



**NORTH YORK COMMUNITY COUNCIL
AGENDA
MEETING 1**

Date of Meeting: January 18, 2005
Time: 9:30 a.m.
Location: Council Chambers
North York Civic Centre
5100 Yonge Street
Toronto, Ontario

Enquiry: Francine Adamo
Committee Administrator
416-395-0480
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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 - [November 16, 2004]

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

9:45 a.m. – Items 1 – 3	2:00 p.m. – Item 59
10:00 a.m. – Items 4 - 8	2:15 p.m. – Item 60
10:30 a.m. – Item 9	2:45 p.m. – Item 61
11:00 a.m. – Items 11 - 17	
11:30 a.m. – Item 18 & 19	

Communications/Reports:

- 1. Request to Remove One City Owned Tree – 102 Owen Boulevard (Ward 25 – Don Valley West)**

(Speakers – 9:45 a.m.)
(Deferred from November 16, 2004 meeting)

Report (October 4, 2004) from the Commissioner of Economic Development, Culture and Tourism, on a request to remove one City owned tree situated on the City road allowance adjacent to the above noted property.

Recommendation:

It is recommended that North York Community Council deny the request for the removal of one City owned tree at 102 Owen Boulevard.

2. Request to Remove One City-owned Tree – 967 Briar Hill Avenue (Ward 15 – Eglinton-Lawrence)

(Speakers – 9:45 a.m.)

Report (November 17, 2004) from the Commissioner of Economic Development, Culture and Tourism, reporting on a request for permission to remove one City owned tree situated on the City road allowance adjacent to the above noted property.

Recommendation:

It is recommended that the North York Community Council deny the request for the removal of one City owned tree at 967 Briar Hill Avenue.

3. Parkland Encroachment Application – 33 Misty Crescent (Ward 25 – Don Valley West)

(Speakers – 9:45 a.m.)

Report (December 17, 2004) from the Commissioner of Economic Development, Culture and Tourism, forwarding the recommendation of the Encroachment Review Committee regarding the application for a licence of occupation for Parkland adjacent to 33 Misty Crescent.

Recommendations:

It is recommended that:

- (1) Council not approve the application for a licence of occupation for parkland encroachment adjacent to 33 Misty Crescent;
- (2) Community Council request the Commissioner of Corporate Services, in consultation with other appropriate staff, to report to the Administration Committee on the other options outlined in this report for the potential resolution of the retaining wall issue at 33 Misty Crescent; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

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

(Speakers – 10:00 a.m.)

(Deferred from October 12, 2004 meeting)

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.

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

Report (November 23, 2004) from the North District Manager – Municipal Licensing & Standards, Urban Development Services, reporting on a subsequent inspection of 453 Elm Road with the property owner and staff from the Parks and Recreation, Natural Environment and Horticulture Division.

Recommendation:

It is recommended that the application for a Natural Garden Exemption Request not be approved.

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

(Speakers – 10:00 a.m.)

(Deferred from November 16, 2004 meeting)

Clause 4(a) of Toronto North Community Council Report 3, titled “Request for Fence Exemption – 14 Breen Crescent (Ward 25 – Don Valley West), containing the report (March 22, 2004) from the North District Manager, Municipal Licensing & Standards, Urban Development Services, recommending that this application not be approved, which was referred back to Toronto North Community Council by City Council, at its meeting on May 18, 19 and 20.

- 5(a).** Resolution submitted by Councillor Jenkins, Ward 25 – Don Valley West for consideration by the North York Community Council:

“WHEREAS Chapter 447, Toronto Municipal Code restricts the height of the fence in the rear yard of 14 Breen Crescent to a maximum of 2 metres; and

WHEREAS the existing fence at 14 Breen Crescent exceeds the allowable maximum height requirement by between 10 centimetres to 33 centimetres along the entire length of the fence; and

WHEREAS the City received a complaint about the height of the fence from the abutting neighbours at 47 Danville Drive; and

WHEREAS a section of the fence, approximately 3 metres in length, abuts a neighbouring property known municipally as 47 Danville Drive;

THEREFORE BE IT RESOLVED THAT Council approve the application for an exemption to the height restriction contained in Chapter 447, Toronto Municipal Code, for the fence at 14 Breen Avenue, with the exception of the approximate 3 metre length abutting 47 Danville Drive which will be required to comply with the current requirements of the Municipal Code.”

- 6. Request for Fence Exemption – 161 Brentcliffe Road (Ward 26 – Don Valley West)**

(Speakers – 10:00 a.m.)

Report (December 13, 2004) from the North District Manager, Municipal Licensing & Standards, Urban Development Services, reporting on a request by the owner of 161 Brentcliffe Road, for an exemption from the City of Toronto Municipal Code Chapter 447 Fences.

Recommendation:

It is recommended that the application not be approved.

7. Request for Fence Exemption – 85 Montessor Drive (Ward 25 – Don Valley West)

(Speakers – 10:00 a.m.)

Report (November 22, 2004) from the North District Manager, Municipal Licensing & Standards, Urban Development Services, reporting on a request by the owners of 85 Montessor Drive, for an exemption from the City of Toronto Municipal Code Chapter 447 Fences.

Recommendation:

It is recommended that the application not be approved.

8. Renewal of Patio Café Licence – 1678 Avenue Road – The Bistro On Avenue (Ward 16 – Eglinton-Lawrence)

(Speakers – 10:00 a.m.)

Report (November 30, 2004) from the North District Manager, Municipal Licensing & Standards, Urban Development Services, reporting on a request by The Bistro On Avenue Inc. to renew the existing boulevard lease for the above location.

Recommendations:

Recommendations for Council consideration:

- (1) Council grant a Boulevard Café License renewal with any amendments that Council considers appropriate.
- (2) Council refuse a Boulevard Café License and direct the removal from City road allowance within a specified time frame.
- (3) Council refuse a Boulevard Café License but permit the applicant to pursue an encroachment agreement application.

9. Comprehensive By-law Compliance Programme – Planning and Transportation Committee Report 7, Clause 3

(Speakers – 10:30 a.m.)

Communication (November 1, 2004) from the City Clerk, advising that City Council on October 26, 27 and 28, 2004:

- (1) deferred consideration of this Clause to its meeting on February 1, 2005;
- (2) requested the Commissioner of Urban Development Services to make a presentation to each of the Community Councils on the Comprehensive By-law Compliance Programme; and
- (3) directed that all comments made at the Community Council meetings be forwarded to Council for consideration on February 1, 2005, through the Planning and Transportation Committee.

