



**NORTH YORK COMMUNITY COUNCIL
AGENDA
MEETING 5**

Date of Meeting: May 31, 2005
Time: 9:30 a.m.
Location: Council Chambers
North York Civic Centre
5100 Yonge Street
Toronto, Ontario

Enquiry: Francine Adamo
Committee Administrator
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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 – (May 3, 2005)

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

9:45 a.m. – Items 1	2:00 p.m. – Item 47
10:00 a.m. – Items 2 – 5	2:15 p.m. – Item 48
10:30 a.m. – Items 6 – 8	2:30 p.m. – Item 49
10:45 a.m. – Items 9 - 11	
12:15 p.m. – Item 12	

Communications/Reports:

- 1. Traffic Calming Measures (speed humps) – Bolingbroke Road, Lawrence Avenue West to Wenderly Drive (Ward 15 – Eglinton-Lawrence)**

(Speakers – 9:45 a.m.)

(Deferred from March 30, 2005 and May 3, 2005 meetings)

Report (February 11, 2005) from the Director, Transportation Services, North District, reporting on the need for traffic calming measures and results of the traffic calming poll on Bolingbroke Road, Lawrence Avenue West to Wenderly Drive.

Recommendation:

It is recommended that traffic calming measures (speed humps) not be installed on Bolingbroke Road, Lawrence Avenue West to Wenderly Drive.

2. Front Yard Parking and Driveway Widening – Request for Information from Toronto and East York Community Council (All Wards)

(Speakers – 10:00 a.m.)

Report (May 17, 2005) from the Acting General Manager, Transportation Services, reporting on a request by Toronto and East York Community Council that certain information related to residential off-street parking (front yard parking and driveway widening) be relayed to each Community Council for their May 31, 2005 meetings, for consideration as a deputation item.

Recommendation:

It is recommended that this report be received for information.

2(a). Communication (April 18, 2005) from the City Clerk, advising that City Council, at its meeting on April 12, 13 and 14, 2005, adopted, without amendment, Clause 76 of Report 3 of the Toronto and East York Community Council, headed “Front Yard Parking and Driveway Widening”, and by so doing, requested that the following reports be submitted to the May 31, 2005 meeting of each Community Council for consideration as a deputation item:

- (1) the Acting Commissioner of Works and Emergency Services to report on:
 - (a) the total number of licensed front yard parking pads and legal driveway widenings within each Community Council area, with the figures broken down for the past two years;
 - (b) the impact that front yard parking and driveway widening may have on stormwater management and on public on-street parking; and
 - (c) an estimate of the number of unlicensed front yard parking and driveway installations; and
- (2) the Commissioner of Urban Development Services to report on the implications on Toronto’s streetscape resulting from front yard parking and driveway widenings.

3. Request for an Exemption from Chapter 248 of the former City of Toronto Municipal Code to permit driveway widening for a second parking space at 19 Old Orchard Grove (Ward 16 – Eglinton-Lawrence)

(Speakers – 10:00 a.m.)

Report (May 11, 2005) from the Director, Transportation Services, North York District, reporting on a request for an exemption from Municipal Code Chapter 248, Parking Licences of the former City of Toronto Municipal Code, to permit driveway widening for a second parking space at 19 Old Orchard Grove, which does not meet the requirements of the Code.

Recommendations:

(1) City Council denies the application for driveway widening for a second parking space at 19 Old Orchard Grove

or

(2) City Council approves the application for driveway widening for a second parking space at 19 Old Orchard Grove, as shown on Appendix 'B', subject to:

- (a) the new parking area not exceeding 2.1 metres by 5.9 metres in dimension;
- (b) both parking areas being paved with semi-permeable paving materials, such as ecostone pavers or approved equivalent paving treatment acceptable to the Acting General Manager of Transportation Services
- (c) the applicant providing the landscape features substantially in accordance with the plan as shown on Appendix 'C', to the satisfaction of the Acting General Manager of Transportation Services; and
- (d) the applicant paying all applicable fees and complying with all other criteria set out in Municipal Code Chapter 248, Parking Licences, of the former City of Toronto Municipal Code.

4. Request for Removal of Post Road – Bridle Path Speed Bumps (Ward 25 – Don Valley West)

(Speakers – 10:00 a.m.)

Communication (May 19, 2005) from Gordon MacKendrick, Executive Member, Don Valley East Ratepayers & Community Association.

5. Community Safety Zone – Grandravine Drive (Ward 8 – York West and Ward 9 – York Centre)

**(Speakers – 10:00 a.m.)
(Deferred from May 3, 2005 meeting)**

Report (March 29, 2005) from the Director, Transportation Services, North District, reporting on a request to introduce a Community Safety Zone on Grandravine Drive, Driftwood Avenue to Keele Street.

Recommendation:

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

6. Encroachment Agreement – 33 Donwoods Drive (Ward 25 – Don Valley West)

(Speakers – 10:30 a.m.)

Report (May 16, 2005) from the North District Manager, Municipal Licensing and Standards, reporting on a request on behalf of the property owner, from Terry Wilks, Landscape Architect, to approve a landscaping encroachment on the municipal right-of-way at 33 Donwoods Drive.

Recommendations:

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

- (1) that the owner(s) enter into a Boulevard Lease Agreement with the City to the satisfaction of the City Solicitor and the Executive Director of Municipal Licensing and Standards;
- (2) that the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto;
- (3) that no claims will be made against the City by the owner(s) for damage occurring to the area of encroachment or its elements during snow removal;
- (4) that the life of the Agreement be limited to 5 years from the date of registration or to the date of removal of the encroachment, at which time, the City may consider the Agreement for further extension if requested by the applicant;

- (5) the indemnification of the City by the owner(s) of the encroachments for all liability relating in any way to the encroachment and providing of an insurance policy for such liability for the lifetime of the Agreement in a form as approved by the City Solicitor in an amount not less than \$2,000,000.00 or such greater amount as the City Solicitor may require;
- (6) in the event of sale or transfer of the property abutting the encroachment, Legal Services be authorized to extend the Encroachment Agreement to the new owner, subject to the approval of the Executive Director of Municipal Licensing & Standards;
- (7) the owner(s) will, at their expense and to the satisfaction of the Executive Director of Municipal Licensing & Standards, keep and maintain the encroachment in a good and proper state of repair and safety and will not make any additions or modifications to the encroachment beyond what is allowed under the terms of the Agreement;
- (8) the owners pay the following fees:
 - (i) Legal Administration Cost and Registration, plus dispersments, including G.S.T.;
 - (ii) Annual fee of \$3.46 per square metre, for 225 square metres, totalling \$778.50, plus G.S.T. for 2005.

