

**THE CITY OF TORONTO**

**City Clerk's Office**

**Minutes of the North York Community Council**

**Meeting 9**

**Tuesday, November 15, 2005**

The North York Community Council met on Tuesday, November 15, 2005, in the Council Chambers, North York Civic Centre, commencing at 10:05 a.m.

**Attendance:**

Members were present for some or all of the time periods indicated.

	10:05 a.m. to 12:30 p.m.	2:10 p.m. to 4:55 p.m.
Councillor Augimeri, Chair	x	x
Councillor Stintz, Vice-Chair	x	x
Councillor Carroll	x	x
Councillor Feldman	x	x
Councillor Filion	x	x
Councillor Jenkins	x	x
Councillor Li Preti	x	x
Councillor Moscoe	x	x
Councillor Pitfield	x	x
Councillor Shiner	x	x
Councillor Minnan-Wong	x	x

Councillor Augimeri in the Chair.

On motion by Councillor Moscoe, Ward 15 – Eglinton-Lawrence, the minutes of the meeting of the North York Community Council held on October 18, 2005, were confirmed.

**9.1 Request for Approval of Variance from the former City of Toronto Sign By-law No. 297, as amended, for the erection of a double faced, illuminated, off-premise billboard roof sign at 2464 – 2468 Yonge Street (Ward 16 – Eglinton-Lawrence)**

The North York Community Council considered a report (September 28, 2005) from the Director & Deputy Chief Building Official, North York District, reviewing and making recommendations on a request by Steve Wolowich of Viacom Outdoors, on behalf of Harry and Marina Cholakis, 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 billboard roof sign.

Recommendation:

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

The North York Community Council also considered the following communications:

- (November 11, 2005) from Liz Hayward;
- (November 10, 2005) from Fraser McDonald;
- (November 11, 2005) from Josh Paterson;
- (November 11, 2005) from Cynthia Gould;
- (November 11, 2005) from Ryan Leandres;
- (November 12, 2005) from Alison Gorbould, Toronto Public Space Committee;
- (November 12, 2005) from Liam O’Doherty;
- (November 14, 2005) from Raj Bharati;
- (November 14, 2005) from Ashlee Cooper; and
- (November 14, 2005) from Alice Barton.

A staff presentation was made by Steve Franklin, Director & Deputy Chief Building Official.

Steve Wolowich, Viacom Outdoor, appeared before the North York Community Council, on behalf of the applicants.

On motion by Councillor Stintz, Ward 16 – Eglinton-Lawrence, the North York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (September 28, 2005) from the Director & Deputy Chief Building Official, North York District, and the request for variance from the former City of Toronto Sign By-law No. 297, be refused.

**(Report 9, Clause 1)**

**9.2 Encroachment Agreement – 267 Burbank Drive (Ward 24 – Willowdale)**

The North York Community Council considered a report (October 31, 2005) from the Manager, Municipal Licensing and Standards, North York District, reporting on an encroachment agreement consisting of retaining walls, walkway, light standard, existing and proposed wooden fences, lattice structure, planter and trees. These encroachments are located within the municipal road allowance, in front and west side of the residential property known as 267 Burbank Drive.

Recommendations:

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

- (1) that the owner(s) enter into an Encroachment Agreement with the City to the satisfaction of the City Solicitor and Executive Director of Municipal Licensing and Standards;
- (2) that the appropriate City officials be authorized to take the necessary action to give effect thereto;
- (3) that no claims will be made against the City by the owner(s) for damages 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 no less than \$2,000,000.00 or such greater amount as the City Solicitor may require;

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- (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 and Standards;
- (7) the owner(s) pay the following fees:
- (i) Application Fee of \$435.76
  - (ii) Legal Administration Cost and Registration, plus dispersments, including G.S.T.;
  - (iii) Annual fee (rate adjusted annually) of \$3.30 per square metre for 27.0 square metres, totalling \$95.23, including G.S.T.

A staff presentation was made by Bryan Byng, Manager, Municipal Licensing & Standards, North York District.

The following persons appeared before the North York Community Council:

- Shanaya Mistry, Devry, Smith & Frank, Barristers and Solicitors, on behalf of the applicant;
- A. Mitchell Goldbloom, Landy, Narr, Barristers and Solicitors, on behalf of the property owners of 265 Burbank Drive; and
- Simin Molookzadeh.

On motion by Councillor Minnan-Wong, Ward 34 – Don Valley East, the North York Community Council deferred the report to its next meeting on January 17, 2006.

**(Report 9, Other Items Clause 27(a))**

**9.3 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 349 Briar Hill Avenue (Ward 16 – Eglinton-Lawrence)**

The North York Community Council considered a report (June 13, 2005) from the Director, Transportation Services, North York District, reporting on a request for an exemption from Municipal Code Chapter 248, Parking Licenses, of the former City of Toronto Municipal Code, to permit driveway widening for a second parking space at 349 Briar Hill Avenue, which does not meet the requirements of the Code.

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Recommendation:

The application for driveway widening for a second parking space at 349 Briar Hill Avenue be denied.

A. Councillor Stintz, Ward 16 – Eglinton-Lawrence, moved that the North York Community Council recommend to Council that:

- (1) the request for an exemption from Chapter 248, Parking Licences, of the former City of Toronto Municipal Code to permit the driveway widening for a second parking space at 349 Briar Hill Avenue, be approved, subject to the following conditions:
  - (a) the new parking area not exceeding 2.6 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 'B', to the satisfaction of the General Manager of Transportation Services;
  - (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;
  - (e) the applicant consulting with the Director, Transportation Services, North York District, to minimize the need for further curb cuts; and
  - (f) the applicant being required to continue to purchase a street permit for a parking space for as long as the additional curb cut remains, in view of the loss of one permit parking space; and
- (2) the report (June 13, 2005) from the Director, Transportation Services, North York District, be received.

B. Councillor Moscoe, Ward 15 – Eglinton-Lawrence, moved that the City Solicitor be requested to report directly to City Council for its meeting on December 5, 6 and 7, 2005, on a way to make future purchasers of the property at 349 Briar Hill Avenue aware of the parking conditions on this site.

Motion A., moved by Councillor Stintz, **Carried**.

Motion B., moved by Councillor Moscoe, **Carried**.

**(Report 9, Clause 2)**

**9.4 Introduction of Permit Parking on the east side of Greer Road, between Old Orchard Grove and Roe Avenue (Ward 16 – Eglinton-Lawrence)**

The North York Community Council considered a report (October 24, 2005) from the Director, Transportation Services, North York District, reporting on the introduction of permit parking on the east side of Greer Road, between Old Orchard Grove and Roe Avenue, to operate during the hours of 12:01 a.m. to 7:00 a.m., 7 days a week. The permit to be applicable only to this section of Greer Road.

Recommendations:

It is recommended that:

- (1) permit parking be introduced on the east side of Greer Road, between Old Orchard Grove and Roe Avenue, on a street name basis, to operate during the hours of 12:01 a.m. to 7:00 a.m., 7 days a week;
- (2) part A of Schedule XXVI (Permit Parking), of Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code, be introduced to incorporate the east side of Greer Road, between Old Orchard Grove and Roe Avenue;
- (3) parking be prohibited from 2:00 a.m. to 6:00 a.m., on the west side of Greer Road, from a point 30.5 metres north of Old Orchard Grove to the southerly limit of Roe Avenue; and
- (4) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of all necessary bills.

On motion by Councillor Stintz, Ward 16 – Eglinton-Lawrence, the North York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (October 24, 2005) from the Director, Transportation Services, North York District.