10. Principles and Proposed By-law Provisions for a City-wide A-Frame and Mobile Signs By-law

Communication (December 7, 2004) from the Planning and Transportation Committee, advising that the Planning and Transportation Committee, at its meeting held on December 7, 2004, amongst other things, referred the report (November 15, 2004) from the Commissioner of Urban Development Services, entitled “Principles and Proposed By-law Provisions for a City-wide A-Frame and Mobile Signs By-law” to the Community Councils for consideration and report thereon to the Planning and Transportation Committee for its meeting to be held on March 7, 2005.

11. Request for a Variance from the former City of North York Sign By-law No. 30788, as amended, for the erection of two ground signs at 2275 Bayview Avenue (Ward 25 – Don Valley West)

(Speakers – 11:00 a.m.)

(Deferred from October 12, 2004 and November 16, 2004 meetings)

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-Tee 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.

12. Request for Variance from the former City of North York Sign By-law No. 30788, as amended, for the erection of a third party roof sign at 4250 Dufferin Street (Ward 8 – York West)

(Speakers – 11:00 a.m.)

(Deferred from November 16, 2004 meeting)

Report (October 26, 2004) from the Director of Building and Deputy Chief Building Official, Urban Development Services, reporting on a request by Dominic Rotundo of Sign Solution Ltd. on behalf of North John Holdings Ltd., for a variance from the former City of North York Sign By-law No. 30788, as amended, to permit the erection of a 240 sq. ft. double-faced illuminated third party roof sign at the above location.

Recommendations:

It is recommended that:

- (1) the request for variance be refused for reasons outlined in this report or,
- (2) if approved, the sign should be non illuminated or equipped with a timer to switch off the illumination between hours of 9:00 PM and 8:00 AM. Daily and the applicant be advised of the requirements to obtain the necessary sign permit from the Commissioner of Urban Development Services.

13. Request for Variance from the former Borough of East York Sign By-law No. 64-87, as amended, for the erection of a V-shaped, non-illuminated ground sign at 839 Millwood Road (Ward 26 – Don Valley West)

(Speakers – 11:00 a.m.)

(Deferred from November 16, 2004 meeting)

Report (October 26, 2004) from the Director of Building and Deputy Chief Building Official, Urban Development Services, reporting on a request by Jim Karaiskakis, for a variance from the former Borough of East York Sign By-law No. 64-87, as amended, to permit the erection of a 32 sq. ft. V-shaped, non-illuminated ground sign at the above location.

Recommendations:

It is recommended that the request for variance be approved with the following conditions:

- (1) The sign shall remain non-illuminated,

- (2) The existing tree be protected from damage and an approval be obtained from the Economic Development, Culture and Tourism, Urban Forestry Services, to locate the sign within the proposed proximity of the tree.
- (3) The applicant be advised of the requirements to obtain the necessary sign permit from the Commissioner of Urban Development Services.

14. Request for Variances from the former City of North York Sign By-law No. 30788, as amended, for the erection of four (4) projecting signs at 4952 Dufferin Street (Ward 8 – York West)

(Speakers – 11:00 a.m.)

(City Council referred this Clause back to the North York Community Council for further consideration)

Communication (December 13, 2004) from the City Clerk, North York Community Council, forwarding Clause 11 of North York Community Council Report 9, titled “Request for Variances from the former City of North York Sign By-law No. 30788, as amended, for the Erection of Four (4) Projecting Signs at 4952 Dufferin Street (Ward 8 – York West), which City Council, at its meeting held on November 30, December 1 and 2, 2004, referred back to the North York Community Council for further consideration.

15. Request for Approval of Variances from the former City of Toronto Sign By-law No. 297, as amended, for the erection of a double faced, illuminated, off-premise roof sign at 2560 Yonge Street (Ward 16 – Eglinton-Lawrence)

(Speakers – 11:00 a.m.)

Report (December 22, 2004) from the Director of Building and Deputy Chief Building Official, Urban Development Services, reporting on a request by Viacom Outdoors, on behalf of Choong Yoon, for a variance from the former City of Toronto Sign By-law No. 297, as amended, to permit the erection of a 10 feet by 20 feet double faced, illuminated, off-premise roof sign.

Recommendations:

It is recommended that:

- (1) the request for the variance be refused;
- (2) if the variances are approved;
 - (i) the applicant be notified of the requirement to obtain the necessary sign permits;

16. Request for Variances from the former City of North York Sign By-law No. 30788, as amended, for the erection of two illuminated pylon signs at 1765 Eglinton Avenue East (Ward 34 – Don Valley East)

(Speakers – 11:00 a.m.)

Report (December 22, 2004) from the Director of Building and Deputy Chief Building Official, Urban Development Services, reporting on a request by Pattison Sign Group on behalf of Golden Mile Motors Limited for variances from the former City of North York Sign By-law No. 30788, as amended, to permit the erection of two illuminated pylon signs, a 10.97 metres (36 feet) and a 8.53 metres (28 feet) in height respectively on the property at 1765 Eglinton Avenue East.

Recommendations:

It is recommended that:

- (1) the request for the variance for the 10.97 metres (36 feet) high pylon sign be refused;
- (2) the request for the variance for the 8.53 metres (28 feet) high pylon sign be approved;
- (3) if the variances are approved:
 - (i) the applicant be notified of the requirement to obtain the necessary sign permits;
 - (ii) the applicant be notified of the requirement to obtain the approval from Transportation Services Division of the Works and Emergency Services Department; and
 - (iii) the applicant be notified of the requirement to obtain the approval from the Ontario Hydro Services Company.

17. Request for Variances from the former City of North York Sign By-law No. 30788, as amended, for the erection of a third party advertising roof sign at 1811 Avenue Road (Ward 16 – Eglinton-Lawrence)

(Speakers – 11:00 a.m.)

(Deferred sine die by Midtown Community Council on July 8, 2003)

Report (June 23, 2003) from the Director of Buildings and Deputy Chief Building Official, Urban Development Services, reporting on a request by Astral Media Outdoor on behalf of the owners of the property, 983829 Ontario Limited, for a variance from the former City of North York Sign By-law No. 30788, as amended, to permit the erection of an off premise roof sign on a commercial building.

Recommendation:

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

- 17(a).** Clause 24(a) of Midtown Community Council Report 6, titled “Request for Variance(s) from the former City of North York Sign By-law No. 30788, as amended, for the Erection of a Third Party Advertising Roof Sign at 1811 Avenue Road (Eglinton-Lawence – Ward 16), which City Council, at its meeting on July 22, 23 and 24, 2003, received, for information.
- 17(b).** Communication (December 23, 2004) from Leroy Cassanova, Leasing Manager, Astral Media Outdoor, requesting that this matter be brought forward to the North York Community Council meeting on January 18, 2005.

