Mr. Vincenzo Cozza;
- (May 18, 2004) from Assunta Di Pasquale;
- (May 17, 2004) from Ms. Anna Mastroianni;
- (May 23, 2004) from Ms. Maria Bianchi;
- (May 18, 2004) from Ms. Vanda Perrelli;
- (May 18, 2004) from Ms. Ursula Buresch;
- (May 18, 2004) from Mr. Emil F. Schoenhardt;

- (May 18, 2004) from Mr. Bruno Perrella;
- (May 19, 2004) from Mr. Maria Coccia;
- (May 19, 2004) from Mr. Antonio Lopes;
- (May 22, 2004) from Mr. Angelo Coiro;
- (May 17, 2004) from Mr. Tom Sisti;
- (May 18, 2004) from Mr. Angelo Di Pasquale;
- (May 20, 2004) from Mr. Ralph Grosso;
- (May 20, 2004) from Ms. Paula Coiro;
- (May 19, 2004) from Ms. Grace Bianco;
- (May 17, 2004) from Ms. Maria Gertrudes;
- (May 20, 2004) from Maria Rose Coiro;
- (May 19, 2004) from Ms. Tullia Bianco;
- (May 19, 2004) from Hortence Lopes;
- (May 20, 2004) from Mr. Peter Rizos;
- (May 19, 2004) from Gerry Iori;
- (May 19, 2004) from Mr. John Cocca;
- (May 20, 2004) from Jean Grosso;
- (May 20, 2004) from H. Hutchinson;
- (May 19, 2004) from Ms. Cathy Bertucci;
- (May 22, 2004) from Pina Coiro;
- (May 23, 2004) from Jorge Pergira;
- (May 22, 2004) from Ms. Mirella R. Murdocca;
- (May 22, 2004) from Mr. Frank Murdocca;
- (May 19, 2004) from Rocco Bertucci;
- (May 19, 2004) from Maria Cozza;
- (May 19, 2004) from Giuseppe Berardini;
- (May 17, 2004) from Mr. Ronald Gilbert;
- (May 23, 2004) from Mr. Domenic Bianchi;
- (June 16, 2004) from Ms. Anna Shuryn;
- (June 15, 2004) from Mr. Bruno De Angelis;
- (June 15, 2004) from Mr. Frank Granieri;
- (June 15, 2004) from Mrs. Renata Granieri;
- (June 3, 2004) from Mrs. R. Vultaggio;
- (June 11, 2004) from Mr. Anthony Succi;
- (June 11, 2004) from Ms. Maria Succi;
- (June 10, 2004) from Nina Gray;
- (June 16, 2004) from Mr. Tony Naccarato;
- (June 16, 2004) from Silia Smith;
- (June 14, 2004) from Pasquale D'Alimonte;
- (June 14, 2004) from Vilma Sartor;
- (June 13, 2004) from Dennis Tmej;
- (June 15, 2004) from Nadia Granieri;
- (June 15, 2004) from T. Mantello;
- (June 3, 2004) from Jon Tomic;
- (June 15, 2004) from Calisto Teodoro;
- (June 14, 2004) from Antonio Grossi;
- (June 14, 2004) from Benito Ferrari;
- (June 3, 2004) from Mary Bruno;
- (June 10, 2004) from Nadia Galati;