7. Boulevard Leasing Agreement – 616 Vaughan Road (Ward 15 – Eglinton-Lawrence)

(Speakers – 10:30 a.m.)

Report (May 16, 2005) from the North District Manager, Municipal Licensing and Standards, reporting on a request by Francesco Sciabbarrasi of Jaffer's Hospitality Inc., to lease a portion of the municipal boulevard at 616 Vaughan Road, for the purpose of a boulevard patio café.

Recommendations:

Council consider granting a Boulevard Café License permit to lease an area of municipal right-of-way boulevard of 3.69 x 10.36 metres for a total area of 38 square metres, subject to the following conditions:

- (a) that the applicant enter into a Boulevard Lease Agreement with the City for a Patio Café license to the satisfaction of the Executive Director of Municipal Licensing & Standards;

- (b) that the Boulevard lease Patio Café license be renewable on an annual basis with the appropriate insurance in place and any required fees being paid;
- (c) that a Street Allowance construction permit, as necessary, be acquired for any resurfacing of the area of occupancy, or attachment to or alteration thereof;
- (d) that no claims will be made against the City by the owner(s) for damage occurring to the patio, equipment, enclosure or its elements during snow removal;
- (e) that the occupancy permitted by the license is to be removed by the owner, at the expense of the licensee, within 30 days of receiving written notice from the Executive Director of Municipal Licensing & Standards;
- (f) the licensee agrees that the City, or any gas, telephone, telegraph, electric light or other public utility company, shall have the right at all times to enter upon the permitted encroachment for the purpose of constructing, repairing, maintaining, replacing or removing any sewer, mains, culverts, drains, water pipes, gas pipes, pole wires or other underground services and installations. The licensee shall not be entitled to any damages or compensation by reason of the exercise of the City and utility company's rights; and the licensee, at his own expense, shall carry out such alterations or removal of the encroachment as may be directed by the City;
- (g) in default of the removal not occurring as directed, the City may carry out the removal, at the expense of the licensee, and may recover the costs incurred by legal action or in a like manner as municipal taxes;
- (h) the licensee under the agreement must provide the City of Toronto with a certificate of insurance evidencing a third party bodily injury and property damage insurance in an amount not less than \$2,000,000 or such other coverage and greater amount as the City may require, and naming the City of Toronto as an additional insured party under the policy;
- (i) the licensee will, at his expense and to the satisfaction of the Executive Director of Municipal Licensing & Standards, keep and maintain the boulevard café enclosure and all or any of its components in a good and proper state of repair and safety, and will not make any additions or modifications beyond what is allowed pursuant to the terms of the License permit.
- (j) the licensee pays an annual fee to the City of Toronto in accordance with former City of York Municipal Code Chapter 1004.12 namely \$25.00 plus \$5.50 per square metre, including G.S.T.
- (k) the licensee will secure an endorsement on their business license for a patio café from Municipal Licensing & Standards.

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

(Speakers – 10:30 a.m.)

Consolidated Clause 2 of North York Community Council Report 2, headed “Renewal of Patio Café Licence – 1678 Avenue Road – The Bistro on Avenue (Ward 16 – Eglinton-Lawrence), which City Council on February 16, 2005, referred this Clause back to the North York Community Council for further consideration.

- 8(a).** Report (May 16, 2005) from the North District Manager, Municipal Licensing and Standards, reporting on a request by The Bistro on Avenue Inc. to renew a (revised) boulevard lease license for a Patio Café at the above location.

Recommendations:

Council consider granting a Boulevard Café License permit subject to the following conditions:

- (a) that a Building permit approval, as necessary, be acquired for the structural attachment of any part of the enclosure affixed to the building;
- (b) that a Building permit HVAC approval, as necessary, be acquired for the proposed area heater; that if any propane operated equipment, (barbeque or heater), is within the enclosure area, a certificate from the Ministry of Consumer and Commercial Relations is acquired for all operators and equipment;
- (c) that an Electrical Safety Inspection Certificate be acquired for any electrical lighting or heating elements within the enclosure;
- (d) that a Street Allowance construction permit, as necessary, be acquired for any resurfacing of the area of occupancy, or attachment to or alteration thereof;
- (e) that the Boulevard lease Café license be renewable on an annual basis with the appropriate insurance in place and any required fees being paid;
- (f) that the occupancy permitted by the license is to be removed by the owner, at the expense of the licensee, within 30 days of receiving written notice from the Executive Director of Municipal Licensing & Standards;
- (g) the licensee agrees that the City, or any gas, telephone, telegraph, electric light or other public utility company, shall have the right at all times to enter upon the permitted encroachment for the purpose of constructing, repairing, maintaining, replacing or removing any sewer, mains, culverts, drains, water pipes, gas pipes,

pole wires or other underground services and installations. The licensee shall not be entitled to any damages or compensation by reason of the exercise of the City and utility company's rights; and the licensee, at his own expense, shall carry out such alterations or removal of the encroachment as may be directed by the City;

- (h) in default of the removal not occurring as directed, the City may carry out the removal, at the expense of the licensee, and may recover the costs incurred by legal action or in a like manner as municipal taxes;
- (i) the licensee under the agreement must provide the City of Toronto with a certificate of insurance evidencing a third party bodily injury and property damage insurance in an amount not less than \$2,000,000 or such other coverage and greater amount as the City may require, and naming the City of Toronto as an additional insured party under the policy;
- (j) the licensee will, at his expense and to the satisfaction of the Executive Director of Municipal Licensing & Standards keep and maintain the boulevard café enclosure and all or any of its components in a good and proper state of repair and safety, and will not make any additions or modifications beyond what is allowed pursuant to the terms of the License permit.

9. Removal of One Privately Owned Tree – 95 Lord Seaton Road (Ward 25 – Don Valley West)

(Speakers – 10:45 a.m.)

(Deferred from May 3, 2005 meeting)

Report (March 23, 2005) from the Commissioner of Economic Development, Culture and Tourism, reporting on an application for a permit to remove one black walnut tree having a diameter measuring 56 cm on private property that has been filed on behalf of the owner of 95 Lord Seaton Road.

Recommendations:

- (1) The request for a permit to remove one privately owned black walnut tree at 95 Lord Seaton Road be denied; or
- (2) The request for a permit to remove one privately owned black walnut tree at 95 Lord Seaton Road be approved subject to conditions.