18. Feasibility to Extend the Concrete Median – Keele Street north of Highway 401 (Ward 9 – York Centre)

**(Speakers – 11:30 a.m.)
(Deferred from November 16, 2004 meeting)**

Report (November 1, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on the need to extend the concrete median on Keele Street north of Highway 401, to manage existing and future traffic along Keele Street, between Highway 401 and Wilson Avenue.

Recommendations:

It is recommended that:

- (1) the extension of the median on Keele Street, as detailed in Attachment 2, be approved for construction in 2005; and
- (2) the appropriate City officials be directed to introduce in Council the appropriate Road Alterations By-law to permit the construction.

19. Request for an Exemption from Chapter 313 of the former City of Toronto Municipal Code to Permit Residential Boulevard Parking for Two Vehicles on the Orchard View Boulevard Flank of 51 Edith Drive (Ward 16 – Eglinton-Lawrence)

(Speakers – 11:30 a.m.)

(Deferred from November 16, 2004 meeting)

Report (October 7, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on a request for an exemption from the former City of Toronto Municipal Code Chapter 313, Streets and Sidewalks, to permit residential boulevard parking for two vehicles on the Orchard View Boulevard flank of 51 Edith Drive, which does not meet the requirements of the Code.

Recommendations:

It is recommended that:

- (1) City Council deny the application for residential boulevard parking on the Orchard View Boulevard flank of 51 Edith Drive.

or

- (2) City Council approve the application for residential boulevard parking for two parking spaces on the Orchard View Boulevard flank of 51 Edith Drive, as shown on Appendix 'A', notwithstanding that permit parking is authorized on the street, the asphalt paving does not meet the City's paving specifications and the application is for more than one vehicle.
 - (a) the parking area for each space not exceeding 2.4 m by 5.9 m, in dimension;
 - (b) the City sidewalk not being encumbered at any time by vehicles overhanging the sidewalk and pedestrian traffic being maintained at all times;
 - (c) the applicants providing the landscape features substantially in accordance with the plan, as shown on Appendix 'B', to the satisfaction of the Acting Commissioner of Works and Emergency Services; and
 - (d) the applicants paying all applicable fees and complying with all other criteria set out in the former City of Toronto Municipal Code Chapter 313, Streets and Sidewalks.

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

**(Deferred from July 6, 2004 meeting)
(Withdrawn from October 12, 2004 meeting)**

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.

- 20(a).** Communication (December 10, 2004) from Councillor Moscoe's Assistant, advising that Councillor Moscoe was requesting that this report be brought forward to the next meeting of the North York Community Council on January 18, 2005.

21. Stopping Prohibitions – Blacksmith Crescent (Ward 8 – York West)

Report (November 25, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on obtaining approval to amend the existing stopping regulations on Blacksmith Crescent.

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 west side of Blacksmith Crescent, from the northerly limit of Block B, R.P. M-1149 to the southerly limit of Block B, R.P. M-1149; and
- (2) Schedule IX, of By-law No. 31001, of the former City of North York be amended by installing a No Stopping, 8:00 a.m. to 6:00 p.m., Monday to Friday, prohibition on the north and west sides of Blacksmith Crescent, from a point 219 metres west

of the westerly limit of Gosford Boulevard (north leg) to a point 154 metres westerly/southerly thereof

22. Parking Prohibitions – Petrolia Road (Ward 8 – York West)

Report (December 7, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on obtaining approval to amend the existing parking regulations on Petrolia Road.

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 Petrolia Road, from the southerly limit of Canarctic Drive to the northerly limit of The Pond Road.

23. Parking Prohibitions – Canarctic Drive (Ward 8 – York West)

Report (December 6, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on obtaining approval to prohibit parking on the south side of Canarctic Drive.

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 south side of Canarctic Drive, from the easterly limit of Keele Street to the westerly limit of Petrolia Road;
- (2) 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 east side of Canarctic Drive, from the southerly limit of Wildcat Road to a point 270 metres southerly thereof; and
- (3) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking at anytime on the south and east sides of Canarctic Drive, from the easterly limit of Keele Street to the southerly limit of Wildcat Road (east leg).

24. Northbound Right Turn Lane Designation Amendment – Keele Street at The Pond Road (Ward 8 – York West)

Report (December 6, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on obtaining approval to amend the lane designations on Keele Street at The Pond Road.

Recommendations:

It is recommended that:

- (1) the easterly northbound curb lane on Keele Street at The Pond Road, designated for right turning vehicles only from the southerly limit of The Pond Road to a point 70 metres south thereof, be deleted;
- (2) the easterly northbound curb lane on Keele Street at The Pond Road, be designated for right turning vehicles only, buses excepted, from the southerly limit of The Pond Road to a point 70 metres south thereof; and
- (3) the appropriate by-law(s) be amended accordingly.

25. Parking Prohibitions – Limestone Crescent (Ward 8 – York West)

Report (December 10, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on obtaining approval to amend the current parking restrictions on the south leg of Limestone Crescent.

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 existing No Parking Anytime prohibition on the south, west and north sides of Limestone Crescent, from the easterly limit of Shale Gate to the westerly limit of Limestone Crescent;
- (2) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by installing a No Parking Anytime prohibition on the north side of Limestone Crescent, from the easterly limit of Petrolia Road to a point 270 metres easterly thereof;
- (3) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by installing a No Parking, 8:00 a.m. to 6:00 p.m., Monday to Friday prohibition on the south and west sides of Limestone Crescent, from the easterly

limit of Shale Gate to a point 270 metres east of the easterly limit of Petrolia Road;

- (4) 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 south and east sides of Limestone Crescent, from a point 292.6 metres east of the easterly limit of Petrolia Road to a point 100.5 metres northerly thereof;
- (5) 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 6:00 p.m., Monday to Friday prohibition on the north and east sides of Limestone Crescent, from the easterly limit of Shale Gate to a point 260 metres east of the easterly limit of Petrolia Road; and
- (6) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by installing a No Parking, 8:00 a.m. to 6:00 p.m., Monday to Friday prohibition on the north, east and south sides of Limestone Crescent, from the easterly limit of Shale Gate to a point 200 metres east of the easterly limit of Petrolia Road.

26. 40 km/h Speed Zone – Spenvalley Drive, Arleta Avenue to Thwaite Avenue (Ward 9 – York Centre)

Report (December 3, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on obtaining approval to reduce the speed limit on Spenvalley Drive, between Arleta Avenue and Thwaite Avenue to 40 km/h.