- (June 10, 2004) from Nicola Galati;
- (June 3, 2004) from Mr. Sal Vultaggio;
- (June 15, 2004) from Carmine Di Leo;
- (June 12, 2004) from Luisa Tmej;
- (June 3, 2004) from Shawna Bruno;
- (June 16, 2004) from Silvia Naccarato;
- (May 21, 2004) from Tony Demaria;
- (May 18, 2004) from Vittoria Ricci;
- (June 14, 2004) from Anna Ferrari;
- (June 11, 2004) from Angela Di Meo;
- (June 17, 2004) from Matthew R. Smith;
- (June 15, 2004) from Ms. Maria Granieri;
- (June 15, 2004) from David De Angelis;
- (June 15, 2004) from Orietta Granieri;
- (June 10, 2004) from Gianna Galati;
- (May 25, 2004) from M. Sisti;
- (May 28, 2004) from Dalia Gallo;
- (May 25, 2004) from R. Orsi;
- (June 16, 2004) from Pietro Cugliari;
- (June 14, 2004) from Franc Rubuo;
- (June 14, 2004) from N. Kreutos;
- (May 25, 2004) from Renie Orsi;
- (May 21, 2004) from Lisa Demaria;
- (May 22, 2004) from Joy Starkman;
- (May 19, 2004) from Antonietta Ariganello;
- (June 16, 2004) from Gaetano Di Meo;
- (June 15, 2004) from Maria T. Mantello;
- (May 28, 2004) from Aldo Saullo;
- (June 14, 2004) from Rosa Miriello;
- (June 10, 2004) from Steven Gray;
- (June 10, 2004) from Freddy Succi;
- (June 3, 2004) from P. Bellisimo; and
- (May 19, 2004) from Luigi Ariganello.



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**TORONTO NORTH COMMUNITY COUNCIL  
SUPPLEMENTARY AGENDA  
MEETING 7**

**Date of Meeting:** July 6, 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

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

- 39. Request for Direction – OPA & Rezoning Application – 03 163125 NNY 23 OZ – Wycliffe Leona Limited – Giancarlo Garofalo Architect - 9 - 21 Leona Drive (Ward 23 – Willowdale)**

**(Deputation Item – 2:30 p.m.)**

Report (June 28, 2004) from the Director, Community Planning, North District, Urban Development Services, providing an update on the applicant's revised proposal for an apartment building at the above address, recommending that the application as revised, not be supported, and seeking Council's direction for staff to attend at the Ontario Municipal Board in opposition to the applicant's appeals.

Recommendations:

It is recommended that:

- (1) City Council not support the applicant's revised Official Plan and Zoning Amendment applications;
- (2) the City solicitor and City staff continue to defend the refusal of this application at the Ontario Municipal Board; and
- (3) should the related Site Plan Approval application be appealed to the Ontario Municipal Board, the City Solicitor and City staff be authorized to appear before the Ontario Municipal Board in opposition to the Site Plan Approval application.

**42. Final Report – OPA & Rezoning Application 03 183175 NMI 26 OZ – Site Plan Application 04 135672 SA Subdivision Application 04134847 SB – Daniels Midtown Corporation, Kirkor Architects – 1929 Bayview Avenue – east of the CNIB Head Office (Ward 26 – Don Valley West)**

**42(b).** Communication (June 25, 2004) from Carmen and Vincent Lee

**44. Refusal and Request for Direction Report – Official Plan Amendment Application 04 100128 NNY 23 OZ and Zoning By-law Amendment Application UDZ-99-17 – DUCA Financial Services Credit Union Ltd. – Hendrik Op’T Root, Hendrik Op’T Root Architect Ltd. - 5270 to 5290 Yonge Street (Ward 23 – Willowdale)**

**(Deputation Item – 4:00 p.m.)**

Report (June 28, 2004) from the Director, Community Planning, North District, Urban Development Services, recommending refusal of an Official Plan Amendment application and a revised Zoning Amendment application proposing alternative density incentives, and seeking Council’s direction for staff to attend at the Ontario Municipal Board in opposition to the applicant’s appeals.

Recommendations:

It is recommended that:

- (1) City Council refuse the Official Plan Amendment application and the applicant’s revisions to the Zoning Amendment application with respect to alternative density incentives, as proposed;
- (2) the City Solicitor and City staff be authorized to attend at the Ontario Municipal Board to oppose the density incentives as proposed by the applicant; and
- (3) in the event the applicant chooses to offer a density incentive contribution that reflects the intent of the relevant Official Plan policies, prior to the Ontario Municipal Board hearing, that the City Solicitor and City staff be permitted to accept that incentive and support the proposal at the Ontario Municipal Board.