10. Inclusion on the City of Toronto Inventory of Heritage Properties – 2130 Bayview Avenue (William Booth Memorial College) – 2130 Bayview Avenue (Ward 25 – Don Valley West)

(Speakers – 10:45 a.m.)

(Deferred from March 30, 2005 and May 3, 2005 meetings)

Report (September 9, 2004) from the Commissioner of Economic Development, Culture and Tourism, recommending that Council include the property at 2130 Bayview Avenue (William Booth Memorial College) on the City of Toronto Inventory of Heritage Properties.

Recommendations:

It is recommended that:

- (1) Council include the property at 2130 Bayview Avenue (William Booth Memorial College) on the City of Toronto Inventory of Heritage Properties; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

10(a). Communication (May 18, 2005) from the Toronto Preservation Board, advising that the Toronto Preservation Board, at its meeting on May 12, 2005, recommended to the North York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (April 18, 2005) from the Director, Policy and Research, City Planning Division.

10(b). Report (April 18, 2005) from the Director, Policy and Research, City Planning Division, addressed to the Toronto Preservation Board and the North York Community Council, reporting on recommending that City Council include the property at 2130 Bayview Avenue (William Booth Memorial College) on the City of Toronto Inventory of Heritage Properties.

Recommendations:

It is recommended that:

- (1) City Council include the property at 2130 Bayview Avenue (William Booth Memorial College) on the City of Toronto Inventory of Heritage Properties; and
- (2) The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

11. Request for Approval of Variance from the former Municipality of Metropolitan Toronto By-law No. 118, as amended, for the erection of a projecting sign at 2518 Yonge Street (Ward 16 – Eglinton-Lawrence)

(Speakers – 10:45 a.m.)

Report (May 16, 2005) from the Director of Building and Deputy Chief Building Official, reviewing and making recommendations on a request by Sidney Paul of PDA Architects, on behalf of Kiehl's – L'Oreal Canada, for a variance from the former Municipality of Metropolitan Toronto By-law No. 118, as amended, to permit the erection of a projecting sign overhanging public property at 2518 Yonge Street.

Recommendations:

It is recommended that:

- (1) the request for the variance be approved with following conditions:
 - (a) the applicant enter into an Encroachment Agreement with the City of Toronto, subject to approval of Works and Emergency Services, Transportation Services Division; and
 - (b) the applicant be advised, upon approval of the variance, of the requirement to obtain the necessary sign permits from the Chief Building Official.

12. Community Police Liaison Poster Contest Competition

(Presentation – 12:15 p.m.)

13. Request for Poll – Traffic Calming – Brookbanks Drive, from Fenside Drive to Cassandra Boulevard (Ward 34 – Don Valley East)

Resolution submitted by Councillor Minnan-Wong, Ward 34 – Don Valley East, for consideration by the North York Community Council:

“WHEREAS residents of Brookbanks Drive, Fenside Drive to Cassandra have expressed concern with regards to the vehicle operating speeds on the road;

WHEREAS residents of Brookbanks Drive, Fenside Drive to Cassandra Boulevard have expressed concerns with vehicle collisions;

WHEREAS the Transportation Services Division has advised that existing traffic and road conditions satisfy the Traffic Calming Warrant Criteria of the City of Toronto Traffic Calming Policy;

THEREFORE BE IT RESOLVED THAT the appropriate staff be authorized to conduct a poll of eligible residents of Brookbanks Drive, Overbank Crescent, Truxford Road, Sagebrush Lane, Lichen Place, and Brushwood Court for the traffic calming 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:

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

- (i) A by-law be prepared for the alteration of sections Brookbanks Drive;
- (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.”

14. Request for Study – Zoning Use in area of Wynford/Concorde Community (Ward 26 – Don Valley West)

Communication (May 12, 2005) from Councillor Pitfield, Ward 26 – Don Valley West, requesting that a study of the zoning in the area of Wynford/Concorde Community be conducted, and that the zoning in the New Official Plan for this area be amended to “Employment Area”.

15. Payment-in-Lieu of Parking – Kayvan Pazuki – 80 Finch Avenue East (Ward 24 – Willowdale)

(Deferred from May 3, 2005 meeting)

Report (April 25, 2005) from the Director, Transportation Services, North York District, seeking Council’s approval to exempt the applicant from a parking deficiency of two (2) parking spaces, subject to payment-in-lieu of parking.

Recommendation:

It is recommended that payment-in-lieu of parking of \$5,000.00 be approved for a deficiency of two (2) parking spaces.

15(a). Supplementary Report – Payment-In-Lieu of Parking – Keyvan Pazuki, 80 Finch Avenue East (Ward 24 – Willowdale)

Report (May 17, 2005) from the Director, Transportation Services, North York District, seeking Council's approval to exempt the applicant from a parking deficiency of two (2) parking spaces, subject to payment-in-lieu of parking.

Recommendation:

It is recommended that payment-in-lieu of parking of \$5,000.00 be approved for a deficiency of two (2) parking spaces.

15(b). Communication (May 16, 2005) from J.M. Mark, Mark Engineering, addressed to Magid Pazuki, reporting on the findings of the parking usage study.

16. Payment-In-Lieu of Parking – Mary Mizzi – 1980 Eglinton Avenue West (Ward 15 – Eglinton-Lawrence)

Report (May 11, 2005) from the Director, Transportation Services, North York District, seeking Council's approval to exempt the applicant from a parking deficiency of fourteen (14) spaces, subject to payment-in-lieu of parking.

Recommendation:

It is recommended that payment-in-lieu of parking \$35,000.00 be approved for a deficiency of fourteen (14) parking spaces. It should be noted that there also is a deficiency of one (1) residential parking space, which is not subject to payment-in-lieu of parking.

17. All Way Stop Control – Addison Crescent (north leg) at Duncairn Road (Ward 25 – Don Valley West)

(Deferred from May 3, 2005 meeting)

Consolidated Clause 34 of North York Community Council Report 4, headed "All Way Stop Control – Addison Crescent (north leg) at Duncairn Road (Ward 25 – Don Valley West), which City Council on May 17, 18 and 19, 2005:

- (1) deferred the report to its next meeting on May 31, 2005; and
- (2) requested the Director, Transportation Services, North District, and the Director, Parks, Forestry and Recreation, North District, to review the location of the barrier in Bond Park and determine if it can be relocated in order to provide more

access from Leslie Street, yet still permit emergency vehicles access from Leslie Street via Bond Avenue.