Recommendation:

It is recommended that By-law No. 31878, of the former City of North York, be amended to reduce the speed limit on Spenvalley Drive, from the westerly limit of Arleta Avenue to the westerly limit of Thwaite Avenue, to 40 km/h.

27. Eastbound and Westbound Right Turn Lane Designation – Keele Street and Wilson Avenue (Ward 9 – York Centre)

Report (December 15, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on obtaining approval to dedicate the eastbound and westbound curb lanes on Wilson Avenue at Keele Street.

Recommendations:

It is recommended that:

- (1) the eastbound curb lane on Wilson Avenue at Keele Street, be designated for right turns only, buses excepted, between Keele Street and a point 110 metres westerly thereof;
- (2) the westbound curb lane on Wilson Avenue at Keele Street, be designated for right turns only, buses excepted, between Keele Street and a point 150 metres easterly thereof; and
- (3) the appropriate by-laws(s) be amended, accordingly.

28. Pedestrian Crossing Restrictions – Finch Avenue West at Wilmington Avenue (Ward 10 – York Centre)

Report (December 6, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on obtaining approval to restrict pedestrian crossings at the intersection of Finch Avenue West and Wilmington Avenue.

Recommendations:

It is recommended that:

- (1) pedestrian crossings be prohibited on the east side of the signalized intersection of Finch Avenue West and Wilmington Avenue, between the east curb line of Wilmington Avenue and a point 30.5 metres easterly thereof; and
- (2) the appropriate by-laws be amended, accordingly.

29. No Through Traffic – Black Hawkway/New Westminster Drive at Steeles Avenue West (Ward 10 – York Centre)

Report (December 6, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on obtaining approval to prohibit southbound through traffic at the intersection of Black Hawkway/New Westminster Drive and Steeles Avenue West.

Recommendations:

It is recommended that:

- (1) southbound through traffic from New Westminster Drive to Black Hawkway at Steeles Avenue West, from 7:00 a.m. to 9:00 a.m. Monday to Friday, be prohibited; and
- (2) the appropriate by-law(s) be amended, accordingly.

30. Installation of On-Street Parking Spaces for Persons with Disabilities – 19 Fairbank Avenue (Ward 15 – Eglinton-Lawrence)

Report (November 25, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on obtaining approval to install an On-Street Disabled Persons Parking Zone on Fairbank Avenue.

Recommendations:

It is recommended that:

- (1) the installation of a disabled persons' on-street parking space be approved on the east side of Fairbank Avenue, between a point 72 metres north of the northerly limit of Eglinton Avenue West and a point 5.5 metres northerly thereof; 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.

31. Parking Amendments – Livingstone Avenue, Locksley Avenue to Times Road (Ward 15 – Eglinton-Lawrence)

Report (November 25, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on amending the existing parking prohibitions on Livingstone Avenue.

It is recommended that:

- (1) Schedule VIII of By-law Nos. 196-84 and 2958-94, of the former City of York be amended by prohibiting parking at anytime on the south side of Livingstone Avenue, from the westerly limit of Times Road to a point 21 metres westerly thereof; 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. Stopping Prohibitions – Roselawn Avenue (Ward 15 – Eglinton-Lawrence)

Report (December 13, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on obtaining approval to amend the existing stopping regulations on Roselawn Avenue.

Recommendations:

It is recommended that:

- (1) The former City of York Traffic By-law Nos. 196-84 and 2958-94, be amended by deleting the No Stopping, 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday, prohibition on the south side of Roselawn Avenue, from the easterly limit of Locksley Avenue to a point 90 metres west of the westerly limit of Marlee Avenue;
- (2) The former City of York Traffic By-law Nos. 196-84 and 2958-94, be amended by prohibiting stopping from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday, on the south side of Roselawn Avenue, from the easterly limit of Locksley Avenue to the westerly limit of Times Road;
- (3) The former City of York Traffic By-law Nos. 196-84 and 2958-94, be amended by prohibiting stopping from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday, on the south side of Roselawn Avenue, from the easterly limit of Danesbury Avenue to a point 90 metres west of the westerly limit of Marlee Avenue;
- (4) The former City of York Traffic By-law Nos. 196-84 and 2958-94, be amended by prohibiting stopping from 8:00 a.m. to 6:00 p.m. on the south side of Roselawn Avenue, from the easterly limit of Times Road to the westerly limit of Danesbury Avenue; and
- (5) 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.

33. Pedestrian/Vehicle Traffic Regulations – Yorkdale Road at the Yorkdale Mall North Parking Lot Access (Ward 15 – Eglinton-Lawrence)

Report (December 10, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on obtaining approval to regulate pedestrian and vehicle traffic movements at the Yorkdale Road/Yorkdale Mall North driveway access.

Recommendations:

It is recommended that:

- (1) Schedule VI of By-law No. 31001, of the former City of North York be amended by prohibiting pedestrian crossings on the west and east leg of the signalized intersection of Yorkdale Road and Yorkdale Mall North Parking Lot Access;

- (2) Schedule XIII of By-law No. 31001, of the former City of North York be amended by designating the westerly northbound and centre northbound traffic lanes at the signalized intersection of Yorkdale Road and Yorkdale Mall North Parking Lot Access for left turns only;
- (3) Schedule XIII of By-law No. 31001, of the former City of North York be amended by designating the easterly northbound traffic lane at the signalized intersection of Yorkdale Road and Yorkdale Mall North Parking Lot Access for right turns only; and
- (4) the appropriate by-law be amended accordingly.

34. Turn Prohibitions – Lawrence Avenue West at Rosewell Avenue (Ward 16 – Eglinton-Lawrence)

Report (December 10, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on obtaining approval to prohibit turning movements at the driveways to Rosewell Court, 164 Cheritan Avenue.

Recommendations:

It is recommended that:

- (1) northbound left turns be prohibited at anytime from the first driveway on the south side of Lawrence Avenue West, east of Rosewell Avenue;
- (2) westbound left turns 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, from the first driveway on the east side of Rosewell Avenue, south of Lawrence Avenue West; and
- (3) the appropriate by-law(s) be amended accordingly.

35. Parking Prohibitions – Burndale Avenue (Ward 23 – Willowdale)

Report (December 15, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on obtaining approval for the installation of parking prohibitions on Burndale Avenue, between Senlac Road and Welbeck Road.

Recommendation:

It is recommended that Schedule VIII, of By-law No. 31001, of the former City of North York be amended by installing No Parking, 8:00 a.m. to 4:00 p.m., Monday to Friday,

prohibitions on the south side of Burndale Avenue, from the westerly limit of Welbeck Road to a point 135 metres westerly thereof.