**(Report 9, Clause 3)**

**9.5 40 Km/h Speed Limit – Brooke Avenue, Avenue Road to Elm Road (Ward 16 – Eglinton-Lawrence)**

The North York Community Council considered a report (October 25, 2005) from the Director, Transportation Services, North York District, reporting on a request to reduce the speed limit on Brooke Avenue, Avenue Road to Elm Road to 40 km/h.

Recommendation:

It is recommended that this report be received for information.

On motion by Councillor Stintz, Ward 16 – Eglinton-Lawrence, the North York Community Council recommended that City Council:

- (1) approve the request to reduce the speed limit on Brooke Avenue, Avenue Road to Elm Road, to 40 km/hr; and
- (2) receive the report (October 25, 2005) from the Director, Transportation Services, North York District.

**(Report 9, Clause 4)**

**9.6 Through Traffic Regulations – Cactus Avenue/Palm Gate Boulevard and Steeles Avenue West (Ward 23 – Willowdale)**

The North York Community Council considered a report (October 26, 2005) from the Director, Transportation Services, North York District, seeking approval to prohibit north and southbound through traffic at the intersection of Cactus Avenue/Palm Gate Boulevard at Steeles Avenue West.

Recommendations:

It is recommended that:

- (1) northbound through traffic from Cactus Avenue to Palm Gate Boulevard at Steeles Avenue West, from 4:00 p.m. to 7:00 p.m., Monday to Friday, be prohibited;
- (2) southbound through traffic from Palm Gate Boulevard to Cactus Avenue at Steeles Avenue West, from 7:00 a.m. to 9:00 a.m., Monday to Friday, be prohibited; and
- (3) the appropriate City officials be authorized to take whatever action is necessary to give affect to the foregoing, including the introduction in Council of any bills that are required.

The North York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (October 26, 2005) from the Director, Transportation Services, North York District.

**(Report 9, Clause 5)**

**9.7 All Way Stop Control – Lilywood Road at Times Road (Ward 15 – Eglinton-Lawrence)**

The North York Community Council considered a report (October 26, 2005) from the Director, Transportation Services, North York District, reporting on the feasibility of installing an all way stop control at the intersection of Lilywood Road and Times Road.

Recommendation:

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

On motion by Councillor Moscoe, Ward 15 – Eglinton-Lawrence, the North York Community Council recommended that City Council:

- (1) approve the request to install an all way stop control at the intersection of Lilywood Road and Times Road; and
- (2) receive the report (October 26, 2005) from the Director, Transportation Services, North York District.

Councillor Stintz and Councillor Shiner were opposed to the motion.

**(Report 9, Clause 6)**

**9.8. 40 km/h Speed Limit – Craigmere Crescent (Ward 23 – Willowdale)**

The North York Community Council considered a report (October 26, 2005) from the Director, Transportation Services, North York District, seeking approval to reduce the speed limit to 40 km/h on Craigmere Crescent.

Recommendation:

It is recommended that By-law No. 31878, of the former City of North York, be amended by designating a 40 km/h speed limit on Craigmere Crescent, from the easterly limit of Dudley Avenue to the northerly limit of Glendora Avenue.



The North York Community Council recommended that City Council adopt the staff recommendation in the Recommendation Section of the report (October 26, 2005) from the Director, Transportation Services, North York District.

**(Report 9, Clause 7)**

**9.9 Prohibited U Turn – Rockford Road (Ward 10 – York Centre)**

The North York Community Council considered a report (October 27, 2005) from the Director, Transportation Services, North York District, seeking approval to prohibit U turns on Rockford Road, between the east leg of Sunnycrest Road and Robingrove Road.

Recommendation:

It is recommended that Schedule XV of By-law No. 31001, of the former City of North York, be amended to prohibit U turns on Rockford Road, between Sunnycrest Road (east leg) and Robingrove Road.

On motion by Councillor Feldman, Ward 10 – York-Centre, the North York Community Council recommended that City Council adopt the staff recommendation in the Recommendation Section of the report (October 27, 2005) from the Director, Transportation Services, North York District.

**(Report 9, Clause 8)**

**9.10 On-Street Parking Machines – West side of Yonge Street, between Drewry Avenue and Patricia Avenue (Ward 23 – Willowdale)**

The North York Community Council considered a report (October 27, 2005) from the Director, Transportation Services, North York District, seeking approval to install on-street pay and display parking machines on the west side of Yonge Street between Drewry Avenue and Patricia Avenue.

Recommendations:

It is recommended that:

- (1) Pay and Display parking machines be installed on the west side of Yonge Street, from a point 30 metres north of the northerly limit of Drewry Avenue to the southerly limit of Patricia Avenue;

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- (2) Pay and Display parking machines be installed on the west side of Yonge Street, from a point 30 metres north of the northerly limit of Drewry Avenue to the southerly limit of Patricia Avenue;
- (3) the pay and display parking areas identified in items 1 and 2 above, will be in revenue operations from 10:00 a.m. to 3:00 p.m. and 7:00 p.m. to 9:00 p.m., Monday to Friday and 8:00 a.m. to 6:00 p.m., Saturday, at a rate of \$1.50 for each half hour, to a maximum of two hours;
- (4) the pay and display parking areas identified in items 1 and 2 above, will be in revenue operations from 1:00 p.m. to 9:00 p.m., Sunday, at a rate of \$1.50 per each half hour, to a maximum of three hours; and
- (5) the appropriate City officials be authorized to take whatever action is required to give effect to the foregoing, including the introduction in Council of any bills that are required.

The North York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (October 27, 2005) from the Director, Transportation Services, North York District.

**(Report 9, Clause 9)**

**9.11 Turn Restrictions – Campbell Crescent (Ward 25 – Don Valley West)**

The North York Community Council considered a report (October 30, 2005) from the Director, Transportation Services, North York District, seeking approval to prohibit westbound left turns onto Campbell Crescent from the development driveway at 45 York Mills Road.

Recommendation:

It is recommended that Schedule XV of By-law No. 31001, of the former City of North York, be amended to prohibit westbound left turns at anytime from the northerly driveway access to 45 York Mills Road, on the east side of Campbell Crescent.

On motion by Councillor Jenkins, Ward 25 – Don Valley West, the North York Community Council recommended that City Council adopt the staff recommendation in the Recommendation Section of the report (October 30, 2005) from the Director, Transportation Services, North York District.

**(Report 9, Clause 10)**

**9.12 Prohibited 'U' Turns – Sheppard Avenue East, west of Bayview Avenue (Ward 23 – Willowdale)**

The North York Community Council considered a report (October 30, 2005) from the Director, Transportation Services, North York District, seeking approval to prohibit westbound 'U' Turns on Sheppard Avenue East, west of Bayview Avenue.

Recommendations:

It is recommended that:

- (1) westbound 'U' turns be prohibited at anytime on Sheppard Avenue East, at point 50 metres west of Bayview Avenue to a point 30 metres westerly thereof; and
  - (2) the appropriate City officials be authorized to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.
- A. Councillor Shiner, Ward 24 – Willowdale, moved that the North York Community Council:
- (1) recommend that City Council adopt the staff recommendations in the Recommendations Section of the report (October 30, 2005) from the Director, Transportation Services, North York District; and
  - (2) request the Director, Transportation Services, North York District to report further by the Spring of 2006 on intersection improvements to add an additional westbound left turn lane and all the requirements to make that happen.
- B. Councillor Filion, Ward 23 – Willowdale, moved that the Director, Transportation Services, North York District, also be requested to address the problems at the intersection and look at any difficulties with all turn movements.

