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**NORTH YORK COMMUNITY COUNCIL  
AGENDA  
MEETING 8**

**Date of Meeting:** September 14, 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 NORTH YORK 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 – July 6, 2004

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

9:30 a.m.	-Item 1	2:00 p.m.	-Item 59	3:15 p.m.	-Item 64
9:45 a.m.	-Items 2 – 5	2:15 p.m.	-Item 60	3:30 p.m.	-Item 65
10:15 a.m.	-Items 6 – 14	2:30 p.m.	-Item 61		
10:45 a.m.	-Items 15 – 20	2:45 p.m.	-Item 62		
11:15 a.m.	-Items 21 – 26	3:00 p.m.	-Item 63		

- 1.** Draft By-law – To name the private lane at 8, 10 and 12 Clairtrell Road as “Espana Lane” (Ward 23 – Willowdale)

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

City Solicitor submitting a draft by-law to name the private lane at 8, 10 and 12 Clairtrell Road as “Espana Lane.

- 1(a).** Clause 15 of Toronto North Community Council Report 4, titled “Naming of Proposed Private Lane at 8, 10 and 12 Clairtrell Road (Ward 23 – Willowdale)”, which was adopted, without amendment, by City Council at its meeting on May 18, 19 and 20, 2004.

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

**(Deputation Item – 9:45 a.m.)**

**(Deferred from June 8, 2004 and July 6, 2004 meetings)**

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.

**3. Request to Remove One City Owned Tree – 11 Otonabee Avenue (Ward 24 – Willowdale)**

**(Deputation Item – 9:45 a.m.)**

Report (August 9, 2004) from the Commissioner of Economic Development, Culture and Tourism, reporting on a request to remove one City owned tree situated on the City road allowance adjacent to the above noted property.

Recommendations:

It is recommended that:

- (1) the request for the removal of one City owned tree at 11 Otonabee Avenue be denied; or
- (2) the request for the removal of one City owned tree located at 11 Otonabee Avenue be approved subject to:
  - (i) the applicant paying all applicable costs and complying with all other requirements as set out in City of Toronto Municipal Code, Chapter 813, Trees, Article II; and

- (ii) the subject tree not being removed until permitted construction and/or demolition related activities in accordance with plans commence and warrant the destruction of the tree; and
- (iii) the applicant planting one 70-mm replacement tree to the satisfaction of the Commissioner of Economic Development, Culture and Tourism; and
- (iv) the applicant furnishing a two-year renewable guarantee for the proposed tree planting, in the form of a letter of credit/certified cheque for \$588.00 to cover the costs of removal, replacement and maintenance of the 70-mm tree planted on City property.

**4. Request to Remove One City Owned Tree – 168 Bedford Park Avenue (Ward 16 – Eglinton-Lawrence)**

**(Deputation Item – 9:45 a.m.)**

Report (August 9, 2004) from the Commissioner of Economic Development, Culture and Tourism, reporting on a request to remove one City owned tree situated on the City road allowance adjacent to the above noted property.

Recommendations:

It is recommended that:

- (1) the request for removal of one City owned tree at 168 Bedford Park Avenue be denied; or
- (2) the request for the removal of one City owned tree located at 168 Bedford Park Avenue be approved subject to:
  - (i) the applicant paying all applicable costs and complying with all other requirements as set out in City of Toronto Municipal Code, Chapter 813, Trees, Article II; and
  - (ii) the subject tree not being removed until permitted construction and/or demolition related activities in accordance with plans commence and warrant the destruction of the tree; and
  - (iii) the applicant planting one 70-mm replacement tree to the satisfaction of the Commissioner of Economic Development, Culture and Tourism; and
  - (iv) the applicant furnishing a two-year renewable guarantee for the proposed tree planting, in the form of a letter of credit/certified cheque for \$588.00 to

cover the costs of removal, replacement and maintenance of the 70-mm tree planted on City property.

**5. Request to Remove One City Owned Tree – 360 Joicey Boulevard – (Ward 16 – Eglinton-Lawrence)**

**(Deputation Item – 9:45 a.m.)**

Report (August 9, 2004) from the Commissioner of Economic Development, Culture and Tourism, reporting on a request to remove one City owned tree situated on the City road allowance adjacent to the above noted property.

Recommendations:

It is recommended that:

- (1) the request for the removal of one City owned tree at 360 Joicey Boulevard be denied; or
- (2) the request for the removal of one City owned tree located at 360 Joicey Boulevard be approved, subject to:
  - (i) the applicant paying all applicable costs and complying with all other requirements as set out in City of Toronto Municipal Code, Chapter 813, Trees, Article II; and
  - (ii) the subject tree not being removed until permitted construction and/or demolition related activities in accordance with plans commence and warrant the destruction of the tree; and
  - (iii) the applicant paying a \$588.00 fee to cover the costs of planting and maintaining a 70-mm tree planted on City property, elsewhere within North District, to the satisfaction of the Commissioner of Economic Development, Culture and Tourism.

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

**(Deputation Item – 10:15 a.m.)**

**(Deferred from June 8, 2004 meeting)**

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

Recommendation:

That the application not be approved.

**7. Request for Fence Exemption – 31 Knightswood Road (Ward 25 – Don Valley West)**

**(Deputation Item – 10:15 a.m.)**

Report (August 12, 2004) from the North District Manager, Municipal Licensing & Standards, Urban Development Services, reporting on a request on behalf of the owner of 31 Knightswood Road, for an exemption from the City of Toronto Municipal Code, Chapter 447, Fences, in order to permit a 1.2 metre (4 foot) high stone wall, 21.3 metre (70 feet) in length to be used as part of the pool fence enclosure.

Recommendation:

It is recommended that the application be approved.

**8. Request for Fence Exemption – 3 Noel Avenue (Ward 26 – Don Valley West)**

**(Deputation Item – 10:15 a.m.)**

Report (August 10, 2004) from the North District Manager, Municipal Licensing & Standards, Urban Development Services, reporting on a request by the owners of 3 Noel Avenue, for an exemption from the City of Toronto Municipal Code, Chapter 447, Fences, in order to maintain an existing 2.13 metre (7 foot) high fence along the south and west lot lines in the rear yard.

Recommendation:

It is recommended that the application be approved.