- 17(a).** Report (March 29, 2005) from the Director, Transportation Services, North District, reporting on a request to install all way stop control at the intersection of Addison Crescent (south leg) at Duncairn Road.

Recommendation:

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

17(b). Traffic Management – Bond Park (Ward 25 – Don Valley West)

Report (May 11, 2005) from the Director, Transportation Services, North York District, providing information relative to the relocation of the guide rail in the parking facility at Bond Park.

Recommendation:

It is recommended that this report be received for information.

18. Traffic Calming Measures (speed humps) – Ridgevale Drive, from Lynnhaven Road to Prince Charles Drive (Ward 15 – Eglinton-Lawrence)

Report (May 10, 2005) from the Director, Transportation Services, North York District, reporting on the need for traffic calming measures (speed humps) and results of the traffic calming poll on Ridgevale Drive from Lynnhaven Road to Prince Charles Drive.

Recommendation:

It is recommended that traffic calming measures (speed humps) not be installed on Ridgevale Drive, from Lynnhaven Road to Prince Charles Drive.

19. Traffic Calming Measures (speed humps) – Hillmount Avenue, from Dalemout Avenue to Shermount Avenue (Ward 15 – Eglinton-Lawrence)

Report (May 10, 2005) from the Director, Transportation Services, North York District, reporting on the need for traffic calming measures and results of the traffic calming poll on Hillmount Avenue, from Dalemout Avenue to Shermount Avenue.

Recommendation:

It is recommended that traffic calming measures (speed humps) not be installed on Hillmount Avenue, from Dalemount Avenue to Shermount Avenue.

20. Traffic Calming Measures (speed humps) – Belgravia Avenue, from Times Road to Marlee Avenue (Ward 15 – Eglinton-Lawrence)

Report (May 10, 2005) from the Director, Transportation Services, North York District, reporting on the need for traffic calming measures and results of the traffic calming poll on Belgravia Avenue, from Times Road to Marlee Avenue.

Recommendation:

It is recommended that traffic calming measures (speed humps) not be installed on Belgravia Avenue, from Times Road to Marlee Avenue.

21. Northbound Lane Designation – Chatsworth Drive at Lawrence Avenue West (Ward 16 – Eglinton-Lawrence)

Report (May 10, 2005) from the Director, Transportation Services, North York District, reporting on obtaining approval to designate traffic lanes on Chatsworth Drive at Lawrence Avenue West.

Recommendations:

It is recommended that:

- (1) the easterly northbound traffic lane on Chatsworth Drive at Lawrence Avenue West be designated for right turning vehicles only, between Lawrence Avenue West and a point 30 metres southerly thereof;
- (2) the westerly northbound traffic lane on Chatsworth Drive at Lawrence Avenue West be designated for left turning vehicles only, between Lawrence Avenue West and a point 30 metres southerly thereof; and
- (3) the appropriate by-law(s) be amended accordingly.

22. Southbound Left Turn Prohibition – Lanark Avenue, west of Oakwood Avenue (Ward 15 – Eglinton-Lawrence)

Report (May 10, 2005) from the Director, Transportation Services, North York District, reporting on obtaining approval to prohibit southbound left turns when exiting the parking facility at 1605 Eglinton Avenue West.

Recommendations:

It is recommended that:

- (1) Schedule XV of By-law Nos. 196-84 and 2958-94 of the former City of York, be amended to prohibit southbound left turns from the driveway access from 1605 Eglinton Avenue West (Green "P" Parking Facility) onto Lanark Avenue; 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.

23. Pedestrian Crossing Prohibitions – Alness Street at Steeles Avenue West (Ward 8 – York West)

Report (May 10, 2005) from the Director, Transportation Services, North York District, reporting on obtaining approval to regulate pedestrian crossings at the intersection of Alness Street and Steeles Avenue West.

Recommendations:

It is recommended that:

- (1) pedestrian crossings be prohibited on Steeles Avenue West, between the east curb line of Alness Street and a point 30.5 metres west of the west curb line of Alness Street; and
- (2) the appropriate by-law(s) be amended accordingly.

24. Traffic Calming Measures (speed humps) – Glengrove Avenue, from Haven Road to Ennerdale Road (Ward 15 – Eglinton-Lawrence)

Report (May 10, 2005) from the Director, Transportation Services, North York District, reporting on the need for traffic calming measures (speed humps) and results of the traffic calming poll on Glengrove Avenue, from Haven Road to Ennerdale Road.

Recommendation:

It is recommended that traffic calming measures (speed humps) not be installed on Glengrove Avenue, from Haven Road to Ennerdale Road.

25. Traffic Calming Measures (speed humps) – Whitmore Avenue, from Dufferin Street to Locksley Avenue (Ward 15 – Eglinton-Lawrence)

Report (May 10, 2005) from the Director, Transportation Services, North York District, reporting on the need for traffic calming measures and results of the traffic calming poll on Whitmore Avenue, from Dufferin Street to Locksley Avenue.

Recommendation:

It is recommended that traffic calming measures (speed humps) not be installed on Whitmore Avenue, from Dufferin Street to Locksley Avenue.

26. Parking Prohibitions – Quilter Road (Ward 23 – Willowdale)

Report (May 10, 2005) from the Director, Transportation Services, North York District, reporting on obtaining approval to amend the parking regulations on Quilter Road.

Recommendations:

It is recommended that:

- (1) Schedule VIII of By-law No. 31001 of the former City of North York, be amended by deleting the No Parking, 8:00 a.m. to 6:00 p.m., Monday to Saturday, prohibition on the west side of Quilter Road, from a point 44 metres north of the northerly limit of Sheppard Avenue West to the southerly limit of Burnett Avenue;
- (2) Schedule VIII of By-law No. 31001 of the former City of North York, be amended by prohibiting parking from 8:00 a.m. to 6:00 p.m., Monday to Friday, on the west side of Quilter Road, from the southerly limit of Burnett Avenue to the northerly limit of Burndale Avenue; and
- (3) Schedule VIII, of By-law No. 31001, of the former City of North York, be amended by prohibiting parking from 8:00 a.m. to 6:00 p.m., Monday to Saturday, on the west side of Quilter Road, from a point 44 metres north of the northerly limit of Sheppard Avenue West to the southerly limit of Burndale Avenue.