Motion A., moved by Councillor Shiner, **Carried.**

Motion B., moved by Councillor Filion, **Carried.**

**(Report 9, Clause11)**

**9.13 Turn Prohibitions – Avenue Road and Brookdale Avenue (Ward 16 – Eglinton-Lawrence)**

The North York Community Council considered a report (October 30, 2005) from the Director, Transportation Services, North York District, seeking approval to prohibit turns at the driveways to the property at 1677 Avenue Road.

Recommendations:

It is recommended that:

- (1) eastbound left and westbound right turns be prohibited at all times to the westerly Brookdale Avenue access driveway;
- (2) westbound left and right turns be prohibited at all times from the Avenue Road access driveway; and
- (3) appropriate City officials be authorized to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

On motion by Councillor Stintz, Ward 16 – Eglinton-Lawrence, the North York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (October 30, 2005) from the Director, Transportation Services, North York District.

**(Report 9, Clause 12)**

**9.14 Assumption of Services – Subdivision owned by NY Towers Inc. – Plan 66M-2364, Subdivision File UDSB-1248 – Rean Drive (Ward 24 – Willowdale)**

The North York Community Council considered a report (October 5, 2005) from the Director, Development Engineering, advising Council that the municipal services installed under the terms of the Subdivision Agreement for Plan 66M-2364, dated June 6, 2001, between NY Towers Inc. and the City of Toronto are in the required condition to be assumed by the City.

Recommendations:

It is recommended that:

- (1) an assumption by-law be passed to assume the municipal services in Subdivision Plan 66M-2364; and

- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

The North York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (October 5, 2005) from the Director, Development Engineering.

**(Report 9, Clause 13)**

**9.15 Assumption of Services – Subdivision owned by Tigix Investments – Plan 66M-2335, Subdivision File UDSB-1226 – Ballyconnor Court (Ward 24 – Willowdale)**

The North York Community Council considered a report (October 5, 2005) from the Director, Development Engineering, advising Council that the municipal services installed under the terms of the Subdivision Agreement for Plan 66M-2335, dated March 8, 1999, between Tigix Investments Ltd. and the City of Toronto are in the required condition to be assumed by the City.

Recommendations:

It is recommended that:

- (1) an assumption by-law be passed to assume the public highways and municipal services in Subdivision Plan 66M-2335; and
- (2) the City Solicitor be authorized and directed to make any payment of costs necessary to register the assumption by-law in the Land Registry Office.

On motion by Councillor Shiner, Ward 24 – Willowdale, the North York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (October 5, 2005) from the Director, Development Engineering.

**(Report 9, Clause 14)**

**9.16 Assumption of Services – Downsview Lands Secondary Plan – Block H owned by Costco Canada Inc. – Plan 64R-16745 – Billy Bishop Way (Ward 9 – York Centre)**

The North York Community Council considered a report (October 5, 2005) from the Director, Development Engineering, advising Council that the municipal services installed under the terms of the Section 37 Agreement for Downsview Lands Secondary Plan – Block

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H, dated August 28, 2000 and the City of Toronto are in the required condition to be assumed by the City.

Recommendations:

- (1) an assumption by-law be passed to assume the public highways and municipal services in Billy Bishop Way road allowance within Registered Plan 64R-16745; and
- (2) the City Solicitor be authorized and directed to make any payment of costs necessary to register the assumption by-law in the Land Registry Office.

On motion by Councillor Moscoe, Ward 15 – Eglinton-Lawrence, the North York Community Council recommended that City Council:

- (1) adopt the following Recommendation:

“that the owners of the property be required to close the access points to the Dean Myers lots and agree to maintain the landscaping on the south side of Billy Bishop Way and replace the dead trees, prior to the assumption of the public highways and municipal services in Billy Bishop Way road allowance within Registered Plan 64R-16745;” and

- (2) receive the report (October 5, 2005) from the Director, Development Engineering.

**(Report 9, Clause 15)**

**9.17 Naming of Proposed Public Street – 2701 Keele Street (Ward 9 – York Centre)**

The North York Community Council considered a report (October 27, 2005) from the City Surveyor, Technical Services, recommending that the proposed public street located at 2701 Keele Street be named “George Appleton Way”.

Recommendations:

It is recommended that, subject to City Council granting an exception to its policy of avoiding similar sounding names and avoiding the naming of streets after living persons:

- (1) the proposed public street located at 2701 Keele Street, extending easterly from Keele Street, be dedicated by by-law for public highway purposes and named “George Appleton Way”;

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- (2) the future extension of this street northerly to Wilson Avenue, be dedicated by by-law for public highway purposes and named "George Appleton Way"; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

The North York Community Council recommended that City Council grant an exception to its policy of avoiding similar sounding names and avoiding the naming of streets after living persons, and adopt the staff recommendations in the Recommendations Section of the following report (October 27, 2005) from the City Surveyor, Technical Services, as follows:

- (1) the proposed public street located at 2701 Keele Street, extending easterly from Keele Street, be dedicated by by-law for public highway purposes and named "George Appleton Way";
- (2) the future extension of this street northerly to Wilson Avenue, be dedicated by by-law for public highway purposes and named "George Appleton Way"; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**(Report 9, Clause 16)**

**9.18 Designation of Fire Routes in the City of Toronto - North York Community Council Area**

The North York Community Council considered a report (October 28, 2005) from the District Chief – Fire Prevention – North Command, seeking Council's approval for the enactment of the appropriate amending by-law to designate certain locations as fire routes within the meaning of City of Toronto Municipal Code Chapter 880, as amended.

Recommendations:

It is recommended that:

- (1) that part or those parts of the private road or roads shown on the site plan filed with the Fire chief in respect of the municipal addresses set out below be designated as fire routes pursuant to Municipal Code Chapter 880- Fire Routes:
  - (a) 1 Shoreham Drive;
  - (b) 12 Harrison Garden Blvd.;

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- (c) 16 Harrison Garden Blvd;
  - (d) 18 Harrison Garden Blvd;
  - (e) 8 Hillcrest Avenue;
  - (f) 2755 Jane Street;
  - (g) 1270 Finch Avenue West;
  - (h) 5176 Yonge Street;
  - (i) 60 Byng Avenue;
  - (j) 1 Credit Union Drive;
  - (k) 33 Sheppard Avenue East;
  - (l) 33 Empress Avenue;
  - (m) 5095 Yonge Street;
  - (n) 4952 Dufferin Street;
  - (o) 5 Northtown Way;
  - (p) 10 Northtown Way;
  - (q) 15 Northtown Way;
  - (r) 3560 Victoria Park Avenue;
  - (s) 2760 Bathurst Street;
  - (t) 199 Upper Canada Drive;
  - (u) 1700 Eglinton Avenue; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

On motion by Councillor Moscoe, Ward 15 – Eglinton-Lawrence, the North York Community Council recommended that:

- (1) City Council adopt the staff recommendations in the Recommendations Section of the report (October 28, 2005) from the District Chief, Fire Prevention – North Command; and
- (2) Councillors be notified when an application for a fire route in their Ward is received so that the Ward Councillor can seek further input if they so wish.

**(Report 9, Clause 17)**



**9.19 Preliminary Report – Rezoning Application – 05 190908 NNY 23 OZ – Site Plan Control Application – 05 190913 NNY 23 SA – Meridian Residences Inc. – Rafael + Bigauskas Architects – Rezoning for 35 Hendon Avenue (to be included in the Finch Avenue West, Hendon Avenue, Duplex Avenue and Greenview Avenue development block) – Site Plan Control Application for northern portion of the development block (Ward 23 – Willowdale)**

The North York Community Council considered a report (October 31, 2005) from the Director, Community Planning, North York 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.

The North York Community Council approved the staff recommendations in the Recommendations Section of the report (October 31, 2005) from the Director, Community Planning, North York District.