**9. Request for Fence Exemption – 75 Montessor Drive (Ward 25 – Don Valley West)**

**(Deputation Item – 10:15 a.m.)**

Report (August 9, 2004) from the North District Manager, Municipal Licensing & Standards, Urban Development Services, reporting on a request by the owner of 75 Montessor Drive for an exemption from the City of Toronto Municipal Code, Chapter 447, Fences, in order to permit a 3.2 metre (10 foot 6 inch) high fence in the rear yard along the rear lot line.

Recommendation:

It is recommended that the application not be approved.

**10. Request for Fence Exemption – 77 Montessor Drive (Ward 25 – Don Valley West)****(Deputation Item – 10:15 a.m.)**

Report (August 9, 2004) from the North District Manager, Municipal Licensing & Standards, Urban Development Services, reporting on a request by the owner of 77 Montessor Drive, for an exemption from the City of Toronto Municipal Code, Chapter 447, Fences, in order to maintain an existing 3.1 metre (10 foot 4 inch) high fence in the rear yard along the rear lot line.

Recommendation:

It is recommended that the application not be approved.

**11. Request for Fence Exemption – 1 Park Lane Circle (Ward 25 – Don Valley West)****(Deputation Item – 10:15 a.m.)**

Report (August 23, 2004) from the North District Manager, Municipal Licensing and Standards, Urban Development Services, reporting on a request by the applicant and agent of the owner, Ling Wong, for an exemption from the City of Toronto Municipal Code, Chapter 447 Fences, in order to erect a wrought iron fence in the front yard approximately 2.18 metres (7' 2") in height by 79.87 metres (262') in length; a wrought iron gate located in the front yard across the driveway varying in height from 2 metres (6') to 2.4 metres (8') with a width of 5.4 metres (18'); and a wrought iron fence 2.18 metres (7'2") in height by 75.10 metres (246.39') in length located in the flankage yard on the north side of the property.

Recommendation:

It is recommended that the application not be approved.

**12. Request for Fence Exemption – 7 Fifeshire Road (Ward 25 – Don Valley West)****(Deputation Item – 10:15 a.m.)**

Report (August 25, 2004) from the North District Manager, Municipal Licensing & Standards, Urban Development Services, reporting on a request by the owner of 7 Fifeshire Road, for an exemption from the City of Toronto Municipal Code, Chapter 447

Fences, in order to exempt a portion of perimeter chain link pool fencing from the required maximum mesh size of 38 millimetres (1.5 inches).

Recommendation:

It is recommended that the application not be approved.

**13. Request for Fence Exemption – 1230 Lawrence Avenue West (Ward 15 – Eglinton-Lawrence)**

**(Deputation Item – 10:15 a.m.)**

Report (August 26, 2004) from the North District Manager, Municipal Licensing and Standards, Urban Development Services, reporting on a request by the owner, Ana Afonso, for an exemption from the City of Toronto Municipal Code, Chapter 447 Fences, in order to maintain a newly constructed sheet metal/corrugated fence in a M2 zone.

Recommendation:

It is recommended that the application not be approved.

**14. Maintenance of a Wooden Fence – 51 Weybourne Crescent (Ward 25 – Don Valley West)**

**(Deputation Item – 10:15 a.m.)**

Report (August 18, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on a request to maintain a wooden fence at 51 Weybourne Crescent.

Recommendations:

It is recommended that:

- (1) City Council approve the maintenance of a wooden fence within the public right-of-way at 51 Weybourne Crescent, subject to the property owners entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
  - (a) indemnify the City from and against all actions suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted;

- (b) maintain the fence at their own expense in good repair and a condition satisfactory to the Acting Commissioner of Works and Emergency Services and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;
  - (c) remove the fence upon receiving 90 days written notice so to do;
  - (d) accept such additional conditions as the City Solicitor or the Acting Commissioner of Works and Emergency Services may deem necessary in the interest of the City;
  - (e) trim the hedge in front of the wooden fence to 1 metre in height from the corner of the fence to a point 0.6 metre north thereof; and
- (2) in the event of sale or transfer of the properties abutting the encroachment, Legal Services and/or the Acting Commissioner of Works and Emergency Services be authorized to extend the Encroachment Agreement to the new owner, subject to approval of the Acting Commissioner of Works and Emergency Services.

**15. Natural Garden Exemption Request – Toronto Municipal Code, Chapter 489 – Joseph Maffei – 292 Cummer Avenue (Ward 24 – Willowdale)**

**(Deputation Item – 10:45 a.m.)**

Report (August 17, 2004) from the North District Manager, Municipal Licensing & Standards, Urban Development Services, reporting on a request for a natural garden exemption for 292 Cummer Avenue received in response to a notice served that long grass and weeds be cut.

Recommendations:

It is recommended that:

- (1) Community Council not grant the exemption;
- (2) The Notice issued under Toronto Municipal Code Chapter 489, Long Grass and Weeds, in relation to 292 Cummer Avenue, be confirmed; and
- (3) Community Council direct that a second Notice be given under the Chapter requiring compliance.

**16. Natural Garden Exemption Request – Toronto Municipal Code, Chapter 489 – 1143287 Ontario Inc. – 294 Cummer Avenue (Ward 24 – Willowdale)**

**(Deputation Item – 10:45 a.m.)**

Report (August 17, 2004) from the North District Manager, Municipal Licensing & Standards, Urban Development Services, reporting on a request for a natural garden exemption for 294 Cummer Avenue received in response to a notice served requiring that long grass and weeds be cut.

Recommendations:

It is recommended that:

- (1) Community Council not grant the exemption;
- (2) The Notice issued under Toronto Municipal Code Chapter 489, Long Grass and Weeds, in relation to 294 Cummer Avenue, be confirmed; and
- (3) Community Council direct that a second Notice be given under the Chapter requiring compliance.

**17. Natural Garden Exemption Request – Toronto Municipal Code, Chapter 489 – Grazia Maffei – 296 Cummer Avenue (Ward 24 – Willowdale)**

**(Deputation Item – 10:45 a.m.)**

Report (August 17, 2004) from the North District Manager, Municipal Licensing & Standards, Urban Development Services, reporting on a request for a natural garden exemption for 296 Cummer Avenue received in response to a notice served requiring that long grass and weeds be cut.

Recommendations:

- (1) Community Council not grant the exemption;
- (2) The Notice issued under Toronto Municipal Code Chapter 489, Long Grass and Weeds, in relation to 296 Cummer Avenue, be confirmed; and
- (3) Community Council direct that a second Notice be given under the Chapter requiring compliance.

