

**NORTH YORK COMMUNITY COUNCIL
AGENDA
MEETING 2**

Date of Meeting: February 7, 2006
Time: 9:30 a.m.
Location: Council Chambers
North York Civic Centre
5100 Yonge Street
Toronto, Ontario

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

If the North York Community Council wishes to meet in-camera (privately) a motion must be made to do so, and the reason given (*Municipal Act, 2001*).

Declarations of Interest under the *Municipal Conflict of Interest Act*

Confirmation of Minutes – (January 17, 2006)

Deputations/Presentations:

9:45 a.m. – Items 1 – 5
10:00 a.m. – Items 6 - 12

2:00 p.m. – Item 27 and 28
2:15 p.m. – Item 29

Communications/Reports:

- 1. Application for Permit to Injure One Privately Owned Tree – 45 Fairchild Avenue (Ward 23 – Willowdale)**

(Speakers – 9:45 a.m.)

Report (January 20, 2006) from the General Manager, Parks, Forestry and Recreation reporting on an application that has been received for a permit to injure one privately owned tree located at 45 Fairchild Avenue.

Recommendations:

It is recommended that:

- (1) the request for permit to injure one 32-cm diameter honey locust tree at 45 Fairchild Avenue be denied; and,
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

2. Request to Remove One City-Owned Tree – 49 Chelford Road (Ward 25 – Don Valley West)

(Speakers – 9:45 a.m.)

Report (January 18, 2006) from the General Manager, Parks, Forestry and Recreation reporting on a request that has been filed under the provisions of City of Toronto Municipal Code, Chapter 813, Trees, Article II, for permission to remove one City-owned tree situated on the City road allowance adjacent to the above-noted property.

Recommendations:

It is recommended that:

- (1) the request for the removal of one City-owned tree at 49 Chelford Road be denied; and,
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

3. North York Modern Inventory (Ward 26) - Inclusion of Eight Properties on the City of Toronto Inventory of Heritage Properties (Ward 26 – Don Valley West)

(Speakers – 9:45 a.m.)

Report (November 2, 2006) from the Director, Policy & Research, City Planning Division recommending that City Council include eight properties from the North York Modern Inventory (Ward 26) on the City of Toronto Inventory of Heritage Properties.

Recommendations:

It is recommended that:

- (1) City Council include the following eight properties from the North York Modern Inventory (Ward 26) on the City of Toronto Inventory of Heritage Properties;
 - (i) 770 Don Mills Road (Ontario Science Centre)

- (ii) 844 Don Mills Road (IBM Offices)
- (iii) 6 Garamond Court (C.C.H. Canadian Building)
- (iv) 55 Gateway Boulevard (Gateway Boulevard Public School)
- (v) 10 St. Denis Drive (Flemingdon Park Apartments)
- (vi) 39 Wynford Drive (Neilson Building)
- (vii) 70 Wynford Drive (Oxford University Press Building)
- (viii) 100 Wynford Drive (Bell Data Centre); and

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

3(a). Communication (January 13, 2006) from the Toronto Preservation Board recommending to the North York Community Council that:

- (1) City Council include the following three properties from the North York Modern Inventory (Ward 26) on the City of Toronto Inventory of heritage Properties:

- (ii) 844 Don Mills Road (IBM Offices)
- (iv) 55 Gateway Boulevard (Gateway Boulevard Public School)
- (v) 10 St. Denis Drive (Flemingdon Park Apartments)

- (2) the following five properties be referred back to the Director, Policy and Research, city Planning Division, for a report to the Board after consultation with the Owners about the implications of listing their properties:

- (i) 770 Don Mills Road (Ontario Science Centre)
- (iii) 6 Garamond Court (C.C.H. Canadian Building)
- (vi) 39 Wynford Drive (Neilson Building)
- (vii) 70 Wynford Drive (Oxford University Press Building)
- (viii) 100 Wynford Drive (Bell Data Centre)

4. Request for Fence Exemption – 15 High Point Road (Ward 25 – Don Valley West)

(Speakers 9:45 a.m.)

Report (January 23, 2006) considering a request by the owner of 15 High Point Road, for an exemption from the City of Toronto Municipal Code, Chapter 447 – Fences.