**(Report 9, Other Items Clause 27(b))**

**9.20 Final Report – Official Plan Amendment and Rezoning Application – 04 126102 NNY 24 OZ and Site Plan Application – 04 126118 SA NNY 24 – Eugene Zaraska - 5795 Yonge Street (1984) Ltd. – 5791 – 5795 Yonge Street**

- and -

**Addendum to Exhibit 24 of the Uptown Service Road and Associated Road Network Environmental Study Report May 1993  
(Ward 24 – Willowdale)**

The North York Community Council held a statutory public meeting on September 19, 2005, and notice was given in accordance with the *Planning Act*.

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The following appeared before the North York Community Council, at its statutory public meeting held on September 19, 2005:

- Reverend Dr. Peter Gilbert, President, MTCC 823;
- B.S. Onyschuk, Gowlings, Barristers and Solicitors, on behalf of the applicant; and
- Roman Reydman.

On November 15, 2005, no-one appeared to address the North York Community Council.

The North York Community Council considered:

- report (August 31, 2005) from the Director, Community Planning, North York District, reviewing and recommending approval of applications to amend the Official Plan and Zoning By-law and approve the Site Plan for a residential building having a maximum gross floor area, excluding density incentives, of 32,004 square metres; and further reporting on and recommending an Addendum to Exhibit 24 of the Uptown Service Road Environmental Study Report of May 1993.

Recommendations:

It is recommended that City Council:

- (1) amend the Official Plan for the former City of North York substantially in accordance with the draft Official Plan Amendment attached as Attachment 8.
- (2) modify the City of Toronto Official Plan substantially in accordance with the draft Official Plan Modification attached as Attachment 9, and authorize the City Solicitor to take any necessary actions at the Ontario Municipal Board hearing to have the modification approved
- (3) 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 10
- (4) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.
- (5) before introducing the necessary Bills to City Council for enactment, require the owner to enter into a Section 37 Agreement to the satisfaction of the City Solicitor, to provide or fund the following facilities, services and / or matters:

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- (i) a minimum of 1.5 m<sup>2</sup> per dwelling unit of private indoor amenity area to be provided on site,
  - (ii) a public art program in the value of \$300,000.00
  - (iii) secure the obligation that arrangements be made for deferred conveyance of unencumbered title to a triangular portion of land at the north-west corner of the site measuring approximately 9.0m and 27.0 m along the west and north property lines respectively for nominal consideration in the event that the City provides notice that the lands are required for public road purposes.
- (6) before introducing the necessary Bills to City Council for enactment:
- (i) require the Owner to provide a written undertaking in a form satisfactory to the City Solicitor indicating that the Owner's appeal of the new Toronto Official Plan respecting the lands will be settled upon the necessary modification to the new Toronto Official Plan being made to reflect the Official Plan Amendment and Zoning By-law as finally approved;
  - (ii) require the owner to confirm to the satisfaction of the City Solicitor that the revised shared access arrangements have been made between the applicant and the Turnberry Court condominium to the east;
  - (iii) require the owner to confirm to the satisfaction of the City Solicitor that easement arrangement in favour of the Turnberry Court condominium for pedestrian access through the south portion of applicant's site to Yonge Street have been made;
  - (iv) require owner to confirm to the Manager, Technical Services, North York District that conditions A - 1 to 5 of his memorandum dated August 29, 2005 have been complied with.
- (7) approve in principle the site plan as indicated on the drawings listed in Attachment 11 subject to the conditions of approval as listed in Attachment 11.
- (8) authorize the Chief Planner or his designate to give final approval to the site plan when the conditions to be satisfied prior to site plan approval as set out in Attachment 11 of this report have been fulfilled.
- (9) direct the City Solicitor to prepare and register the necessary site plan agreement.

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- (10) authorize the Director, Community Planning, North York District to execute the agreement.
  - (11) amend the Uptown Service Road and Associated Road Network Environmental Study Report in accordance with attached addendum to Exhibit 24 as attached in Attachment 12.
- further report (October 28, 2005) from the Director, Community Planning, North York District, responding to North York Community Council's directions with respect to the applications to amend the Official Plan and Zoning By-law, to permit two residential towers of 22 and 24 storeys.

Recommendations:

It is recommended that City Council:

- (1) amend the Official Plan for the former City of North York substantially in accordance with the draft Official Plan Amendment attached as Attachment 4.
- (2) modify the City of Toronto Official Plan substantially in accordance with the draft Official Plan Modification attached as Attachment 5, and authorize the City Solicitor to take any necessary actions at the Ontario Municipal Board hearing to have the modification approved.
- (3) 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 6.
- (4) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.
- (5) before introducing the necessary Bills to City Council for enactment, require the owner to enter into a Section 37 Agreement to the satisfaction of the City Solicitor, to provide or fund the following facilities, services and / or matters:
  - (i) a minimum of 1.5 m<sup>2</sup> per dwelling unit of private indoor amenity area to be provided on site;
  - (ii) a public art program in the value of \$300,000.00;
  - (iii) a contribution of \$100,000.00 for parkland improvements within Ward 24;

- (iv) secure the obligation that arrangements be made for deferred conveyance of unencumbered title to a triangular portion of land at the north-west corner of the site measuring approximately 9.0m and 27.0 m along the west and north property lines respectively for nominal consideration in the event that the City provides notice that the lands are required for public road purposes.
- (6) before introducing the necessary Bills to City Council for enactment:
    - (i) require the Owner to provide a written undertaking in a form satisfactory to the City Solicitor indicating that the Owner's appeal of the new Toronto Official Plan respecting the lands will be settled upon the necessary modification to the new Toronto Official Plan being made to reflect the Official Plan Amendment and Zoning By-law as finally approved;
    - (ii) require the owner to confirm to the satisfaction of the City Solicitor that the revised shared access arrangements have been made between the applicant and the Turnberry Court condominium to the east;
    - (iii) require the owner to confirm to the satisfaction of the City Solicitor that easement arrangement in favour of the Turnberry Court condominium for pedestrian access through the south portion of applicant's site to Yonge Street have been made;
    - (iv) require owner to confirm to the Manager, Technical Services, North York District that conditions A - 1 to 5 of his memorandum dated August 29, 2005 have been complied with.
  - (7) approve in principle the site plan as indicated on the drawings listed in Attachment 7 subject to the conditions of approval as listed in Attachment 7.
  - (8) authorize the Chief Planner or his designate to give final approval to the site plan when the conditions to be satisfied prior to site plan approval as set out in Attachment 7 of this report have been fulfilled.
  - (9) direct the City Solicitor to prepare and register the necessary site plan agreement.
  - (10) authorize the Director, Community Planning, North York District to execute the agreement.

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- (11) amend the Uptown Service Road and Associated Road Network Environmental Study Report in accordance with attached addendum to Exhibit 24 as attached in Attachment 8.