**45. Request for Direction Report – Application to Amend the Official Plan and Zoning By-law – 04 120027 NNY 15 OZ – 108 Stayner Avenue – Savoia Developments Ltd. (Cityscape Design Innovations Inc. (Ward 15 – Eglinton-Lawrence)**

Report (June 29, 2004) from the Director, Community Planning, North District, Urban Development Services, reporting on an appeal to the Ontario Municipal Board of the official plan amendment application, to seek Council direction on whether the City Solicitor should be directed to attend and support the position outlined in this report regarding the Official Plan Amendment application and to seek Council direction on the Zoning By-law Amendment Application, as well as any subsequent appeal.

Recommendations:

It is recommended that:

- (1) The City Solicitor and appropriate City staff be instructed to attend the Ontario Municipal Board to oppose the Official Plan Amendment Application for the reasons outlined in this report;
- (2) City Council refuse the Zoning By-law Amendment application, in its current form, on the basis of the reasons outlined in this report;
- (3) The City Solicitor and appropriate City staff be instructed to attend the Ontario Municipal Board to oppose the Zoning By-law Amendment Application for the reasons outlined in this report, if appealed to the Ontario Municipal Board; and
- (4) Authorize City staff to continue discussions with the applicant to revise the proposal to address the issues outlined in this report.

**45(b).** Form letter (June 21, 2004) from Paul Dempsey, in opposition to the proposed development.

**ADDED ITEMS**

**46. 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 full-colour programmable display at 5000 Yonge Street (Ward 23 – Willowdale)**

*(Referred back by City Council at its meeting held on June 22, 23 and 24, 2004 to the Toronto North Community Council for further consideration at its next meeting on July 6, 2004)*

Report (April 15, 2004) from the Director of Building and Deputy Chief Building Official, Urban Development Services, reporting on a request by David Monaghan of Kramer Design Associates Limited, on behalf of Menkes Development for a variance from the former City of North York Sign By-law No. 30788, as amended, to permit the erection of a full-colour programmable display at 5000 Yonge Street.

Recommendations:

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

**47. Parking Prohibitions – “122 Graydon Hall” Transit Route (Ward 34 – Don Valley East)**

**(Deputation Item – 11:30 a.m.)**

Report (June 25, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on obtaining approval to prohibit parking on those streets affected by the extension of the “122 Graydon Hall” transit route.

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 parking prohibitions between the hours of 8:00 a.m. and 4:00 p.m., Monday to Friday, on the south and west sides of Graydon Hall Drive, from a point 152.5 metres west of the easterly limit of Graydon Hall Place to the westerly limit of Fenelon Drive;
- (2) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the parking prohibitions between the hours of 8:30 a.m. and 6:00 p.m., Monday to Friday, on both sides of Fenelon Drive, from the southerly limit of Graydon Hall Drive to a point 231 metres south of the southerly limit of Graydon Hall Drive;
- (3) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the parking prohibitions between the hours of 8:00 a.m. and 6:00 p.m., Monday to Friday, on the west side of Fenside Drive, from the northerly limit of Versend Drive to the southerly limit of Roywood Drive;
- (4) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking on the south side of Graydon Hall Drive, between the hours of 6:00 a.m. and 8:00 p.m., Monday to Friday, from a point 152 metres east of the easterly limit of Don Mills Road to the westerly limit of Fenelon Drive;

- (5) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking on both sides of Fenelon Drive, between the hours of 6:00 a.m. and 8:00 p.m., Monday to Friday, from the southerly limit of Graydon Hall Drive to a point 231 metres southerly thereof;
- (6) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking on both sides of Roywood Drive, between the hours of 6:00 a.m. and 8:00 p.m., Monday to Friday, from the westerly limit of Marbury Crescent (west leg) to the westerly limit of Fenside Drive;
- (7) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking on the west side of Fenside Drive, between the hours of 6:00 a.m. and 8:00 p.m., Monday to Friday, from the southerly limit of Roywood Drive to the northerly limit of Versend Drive;
- (8) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking on the south side of Lynedock Crescent, between the hours of 6:00 a.m. and 8:00 p.m., Monday to Friday, from the easterly limit of Fenside Drive to the southerly limit of Roywood Drive; and
- (9) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking on the north side of Roywood Drive, between the hours of 6:00 a.m. and 8:00 p.m., Monday to Friday, from the northerly limit of Lynedock Crescent to the easterly limit of Fenside Drive.