Recommendations:

It is recommended that the proposed private property fence in the front yard at the subject property be approved and the exemption be granted subject to the following conditions:

- 1) when the existing private property fence in the front yard, that is the subject of this application, is replaced, that it be brought into compliance with Chapter 447 or its successor by-law(s); and

- 2) trees, shrubbery, storage or other things placed along the private property front yard fence are limited to 1.0 metres in height within 2.4 metres of the property line and to 1.2 metres in height at any other part so it does not negatively impact the minimum sight line requirements in the by-law.

5. Encroachment Agreement – 101-191 Ravel Road (Ward 24 – Willowdale)

(Speakers 9:45 a.m.)

Report (January 24, 2006) from the Manager, Municipal Licensing and Standards, North York District, applying for permission for an encroachment agreement to be located within the municipal road allowance at 101 – 191 Ravel Road, consisting of concrete stairs with the required guard.

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 10 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;
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 \$444.48;
- (ii) Legal Administration Cost and Registration, plus disbursements, including G.S.T.;
- (iii) Annual fee (rate adjusted annually) of \$3.76 per square metre for 21.85 square metres, totalling \$82.15, including G.S.T.

6. Request for an Exemption from Chapter 248 of the former City of Toronto Municipal Code to Permit a Second Parking Space at 141 Briar Hill Avenue (Ward 16 – Eglinton-Lawrence)

(Speakers - 10:00 a.m.)

(Deferred from January 17, 2006 meeting)

Report (December 14, 2005) reporting on a request for an exemption from Municipal Code Chapter 248, Parking Licences, of the former City of Toronto Municipal Code, to permit a second parking space at 141 Briar Hill Avenue, which does not meet the requirements of the Code. As this is an appeal and a request for an exemption from the by-law, it is scheduled as a deputation item.

Recommendation:

It is recommended that the application for a second parking space at 141 Briar Hill Avenue be denied.

7. 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 108 St Clements Avenue (Ward 16 – Eglinton-Lawrence)

(Speakers – 10:00 a.m.)

Report (January 20, 2006) from the Director, Transportation Services, North York District reporting on a request 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 108 St Clements Avenue, which does not meet the requirements of the Code. As this is an appeal and a request for an exemption from the by-law, it is scheduled as a deputation item.

Recommendations:

It is recommended that the application for driveway widening for a second parking space at 108 St Clements Avenue be denied.

8. Appeal for an Exemption from Chapter 400 of the Former City of Toronto Municipal Code for front yard parking pad at 164 Keewatin Avenue (Ward 25 – Don Valley West)

(Speakers – 10:00 a.m.)

Report (December 20, 2005) from the Director, Transportation Services, North York District reporting on an appeal for an exemption from Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code, to maintain the front yard parking pad dimensions with a variable width of 3.4 m to 4.5 m and a length of 8.9 m length rather than the maximum 2.6 m by 5.9 m as stipulated in the Code. As this is an appeal and a request for an exemption from the by-law, it is scheduled as a deputation item.

Recommendations:

It is recommended that City Council deny the appeal to maintain the front yard parking pad dimensions with a variable width of 3.4 m to 4.5 m and a length of 8.9 m at 164 Keewatin Avenue.

9. Request for an Exemption from Chapter 400 of the Former City of Toronto Municipal Code to permit front yard parking at 109 Montgomery Avenue (Ward 16 – Eglinton-Lawrence)

(Speakers – 10:00 a.m.)

Report (January 3, 2006) from the Director, Transportation Services, North York District, reporting on a request for an exemption from Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code, to permit front yard parking at 109 Montgomery Avenue, which does not meet the requirements of the Code. As this is an appeal and a request for an exemption from the by-law, it is scheduled as a deputation item.

Recommendations:

It is recommended that the application for front yard parking at 109 Montgomery Avenue be denied.

10. Appeal for an Exemption from Chapter 400 of the Former City of Toronto Municipal Code for residential boulevard parking at 115 Castlefield Avenue (Ward 16 – Eglinton-Lawrence)

(Speakers – 10:00 a.m.)