The North York Community Council also considered the following communications:

- (October 14, 2005) from Adam J. Brown, Sherman Brown Dryer Karol, on behalf of Menkes Residences Ltd.; confirming that they have followed the direction of Community Council by meeting with City Staff and the adjacent commercial property owner, and further confirming that they also have complied with the request for a further community information meeting chaired by the local Councillor on November 1, 2005;
  - (September 20, 2005) from Reverend Dr. Peter F. Gilbert, President, Metro Toronto Condominium Corporation No. 823, addressed to the City Clerk; forwarding five letters from Wendy Lee, Aarti Paleja, Mohsen Jalalian, Matthew Chau and Rose Chau, in opposition to the proposed development;
  - (November 14, 2005) from Roman Reydman, Turnberry Court Condominium unit owner;
  - (November 14, 2005) from Celia D. Uy; and
  - (November 14, 2005) from John A.R. Dawson, McCarthy Tetrault, on behalf of Silvercore Inc., owners of Newtonbrook Plaza.
- A. Councillor Shiner, Ward 24 – Willowdale, moved that the North York Community Council:
- (1) postpone consideration of the application outlined in the further report (October 28, 2005) from the Director, Community Planning, North York District, to allow the applicant to come back with either an agreement with the Turnberry Court Condominium Corporation or to come back with a revised application;
  - (2) request the Director, Community Planning, North York District and the Director, Urban Design, in consultation with the Ward Councillor, to report back to the North York Community Council on how the contribution for the public art program would be utilized; and
  - (3) receive the report (August 31, 2005) from the Director, Community Planning, North York District.

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- B. Councillor Filion, Ward 23 – Willowdale, moved that the North York Community Council recommend that the applicant be required to provide retail uses at grade along the Yonge Street footage.

Motion A., moved by Councillor Shiner, **Carried**.

Motion B., moved by Councillor Filion, **Carried**.

**(Report 9, Other Items Clause 27(c))**

**9.21 Final Report – Official Plan Amendment & Rezoning Application – 05 132072 NNY 10 OZ – Nick Sampogna, 2007564 Ontario Ltd. – Thomas Brown Architect – 920 – 922 Sheppard Avenue West (Ward 10 – York Centre)**

The North York Community held a statutory public meeting on November 15, 2005, and notice was given in accordance with the *Planning Act*. No-one appeared to address the North York Community Council on November 15, 2005.

The North York Community Council considered a report (October 31, 2005) from the Director, Community Planning, North York District, reviewing and recommending approval of an application to amend the Official Plan and the Zoning By-law for a nine storey condominium apartment building with ground floor retail uses at 920-922 Sheppard Avenue West.

Recommendations:

It is recommended that City Council:

- (1) Amend the Official Plan for the former City of North York substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 6.
- (2) Modify the City of Toronto Official Plan substantially in accordance with the draft Official Plan Modification attached as Attachment No. 7 and authorize the City Solicitor to take any necessary actions at the Ontario Municipal Board hearings to have the modification approved.
- (3) 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. 8.
- (4) Authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.

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- (5) Before introducing the necessary Bills to City Council for enactment, require the applicant to enter into a Site Plan Control Agreement under Section 41 of the *Planning Act*.

On motion by Councillor Feldman, Ward 10 – York-Centre, the North York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (October 31, 2005) from the Director, Community Planning, North York District, subject to Recommendation (5) contained in the report being amended and replaced with the following, instead:

- “(5) before introducing the necessary Bills to City Council for enactment:
- (a) the owner shall enter into an agreement with the City of Toronto, in a form satisfactory to the City Solicitor, to secure the following:
    - (i) \$100,000.00 to be held in a Parks, Forestry and Recreation Division reserve account, and that \$90,000.00 be put toward the construction of Banting Park and \$10,000.00 be used for improvements to the parkette located at the south/east corner of Bathurst Street and Wilson Avenue; both located in Ward 10, York Centre; and
    - (b) the owner be required to enter into a Site Plan Control Agreement under Section 41 of the *Planning Act*.”

**(Report 9, Clause 18)**

**9.22 Status Report and Request for Direction Report – OPA & Rezoning Application – 04 102559 NNY 23 OZ – Farshad Kehtari – 2924 Bayview Avenue (Ward 23 – Willowdale)**

The North York Community Council considered a report (October 26, 2005) from the Director, Community Planning, North York District, providing an update on the processing of the application to amend the Official Plan and the Zoning By-law for the development of 8, three storey townhouses at 2924, 2926 and 2928 Bayview Avenue and seeking Council’s direction with respect to an upcoming Ontario Municipal Board hearing.

Recommendations:

- (1) should City Council wish to support the development as set out in the recommendations in the March 9, 2005 Final Report, the City Solicitor and the appropriate City staff be directed to attend at the Ontario Municipal Board in support



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of the Official Plan Amendment, Zoning and Site Plan Control Applications; or alternatively

- (2) should City Council wish to not support the proposed development, the City Solicitor be directed to attend at the Ontario Municipal Board, along with any appropriate witnesses as may be deemed necessary by the City Solicitor, including if necessary outside consultants, in opposition to the proposed development as set out in the March 9, 2005 Final Report.

The North York Community Council also considered the following:

- communication (November 11, 2005) from George S. Belza, Partner, Analogica; and
- communication (November 13, 2005) from George S. Belza, Partner, Analogica, attaching a written submission dated November 15, 2005.

The following persons appeared before the North York Community Council:

- Robert Dragicevic, Senior Principal, Walker Nott Dragicevic Associates Limited, Planning Consultants, on behalf of the applicant;
- Barry McMonagle, Bayview Willowdale Homeowners Associations Inc., who provided a written submission; and
- George Belza, Partner, Analogica, on behalf of Willowdale Central Ratepayers' Association, South of Sheppard Preservation Group, Lansing Community Association, Edithvale-Yonge Community Association and the Silverview Community Association, as well as on behalf of 21 other ratepayer associations who are members of the Federation of North Toronto Ratepayers Association (FoNTRA).

A. Councillor Filion, Ward 23 – Willowdale, moved that:

I. the North York Community Council recommend that City Council:

- (1) refuse the Official Plan Amendment, Zoning By-law Amendment and Site Plan applications, on the following grounds:
  - (a) the proposed development does not constitute good planning;
  - (b) the proposed development does not satisfy applicable policies in the City's new Official Plan;
  - (c) the proposed development would negatively impact the residential amenity of adjacent single detached housing; and

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- (d) approval of the proposed development could set a pattern for similar development elsewhere along Bayview Avenue that would likewise negatively impact the residential amenity of adjacent single detached housing; and
  - (2) direct the City Solicitor to attend the Ontario Municipal Board, along with any appropriate witnesses deemed necessary by the City Solicitor, including if necessary, outside consultants in opposition to the proposed development as set out in the report (March 9, 2005) from the Director, Community Planning, North York District; and
- II. refer the written submission (November 15, 2005) from Analogica, on behalf of 26 ratepayer groups, to the Planning and Transportation Committee for consideration as part of the ongoing settlement discussions regarding the new Official Plan for the City of Toronto.

A recorded vote on Motion A., moved by Councillor Filion, was as follows:

FOR: Councillors Augimeri, Minnan-Wong, Stintz, Moscoe, Filion, Jenkins, Carroll, Shiner

AGAINST: Nil

ABSENT: Councillors Feldman, Li Preti, Pitfield

**Carried Unanimously**

**(Report 9, Clause 19)**

**9.23 Request for Directions Report – Rezoning Application – 2003 035114 SMI 26 OZ – Application to Amend the Zoning By-law 1916 of the former Borough of East York – Sherman Brown Dryer Karol – 851 Millwood Road (Ward 26 – Don Valley West)**

The North York Community Council considered a report (October 27, 2005) from the Director, Community Planning, North York District, reporting on the proposed Zoning By-law Amendment application as the applicant has appealed and regarding the property at 851 Millwood Road to the Ontario Municipal Board. This report brings forward for Council's consideration further amendments to the draft by-law as proposed by the applicant.