36. 40 km/h Speed Limit – Ambrose Road (Ward 24 – Willowdale)

Report (December 15, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on reducing the speed limit on Ambrose Road.

Recommendations:

It is recommended that:

- (1) By-law No. 31878, of the former City of North York, be amended by deleting the 40 km/h speed limit on Ambrose Road, from the northerly limit of Sheppard Avenue East to the southerly limit of Arrowstook Road; and
- (2) By-law No. 31878, of the former City of North York, be amended by adding a 40 km/h speed limit on Ambrose Road, from the northerly limit of Sheppard Avenue East to the southerly limit of Clarinda Drive.

37. Reduction of the Speed Limit – Donwoods Drive and Old Yonge Street (Ward 25 – Don Valley West)

Report (December 15, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on introducing a 30 km/h speed limit on Donwoods Drive and Old Yonge Street, as physical traffic calming measures have been installed.

Recommendations:

It is recommended that:

- (1) By-law No. 31878, of the former City of North York, be amended to delete the 40 km/h speed limit on Donwoods Drive, from the easterly limit of Yonge Street to the westerly limit of Donino Avenue;
- (2) By-law No. 31878, of the former City of North York, be amended to delete the 40 km/h speed limit on Old Yonge Street, from the easterly limit of Campbell Crescent to the southerly limit of York Mills Road;
- (3) speed limit be reduced to 30 km/h on Donwoods Drive, from the easterly limit of Yonge Street to the westerly limit of Donino Avenue;

- (4) speed limit be reduced to 30 km/h on Old Yonge Street, from the easterly limit of Campbell Crescent to the southerly limit of York Mills Road; and
- (5) that the appropriate by-law(s) be amended, accordingly.

38. All Way Stop Control – Brentcliffe Road at Fairland Road (Ward 26 – Don Valley West)

Report (December 15, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on the feasibility of installing all way stop controls at the intersection of Brentcliffe Road and Fairland Road.

Recommendation:

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

39. Dedicated Right Turn Lane – Southbound Don Valley Parkway Off-Ramp to York Mills Road (Ward 34 – Don Valley East)

Report (December 16, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on designating the traffic lanes on the ramp from southbound Don Valley Parkway at York Mills Road.

Recommendations:

It is recommended that:

- (1) the easterly northbound lane on the ramp from southbound Don Valley Parkway, between York Mills Road and a point 30.5 metres southerly thereof, be designated for right turning vehicles; and
- (2) all appropriate by-laws be amended, accordingly.

40. Gordon Baker Noise Barrier Wall – East Side of Gordon Baker Road, North of Finch Avenue East, MTO Contract 2003 – 2009 (Ward 33 – Don Valley East)

Report (December 10, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on the Ministry of Transportation's (MTO) installation of a noise barrier wall within the Municipal Right-of-Way on the east side of Gordon Baker Road, north of Finch Avenue East.

Recommendations:

It is recommended that:

- (1) City Council approve the encroachment of the noise barrier wall on the east side of Gordon Baker Road, north of Finch Avenue East, subject to the MTO entering into an encroachment agreement with the municipality on the following conditions:
 - (a) MTO will 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 an insurance policy for such liability for the lifetime of the agreement in a form acceptable to the Chief Financial Officer and Treasurer;
 - (b) MTO will maintain the noise barrier wall and associated landscaping at their expense and in a state of good repair satisfactory to the Commissioner of Works and Emergency Services;
 - (c) MTO will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;
 - (d) MTO will be financially responsible for reconstructing the noise barrier wall should future road maintenance activities require its removal; and,
 - (e) MTO accepts such additional conditions as the City Solicitor or the Commissioner of Works and Emergency Services may deem necessary in the interest of the City.
- (2) 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 may be required.

41. York Rapid Transit Plan (YRTP) – Quick Start Program – Stop Locations (Ward 8 – York West) (Ward 10 – York Centre) (Ward 24 – Willowdale) (Ward 33 – Don Valley East)

Report (December 7, 2004) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on York Region’s request to locate transit stops and ticket vending equipment for York Region Transit vehicles at existing Toronto Transit Commission stop locations in the City of Toronto as the first stage of the York Rapid Transit Plan (YRTP).

Recommendations:

- (1) City Council approve the request from York Region, for the installation of stops and vending equipment subject to York Region entering into an encroachment agreement with the City of Toronto;

- (2) The design, location, construction, maintenance and operation of these transit stops within the City of Toronto be provided by, and at the expense of, York Region and to the satisfaction of the Commissioner of Works and Emergency Services;
- (3) York Region be financially responsible for all costs associated with removing or relocating any existing public and private utilities, or other works or structures, necessitated by the installation of this infrastructure;
- (4) York Region be financially responsible for restoring any affected lands, works or structures following construction of this infrastructure;
- (5) York Region be required to provide a construction schedule and management plan to the satisfaction of the Commissioner of Works and Emergency Services;
- (6) York Region be required to enter into an agreement or agreements, with the City of Toronto in respect of this infrastructure within the City of Toronto road allowance, on terms satisfactory to the Commissioner of Works and Emergency Services and in a form satisfactory to the City Solicitor; and
- (7) 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 may be required.

42. Removal of Southbound Through Traffic Prohibition – Exit from York Mills Square driveway to York Mills Road, opposite Scarsdale Road (Ward 25 – Don Valley West)

Report (January 5, 2005) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on rescinding the southbound through restriction for traffic exiting the York Mills Square driveway on York Mills Road, opposite Scarsdale Road.

Recommendations:

It is recommended that:

- (1) the southbound through traffic prohibition at the intersection of York Mills Road and Scarsdale Road/York Mills Square be rescinded; and,
- (2) the appropriate by-law(s) be amended accordingly.

43. Request for Poll – Speed Hump Plan – Hillhurst Blvd., west of Bathurst Street (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 Hillhurst Blvd., west of Bathurst Street have expressed concern with regards to vehicle speeds on the roadway; and

WHEREAS residents of Hillhurst Blvd. west of Bathurst Street have expressed concern with regards to the volume of traffic on the roadway; and

THEREFORE BE IT RESOLVED THAT staff conduct an evaluation of the need for speed humps to calm traffic; and

BE IT FURTHER RESOLVED THAT the appropriate staff be authorized to conduct a poll of eligible residents of Hillhurst Blvd., west of Bathurst Street 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 the staff evaluation be distributed to residents with the poll; and

BE IT FURTHER RESOLVED THAT the results of the poll be reported by staff; and

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

- (i) a by-law be prepared for the alteration of sections of the effected roadway and the speed limit be reduced to 30 km/h; 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.”