**18. Natural Garden Exemption Request – Toronto Municipal Code, Chapter 489 – Veronika Kvassetskaia – 126 Empress Avenue (Ward 23 – Willowdale)**

**(Deputation Item – 10:45 a.m.)**

Report (August 16, 2004) from the North District Manager, Municipal Licensing & Standards, Urban Development Services, reporting on a request for a natural garden exemption for 126 Empress Avenue received in response to a notice served requiring that long grass and weeds be cut.

Recommendations:

It is recommended that:

- (1) Community Council not grant the exemption;
- (2) The Notice issued under Toronto Municipal Code Chapter 489, Long Grass and Weeds, in relation to 126 Empress Avenue, be confirmed; and
- (3) Community Council direct that a second Notice be given under the Chapter requiring compliance.

**19. Natural Garden Exemption Request – Toronto Municipal Code, Chapter 489 – Martin Stillman – 102 Alfred Avenue (Ward 23 – Willowdale)**

**(Deputation Item – 10:45 a.m.)**

Report (August 16, 2004) from the North District Manager, Municipal Licensing & Standards, Urban Development Services, reporting on a request for a natural garden exemption for 102 Alfred Avenue received in response to a notice served requiring that long grass and weeds be cut.

Recommendations:

It is recommended that:

- (1) Community Council not grant the exemption;
- (2) The Notice issued under Toronto Municipal Code Chapter 489, Long Grass and Weeds, in relation to 102 Alfred Avenue, be confirmed; and
- (3) Community Council direct that a second Notice be given under the Chapter requiring compliance.

**20. Natural Garden Exemption Request – Toronto Municipal Code, Chapter 489 – Albert Frey – 453 Elm Road (Ward 16 – Eglinton-Lawrence)**

**(Deputation Item – 10:45 a.m.)**

Report (August 16, 2004) from the North District Manager, Municipal Licensing & Standards, Urban Development Services, reporting on a request for a natural garden exemption for 453 Elm Road, received in response to a notice served requiring that long grass and weeds be cut.

Recommendations:

It is recommended that:

- (1) Community Council not grant the exemption;
- (2) The Notice issued under Toronto Municipal Code Chapter 489, Long Grass and Weeds, in relation to 453 Elm Road, be confirmed; and
- (3) Community Council direct that a second Notice be given under the Chapter requiring compliance.

**21. 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 – 11:15 a.m.)**

**(Deferred from July 6, 2004 meeting)**

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.

**22. 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 and a wall sign at 499 Wilson Heights Boulevard (Ward 10 – York Centre)**

**(Deputation Item – 11:15 a.m.)**

Report (August 18, 2004) from the Director of Building and Deputy Chief Building Official, Urban Development Services, reporting on a request by Yoel Lichtblau for variances from the former City of North York Sign By-law No. 30788, as amended, to permit the erection of a 2.44 metres (8 feet) high with an area of 1.11 square metres (12.0 square feet) illuminated ground sign and a 1.51 square metres (16.25 square feet) non illuminated wall sign.

Recommendations:

It is recommended that:

- (1) The request for variances be approved subject to the condition that the illumination of the sign is turned off between the hours of 9:00 p.m. and 8:00 a.m.; and
- (2) The applicant be notified if the variances are approved of the need to obtain the necessary sign permit.

**23. Request for variances from the former Borough of East York Sign By-law No. 64-87, as amended, for the erection of an electronic message display unit attached to a ground sign at 21 Research Road (Ward 26 – Don Valley West)**

**(Deputation Item – 11:15 a.m.)**

Report (August 25, 2004) from the Director of Building and Deputy Chief Building Official, Urban Development Services, reporting on a request by Dominic Rotundo, on behalf of his client “StorageNOW Holdings Inc.” for a variance from the former Borough of East York Sign By-law No. 64-87, as amended, to permit the erection of an electronic message display unit to be attached to an existing ground sign at the above location.

**Recommendation:**

It is recommended that the request for the variance to allow the electronic message centre be refused.

**24. Request for a variance from the former City of North York Sign By-law, as amended, for the erection of two ground signs at 2275 Bayview Avenue (Ward 25 – Don Valley West)**

**(Deputation Item – 11:15 a.m.)**

Report (August 25, 2004) from the Director of Building and Deputy Chief Building Official, Urban Development Services, reporting on a request by Albert Kruger of A-Tec Signs on behalf of York University, for variances from the former City of North York Sign By-law No. 30788, as amended, to permit the erection of two ground signs at the above location.

**Recommendations:**

It is recommended that:

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

- 25. Request for Variances 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 788 Marlee Avenue (Ward 15 – Eglinton-Lawrence)**

**(Deputation Item – 11:15 a.m.)**

Report (August 27, 2004) from the Director of Building and Deputy Chief Building Official, Urban Development Services, reporting on a request by Roy Dzeko of Astral Media Outdoor, on behalf of the Toronto Zionist Council, for a variance from the former City of North York Sign By-law No. 30788, as amended, to permit the erection of a double faced (one face 10 feet by 35 feet and on 10 feet by 20 feet) illuminated off premise billboard roof sign.

Recommendation:

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

- 26. Request for Variances from the former City of North York Sign By-law No. 30788, as amended, for the erection of a projecting sign at 5095 Yonge Street (Ward 23 – Willowdale)**

**(Deputation Item – 11:15 a.m.)**

Report (August 30, 2004) from the Director of Building and Deputy Chief Building Official, Urban Development Services, reporting on a request by Renny Cannon of Daniel Johnson Architect Inc., on behalf of Best Buy Canada Limited for variances from the former City of North York Sign By-law No. 30788, as amended, to permit the erection of 8.64 metres (28 feet 4 inches) tall illuminated projecting sign at 5095 Yonge Street.

Recommendation:

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

- 27. Turn Prohibitions – Don Mills Road at Rochefort Drive (Ward 26 – Don Valley West)**

Report (July 20, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on a request to prohibit turning movements at the intersection of Don Mills Road and Rochefort Drive.

Recommendations:

It is recommended that:

- (1) southbound left turns from Don Mills Road to Rochefort Drive be prohibited from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday;
- (2) westbound left turns from Rochefort Drive to Don Mills Road be prohibited from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday; and
- (3) that the appropriate by-law(s) be enacted.

**28. School Zone Review – Otonabee Avenue at St. Agnes Catholic School (Ward 24 – Willowdale)**

Report (August 10, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, seeking approval to amend the limits of the school bus loading zone and parking/stopping regulations on Otonabee Avenue.