27. Parking Prohibitions – Stayner Avenue (Ward 15 – Eglinton-Lawrence)

Report (May 10, 2005) from the Director, Transportation Services, North York District, reporting on obtaining approval to prohibit parking on Stayner Avenue.

Recommendations:

It is recommended that:

- (1) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the No Parking, 8:00 a.m. to 5:00 p.m., Monday to Friday, prohibition on the north side of Stayner Avenue, from a point 67 metres east of the easterly limit of Dufferin Street to a point 57 metres easterly thereof,
- (2) 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 north side of Stayner Avenue, from a point 124 metres east of the easterly limit of Dufferin Street to the westerly limit of Locksley Avenue; and
- (3) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by prohibiting parking from 8:00 a.m. to 5:00 p.m., Monday to Friday, on the north side of Stayner Avenue, from a point 67 metres east of the easterly limit of Dufferin Street to the westerly limit of Locksley Avenue.

28. Parking Prohibitions – Nevada Avenue (Ward 24 – Willowdale)

Report (May 2, 2005) from the Director, Transportation Services, North York District, reporting on obtaining approval to prohibit parking on Nevada 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 the south side of Nevada Avenue, from the easterly limit of Conacher Drive to a point 40 metres easterly thereof.

29. 40 km/h Speed Zone – Locksley Avenue, Lilywood Road and Stayner Avenue (Ward 15 – Eglinton-Lawrence)

Report (May 10, 2005) from the Director, Transportation Services, North York District, reporting on obtaining approval to reduce the speed limit on Locksley Avenue, Lilywood Road and Stayner Avenue to 40 km/h.

Recommendations:

It is recommended that:

- (1) By-law No. 31878, of the former City of North York, be amended to reduce the speed limit on Locksley Avenue, from the southerly limit of Lilywood Road to the northerly limit of Briar Hill Avenue to 40 km/h;

- (2) By-law No. 31878, of the former City of North York, be amended to reduce the speed limit on Lilywood Road, from the westerly limit of Danesbury Avenue to the westerly limit of Locksley Avenue to 40 km/h;
- (3) By-law No. 31878, of the former City of North York, be amended to reduce the speed limit on Stayner Avenue, from the westerly limit of Danesbury Avenue to the easterly limit of Dufferin Street to 40 km/h; and
- (4) the appropriate by-law(s) be amended, accordingly.

30. Parking Prohibitions – Pannahill Road (Ward 10 – York Centre)

Report (May 10, 2005) from the Director, Transportation Services, North York District, reporting on obtaining approval to amend the parking prohibitions on Pannahill Road.

Recommendation:

It is recommended that Schedule VIII of By-law No. 31001, of the former City of North York, be amended by prohibiting parking from 8:00 a.m. to 4:00 p.m., Monday to Friday, on the north side of Pannahill Road, from the easterly limit of Honiton Street to the westerly limit of Shaftesbury Street.

31. School Zone Review – Blessed Margherita of Citta Di Castello Catholic School (Ward 9 – York Centre)

Report (May 12, 2005) from the Director, Transportation Services, North York District, reporting on obtaining approval to amend the limits of the school bus loading zone and parking/stopping regulations on Yatescastle Drive and Spenvalley Drive.

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 east side of Yatescastle Drive, from the northerly limit of Spenvalley Drive to a point 183 metres northerly thereof;
- (2) Schedule X of By-law No. 31001, of the former City of North York, be amended by installing a 15 minute Permitted Parking, 8:00 a.m. to 4:00 p.m., Monday to Friday restriction on the east side of Yatescastle Drive, from a point 120 metres north of the northerly limit of Spenvalley Drive to a point 72 metres northerly thereof;

- (3) Schedule IX By-law No. 31001, of the former City of North York, be amended by installing a No Stopping, 8:00 a.m. to 4:00 p.m., Monday to Friday, prohibition on the east side of Yatescastle Drive, from the northerly limit of Spenvalley Drive to a point 69 metres northerly thereof;
- (4) By-law No. 32759, of the former City of North York, be amended by installing a School Bus Loading Zone on the east side of Yatescastle Drive, from a point 38 metres north of the northerly limit of Spenvalley Drive to a point 31 metres northerly thereof;
- (5) Schedule XI of By-law No. 31001, of the former City of North York, be amended by installing a No Standing, 8:00 a.m. to 4:00 p.m., Monday to Friday, prohibition on the east side of Yatescastle Drive, from a point 69 metres north of the northerly limit of Spenvalley Drive to a point 51 metres northerly thereof;
- (6) Schedule IX of By-law No. 31001, of the former City of North York, be amended by installing a No Stopping, 8:00 a.m. to 4:00 p.m., Monday to Friday, prohibition on the west side of Yatescastle Drive, from the northerly limit of Spenvalley Drive to the southerly limit of Arthur Griffith Drive; and
- (7) 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 Spenvalley Drive, from the easterly limit of Yatescastle Drive to the westerly limit of Thwaite Avenue;

32. Amendment to Parking/Stopping Prohibitions – King High Avenue (Ward 10 – York Centre)

Report (May 11, 2005) from the Director, Transportation Services, North York District, reporting on obtaining approval to amend the existing parking and stopping regulations on King High Avenue.

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 King High Avenue, from a point 122 metres south of the southerly limit of Laurelcrest Avenue to a point 198.25 metres south of the southerly limit of Laurelcrest Avenue;
- (2) Schedule IX of By-law No. 31001, of the former City of North York, be amended by installing a No Stopping, 8:00 a.m. to 6:00 p.m., Monday to Friday, prohibition

on the west side of King High Avenue, from a point 198 metres south of the southerly limit of Laurelcrest Avenue to the northerly limit of Invermay Avenue;

- (3) Schedule IX of By-Law No. 31001, of the former City of North York, be amended by installing a No Stopping, 8:00 a.m. to 4:00 p.m., Monday to Friday, prohibition on the east side of King High Avenue, from the southerly limit of Redmount Avenue to the northerly limit of Corwin Crescent; and
- (4) Schedule X of By-law No. 31001, of the former City of North York, be amended by installing a 15 Minute Permitted Parking, 8:00 a.m. to 4:00 p.m., Monday to Friday, restriction on the west side of King High Avenue, from the northerly limit of Redmount Road to a point 48 metres southerly thereof.

33. Parking Amendments – Claver Avenue, Corona Street to Bolingbroke Road (Ward 15 – Eglinton-Lawrence)

Report (May 11, 2005) from the Director, Transportation Services, North York District, reporting on obtaining approval to amend the existing parking regulations on Claver Avenue.