43(a). Communication (November 24, 2004) from Shaya Klein

44. Street Name Changes – Heathbridge Park Road and Heathbridge Park Drive (Ward 26 – Don Valley West)

Report (December 16, 2004) from the City Surveyor, Works and Emergency Services, recommending that the streets named Heathbridge Park Road and Heathbridge Park Drive, be renamed to “Heathbridge Park”.

Recommendations:

It is recommended that:

- (1) subject to the requirements for changing the name of a street set out in Chapter 162-3A and 162-4A of the City of Toronto Municipal Code, the streets named Heathbridge Park Road and Heathbridge Park Drive, be renamed “Heathbridge Park”; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

45. Appointment to the Gibson House/Zion Schoolhouse Community Museum Board (Ward 23 – Willowdale)

Report (December 7, 2004) from the Commissioner of Economic Development, Culture and Tourism, recommending to Council the appointment of a member of the North York Historical Society to the Gibson House/Zion Schoolhouse Community Museum Board.

Recommendations:

It is recommended that:

- (1) The North York Community Council nominate the selected representative listed in Confidential Attachment No. 1 from the North York Historical Society for a term expiring 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.

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

46. Appointments to the Agnes Macphail Award Selection Committee

(In camera – Personal matters about identifiable individuals)

Confidential report (December 21, 2004) from the Agnes Macphail Recognition Committee, respecting the appointment of two community members to the Agnes Macphail Award Community Selection Committee; and because the subject matter contains personal matters about identifiable individuals including municipal or local board employees, discussions be held In-camera.

47. Sale of Surplus Land – Parcel of Vacant Land at the Rear of 113 Rockford Road (Ward 10 – York Centre)

Report (December 13, 2004) from the Commissioner of Corporate Services, reporting on authorizing the sale of a parcel of vacant land located at the rear of 113 Rockford Road.

Recommendations:

It is recommended that:

- (1) the Offer to Purchase from Lily Lash and Shimon Lash to purchase the City-owned parcel of vacant land located at the rear of 113 Rockford Road, described as being Part of Block A, Plan M994, also designated as Part 3 on Reference Plan R-2070 (the “Property”), in the amount of \$11,000.00, be accepted on the terms outlined in the body of this report, and that either one of the Commissioner of Corporate Services or the Director of Real Estate Services be authorized to accept the Offer on behalf of the City;
- (2) prior to the sale of the Property, the City grant the Toronto Region and Conservation Authority a restrictive covenant and such other rights as it may require pertaining thereto prohibiting the installation of any structure on the Property and including the right to remove same;
- (3) authority be granted to direct a portion of the proceeds on closing to fund the outstanding expenses related to this Property;
- (4) the City Solicitor be authorized to complete the transaction on behalf of the City, including payment of any necessary expenses and amending the closing date to such earlier or later date(s) and on such terms and conditions as she may from time to time consider reasonable; and
- (5) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

47(a). Clause 9 of Administration Committee Report 13, titled “Declaration as Surplus – Vacant Land located at the Rear of 113 Rockford Road (Ward 10 – York Centre)”, which City Council, adopted, without amendment, at its meeting held on October 29, 30 and 31, 2002.

48. Sale of a Portion of the Unopened Glengarry Avenue Road Allowance located at the rear of 250 Lawrence Avenue West (Ward 16 – Eglinton-Lawrence)

Report (December 20, 2004) from the Commissioner of Corporate Services, reporting on authorizing the sale of a portion of the unopened Glengarry Avenue road allowance located at the rear of 250 Lawrence Avenue West.

Recommendations:

It is recommended that:

- (1) the Offer to Purchase from Lawrence Park Medical Centre Ltd. to purchase a portion of the unopened Glengarry Avenue road allowance located at the rear of 250 Lawrence Avenue West, shown as Part 1 on Sketch No. PS-2003-069 (the “Property”), for the amount of \$344,340.36, subject to adjustment following preparation of a survey of the Property, plus GST and subject to retaining a permanent easement in favour of the City over the entire Property for the protection and maintenance of an existing storm sewer, be accepted on the terms outlined in the body of this report, and that either one of the Commissioner of Corporate Services or the Director of Real Estate Services be authorized to accept the Offer on behalf of the City;
 - (2) authority be granted to direct a portion of the proceeds on closing to fund the outstanding expenses related to this property;
 - (3) the City Solicitor be authorized to complete the transaction on behalf of the City, including payment of any necessary expenses and amending the closing date to such earlier or later date(s) and on such terms and conditions as she may from time to time consider reasonable; and
 - (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.
- 48(a).** Clause 33 of Toronto North Community Council Report 5, titled “Surplus Land Declaration and Proposed Closing of a Portion of the Un-opened Glengarry Avenue Road Allowance at the rear of 250 Lawrence Avenue West (Ward 16 – Eglinton-Lawrence)”, which City Council, adopted, without amendment, at its meeting held on June 22, 23 and 24, 2004.

49. Surplus Land Declaration and Proposed Closing of a Portion of the Phippen Avenue Road Allowance (commonly known as Parklea Drive), abutting 206 Hanna Road (Ward 26 – Don Valley West)

Report (November 3, 2004) from the Commissioner of Works and Emergency Services and the Commissioner of Corporate Services, recommending that a portion of the public highway, shown as PART 1 on the attached Sketch No. PS-2004-002 (the “Highway”), be permanently closed and declared surplus to the City’s requirements.

Recommendations:

It is recommended that:

- (1) subject to compliance with the requirements of the *Municipal Act, 2001*, and following Council’s approval of a sale of the Highway, the Highway be permanently closed as a public highway;
- (2) following Council’s approval of a sale of the Highway, notice be given to the public of a proposed by-law to permanently close the Highway, in accordance with the requirements of Chapter 162 of the City of Toronto Municipal Code, and the North York Community Council hear any member of the public who wishes to speak to this matter;
- (3) the Highway be declared surplus to the City’s requirements and the Commissioner of Corporate Services be authorized to invite an offer to purchase from the owner of 206 Hanna Road;
- (4) all steps necessary to comply with Chapter 213 of the City of Toronto Municipal Code be taken; and
- (5) the appropriate City officials be authorized and directed to take the necessary action to give effect to the foregoing, including the introduction in Council of any bills necessary to give effect thereto.

50. Preliminary Report – Application to Amend the Official Plan and Zoning By-law – 04 190419 NNY 16 OZ – Goodmans LLP – Turner Fleischer Architects Inc. – 1705, 1717, 1719 and 1743 Avenue Road (Ward 16 – Eglinton-Lawrence)

Report (December 3, 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.