Recommendations:

It is recommended that:

- (1) By-law No. 32759, of the former City of North York, be amended by deleting the school bus loading zone on the north side of Otonabee Avenue, from a point 83 metres east of the easterly limit of Maxome Avenue to a point 30 metres easterly thereof;
- (2) By-law No. 32759, of the former City of North York, be amended by adding a school bus loading zone on the north and east sides of Otonabee Avenue, from a point 83 metres east of the easterly limit of Maxome Avenue to a point 55 metres easterly thereof;
- (3) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the No Parking, 8:00 a.m. to 4:00 p.m., Monday to Friday, prohibition on the south side of Otonabee Avenue, from the easterly limit of Maxome Avenue to a point 61 metres east of the easterly limit of Maxome Avenue; and
- (4) Schedule IX of By-law No. 31001, of the former City of North York, be amended to prohibit stopping, from 8:00 a.m. to 4:00 p.m., Monday to Friday, on the south side of Otonabee Avenue, from the easterly limit of Maxome Avenue to a point 110 metres easterly thereof.

**29. Installation of an On-Street Parking Space for Persons with Disabilities – Glenview Avenue (Ward 16 – Eglinton-Lawrence)**

Report (July 27, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on a request to install an on-street disabled persons' parking space on Glenview Avenue.

Recommendations:

It is recommended that:

- (1) the installation of a disabled persons' on-street parking space on the north side of Glenview Avenue between a point 30 metres west of Glencastle Street and a point 5.5 metres further west; and
- (2) the appropriate City officials be requested to take any action necessary to give effect to the foregoing, including the introduction in Council of any Bills that may be required.

**30. All Way Stop Control – Cork Avenue and Corona Street (Ward 15 – Eglinton-Lawrence)**

Report (July 19, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on a request to install an all way stop control at the intersection of Cork Avenue and Corona Street.

Recommendation:

It is recommended that this report be received for information.

**31. All Way Stop Control – Glenview Avenue and Rosewell Avenue (Ward 16 – Eglinton-Lawrence)**

Report (July 14, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, seeking approval to install an all way stop control at the intersection of Glenview Avenue and Rosewell Avenue.

Recommendations:

It is recommended that

- (1) traffic be required to stop on all approaches to the Glenview Avenue/Rosewell Avenue intersection; 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.

**32. Parking/Stopping Regulations and All Way Stop Control – Broadlands Boulevard (Ward 34 – Don Valley East)**

Report (July 19, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on amending the parking/stopping regulations on Broadlands Boulevard and install an All Way Stop Control at the intersection of Broadlands Boulevard and Shaunavon Heights Crescent (west leg)/Coral Cove Crescent (east leg).

Recommendations:

It is recommended that:

- (1) Schedule IX of By-law No. 31001, of the former City of North York, be amended by deleting the No Stopping, 8:00 a.m. to 6:00 p.m., Monday to Friday, prohibition on the north side of Broadlands Boulevard, from 45.7 metres west of the westerly limit of Shaunavon Heights Crescent (west leg) to a point 167.75 metres west of the westerly limit of Shaunavon Heights Crescent (west leg);
- (2) By-law No. 32759, of the former City of North York, be amended by deleting the existing school bus loading zone on the north side of Broadlands Boulevard, from a point 66 metres east of the easterly limit of Coral Cove Crescent to a point 52 metres easterly thereof;
- (3) Schedule IX of By-law No. 31001, of the former City of North York, be amended by installing a No Stopping, 8:00 a.m. to 4:00 p.m., Monday to Friday, prohibition on the south side of Broadlands Boulevard, from the easterly limit of Coral Cove Crescent (west leg) to the westerly limit of Coral Cove Crescent (east leg);
- (4) Schedule X of By-law No. 31001, of the former City of North York, be amended to permit parking for periods of up to a maximum of 15 minutes on the north side of Broadlands Boulevard, 8:00 a.m. to 4:00 p.m., Monday to Friday, from a point 45 metres west of the westerly limit of Shaunavon Heights Crescent (west leg) to a point 167 metres west of the westerly limit of Shaunavon Heights Crescent (west leg);
- (5) Schedule XVIII of By-law No. 31001, of the former City of North York, be amended to delete the through street designation on Coral Cove Crescent, from the southerly limit of Broadlands Boulevard to the northerly limit of Broadlands Boulevard; and

- (6) Schedule 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 Shaunavon Heights Crescent (west leg)/Coral Cove Crescent (east leg) and Broadlands Boulevard intersection.

**33. Parking Prohibitions – Altamont Road (Ward 23 – Willowdale)**

Report (July 16, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on a request to prohibit parking on Altamont Road from Hendon Avenue to Blake 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 from 8:00 a.m. to 4:00 p.m., Monday to Friday, on both sides of Altamont Road, from the northerly limit of Hendon Avenue to the southerly limit of Blake Avenue.

**34. Parking Prohibitions – Wilson Avenue (Ward 16 – Eglinton-Lawrence)**

Report (July 27, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, seeking approval to amend the parking regulations on Wilson Avenue.

Recommendations:

It is recommended that:

- (1) parking be prohibited at anytime on the south side of Wilson Avenue, from the westerly limit of Saunders Street to the easterly limit of Belgrave Avenue; and
- (2) that the appropriate by-law(s) be amended, accordingly.

**35. Proposed Construction of Encroaching Covered Porch and Steps – Divadale Drive Flank of 305 Laird Drive (Ward 26 – Don Valley West)**

Report (August 23, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on a request to construct a covered porch a portion of which will encroach 0.4 metres within the public right-of-way and steps which encroach an additional 0.7 metres within the public right-of-way.

Recommendations:

It is recommended that:

- (1) City Council approve the construction of the covered porch and steps on the Divadale Drive flank of 305 Laird Drive subject to the property owner entering into an encroachment agreement with the City of Toronto, agreeing to but not limited to the following:
  - (a) indemnify the City from and against all actions, suits, claims or demands and from all loss, costs, damages and expenses that may result from such permission granted and providing of an insurance policy for such liability for the lifetime of the Agreement in a form approved by the Chief Financial Officer and Treasurer and in an amount not less than \$2,000,000.00 or such greater amount as the Chief Financial Officer may require;
  - (b) maintain the porch and steps at the owner's expense in good repair and a condition satisfactory to the Commissioner of Works and Emergency Services and will not make any additions or modifications to the encroachments beyond what is allowed under the terms of the Agreement;
  - (c) remove the covered porch and steps upon receiving 90 days notice to do so;
  - (d) that the life of the Agreement be limited to 5 years from the date of registration or to the date of removal of the encroachments, at which time, the City may consider the Agreement for further extension if requested by the applicant;
  - (e) accept such additional conditions as the City Solicitor or the Commissioner of Works and Emergency Services may deem necessary in the interest of the City; and
- (2) in the event of sale or transfer of the property abutting the encroachment, Legal Services and/or the Commissioner of Works and Emergency Services be authorised to extend the Encroachment Agreement to the new owner, subject to the approval of the Commissioner of Works and Emergency Services.