Recommendations:

It is recommended that:

- (1) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the No Parking Anytime prohibition on the north side of Claver Avenue, from the easterly limit of Corona Street to the westerly limit of Bolingbroke Road; and
- (2) Schedule X of By-law No. 31001, of the former City of North York, be amended by installing 15 Minute Permitted Parking, 8:00 a.m. to 4:00 p.m., Monday to Friday on the north side of Claver Avenue, from the easterly limit of Corona Street to the westerly limit of Bolingbroke Road.

34. Turn Restrictions – Claver Avenue (Ward 15 – Eglinton-Lawrence)

Report (May 11, 2005) from the Director, Transportation Services, North York District, reporting on obtaining approval to prohibit southbound left turns from the driveway access to the postal station at 3019 Dufferin Street.

Recommendation:

It is recommended that Schedule XV of By-law No. 31001, of the former City of North York be amended to prohibit southbound left turns from the first driveway east of Dufferin Street on the north side of Claver Avenue.

35. All Way Stop – Barrydale Crescent at Bramble Drive (Ward 25 – Don Valley West)

Report (May 13, 2005) from the Director, Transportation Services, North York District, reporting on the feasibility of installing an all way stop control at the intersection of Barrydale Crescent at Bramble Drive.

Recommendation:

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

36. All Way Stop Control – King High Avenue and Laurelcrest Avenue (Ward 10 – York Centre)

Report (May 11, 2005) from the Director, Transportation Services, North York District, reporting on the feasibility of installing an all way stop control at the intersection of King High Avenue and Laurelcrest Avenue.

Recommendation:

It is recommended that this report be received for information.

37. All Way Stop Control – Delahaye Street at Luverne Avenue (Ward 10 – York Centre)

Report (May 11, 2005) from the Director, Transportation Services, North York District, reporting on the feasibility of installing an all way stop control at the intersection of Delahaye Street and Luverne Avenue.

Recommendation:

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

38. Turn Restrictions – Edith Drive, Eglinton Avenue West to Roselawn Avenue (Ward 16 – Eglinton-Lawrence)

Report (May 11, 2005) from the Director, Transportation Services, North York District, reporting on obtaining approval to restrict turns at the intersection of Eglinton Avenue West and Roselawn Avenue.

Recommendations:

It is recommended that:

- (1) the eastbound and westbound No Entry, 4:00 p.m. to 6:00 p.m., Monday to Friday (bicycles excepted) restriction on Edith Drive north of Eglinton Avenue West, be deleted;
- (2) the eastbound and westbound No Entry, 4:00 p.m. to 6:00 p.m., Monday to Friday (bicycles excepted) restriction on Edith Drive north of Orchard View Boulevard, be deleted;
- (3) the eastbound and westbound No Entry, 7:00 a.m. to 9:00 a.m., Monday to Friday (bicycles excepted) restriction on Edith Drive south of Roselawn Avenue, be deleted;
- (4) eastbound left turns be prohibited, bicycles excepted, from 4:00 p.m. to 6:00 p.m., Monday to Friday, at Eglinton Avenue West and Edith Drive;
- (5) westbound right turns be prohibited, bicycles excepted, from 4:00 p.m. to 6:00 p.m., Monday to Friday, at Eglinton Avenue West and Edith Drive;
- (6) northbound through traffic be prohibited, bicycles excepted, from 4:00 p.m. to 6:00 p.m., Monday to Friday, at Eglinton Avenue West and Edith Drive;
- (7) eastbound left turns be prohibited, bicycles excepted, from 4:00 p.m. to 6:00 p.m., Monday to Friday, at Edith Drive and Orchard View Boulevard;
- (8) westbound right turns be prohibited, bicycles excepted, from 4:00 p.m. to 6:00 p.m., Monday to Friday, at Edith Drive and Orchard View Boulevard;
- (9) northbound through traffic be prohibited, bicycles excepted, from 4:00 p.m. to 6:00 p.m., Monday to Friday, at Edith Drive and Orchard View Boulevard;
- (10) eastbound right turns be prohibited, bicycles excepted, from 7:00 a.m. to 9:00 a.m., Monday to Friday, at Edith Drive and Roselawn Avenue;
- (11) westbound left turns be prohibited, bicycles excepted, from 7:00 a.m. to 9:00 a.m., Monday to Friday, at Edith Drive and Roselawn Avenue; and
- (12) the appropriate By-law(s) be amended, accordingly.

39. Final Report – Part Lot Control Application – 03 177639 NMI 25 PL – Georgian Bond Avenue Inc. – 20-48 Bond Avenue & 11-57 Preakness Drive (formerly 20 Bond Avenue) (Ward 25 – Don Valley West)

Report (April 28, 2005) from the Director, Community Planning, North District, reporting on a request for an exemption from part lot control in order that 32 street-related townhouse units may be conveyed into separate ownership.

Recommendations:

It is recommended that:

- (1) the application be approved;
- (2) the City Solicitor be authorized to introduce the necessary Bills in Council to give effect to recommendation 1;
- (3) staff obtain proof of payment of all current property taxes for the subject site from the owner prior to the enactment of the Part Lot Control Exemption By-law;
- (4) the by-law shall expire two years from the date of enactment; and
- (5) the appropriate City Officials be authorized and directed to register the By-law on title.

40. Final Report – Part Lot Control Application – 05 1066 72 NNY 23 PL – Toula Nessinis, Marlston Planning Consultants – 134, 136 & 138 Finch Avenue West, rear of 16, 18 & 18A Altamont Road, and part of Lot 23, Registered Plan 2056 (Ward 23 – Willowdale)

Report (May 16, 2005) from the Director, Community Planning, North District, reporting on an application for exemption from part lot control in order to allow for 73 townhouse dwelling units to be conveyed under separate ownership.

Recommendations:

It is recommended that:

- (1) the application be approved;
- (2) the owner of the subject lands be required to register a Section 118 Restriction under the Land Titles Act, to the satisfaction of the City Solicitor, agreeing not to convey or mortgage any part of the lands without the prior written consent of the Chief Planner or his designate;
- (3) the City Solicitor be authorized to take the necessary steps to allow for the removal of the Section 118 Restriction from title to the subject lands, upon receipt of confirmation that the Common Elements Condominium Plan has been registered;

- (4) staff obtain proof of payment of all current property taxes for the subject site from the owner prior to enactment of the Part Lot Control Exemption By-law;
- (5) the City Solicitor introduce the necessary Bills in Council to give effect to Recommendation 1 after such time as Recommendations 2 and 4 are satisfied, with such by-law to expire one year after it has been enacted; and
- (6) the appropriate City officials be authorized and directed to register the By-law on title.