Recommendations:

It is recommended that:

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- (1) the City Solicitor be authorized to appear before the Ontario Municipal Board in support of the zoning by-law as set out in Attachment 1, provided that the following condition is satisfied prior to attending at the Ontario Municipal Board,
  - (a) The owner shall submit a revised site plan control application to the satisfaction of the Director of Community Planning, North York District; and
- (2) the City Solicitor be authorized to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

On motion by Councillor Pitfield, Ward 26-Don Valley West, the North York Community Council recommended that:

- (1) the staff recommendations contained in the Recommendations Section of the report (October 27, 2005) from the Director, Community Planning, North York District, be adopted;
- (2) in the event, the applicant withdraws their appeal to the Ontario Municipal Board, that:
  - (a) the By-law be amended in accordance with the report of the Director, Community Planning, North York District dated October 27, 2005 and that no further notice be given in respect to the proposed by-law;
  - (b) before introducing the necessary Bills to City Council for enactment, the owner shall submit a revised site plan application to the satisfaction of the Director of Community Planning, North York District;
  - (c) the City Solicitor be authorized to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

**(Report 9, Clause 20)**

**9.24 Final Report – OPA & Rezoning Application – 04 176174 NNY 23 OZ – Cityzen Development Group – Rafael + Bigauskas - 25 Buchan Court (Ward 33 – Don Valley East)**

The North York Community Council commenced a statutory public meeting on October 18, 2005 and notice was given in accordance with the *Planning Act*.

The following appeared before the North York Community Council:

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On October 18, 2005:

- Adam Brown, Brown Dryer Karol Sherman Lebow, on behalf of the applicant;
- Julie Boarder, Interim President, Sheppard Leslie Homeowners Association;
- Kevin Sturdy;
- Arnold Jussem;
- Tom Meininger;
  
- Brian Ralph;
- Helen Flanagan, President, Henry Farm Community Interest Association;
- Richard Boisjoly;
- Therese MacNeil;
- John Naismith, Sheppard Leslie Homeowners Association, who also submitted a copy of a communication addressed to The Honourable Leona Dombrowsky, Minister of the Environment from F. Akdari and T.A. Meininger;
- Margit Pukonen, Speech Foundation of Ontario;
- Desmond Vieira; and
- Poonam Jain, Bayview Village Association.

On November 15, 2005:

- Ayse Melen; who filed a copy of her written submission;
- Namby Vithiananthan, Chair Community Affairs, Henry Farm Community Interest Association;
- Dave Ablett;
- Sam Metalin, President, Y.C.C. No. 90 and also representing Y.C.C. No. 269;
- John Fitzhenry;
- Richard Whittle, Past President, Henry Farm Community Interest Association;
- Derek Pennington; and
- Diana Kwiatkowski.

The North York Community Council considered a report (September 28, 2005) from the Director, Community Planning, North York District, recommending approval of a condominium development comprised of 2 apartment buildings, 16 storeys and 18 storeys in height containing 650 units and 45 townhouses.

Recommendations:

It is recommended that City Council:

- (1) Amend the Official Plan for the former City of North York substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 9.

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- (2) Modify the City of Toronto Official Plan substantially in accordance with the draft Official Plan Modification attached as Attachment No. 10, and authorize the City Solicitor to take any necessary actions at the Ontario Municipal Board hearing to have the modification approved.
- (3) 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. 11.
- (4) Authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.
- (5) Before introducing the necessary Bills to City Council for enactment the owner shall enter into an agreement with the City of Toronto, in a form satisfactory to the City Solicitor, to ensure the private street is publicly accessible.
- (6) Not oppose the private street proposed for the development at 25 Buchan Court.
- (7) Before introducing the necessary Bills to City Council for enactment, the owner shall enter into an agreement with the City of Toronto in a form satisfactory to the City Solicitor to secure the following:
  - (a) \$90,000 for the redevelopment of Clovercrest Park including park maintenance and new play equipment;
  - (b) \$15,000 for new lighting on the walking trail on the east side of Dallington Ravine;
  - (c) \$90,000 for lighting and landscaping on the south side of Buchan Court;
  - (d) \$100,000 for sidewalk and crosswalk improvements at the Leslie Sheppard intersection;
  - (e) \$90,000 for a landscape feature at the north east corner of Sheppard Avenue and Leslie Street; and,
  - (f) \$10,000 for Traffic Monitoring Program for Sheppard Avenue East
- (8) Before introducing the necessary Bills to City Council for enactment the Bloorview Children's Centre will submit a letter, to the satisfaction of the City Solicitor, undertaking to withdraw their appeal to the City of Toronto Official Plan upon the site specific amendments to the North York Official Plan and Zoning By-law coming into force and the site specific modification to the Toronto Official Plan being brought forward to the Ontario Municipal Board for approval.
- (9) Before introducing the necessary Bills to City Council for enactment the applicant will obtain Notice of the Conditions of Site Plan Approval.

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- (10) Authorize the City Solicitor to introduce the necessary Bills to Council to give effect to these recommendations and to prepare the agreements referred to.
- Supplementary report (November 14, 2005) from the Director, North York District, providing additional information as requested by Council at the North York Community Council meeting of October 18, 2005; and recommending that the report be received for information.

The North York Community Council also considered the following communications:

- (ii) (November 10, 2005) from Raymond and Lesley Chiu;
- (ii) (November 9, 2005) from Peter Brems;
- (iii) (November 8, 2005) from Peter and Elizabeth Brems;
- (iv) (November 9, 2005) from Louise Veffer;
- (v) (November 9, 2005) from Judy Goldstein;
- (vi) (November 9, 2005) from Sandra Boisjoly;
- (vii) (November 10, 2005) from John & Frances Gilchrist
- (viii) (November 10, 2005) from Gayle Fielding;
- (ix) (November 13, 2005) from Doris Chow;
- (x) (November 11, 2005) from Namby Vithiananthan;
- (xi) (November 11, 2005) from Derek Allen;
- (xii) (November 11, 2005) from Rutger S. Fick;
- (xiii) (November 11, 2005) from Julie Boarder;
- (xiv) (November 13, 2005) from Frances Grant;
- (xv) (November 13, 2005) from T.A. Meininger;
- (xvi) (November 13, 2005) from Doris Chow;
- (xvii) (November 13, 2005) from Kevin Sturdy;

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- (xix) (November 10, 2005) from Mr. & Mrs. Hacker;
- (xx) (November 10, 2005) from Kenneth & Jean Kent;
- (xxi) (November 14, 2005) from Paul Barron;
- (xxii) (November 14, 2005) from Ayse R. Melen;
- (xxiii) (November 14, 2005) from Wendy Minnes;
- (xxiv) (November 13, 2005) from Heather Cornwell;
- (xxv) (November 14, 2005) from Raymond Naismith;
- (xxvi) (November 14, 2005) from Tarnjeet Sandhu;
- (xxvii) (November 14, 2005) from Debbie Broda;
- (xxviii) (November 14, 2005) from John and Judith Fitzhenry;
- (xxv) (November 15, 2005) from Brian V. Ralph, forwarding e-mail comments Frank Palmer;
- (xxvi) (November 15, 2005) from Raymond Naismith;
- (xxvii) (November 15, 2005) from Desmond Vieira;
- (xxviii) (November 15, 2005) from Andrew M. Cassel;

On motion by Councillor Moscoe, Ward 15 – Eglinton-Lawrence, the North York Community Council:

- (1) submitted this matter to City Council without recommendation; and
- (2) requested the applicant to meet with the Ward Councillor and the community working group to negotiate the following matters, prior to the City Council meeting on December 5, 6 and 7, 2005:
  - (a) substantial reductions in the height of buildings prior to this application being considered by City Council;
  - (b) a contribution of an additional \$25,000.00 towards the rehabilitation of Dallington School grounds and \$25,000.00 towards the rehabilitation of Lescon School grounds;

- (c) the requirements outlined in Recommendations 7 (c), (d) and (e) contained in the report (September 28, 2005) from the Director, Community Planning, North York District, regarding lighting and landscaping on the south side of Buchan Court; sidewalk and crosswalk improvements at the Leslie Sheppard intersection; and a landscape feature at the north east corner of Sheppard Avenue and Leslie Street;
- (d) the construction of the buildings to accommodate 3 stage recycling at the unit, individual floor and site level;
- (e) the provision of a one year transit pass by the applicant to each unit owner, such transit pass to be transferable on the date of occupancy; and
- (f) the requirement for one percent (1%) of the construction cost of the proposed development towards the provision of public art.