**36. Parking Prohibitions – Alexandra Boulevard, Yonge Street to Heather Street (Ward 16 – Eglinton-Lawrence)**

Report (August 26, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, seeking approval to amend the existing parking regulations on Alexandra Boulevard.

Recommendations:

It is recommended that:

- (1) Chapter 400 of the former City of Toronto Municipal Code, be amended by deleting the 60 minute permitted parking on Alexandra Boulevard between Yonge Street and Duplex Avenue, from 8:00 a.m. to 6:00 p.m.;
- (2) Chapter 400 of the former City of Toronto Municipal Code, be amended to prohibit parking between 2:00 a.m. and 6:00 a.m., on the south side of Alexandra Boulevard, from Yonge Street to Heather Street; 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.

**37. 40 Km/h Speed Limit – Downsview Avenue (Ward 9 – York Centre)**

Report (August 25, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on a request to reduce the speed limit on Downsview Avenue.

Recommendation:

It is recommended that this report be received for information.

**38. 40 Km/h Speed Limit – Fairlawn Avenue (Ward 16 – Eglinton-Lawrence)**

Report (August 26, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, seeking approval to reduce the speed limit on Fairlawn Avenue to 40 km/h.

Recommendations:

It is recommended that:

- (1) By-law No. 31878, of the former City of North York, be amended by deleting the existing 40 km/h speed limit on Fairlawn Avenue, from the easterly limit of Bathurst Street to the westerly limit of Avenue Road; and
- (2) By-law No. 31878, of the former City of North York, be amended by installing a 40 km/h speed limit on Fairlawn Avenue, from the easterly limit of Bathurst Street to a point 150 metres east of Avenue Road.

**39. All Way Stop Control – Forthbridge Crescent at Tumpane Street (Ward 9 – York Centre)**

Report (August 26, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, seeking approval to install an all way stop control at the intersection of Forthbridge Crescent and Tumpane Street.

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 Forthbridge Crescent and Tumpane Street.

**40. All Way Stop Control – Cavotti Crescent and Evanston Drive (Ward 10 – York Centre)**

Report (August 26, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on a request to install an all way stop control at the intersection of Cavotti Crescent and Evanston Drive.

Recommendation:

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

**41. Parking Prohibitions – Hilda Avenue, Connaught Avenue to Moore Park Avenue (Ward 23 – Willowdale)**

Report (August 26, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, seeking approval to amend the parking regulations on Hilda Avenue, Connaught Avenue to Moore Park 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 from 8:00 a.m. to 6:00 p.m., Monday to Friday, on the east side of Hilda Avenue, from the northerly limit of Connaught Avenue to the southerly limit of Moore Park Avenue.

**42. Amendments to Parking Restrictions – Champlain Boulevard (Ward 10 – York Centre)**

Report (August 27, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on amending the current parking prohibitions on Champlain 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 anytime prohibition on the west side of Champlain Boulevard, from the southerly limit of Wilson Avenue to a point 204.35 metres southerly thereof; and
- (2) Schedule VIII of By-law No. 31001, of the former City of North York be amended to prohibit parking at anytime on the west side of Champlain Boulevard, from the southerly limit of Wilson Avenue to a point 92 metres southerly thereof.

**43. Turn Prohibitions – Steeles Avenue West, Dufferin Street and Gerry Fitzgerald Drive (Ward 8 – YorkWest)**

Report (August 26, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, seeking approval to prohibit turns at the entrances to the commercial plaza on the south side of Steeles Avenue West and west side of Dufferin Street.

Recommendations:

It is recommended that:

- (1) Schedule XV of By-law No. 31001, of the former City of North York, be amended to prohibit eastbound left turns at anytime from Gerry Fitzgerald Drive to the driveway located on the north side of Gerry Fitzgerald Drive, 140 metres west of the westerly limit of Dufferin Street;
- (2) Schedule XV of By-law No. 31001, of the former City of North York, be amended to prohibit southbound right turns at anytime from the driveway located on the north side of Gerry Fitzgerald Drive, 140 metres west of the westerly limit of Dufferin Street;
- (3) westbound left turns be prohibited at anytime from Steeles Avenue West to the driveway located on the south side of Steeles Avenue West, 150 metres west of the westerly limit of Dufferin Street;

- (4) northbound left turns be prohibited at anytime from the driveway located on the south side of Steeles Avenue West, 140 metres west of westerly limit of Dufferin Street;
- (5) eastbound left turns be prohibited at anytime from the driveway located on the west side of Dufferin Street, 95 metres south of the southerly limit of Steeles Avenue West;
- (6) northbound left turns be prohibited at anytime from Dufferin Street to the driveway located on the west side of Dufferin Street, 85 metres south of Steeles Avenue West; and
- (7) the appropriate by-laws(s) be amended, accordingly.

**44. Request for Poll – Speed Hump Plan – Times Road between Stayner Avenue and Lilywood Road (Ward 15 – Eglinton-Lawrence)**

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

“WHEREAS residents of Times Rd between Stayner Ave and Lilywood Rd have expressed concern with regards to vehicle speeds on the roadway; and

WHEREAS residents of Times Rd between Stayner Ave and Lilywood Rd have expressed concern with regards to the volume of traffic on the roadway;

THEREFORE BE IT RESOLVED THAT the appropriate staff be authorized to conduct a poll of eligible residents of Times Rd between Stayner Ave and Lilywood 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; and

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

**45. Request for Poll – Speed Hump Plan – Lauder Avenue from Vaughan Road to Amherst Avenue (Ward 15 – Eglinton-Lawrence)**

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

“WHEREAS residents of Lauder Ave from Vaughan Rd to Amherst Ave have expressed concern with regards to vehicle speeds on the roadway; and

WHEREAS residents of Lauder Ave from Vaughan Rd to Amherst Ave have expressed concern with regards to the volume of traffic on the roadway;

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

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

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

- (i) a 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; and

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

**46. Request to Re-open Laneway located north of Eglinton Avenue West from Times Road east to Marlee Avenue (Ward 15 – Eglinton-Lawrence)**

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

“WHEREAS the laneway that runs north of Eglinton Avenue West from Times Road east to Marlee Avenue was closed in 1992 by the City of York; and

WHEREAS in so doing, the City of York failed to sell or deed the property to the abutting owners; and

WHEREAS this laneway has been problematic in that police are unable to patrol the lane by virtue of the fact that it dead ends and would be dangerous to patrol; and

WHEREAS the abutting owners have frequently complained about incidents in the lane that require a police presence; and

WHEREAS the abutting merchants would like the lane opened so that they can use the lane for its intended purpose, i.e. the delivery of goods and parking for tenants and customers; and

WHEREAS there have been two public meetings to discuss the laneway; and

WHEREAS the traffic department advises that opening the lane would be feasible.