41. Final Report – Part Lot Exemption Application No. 05 103913 NNY 15 PL – Luch Ognibene – 963 Roselawn Avenue (Ward 15 – Eglinton-Lawrence)

Report (May 13, 2005) from the Director, Community Planning, North District, reporting on a request for exemption from Part Lot Control to allow 19 street townhouse dwelling units to be conveyed into separate ownership.

Recommendations:

It is recommended that:

- (1) The application be approved;
- (2) The City Solicitor be authorized to introduce the necessary Bills in Council to give effect to recommendation 1;
- (3) The By-law shall expire one year from the date of enactment;
- (4) The appropriate City Officials be authorized and directed to register the By-law on title; and
- (5) The Owner shall provide a tax certificate that confirms that all municipal taxes have been paid.

42. Preliminary Report – OPA & Rezoning Application – 05 104461 NNY 10 OZ – Paolo Stellato, The Essence Residences Inc. – 475 Patricia Avenue (Ward 10 – York Centre)

Report (May 13, 2005) from the Director, Community Planning, North District, 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.

43. Preliminary Report – Rezoning Application – 05 120022 NNY 23 OZ – Gianni Regina, Cityscape Design Innovations – 225-235 Finch Avenue East (Ward 23 – Willowdale)

Report (May 13, 2005) from the Director, Community Planning, North District, 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.

44. Preliminary Report – Official Plan Amendment and Rezoning Application – 05 122557 NNY 34 OZ and 04 110397 34 SA – Don-Greenbelt Developments – Atkins Group Corporation, Architects – 120 Dallimore Circle – Ward 34 – Don Valley East)

Report (May 12, 2005) from the Director, Community Planning, North District, 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.

45. Preliminary Report – OPA & Rezoning Application – 05 118376 NNY 24 OZ – Lorne Ross Planning Services Inc. – Kohn Architects Inc. – 11 Ruddington Drive (Ward 24 – Willowdale)

Report (May 16, 2005) from the Director, Community Planning, North District, 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.

46. Extension of Interim Control By-law for the Bayview Institutions Area east of Bayview Avenue – 05 120876 TM (Ward 26 – Don Valley West)

Report (May 9, 2005) from the Director, Community Planning, North District, reporting on an extension to Interim Control By-law No. 568-2004 for a one year period to complete a review of land use, zoning regulations and alternative development scenarios for the Bayview Institutions located east of Bayview Avenue and north of Kilgour Road.

Recommendations:

It is recommended that City Council extend the period of time to complete the review of the Bayview Institutions Area Interim Control By-law Study for one year to July 22, 2006, effective July 22, 2005.

47. Final Report – Rezoning Application – 04 120202 NNY 23 OZ – Site Plan Application – 04 120210 NNY 23 SA – Tas Design Build – Core Architects Inc. – 19 Churchill Avenue (Ward 23 – Willowdale)

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

Report (March 4, 2005) from the Director, Community Planning, North District, reviewing and recommending approval of applications to amend the Zoning By-law and Site Plan Approval for an 18 storey apartment building with 5 street-related townhouses at the south-west corner of Churchill Avenue and Canterbury Place.

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. 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) require the owner, prior to introducing the necessary Bills to City Council for enactment, to:
 - (i) enter into a Section 37 Agreement to implement the following:
 - (a) density incentives of 232.5 m² for the provision of private amenity area for 19 Churchill Avenue;
 - (b) density incentives of 281 m² for the provision of bicycle storage for 19 Churchill Avenue;
 - (c) lands with an area of 1,275.30 m² (known municipally as 52 Horsham Avenue) for the Service Road to be conveyed to the City for a nominal sum and free and clear of any encumbrances;
 - (d) lands with an area of 112.8 m² (known municipally as 33 Churchill Avenue) for the Service Road to be conveyed to the City for a nominal sum and free and clear of any encumbrances;

- (e) lands with an area of 1,440.5 m² (known municipally as 33 Churchill Avenue) for park purpose to be conveyed to the City for a nominal sum and free and clear of any encumbrances;
 - (ii) convey to the City, part of Part xxx, Reference Plan xxx; and part of 27 Churchill Avenue, Part xxx, Reference Plan xxx; to the City for road purpose for the extension of Beecroft Road and Part xxx for road widening and corner rounding purpose on Churchill Avenue; and
 - (iii) convey to the City, Part xxx, Reference Plan xxx, (known municipally as 37 Churchill Avenue for parkland dedication; and
- (4) approve the plans and Conditions of Site Plan included as Attachment 10 and require the owner to enter into a Site Plan Agreement under Section 41 of the Planning Act based on the conditions and plans included as Attachment 10 prior to issuance of a building permit.

47(a). Supplementary report (April 29, 2005) from the Director, Community Planning, North District, providing a review of the Traffic Certification and providing an updated version of the draft zoning by-law.

Recommendations:

It is recommended that:

- (1) City Council amend the Zoning By-law for the former City of North York, substantially in accordance with the draft Zoning By-law Amendment (Attachment 1).
- (2) Authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
- (3) Require the owner, prior to introducing the necessary Bills to City Council for enactment to:
 - (i) enter into a Section 37 Agreement to implement the following:
 - (a) density incentives of 231 m² for the provision of private amenity area for 19 Churchill;
 - (b) conveyance of lands with a density of 1,275 m², Part of Lot 13, R.P. 2057, (known municipally as 52 Horsham Avenue) for the Service Road to be conveyed to the City for a nominal sum and free and clear of any encumbrances;