51. Preliminary Report – OPA & Rezoning Application 04 177123 NNY 09 OZ – Kennedy Self, PMG Planning Consultants – Turner Fleischer Architects Inc. – 2415 Jane Street (Ward 9 – York Centre)

Report (December 9, 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 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.

52. Preliminary Report – Application to Amend the Zoning By-law - 04 181673 NNY 23 OZ – Sharon McKenzie – 11 Muirkirk Road (Ward 23 – Willowdale)

Report (December 20, 2004) from the Director, Community Planning, North District, Urban Development Services, providing preliminary information on the above noted application and to amend the zoning by-law to permit the conversion of the first floor of an existing single detached dwelling from residential to office use, retaining the basement as residential use, and seeking Community Council's direction on processing the application and conducting a community consultation meeting.

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.

53. Preliminary Report – Official Plan Amendment & Rezoning Application – 04 179234 NNY 16 OZ – Stephen Bernatt – Bernatt Architect Ltd. – 418 – 422 Brookdale Avenue (Ward 16 – Eglinton-Lawrence)

Report (December 1, 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.

54. Preliminary Report – Revised Application – OPA & Rezoning Application – 01 036318 NMI 25 OZ (Previously TD CMB 2001 0007) – The Cadillac Fairview Corporation – Giannone Associates Architects Inc. – Don Mills Centre – 939 Lawrence Avenue East (Ward 25 – Don Valley West)

Report (December 20, 2004) from the Director, Community Planning, North District, Urban Development Services, providing preliminary information on a revised proposal submitted by the Cadillac Fairview Corporation concerning 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 and adjacent 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.

55. Status Report – Application to Amend the Official Plan and Zoning By-law – 04 112178 NNY 09 OZ – Bratty & Partners – 1055 Wilson Avenue – Part of Lot 10, Concession 3, W.Y.S., Parts of 1, 2, 3 & 4, RP 64R-3172 (Ward 9 – York Centre)

Report (January 4, 2005) from the Director, Community Planning, North District, Urban Development Services, providing information on the status of the above-noted application.

Recommendations:

It is recommended that:

- (1) the applicant be requested to submit outstanding information so that the application can be processed.
- (2) staff bring forward a further report requesting direction on this application prior to a pre-hearing or hearing before the Ontario Municipal Board.

56. Final Report – Application to Amend the Zoning By-law 1916 of the former Borough of East York – 2003 035114 SMI 26 OZ – Sherman Brown Dryer Karol Lebow – 851 Millwood Road (Ward 26 – Don Valley West)

(City Council on November 30, December 1 and 2, 2004, referred this Clause back to the North York Community Council for further consideration at its meeting on January 18, 2005)

Communication (January 5, 2005) from the City Clerk, advising that City Council, on November 30, December 1 and 2, 2004, referred Clause 30 of North York Community

Council Report 9, titled “Final Report – Application to Amend the Zoning By-law 1916 of the former Borough of East York – 2003 035114 SMI 26 OZ – Sherman Brown Dryer Karol Lebow – 851 Millwood Road (Ward 26 – Don Valley West)”, back to the North York Community Council for further consideration at its meeting on January 18, 2005.

57. Ontario Municipal Board Hearing – Committee of Adjustment Application – 109 Munro Boulevard (Ward 25 – Don Valley West)

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

“WHEREAS on October 28, 2004, the North York Committee of Adjustment approved an application (A068/04N) to allow a variance for elevation of the floor entrance of the garage to be located below the elevation of the centre line of the road (below grade garage) at 109 Munro Boulevard; and

WHEREAS this approval has been appealed to the Ontario Municipal Board; and

WHEREAS Planning staff did not support this variance in a staff report; and

WHEREAS below grade garages on lots wider than 45 feet are not permitted under the zoning by-law; and

WHEREAS the existing below grade garages in this area, used as reference by the owner, all pre-date the by-law; and

WHEREAS by approving this application, the Committee made it a precedent for the entire St. Andrews neighbourhood;

THEREFORE BE IT RESOLVED THAT the City Planning and Legal staff be directed to attend the Ontario Municipal Board hearing to defend and uphold the City’s zoning by-laws.”

58. Ontario Municipal Board Hearing – Committee of Adjustment Application – 118 Gilley Road (Ward 9 – York Centre)

Councillor Augimeri, Ward 9 – York Centre, submitting the following Resolution for consideration by the North York Community Council:

“WHEREAS the Committee of Adjustment for the City of Toronto (North York Panel) refused a severance application by Antonio Moretti, the owner of 118 Gilley Road, for consent to sever a residential property fronting onto the north side of 118 Gilley Road into two residential properties having frontages of 9.905 m and 9.905 m;

WHEREAS the Committee of Adjustment for the City of Toronto (North York Panel) refused the two associated variance applications requesting variances for lot coverage, dwelling length, frontage and width, lot area and east and west side yard setbacks;

WHEREAS Planning staff commented that the creation of two smaller lots through land severance is not desirable or appropriate in this instance and recommended refusal;

WHEREAS the applicant has appealed the decisions of the Committee of Adjustment for the severance and two minor variance applications to the Ontario Municipal Board;

WHEREAS no date has been set for the hearing of the appeals;

THEREFORE BE IT RESOLVED THAT Council authorize the City Solicitor and City Planning staff to attend the Ontario Municipal Board hearing to uphold the City's By-law and the Committee of Adjustment's decisions".

59. Final Report – Rezoning Application – TB ZBL 2001 0020 – Gary K.H. Lam – David Johnston – 127 Finch Avenue East (Ward 23 – Willowdale)

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

Report (December 20, 2004) from the Director, Community Planning, North District, Urban Development Services, reporting on an application to amend the Zoning By-law for a new three-storey semi-detached dwelling at 127 Finch Avenue East, on the south side of Finch Avenue East between Willowdale Avenue and Longmore Street.

Recommendations:

It is recommended that City Council:

- (1) amend Zoning By-law 7625 for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5;
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required;
- (3) before introducing the necessary Bill 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 4.89 metres in perpendicular width along the entire Finch Avenue East frontage; and

- (4) approve under Section 41 of the Planning Act the proposed development, as indicated on the following plans and subject to the conditions found in Attachment 6.