**(Report 9, Clause 21)**

**9.25 Request for Approval of a Variance from the former City of North York Sign By-law No. 30788, as amended, for the erection of an LCD Video Screen Menu Board Ground Sign at 5955 Leslie Street (Ward 24 – Willowdale)**

The North York Community Council considered a report (November 1, 2005) from the Director & Deputy Chief Building Official, North York District, reviewing and making recommendations on a request by Mark Bradley of TDL Group Corp., for a variance from the former City of North York Sign By-law No. 30788, as amended, to permit the erection of an LCD video screen menu board ground sign at the above location.

Recommendation:

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

On motion by Councillor Shiner, Ward 24-Willowdale, the North York Community Council postponed consideration of the report (November 1, 2005) from the Director & Deputy Chief Building Official, North York District, for a time period not to exceed more than one year.

**(Report 9, Other Items Clause 27(d))**



**9.26 Spenvalley Drive and Yatescastle Drive – Blessed Margherita of Citta Di Castello Catholic School (Ward 9 – York Centre)**

The North York Community Council considered a report (October 31, 2005) from the Director, Transportation Services, North York District, seeking 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 XI of By-law No. 31001, of the former City of North York, be amended by deleting the 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;
- (2) Schedule X of By-law No. 31001, of the former City of North York, be amended by deleting the 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 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, restriction on the east side of Yatescastle Drive, from a point 69 metres north of the northerly limit of Spenvalley Drive to a point 123 metres northerly thereof;
- (4) By-law No. 32759, of the former City of North York, be amended by deleting the School Bus Loading Zone on the north side of Spenvalley Drive, from 17 metres east of the easterly limit of Yatescastle Drive to a point 32 metres easterly thereof;
- (5) 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 Spenvalley Drive, from the easterly limit of Yatescastle Drive to the westerly limit of the west portion of Watney Crescent;
- (6) Schedule IX of By-law No. 31001, of the former City of North York, be amended by deleting the No Stopping, 8:00 a.m. to 6:00 p.m., Monday to Friday, prohibition on the north side of Spenvalley Drive, from the easterly limit of Yatescastle Drive to a point 97.65 metres east of the easterly limit of Yatescastle Drive;
- (7) Schedule X of By-law No. 31001, of the former City of North York, be amended by installing 15 minute Permitted Parking, on the north side of Spenvalley Drive, from the easterly limit of Yatescastle Drive to a point 120 metres easterly thereof; and

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- (8) 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 Spenvally Drive, from a point 120 metres east of the easterly limit of Yatescastle Drive to the westerly limit of Watney Crescent ( west leg).

The North York Community Council recommended that City Council adopt the staff recommendations in the Recommendations Section of the report (October 31, 2005) from the Director, Transportation Services, North York District.

**(Report 9, Clause 22)**

Councillor Stinz, Vice-Chair, in the Chair.

**9.27 All Way Stop Control – John Lindsay Court and Sawmill Road (Ward 9 – York Centre)**

The North York Community Council considered a report (November 4, 2005) from the Director, Transportation Services, North York District, reporting on the feasibility of installing an all way stop control at the intersection of John Lindsay Court and Sawmill Road (south leg).

Recommendation:

It is recommended that this report be received for information.

On motion by Councillor Augimeri, Ward 9 – York-Centre, the North York Community Council recommended that City Council:

- (1) approve the request to install an all way stop control at the intersection of John Lindsay Court and Sawmill Road (south leg); and
- (2) receive the report (November 4, 2005) from the Director, Transportation Services, North York District.

Councillor Stintz was opposed to the motion.

**(Report 9, Clause 23)**

**9.28 40 km/h Speed Limit – John Lindsay Court (Ward 9 – York Centre)**

The North York Community Council considered a report (November 4, 2005) from the Director, Transportation Services, North York District, reporting on a request from Councillor Maria Augimeri to introduce a 40 km/h speed zone on John Lindsay Court.

Recommendation:

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

On motion by Councillor Augimeri, Ward 9 – York-Centre, the North York Community Council recommended that City Council:

- (1) approve the request to introduce a 40 km/h speed zone on John Lindsay Court; and
- (2) receive the report (November 4, 2005) from the Director, Transportation Services, North York District.

**(Report 9, Clause 24)**

Councillor Augimeri in the Chair.

**9.29 Traffic Control Signal Installation – Yonge Street at the GO/York Region Transit Terminal (Ward 23 – Willowdale) (Ward 24 – Willowdale)**

On motion by Councillor Shiner, Ward 24 - Willowdale, and in accordance with §27-127, Late Items, of Chapter 27 of the City of Toronto Municipal Code, the North York Community Council, by majority vote, granted leave to introduce a report (November 10, 2005) from the Director, Transportation Services, North York District, regarding the Traffic Control Signal Installation – Yonge Street at the GO/York Region Transit Terminal.

The North York Community Council considered a report (November 10, 2005) from the Director, Transportation Services, North York District, reviewing a request to install traffic control signals on Yonge Street at the GO/York Region Transit Terminal and associated turn prohibitions.

Recommendations:

It is recommended that:

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- (1) traffic control signals be installed on Yonge Street at the GO/York Region Transit Terminal driveway, located approximately 90 metres north of Bishop Avenue/Hendon Avenue;
- (2) coincidental with the installation of the traffic control signals noted in Recommendation (1);
  - (i) westbound left turns and through movements be prohibited at anytime, from the GO/York Region Transit Terminal driveway to Yonge Street;
  - (ii) northbound left turns be prohibited at anytime from Yonge Street to the Toronto Transit Commission (TTC) Park 'N' Ride driveway;
  - (iii) eastbound left turns and through traffic movements be prohibited at anytime, from the Toronto Transit Commission (TTC) Park 'N' Ride driveway to Yonge Street;
  - (iv) pedestrian crossings of Yonge Street be prohibited at anytime on the north and south approaches to the proposed traffic control signal;
- (3) the Director of Transportation Services report back to Community Council three months after the implementation of the traffic control signals, on the feasibility of permitting TTC vehicles to be exempt from the left turn designation at the traffic control signals; and
- (4) the appropriate City officials be authorized to take whatever action is necessary to give effect to the foregoing, including the introduction in Council of any Bills that are required.