THEREFORE BE IT RESOLVED THAT the City take whatever steps that may be necessary to re-open this laneway; and

BE IT FURTHER RESOLVED THAT the City assume the closed portions of the laneway and when feasible pave the closed portion to complete the lane system between Times Road and Marlee Avenue; and

BE IT FURTHER RESOLVED THAT staff take whatever measures may be necessary to complete the laneway for its entire length in accordance with city standards”.

**47. Request for Poll – Speed Hump Plan – Roselawn Avenue, west of Dufferin Street to Miranda Avenue (Ward 15 – Eglinton-Lawrence)**

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

“WHEREAS residents of Roselawn Ave, west of Dufferin to Miranda Ave have expressed concern with regards to vehicle speeds on the roadway; and

WHEREAS residents of Roselawn Ave, west of Dufferin to Miranda Ave have expressed concern with regards to the volume of traffic on the roadway;

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

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

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

- (i) a 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; and

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

**48. Request for Poll – Speed Hump Plan – Bolingbroke Road (Ward 15 – Eglinton-Lawrence)**

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

“WHEREAS residents of Bolingbroke Rd have expressed concern with regards to vehicle speeds on the roadway; and

WHEREAS residents of Bolingbroke Rd have expressed concern with regards to the volume of traffic on the roadway;

THEREFORE BE IT RESOLVED THAT the appropriate staff be authorized to conduct a poll of eligible residents of Bolingbroke 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; and

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

**49. Liquor License Application – JJ’s Upper Level – 2915A Dufferin Street (Ward 15 – Eglinton-Lawrence)**

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

“WHEREAS the operators of Sizin Café formerly known as JJ’s Upper Level at 2915A Dufferin Street have submitted an application to the Alcohol and Gaming Commission to allow liquor to be served; and

WHEREAS when the establishment operated as JJ’s Upper Level numerous complaints were received from residents in the community regarding this location with respect to noise and misconduct of its patrons; and

WHEREAS on June 4, 2003 I held a meeting with the operators, police and staff of the Alcohol and Gaming Commission to attempt to deal with these concerns; and

WHEREAS although the operators vacated the premises a charge has already been laid by Toronto Police 13 Division against the new applicant for the sale of Alcohol without a liquor licence;

THEREFORE BE IT RESOLVED THAT granting a liquor licence would not be in the public interest; and

BE IT FURTHER RESOLVED THAT City Council request the City Solicitor and any appropriate City Staff to attend any anticipated Alcohol and Gaming Commission Liquor Licence Application Hearing in opposition to the granting of this application.”

**50. Public Ownership of Subdivision Road, “Street A” – TB SUB 2002 0003 – TB ZBL 2002 0015 - 292-298 Cummer Avenue (Ward 24 – Willowdale)**

Report (June 17, 2004) from the Director, Development Engineering, Works and Emergency Services, seeking Council’s approval for “Street A” within the subdivision at 292-298 Cummer Avenue to become a public road.

Recommendations:

It is recommended that:

- (1) the City take title to the proposed ‘Street A’ within the subdivision at 292-298 Cummer Avenue and that it become a City owned public road subject to the owner entering into a subdivision agreement with the City on terms satisfactory to the Commissioner of Works and Emergency Services and the City Solicitor; and
- (2) the appropriate City officials be authorized to do all things necessary to give effect to the foregoing.

**51. Inclusion on the City of Toronto Inventory of Heritage Properties – 349 Kenneth Avenue (Ward 23 – Willowdale)**

Report (June 24, 2004) from the Commissioner of Economic Development, Culture and Tourism, recommending that the property at 349 Kenneth Avenue (Willowdale United Church) be included on the City of Toronto Inventory of Heritage Properties.

Recommendations:

It is recommended that:

- (1) Council include the property at 349 Kenneth Avenue (Willowdale United Church) on the City of Toronto Inventory of Heritage Properties.
- (2) The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**51(a).** Communication (July 15, 2004) from the Toronto Preservation Board, advising that the Toronto Preservation Board, at its meeting held on July 15, 2004, recommended to the North York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (June 24, 2004) from the Commissioner of Economic Development, Culture and Tourism.

**52. Poll Results – Request for the Introduction of Overnight On-Street Permit Parking on Little Boulevard between Eglinton Avenue West and Bowie Avenue (Ward 15 – Eglinton-Lawrence)**

Report (August 4, 2004) from the City Clerk, providing the results of a resident poll to determine support for the introduction of Overnight On-Street Permit Parking on Little Boulevard between Eglinton Avenue West and Bowie Avenue, to operate during the hours of 12:00 midnight and 6:00 a.m., 7 days a week.

Recommendation:

It is recommended that this report be received for information.

**53. Public Consultation for the New Zoning By-law Project (Planning and Transportation Committee Report 5, Clause 5)**

Communication (July 26, 2004) from the City Clerk, forwarding Clause 5 contained in Planning and Transportation Report 5, titled “Public Consultation for the New Zoning By-law Project”, which was adopted, without amendment by City Council, at its meeting on July 20, 21 and 22, 2004; and further advising that City Council referred the Clause to the Community Councils for their information.

**54. Preliminary Report – Rezoning Application 04 147269 NNY 08 OZ – Weston Consulting Group Inc. – 4590 Dufferin Street (Ward 8 – York West)**

Report (August 4, 2004) from the 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.

**55. Preliminary Report – OPA & Rezoning Application – 04 126102 OZ / 04 126118 SA NNY 24 – Eugene Zaraska – Rafael & Bigauskas Architect – 5795 Yonge Street (1984) Ltd. – 5791 – 5793 Yonge Street (Ward 24 – Willowdale)**

Report (August 24, 2004) from the 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.