Report (December 23, 2005) from the Director, Transportation Services, North York District, reporting on an appeal for an exemption from Municipal Code Chapter 400, Traffic and Parking, of the former City of Toronto Municipal Code, to position the residential boulevard parking pad at a 90 degree angle rather than adjacent to the City sidewalk as approved. As this is an appeal and a request for an exemption from the by-law, it is scheduled as a deputation item.

Recommendation:

It is recommended that City Council deny the appeal to position the residential boulevard parking pad at a 90 degree angle at the City sidewalk at 115 Castlefield Avenue.

11. 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 62 St. Germain Avenue (Ward 16 - Eglinton-Lawrence)

(Speakers – 10:00 a.m.)

Report (January 10, 2006) 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 62 St Germain Avenue, which does not meet the requirements of the Code. As this is an appeal and a request for an exemption from the by-law, it is scheduled as a deputation item.

Recommendation:

It is recommended that the application for driveway widening for a second parking space at 62 St Germain Avenue be denied.

12. Request for an Exemption from Chapter 248 of the Former City of Toronto Municipal Code to permit driveway widening for one vehicle at 111 St Clements Avenue (Ward 16 – Eglinton-Lawrence)

(Speakers – 10:00 a.m.)

Report (January 10, 2006) 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 one vehicle at 111 St Clements Avenue, which does not meet the requirements of the Code. As this is an appeal and a request for an exemption from the by-law, it is scheduled as a deputation item.

Recommendations:

It is recommended that the application for driveway widening for one vehicle at 111 St Clements Avenue be denied.

13. All Way Stop Control: Byng Avenue at Doris Avenue (Ward 23 – Willowdale)

Report (January 17, 2006) from the Director, Transportation Services, North York District, seeking approval to install an all way stop control at the intersection of Byng Avenue and Doris Avenue.

Recommendations:

It is recommended that:

- (1) Schedule XVIII of By-law No. 31001, of the former City of North York, be amended to delete the through street designation on Byng Avenue, from the easterly limit of Yonge Street to the westerly limit of Kenneth Avenue;
- (2) Schedule XIX of By-law No. 31001, of the former City of North York, be amended to require traffic to stop on all approaches to the intersection of Byng Avenue and Doris Avenue; and
- (3) 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.

14. Traffic Calming (Speed Humps): De Quincy Boulevard, Allingham Gardens to King High Avenue (Ward 10 – York Centre)

Report (January 20, 2006) from the Director, Transportation Services, North York District reporting on a request to install traffic calming measures (speed humps) on De Quincy Boulevard, Allingham Gardens to King High Avenue.

Recommendations:

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

15. Proposed Maintenance of an Encroaching Basement Entrance and Garage Overhang – Divadale Drive Flank of 305 Laird Drive (Ward 26 – Don Valley West)

Report (December 20, 2005) from the Director, Transportation Services, North York District reporting on a request to maintain a basement entrance a portion of which encroaches 0.15 metre and a garage overhang which encroaches 0.15 metre within the public right of way on the Divadale Drive flank of 305 Laird Drive. There is no provision for encroachments under former East York By-laws and, accordingly, we are reporting on this matter.

It is recommended that:

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

16. Bicycle Lane Guidelines and Royal York Road Pavement Marking Options (All Wards)

Communication (December 19, 2005) from the City Clerk advising that City Council, on December 14 and 16, 2005, in considering Consolidated Clause 1b in Works Committee report 9, headed "Bicycle Lane Guidelines and Royal York Road Pavement Marking Option (All Wards), containing a report (September 26, 2005) from the General manager, Transportation Services, in part, referred this matter:

- (1) back to the Works committee for further consideration, in order to provide an opportunity for Councillor Moscoe to address the Committee; and
- (2) to the Community Councils, with a request that the Community Councils provide comments on the Bicycle Lane Guidelines to the Works Committee.