Plans prepared by David Johnston Architect Ltd.:

Plan No.	Plan Title	Date Stamped
A-01	Site Plan & Grading, Site Data, Section	September 3, 2004
A-04	Elevations	September 3, 2004
A-05	Elevations	September 3, 2004

60. Final Report – Rezoning Application – 04 121069 NNY 24 OZ – IBI Group – Sedun & Kenerva Architects Inc. – 685 Sheppard Avenue East (Ward 24 – Willowdale)

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

Report (December 20, 2004) from the Director, Community Planning, North District, Urban Development Services, reporting on an application to amend the site specific Zoning By-law to include a place of worship and community centre as permitted uses at 685 Sheppard Avenue East.

Recommendations:

It is recommended that City Council:

- (1) amend the Zoning By-law 7625 for the 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, the applicant shall obtain Site Plan approval.

61. Final Report – Rezoning Application – 03 166411 NNY 23 OZ – Robert Truman – Sang-Man Youn – 84 Finch Avenue West (Ward 23 – Willowdale)

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

Report (December 20, 2004) from the Director, Community Planning, North District, Urban Development Services, reporting on an application to amend the Zoning By-law to permit the existing single storey dwelling to be used for professional and medical offices.

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, 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;
 - (b) a 6.1 metre radius corner rounding at the north-east corner of Finch Avenue West and Talbot Road; and
- (4) approve under Section 41 of the Planning Act the proposed phased development, as indicated on the following plans and subject to the conditions of Site Plan Approval found in Attachment 9.

Plan No.	Plan Title	Prepared By	Date Stamped
Drawing No. 1	Site Plan Floor Plans Elevations	Sang Man Youn Architect Phase 1 only	November 25, 2004
LP-1	Landscape Plan	JSW & Associates Phase 1	November 24, 2004



**NORTH YORK COMMUNITY COUNCIL
SUPPLEMENTARY AGENDA
MEETING 1**

Date of Meeting: January 18, 2005
Time: 9:30 a.m.
Location: Council Chambers
North York Civic Centre
5100 Yonge Street
Toronto, Ontario

Enquiry: Francine Adamo
Committee Administrator
416-395-0480
nycc@toronto.ca

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

- 1. Request to Remove One City Owned Tree – 102 Owen Boulevard (Ward 25 – Don Valley West)**
- 1(a).** Communication (January 11, 2005) from Judy Goldring and Robert Smuk, requesting that the matter be deferred sine die or until June 2005.
- 10. Principles and Proposed By-law Provisions for a City-wide A-Frame and Mobile Signs By-law**
- 10(a).** Communication (January 12, 2005) from Ron Abraham, President, Toronto Real Estate Board

ADDED ITEMS

- 62. Traffic Control Signal Installation – Steeles Avenue West, 200 metres east of Alness Street (Ward 8 – York West)**

Report (January 7, 2005) from the Director, Transportation Services, North District, Works and Emergency Services, reporting on obtaining approval to install traffic control signals on Steeles Avenue West, approximately 200 metres east of Alness Street and prohibit parking on Alness Street and Magnetic Drive.

Recommendations:

It is recommended that:

- (1) traffic control signals be installed at the private access on Steeles Avenue West, 200 metres east of Alness Street;
 - (i) coincidental with the installation of the traffic control signals, the easterly northbound traffic lane from the private access, between the southerly limit of Steeles Avenue West and a point 30.5 metres southerly thereof, be designated for right turns only;
 - (ii) coincidental with the installation of the traffic control signals, the westerly northbound traffic lane from the private access, between the southerly limit of Steeles Avenue West and a point 30.5 metres southerly thereof, be designated for left turns only;
 - (iii) coincidental with the installation of the traffic control signals, a raised median be constructed on Steeles Avenue West between Alness Street and the proposed signalized driveway access from Home Depot;
- (2) Schedule XIII of By-law 31001, of the former City of North York be amended by designating the easterly northbound curb lane on Alness Street, between the southerly limit of Steeles Avenue West and a point 65 metres southerly thereof, be designated for through and right turns only;
- (3) Schedule XIII of By-law 31001, of the former City of North York be amended by designating the middle and westerly northbound lanes on Alness Street, between the southerly limit of Steeles Avenue West and a point 65 metres southerly thereof, be designated for dual left turns only;
- (4) 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 Alness Street, from the southerly limit of Steeles Avenue West to the northerly limit of Flint Road;
- (5) Schedule VIII of By-law No. 31001, of the former City of North York be amended to delete the No Parking, 8:30 a.m. to 6:00 p.m., Monday to Friday prohibition on the east and north sides of Magnetic Drive, from a point 406 metres north of the northerly limit of Dolomite Drive to the easterly limit of Alness Street;
- (6) Schedule VIII of By-law No. 31001, of the former City of North York be amended to prohibit parking at anytime on the east and north sides of Magnetic Drive, from a point 406 metres north of the northerly limit of Dolomite Drive to the easterly limit of Alness Street; and

(7) the appropriate by-laws be amended accordingly.

63. Ontario Municipal Board Hearing – Committee of Adjustment Application – 328 Pleasant Avenue (Ward 23 – Willowdale)

Councillor Filion, Ward 23 – Willowdale, submitting the following Resolution for consideration by the North York Community Council:

“WHEREAS the Committee of Adjustment for the City of Toronto (North York Panel) refused a severance application by Rajinder Singh Sethi, the owner of 328 Pleasant Avenue, for consent to sever a residential property fronting onto the north side of Pleasant Avenue into two residential properties having frontages of 10.19 m each;

WHEREAS the Committee of Adjustment for the City of Toronto (North York Panel) refused the two associated variance applications respecting variances for lot frontage, lot area, east and west side yard setbacks, lot coverage, height, below grade garages and finished first floor;

WHEREAS Planning staff advised the Committee in a staff report “...that the proposed lots are not consistent with the lot pattern in the area and that the applications for severance and for the minor variances do not meet the general purposes and intent of the Official Plan or the by-law, are not minor in nature and do not represent an appropriate development for the subject land. Staff recommended that the applications be refused...”

WHEREAS the applicant has appealed the decisions of the Committee of Adjustment for the severance and minor variance applications to the Ontario Municipal Board;

WHEREAS no date has been set for the hearing of the appeals;

THEREFORE BE IT RESOLVED THAT Council authorize the City Solicitor and Planning staff to attend the Ontario Municipal Board hearing to uphold the City’s By-law and the Committee of Adjustment’s decisions.”

64. Facilities Items – North York Civic Centre

Report (January 4, 2005) from the Commissioner of Corporate Services and the Commissioner of Economic Development, Culture and Tourism, reporting on the status of the items identified in the property standards inspection for the North York Civic Centre and the items raised at the Ad Hoc Building Committee.

Recommendation:

It is recommended that this report be received for information.