**56. Preliminary Report – Rezoning Application – 04 148914 NNY 23 OZ – William Holman – 20 Senlac Road (Ward 23 – Willowdale)**

Report (August 25, 2004) from the 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.

**57. Preliminary Report – OPA & Rezoning Application – 04 129307 NMI 26 OZ – Deltera Inc. – Burka Varacalli Architects – 1250 Eglinton Avenue East (Ward 26 – Don Valley West)**

Report (August 27, 2004) from the 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.

**58. Final Report – Part Lot Control Application – 04 159006 NNY 15 PL – Ruland Properties INC. – 1001 Roselawn Avenue – Western Parcel (Ward 15 – Eglinton-Lawrence)**

Report (August 19, 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 25 street townhouse dwelling units presently under construction on the western parcel of the site may be conveyed into separate ownership.

Recommendations:

It is recommended that:

- (1) the application be approved;
- (2) 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;
- (3) the City Solicitor introduce the necessary Bills in Council to give effect to Recommendation 1 after such time that Recommendation 2 is satisfied, and such by-law to expire two years after it has been enacted; and
- (4) the appropriate City Officials be authorized and directed to register the By-law on title.

**59. Final Report – Rezoning Application – 02 035749 NNY 23 OZ – Glen Rubinoff – 56 Finch Avenue West (Ward 23 – Willowdale)**

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

Report (August 25, 2004) from the Director, Community Planning, North District, Urban Development Services, reporting on an application to amend the Zoning By-law to permit a 3 storey residential building containing 4 units at 56 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. 7;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
- (3) before introducing the necessary Bills to City Council for enactment, require the owner 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.
- (4) approve under Section 41 of the Planning Act the proposed three-storey residential building, as indicated on the following plans and subject to the conditions of Site Plan Approval found in Attachment 8.

Plan No.	Plan Title	Prepared By	Date Stamped
A	Site Plan	Rubinoff Design Group	July 20, 2004
A1	Main Floor Plan	Rubinoff Design Group	May 11, 2004
A2	Second & Loft Floor Plans	Rubinoff Design Group	May 11, 2004
A3	East & West (Kensington) Elevations	Rubinoff Design Group	May 11, 2004
A4	North & South (Finch) Elevations	Rubinoff Design Group	August 10, 2004
One	Landscape Plan	Garden Architecture	May 11, 2004

**60. Final Report – Rezoning Application – 04 105648 NMI 16 OZ – Peter Higgins, Peter Higgins Architect Inc. – 269 Haddington Avenue (Ward 16 – Eglinton-Lawrence)**

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

Report (August 19, 2004) from the Director, Community Planning, North District, Urban Development Services, reporting on an application to amend the former City of North York Zoning By-law 7625, as amended, and modify the New Toronto Official Plan, to permit the construction of a pair of semi-detached dwellings at 269 Haddington 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 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) direct the City Solicitor to request the Ontario Municipal Board to modify the Official Plan for the City of Toronto substantially in accordance with Attachment No. 5.
- (4) authorize the City Solicitor to make such stylistic and technical changes to the modification of the Official Plan for the City of Toronto as may be required.

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

**(Public Meeting under the *Planning Act* – 2:30 p.m.)**

Report (August 19, 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 3,545 sq. m. (38,137 sq. ft.) three-storey addition to the existing private school including a new on-site drop-off and pick-up facility at 21-45 St. Clements Avenue and 575-583 Duplex Avenue.

Recommendations:

It is recommended that City Council:

- (1) Amend the Official Plan for the former City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 7.
- (2) Direct the City Solicitor to request the Ontario Municipal Board to modify the Official Plan for the City of Toronto substantially in accordance with Attachment No. 8.
- (3) Amend the Zoning By-law for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9.
- (4) 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.
- (5) Before introducing the necessary Bills to amend the former City of Toronto 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, in consultation with the Commissioner of Urban Development Services, to secure a tenant assistance plan consisting of the following:
    - in addition to the compensation required by the Tenant Protection Act in the amount equal to 3 months rent, a moving allowance equal to at least \$1500 shall be provided for those tenants whose leases do not contain notice that the school expansion will require the termination of their tenancy
    - the Tenant Protection Act compensation in the amount equal to 3 months rent will be provided for all other current tenants
  - (b) The Director, Community Planning North District, shall have granted site plan approval under Section 41 of the Planning Act.
  - (c) The applicant shall submit a letter of undertaking to the City agreeing to withdraw their appeal with respect to the Toronto Official Plan upon the Official Plan and Zoning By-law amendment coming into force.

**62. Final Report – Rezoning Application – 03 193608 NNY 10 OZ – Mike Cipolla, Mike Cipolla MRC Design Inc. – 661 Sheppard Avenue West (Ward 10 – York Centre)**

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

Report (August 16, 2004) from the Director, Community Planning, North District, Urban Development Services, reporting on an application to amend the former City of North York Zoning By-law 7625, as amended, to permit the conversion of an existing residential building to allow for office and residential uses at 661 Sheppard Avenue West.

Recommendations:

It is recommended that City Council:

- (1) Amend the former City of North York Zoning By-law 7625, as amended, 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 Bills to City Council for enactment, require the applicant to enter into a Site Plan Agreement under Section 41 of the Planning Act.

**63. Final Report – Rezoning Application – 03 166761 NNY 24 OZ – Louis Zoppi – (Marco Marquente – Architect) – 202 Finch Avenue East (Ward 24 – Willowdale)**

**(Public Meeting under the *Planning Act* – 3:00 p.m.)**

Report (August 20, 2004) from the Director, Community Planning, North District, Urban Development Services, reporting on an application to amend the Zoning By-law to permit redevelopment of the site with two semi-detached dwelling units at 202 Finch Avenue East.

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 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 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 4.9 metre road widening;
  - (b) obtain Site Plan approval under Section 41 of the *Planning Act* from the Director, Community Planning, North District, Urban Development Services.

**64. Final Report – OPA & Rezoning Application and Site Plan Approval – 03 035054 (TD CMB 2003 0001) – Westdale Construction Co. Ltd. (E.I. Richmond Architects) – 82, 86, 90 Broadway Avenue (Ward 25 – Don Valley West)**

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

Report (August 26, 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 to permit an 8 and 20 storey residential apartment building containing 274 units at 82, 86 and 90 Broadway Avenue.