The North York Community Council also considered the following Resolution submitted by Councillor Shiner, Ward 24 – Willowdale:

“WHEREAS surface transit service to the Finch subway station is increasing; and

WHEREAS surface transit services to the Finch station operate out of two terminals, one for regional transit and one for local transit; and

WHEREAS both surface transit terminals access the same subway facility; and

WHEREAS the intersections of Yonge Street/Hendon Avenue/Bishop Avenue and Yonge Street/Finch Avenue are congested as a result of vehicular traffic and the turning requirements for transit vehicles to access their respective terminals; and

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WHEREAS this congestion affects surface transit service reliability as well as access to adjacent land uses; and

WHEREAS special traffic control measures are now required to ensure that adequate access be available to the transit terminals; and

WHEREAS York Region has requested the installation of special traffic control signals on Yonge Street to facilitate access and egress of transit vehicles from the regional terminal; and

WHEREAS sufficient lands appear to be available in the vicinity of the intersection of Yonge Street with Hendon Avenue/Bishop Avenue to facilitate the development of a single surface transit terminal; and

WHEREAS the City of Toronto supports improvements to transit services;

THEREFORE BE IT RESOLVED THAT the signals requested by York Region be installed on a temporary basis, to allow officials from the City of Toronto, the Toronto Transit Commission and York Region, in consultation with all transit carriers accessing the Finch subway station, to review the feasibility of providing a single shared use facility for surface transit services in this area. This review should assess improved surface access, reduced traffic congestion and improved pedestrian facilities resulting from a single facility for all surface transit services serving the Finch subway station; and

BE IT FURTHER RESOLVED THAT a report be submitted to the July 2006 meeting of North York Community Council, outlining the results of this assessment, at which time the continued operation of the new traffic control signals will be determined”;

On motion by Councillor Shiner, Ward 24-Willowdale, the North York Community Council recommended that City Council:

- (1) adopt the foregoing Resolution submitted by Councillor Shiner, Ward 24 – Willowdale; and
- (2) receive the report (November 10, 2005) from the Director, Transportation Services, North York District.

**(Report 9, Clause 25)**

**9.30 Payment-in-Lieu of Parking – Quiznos Canada Inc. – 4922 Yonge Street (Ward 23 – Willowdale)**

On motion by Councillor Filion, Ward 23 – Willowdale, and in accordance with §27-127, Late Items, of Chapter 27 of the City of Toronto Municipal Code, the North York Community Council, by majority vote, granted leave to introduce a motion regarding Payment-in-Lieu of Parking – Quiznos Canada Inc. – 4922 Yonge Street, submitted by Councillor Filion.

The North York Community Council considered the following Resolution submitted by Councillor Filion, Ward 23 – Willowdale:

“WHEREAS the proposed Quiznos Canada Inc. is proposing a restaurant to be located at 4922 Yonge Street; and

WHEREAS Quiznos Canada Inc. applied for a change in use for the building from retail to restaurant use; and

WHEREAS the proposed change would increase the on-site requirements from 5 parking spaces to 14 parking spaces; and

WHEREAS North American Retail Architects Inc. (on behalf of Quiznos Canada Inc.) has requested that payment-in-lieu of parking, as per Council Policy be applied; and

WHEREAS the property location is well served by on-street metered parking and adjacent 112-space and 401-space municipally operated lots;

THEREFORE BE IT RESOLVED THAT the requested payment-in-lieu of parking for the proposed Quiznos Restaurant be accepted;

AND BE IT FURTHER RESOLVED THAT payment-in-lieu of parking, as per Council’s policy, be applied to the parking deficiency of 9 spaces at the rate of \$2,500 per parking space.”

On motion by Councillor Filion, the North York Community Council recommended that City Council adopt the Resolution submitted by Councillor Filion, Ward 23 – Willowdale.

**(Report 9, Clause 26)**

**9.31 Report Request – Condition and Capacity of Existing Sewer Infrastructure in the Wynford / Concorde / Palisades area (Ward 26 – Don Valley West)**

On motion by Councillor Pitfield, Ward 26 – Don Valley West, and in accordance with §27-127, Late Items, of Chapter 27 of the City of Toronto Municipal Code, the North York Community Council, by majority vote, granted leave to introduce a communication regarding a Report Request on the Condition and Capacity of Existing Sewer Infrastructure in the Wynford/Concord/Palisades area (Ward 26 – Don Valley West) submitted by Councillor Pitfield.

The North York Community Council considered the following communications:

- (i) (November 14, 2005) from Councillor Pitfield, Ward 26 – Don Valley West, requesting that Water and Wastewater staff report back to the January 2006 North York Community Council meeting on the condition and the capacity of the existing sewer infrastructure in the Wynford / Concorde / Palisades area; and
- (ii) (November 14, 2005) from Chris Barnett, Davis & Company, on behalf of MTCC No. 880, 897 and 934 (The Palisades).

On motion by Councillor Pitfield, Ward 26 – Don Valley West, the North York Community Council requested the Acting General Manager, Toronto Water, to submit a report to the North York Community Council for its meeting on January 17, 2006, on:

- (1) the condition and the capacity of the existing sewer infrastructure in the Wynford / Concorde / Palisades area, and
- (2) what improvements can be made and what the cost of any improvements would be.

**(Report 9, Other Items Clause 27(e))**

**9.32 Report Request – Naming of Soccer Centre Facility – Keele Reservoir – 4995 Keele Street (Ward 8 – York West)**

On motion by Councillor Li Preti, Ward 8 – York West, and in accordance with §27-127, Late Items, of Chapter 27 of the City of Toronto Municipal Code, the North York Community Council, by majority vote, granted leave to introduce a Resolution regarding a Report Request – Naming of Soccer Centre Facility – Keele Reservoir – 4995 Keele Street (Ward 8 – York West) submitted by Councillor Li Preti.

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The North York Community Council considered the following Resolution submitted by Councillor Li Preti, Ward 8 – York West:

“WHEREAS the City’s Parks, Forestry and Recreation Division has identified the need for a major outdoor lit soccer facility, based on the growing demand for this sport; and

WHEREAS a site at the Keele Reservoir has been identified as being suitable for this type of facility; and

WHEREAS the City has constructed a major soccer field including a full size irrigated field with lights; and

WHEREAS an RFP was issued for a firm to construct the appurtenant facilities such as a field house that includes change rooms, washrooms and a community room; and

WHEREAS a petition has been received by the City to name the soccer centre at the Keele Reservoir in honour of Sandy Ricciuto; and

WHEREAS Sandy Ricciuto is a well known and respected member of his community; and

WHEREAS Sandy Ricciuto has demonstrated his generosity by donating his time and leadership and by financially contributing to projects such as the Family Centre Project that involves the creation of a daycare and meeting rooms for seniors and youth in the community; and

WHEREAS Sandy Ricciuto’s leadership is responsible for annual fundraisers where all proceeds go to the Children’s Aid Society; and

WHEREAS Sandy Ricciuto is also responsible for donating funds to developing nations, specifically, Chad, Africa;

NOW THEREFORE BE IT RESOLVED THAT the General Manager of Parks, Forestry and Recreation Division be requested to review this request in accordance with the Naming and Renaming of Parks and Recreation Facilities Policy; and

BE IT FURTHER RESOLVED THAT the General Manager of Parks, Forestry and Recreation Division be requested to report back to North York Community Council at its’ meeting on January 17, 2006.

On motion by Councillor Li Preti, the North York Community Council adopted the foregoing Resolution.

**(Report 9, Other Items Clause 27(f))**



**9.33 Small Video Display Screens on Restaurant Drive Thru's**

On motion by Councillor Moscoe, the North York Community Council referred the following motion to the Planning and Transportation Committee, for its consideration:

“That the matter of Small Video Display Screens on Restaurant Drive Thru's be referred to the Planning and Transportation Committee with a request to bring forward a harmonized by-law within three months;

That such by-law be drafted after consultation with the Chief Planner and, be in conformity with the Drive Thru Streetscape Guidelines adopted by Council;

That Video Screen Venues be positioned so they cannot be seen by motorists in traffic lanes; and

That the Chair of the Planning and Transportation Committee be authorized to consult with Municipal Licensing and Standards and to give statutory notice of the by-law adjustments at an appropriate date.”

**(Report 9, Other Items Clause 27(g))**

Adjournment:

The North York Community Council adjourned its meeting at 4:55 p.m. on Tuesday, October 18, 2005.

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Chair