17. Designation of Fire Routes in the City of Toronto, North York Community Council area

Report (January 24, 2006) from the District Chief seeking approval for 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) 31 Bales Avenue
 - (b) 35 Bales Avenue
 - (c) 37 Four Winds Drive
 - (d) 23 Hollywood Avenue
 - (e) 4801 Keele Street
 - (f) 15 Provost Drive
 - (g) 60 Rowena Drive
 - (h) 4968 Yonge Street
 - (i) 4978 Yonge Street
 - (j) 12 Deerford Road
- (2) The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

18. Condition and Capacity of Existing Sewer Infrastructure in the Wynford / Concorde / Palisades area (Ward 26 – Don Valley West)

(Deferred from January 17, 2006 meeting)

Report (January 10, 2006) from the General Manager, Toronto Water, reporting on the condition and capacity of the existing sewer infrastructure in the subject area as a result of concerns in the community with the submission and approval of several large residential development applications.

Recommendation:

It is recommended that this report be received for information.

19. Preliminary Report – Application to Amend the Official Plan and Zoning By-law – 05 199221 NNY 10 OZ – 4588 Bathurst and United Jewish Welfare Fund of Toronto (Page + Steele Architect Planners) – 4588 and 4600 Bathurst Street (Ward 10 – York Centre)

(Deferred from January 17, 2006 meeting)

Report (December 20, 2005) from the Director, Community Planning, North York District, providing preliminary information on the above-noted application for a new community centre with related uses 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 of the *Planning Act*.

20. Preliminary Report - Rezoning Application 05 202688 NNY 23 OZ & 05 202699 NNY 23 SA - Sungho Kim (Twin Peaks Construction) - 210 & 212 Finch Avenue West (Ward 23 – Willowdale)

Report (January 11, 2006) from the Director, Community Planning, North York District, providing preliminary information on the above-noted applications for eight 3-storey townhouse units and to seek 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.

21. Preliminary Report - Rezoning Application 05 195419 NNY 23 OZ & 05 195423 NNY 23 SA - Franco Romano, Action Planning Consultants - 271 Finch Avenue West (Ward 23 – Willowdale)

Report (January 13, 2006) from the Director, Community Planning, North York District, providing preliminary information on the above-noted applications to convert the ground floor of an existing house-form building to a personal service shop, and to seek 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.

22. Preliminary Report - Application to amend the Official Plan and Zoning By-law - Mel Winch - 2722 Bayview Avenue - 05 167022 NNY 25 OZ (Ward 25 – Don Valley West)

Report (January 20, 2006) from the Director, Community Planning, North York District, providing preliminary information on the above noted application to permit an existing accessory dispensing pharmacy at 2722 Bayview Avenue to change from a temporary use to a permanent use, and to seek Community Council's direction on processing the application and conducting a community consultation meeting.

Recommendations:

It is recommended that:

- (1) Staff be directed to schedule a community consultation meeting together with the Ward Councillor;
- (2) Notice for the community consultation meeting be given to landowners and residents within 120 meters of the site; and
- (3) Notice for the Public Meeting under the Planning Act be given according to the regulations of the Planning Act.

23. Preliminary Report - OPA & Rezoning Application 05 211881 NNY 23 OZ - Site Plan Application 05 211888 NNY 23 SA - Patrick Devine, Goodman & Carr - Page & Steele - 23 & 33 Sheppard Avenue (Ward 23 – Willowdale)

Report (January 24, 2006) from the Director, Community Planning, North York District, providing preliminary information on the above-noted applications and to seek 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 of the Planning Act.

24. Request for Direction Report – Site Plan Control Application 05 166083 NNY 15 SA – 108 Stayner Avenue – 749839 Ontario Limited (Cityscape Design Innovations Inc.) (Ward 15 – Eglinton-Lawrence)

Report (January 20, 2006) from the Director, Community Planning, North York District advising the North York Community Council of a referral to the Ontario Municipal Board of the Site Plan Control Application; seeking Council direction on whether the City Solicitor should be directed to attend the Ontario Municipal Board to support the position outlined in this report and reporting on the tree inventory that previously existed on the property and a reasonable replacement plan.

Recommendations:

It is recommended that:

- (1) The City Solicitor and appropriate City staff be instructed to attend the Ontario Municipal Board to support approval of Site Plan Control Application 05 166083 NNY 15 SA, subject to the Notice of Approval Conditions contained in Attachment 7.
- (2) The Ontario Municipal Board be requested to withhold its Order until the Site Plan Control Agreement has been executed and registered on title.