Recommendations:

It is recommended that City Council:

- (1) amend the Official Plan for the former City of Toronto substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 7;
- (2) direct the City Solicitor to request the Ontario Municipal Board to modify the Official Plan for the City of Toronto substantially in accordance with Attachment No. 8;
- (3) amend the Zoning By-law 438-86 for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9;
- (4) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment, draft Official Plan Modification and draft Zoning By-law Amendment as may be required;
- (5) require that, before introducing the necessary Bills to City Council for enactment, the owner execute one or more agreements pursuant to Section 37 of the *Planning Act* satisfactory to the Commissioner of Urban Development Services and the City Solicitor and that such agreements be register on title to the lands, to secure the following facilities, services and matters:

- (i) the owner shall, for a period of not less than 20 years, replace and secure 72 rental units;
  - (ii) the owner shall, replace and secure 60 of the 72 units at affordable-range rents for a period of not less than 10 years, and 12 units at mid-range rents for a period of not less than 5 years;
  - (iii) the owner shall provide a cash-in-lieu contribution of \$140,000 to the Capitol Revolving Fund for 7 rental units; and
  - (iv) the owner shall provide a tenant relocation and assistance package.
- (6) require that, before introducing the necessary Bills to City Council for enactment, the owner enter into a Site Plan Agreement under Section 41 of the Planning Act.

**64(a).** Communication (August 31, 2004) from David Wichman, on behalf of Christine Fedirchuk, Chair, Broadway Avenue Tenants Association (BATA)

**65. Refusal Report – OPA & Rezoning Application – 04 131256 NMI 25 OZ – Michael Goldberg, Armstrong Goldberg Hunter – Climans Green Liang Architects Inc. – 16 and 18 Golfdale Road (Ward 25 – Don Valley West)**

**(Deputation Item – 3:30 p.m.)**

Report (August 20, 2004) from the Director, Community Planning, North District, Urban Development Services, reporting on an application to amend the Official Plan and Zoning by-law to add three additional units to an existing non-conforming residential building at 16 and 18 Golfdale Road.

Recommendations:

It is recommended that:

- (1) City Council refuse the Official Plan and Zoning amendment application for the property at 16 and 18 Golfdale Road.
- (2) the City Solicitor and City staff be authorized to appear before the Ontario Municipal Board to defend the refusal of the application.



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**NORTH YORK COMMUNITY COUNCIL  
SUPPLEMENTARY AGENDA  
MEETING 8**

<b>Date of Meeting:</b>	<b>September 14, 2004</b>	<b>Enquiry:</b>	<b>Francine Adamo</b>
<b>Time:</b>	<b>9:30 a.m.</b>		<b>Committee Administrator</b>
<b>Location:</b>	<b>North York Civic Centre</b>		<b>(416) 395-7348</b>
	<b>Council Chamber</b>		<b>fadam@toronto.ca</b>
	<b>5100 Yonge Street, Lower Level</b>		

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

**11. Request for Fence Exemption – 1 Park Lane Circle (Ward 25 – Don Valley West)**

**(Revised Report)**

Report (September 8, 2004) from the North District Manager, Municipal Licensing and Standards, Urban Development Services, reporting on a request by the applicant and agent of the owner, Ling Wong, for an exemption from the City of Toronto Municipal Code, Chapter 447 Fences, in order to erect a wrought iron fence in the front yard approximately 1.87 metres (6' 2") in height by 79.87 metres (262') in length; a wrought iron gate located across the driveway varying in height from 2 metres (6') to 2.4 metres (8') with a width of 5.4 metres (18') and a wrought iron fence 1.87 metres (6' 2") in height by 75.10 metres (246.39') in length located in the flankage yard on the north side of the property.

**Recommendation:**

It is recommended that the application not be approved.

**65. Refusal Report – OPA & Rezoning Application – 04 131256 NMI 25 OZ – Michael Goldberg, Armstrong Goldberg Hunter – Climans Green Liang Architects Inc. – 16 and 18 Golfdale Road (Ward 25 – Don Valley West)**

**65(a).** Communication (September 7, 2004) from Jean Smith Cavalluzzo

## **ADDED ITEMS**

### **66. Naming of Proposed Private Lane at 4691 Bathurst Street, 500 Ellerslie Avenue and 45 to 51 Farrell Avenue (Ward 23 – Willowdale)**

Report (August 30, 2004) from the City Surveyor, Works and Emergency Services, recommending that the proposed private lane at 4691 Bathurst Street, 500 Ellerslie Avenue and 45 to 51 Farrell Avenue be named “Flook Lane”.

#### **Recommendations:**

It is recommended that:

- (1) the proposed private lane at the residential development at 4691 Bathurst Street, 500 Ellerslie Avenue and 45 to 51 Farrell Avenue, be named “Flook Lane”;
- (2) Aspen Ridge Homes pays 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.

### **67. Traffic Control Signals – The Pond Road at Ian MacDonald Boulevard (Ward 8 – York West)**

Report (September 9, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, seeking approval to install traffic control signals on The Pond Road at Ian MacDonald Boulevard.

#### **Recommendations:**

It is recommended that:

- (1) Traffic Control Signals be installed at the intersection of The Pond Road and Ian MacDonald Boulevard; and
- (2) until the Traffic Control Signals referred to in Recommendation (1) are installed, a Pedestrian Crossover be installed on The Pond Road, on the west leg of the intersection of The Pond Road with Ian MacDonald Boulevard.

**68. Appointments to Committee of Adjustment, North York Panel**

Communication (September 1, 2004) from the City Clerk, Nominating Committee, recommending that North York Community Council recommend that City Council, by by-law:

- (1) appoint citizens to the Committee of Adjustment North York Panel, for a term of office at the pleasure of Council ending November 30, 2006, and until their successors are appointed, as listed in the confidential letter dated September 2, 2004, from the Nominating Committee, which was circulated under separate confidential cover;
- (2) appoint alternates to the Committee of Adjustment North York Panel, who are members effective if a vacancy occurs, at the pleasure of Council for the remainder of the term of office ending November 30, 2006 and until successors are appointed, as listed in the confidential letter dated September 1, 2004, from the Nominating Committee, which was circulated under separate confidential cover;
- (3) the City Solicitor be authorized and directed to introduce the necessary bylaws in Council to give effect to these appointments; and
- (4) the appropriate officials be authorized and directed to take any necessary actions to give effect to these appointments.

**(IN CAMERA – personal matters about identifiable individuals)**

- 68(a).** Confidential communication (September 1, 2004) from the City Clerk, Nominating Committee.