- (c) conveyance of lands with a density of 112.8 m² , Part 3 of Plan 66R-21671 (known municipally as 33 Churchill Avenue) for the Service Road to be conveyed to the City for a nominal sum and free and clear of any encumbrances;
 - (d) conveyance of lands with a density of 1,436.8 m² , Part 2 of Plan 66R-21671, (known municipally as 33 Churchill Avenue) for park purpose to be conveyed to the City for a nominal sum and free and clear of any encumbrances;
 - (e) a monetary contribution paid prior to enactment of the proposed zoning by-law amendment toward the cost of land acquisition for the North York Centre Service Road for the proposed 287 m² density incentive, in accordance with the provisions of the Official Plan Amendment 557.
 - (f) The owner agrees to the following as depicted on Plans dated April 28, 2005 and red-lined April 29, 2005:
 - (1) Maximum of 107 storage lockers in underground parking levels, as shown on Plans A201, A202, and A202B
 - (2) Townhouse 01 with reduced basement level, as shown on Plan 202
 - (3) Outdoor landscaped amenity area and increased glazing at north-east corner of building on ground floor, as shown on red-lined Plan A203
 - (4) Mechanical space on ground and 2nd floors to be used exclusively for mechanical purposes, as shown on Plans A203 and A204
 - (5) Double-height lobby, as shown on Plan A204
 - (6) Floor to ceiling height of 4.5 metres for Unit 04 on the third floor, such ceiling height to apply to the entire area of the unit with the exception of the area 2 metres from the outside walls, which shall be 6 metres in height as shown on red-lined Plan A206.
 - (ii) convey to the City, Part 2 of Plan 66R 21658 and Parts 4, 5, 7, 9, and 11 of Plan 66R 21671 to the City for service road, road widening and corner rounding purposes;
 - (iii) convey to the City, Part 1 of Plan 66R-21671, (known municipally as 37 Churchill Avenue) for parkland dedication;
- (4) approve the plans and Conditions of Site Plan included as Attachment 5 and require the owner to enter into a Site Plan Agreement under Section 41 of the

Planning Act based on the conditions and plans prior to issuance of a building permit.

47(b). Communication (May 16, 2005) from Hazen Colbert; and

47(c). Communication (May 12, 2005) from N. J. McAdie.

48. Final Report – Removal of Holding (H) Symbol – 05 109109 NNY 34 OZ – English Lane Homes Inc. – 39 Green Belt Drive (Ward 34 – Don Valley East)

(Speakers – 2:15 p.m.)

Report (May 12, 2005) from the Director, Community Planning, North District, reviewing and recommending approval of an application to amend the Zoning By-law to lift the Holding Symbol provisions as they relate to a parcel of land at the southern portion of a residential plan of subdivision formerly known as 39 Green Belt Drive to accommodate an 8-storey, 192-unit apartment building.

Recommendations:

It is recommended that City Council:

- (1) amend Zoning By-law 7625 for the former City of North York to remove the Holding Symbol from the lands zoned RM6(85)(H) substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 2; and,
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

49. Request for Direction Report – Zoning By-law Amendment Application – TB ZBL 2003 0003 – Draft Plan of Subdivision - TB SUB 2003 0001 – Weston Consulting Group Inc. – Hunt Design Inc. – 0 Beffort Road (Ward 9 – York Centre)

(Speakers – 2:30 p.m.)

Report (May 11, 2005) from the Director, Community Planning, North District, advising North York Community Council of an appeal to the Ontario Municipal Board of the above rezoning and subdivision applications and seeking Council's direction to the City Solicitor to attend the Ontario Municipal Board to support the positions outlined in this report.

Recommendation:

It is recommended that the City Solicitor and appropriate City staff be instructed to attend the Ontario Municipal Board to support the position outlined in this report.



**NORTH YORK COMMUNITY COUNCIL
SUPPLEMENTARY AGENDA
MEETING 5**

Date of Meeting:	May 31, 2005	Enquiry:	Francine Adamo
Time:	9:30 a.m.		Committee Administrator
Location:	Council Chambers		416-395-0480
	North York Civic Centre		nycc@toronto.ca
	5100 Yonge Street		
	Toronto, Ontario		

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

- 49(a). Request for Direction Report – Zoning By-law Amendment Application – TB ZBL 2003 0003 – Draft Plan of Subdivision - TB SUB 2003 0001 – Weston Consulting Group Inc. – Hunt Design Inc. – 0 Beffort Road (Ward 9 – York Centre)**

Communication (May 25, 2005) from Chris Barnett, Davis & Company, on behalf of Avvro Developments Inc.

ADDED ITEMS:

- 50. Final Report – Part Lot Control Exemption Application No. 05 107815 NNY 08 PL (Phase 1) – Applicant: Walker Nott Dragecivic Associates Limited – 4700 Keele Street (Ward 8 – York West)**

Report (May 25, 2005) from the Director, Community Planning, North District, requesting exemption from Part Lot Control to allow 34 semi-detached dwelling units to be conveyed into separate ownership.

Recommendations:

It is recommended that:

- (1) The application be approved for the Phase 1 lands only, as shown in Attachments 1 and 2;

- (2) The City Solicitor be authorized to introduce the necessary Bills in Council to give effect to recommendation 1;
- (3) The By-law shall expire one year from the date of enactment;
- (4) The appropriate City Officials be authorized and directed to register the By-law on title; and
- (5) The Owner shall provide a tax certificate that confirms that all municipal taxes have been paid.

51. Request for Approval of Variances from the former City of North York Sign By-law No. 30788, as amended, for the erection of three ground signs at 3140 Dufferin Street (Ward 15 – Eglinton-Lawrence)

**(Speakers – 10:45 a.m.)
(Deferred from May 3, 2005 meeting)**

Report (April 13, 2005) from the Director of Building and Deputy Chief Building Official, North District, reporting on a request by Albert Kruger of A-tec Signs, on behalf of De-Jure Consulting Inc., for a variance from the former City of North York Sign By-law No. 30788, as amended, to permit the erection of three ground signs at 3140 Dufferin Street.

Recommendations:

It is recommended that:

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

52. Traffic Control Signal Relocation/Installation: Rowena Drive at Victoria Park Avenue (Ward 34 – Don Valley East)

Report (April 25, 2005) from the Director, Transportation Services, North York District requesting to relocate the existing mid-block pedestrian traffic control signals on Victoria Park Avenue south of Rowena Drive, to the intersection of Victoria Park Avenue and Rowena Drive and undertake the modification of curbs and bus bays associated with this relocation.

Recommendations:

It is recommended that:

- (1) the mid-block pedestrian signals on Victoria Park Avenue, approximately 125 metres south of Rowena Drive, be removed;
- (2) coincidental with recommendation (1):
 - (i) traffic control signals be installed at the intersection of Victoria Park Avenue and Rowena Drive;
 - (ii) the civil improvements identified in drawing no. NY-1578 be completed;
- (3) the Toronto Transit Commission be requested to relocate adjacent stop locations to the Victoria Park Avenue/Rowena Drive intersection; and
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, including the introduction in Council of any Bills that may be required.