25. Request for Direction – Ontario Municipal Board Referral – Site Plan Control Application 05185452 NNY 15 SA – Petroff Partnership Architects - 1300 – 1330 Castlefield Avenue (Ward 15 – Eglinton Lawrence)

Report (January 24, 2006) from the Director, Community Planning, North York District, advising the North York Community Council of the referral to the Ontario Municipal Board of the site plan control application and to seek Council direction for the City Solicitor to attend the Ontario Municipal Board to support the position outlined in this report.

Recommendation:

It is recommended that the City Solicitor and appropriate City staff be instructed to attend the Ontario Municipal Board and advise the Board that the proposal does not conform to Interim Control By-law 863-2005 and further, the site plan control application should not be reviewed or approved until the appropriate zoning has been implemented through the land use study or resolved at the Ontario Municipal Board.

26. Ontario Municipal Board Hearing - Committee of Adjustment Application A0693/05NY - Verdiroc Holdings Ltd. – 0 Bayview Avenue E/S - North-east Corner of Bayview Avenue and Sheppard Avenue East (Ward 24 - Willowdale)

(Deferred from January 17, 2006 meeting)

Motion submitted by Councillor Filion, Ward 23 – Willowdale:

“WHEREAS the Committee of Adjustment for the City of Toronto (North York District) refused an application by Verdiroc Holdings Ltd., the owners of a parcel of land located on the north-east corner of Bayview Avenue and Sheppard Avenue East (CON 2 EY Pt Lot 16 RP 64R7548), to permit an increase in the number of permitted dwelling units, increase building terrace lengths, and alter the minimum parking requirements; and

WHEREAS variances were requested with respect to the maximum number of dwelling units, terrace lengths, and the minimum parking requirement; and

WHEREAS a staff report recommending conditions of approval was submitted to the Committee of Adjustment; and

WHEREAS no date has been set for the hearing;

THEREFORE BE IT RESOLVED THAT Council authorize the City Solicitor to attend the Ontario Municipal Board hearing and seek an outside planning consultant to uphold the City’s By-law and the Committee of Adjustment decision.”

27. Final Report – Application to Amend the Zoning By-law and Draft Plan of Subdivision – 05 132083 NNY 08 OZ and 05 132092 NNY 08 SB – Walker Nott Dragicevic Associates Ltd. – 4700 Keele Street (Ward 8 – York West)

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

Report (January 23, 2006) from the Director, Community Planning, North York District, reviewing and recommending approval of an application to amend the Zoning By-law and a Draft Plan of Subdivision to permit the development of 344 dwellings consisting of 100 single-detached dwellings and 244 semi-detached dwelling units, two public park blocks and a stormwater management block.

Recommendations:

It is recommended that City Council:

- (1) amend Zoning By-law 7625 for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6.

- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
- (3) recommend to the Chief Planner that the draft plan of subdivision as generally illustrated on Attachment 1 to this report be approved, subject to the following conditions:
 - (a) prior to final approval and registration of this plan, Council adoption of the Bill involving the Zoning By-law amendment shall be granted and finalized.
 - (b) Streets A to H (inclusive), Assiniboine Road, Leitch Avenue and Haynes Avenue within the plan shall be dedicated to the City of Toronto as public highways on the final plan.
 - (c) Public Lanes AA to UU (inclusive) shall be dedicated to the City of Toronto as public highways on the final plan.
 - (d) Blocks D to F (inclusive) shall be dedicated to the City as public highways on the final plan.
 - (e) Blocks A and B shall be dedicated to the City as public parkland on the final plan.
 - (f) Block G shall be dedicated to the City as a public walkway on the final plan.
 - (g) Block C shall be dedicated to the City of Toronto as a stormwater management facility on the final plan.
 - (h) Urban Design Guidelines shall be prepared at the Owner's expense by an Urban Design Consultant acceptable to the Chief Planner. Upon approval by the Chief Planner, these Guidelines shall form part of the Subdivision Agreement.
 - (i) the Owner shall covenant and agree in the Subdivision Agreement to retain a Control Architect, at the Owner's expense and acceptable to the Chief Planner, to implement and administer the Urban Design Guidelines. Prior to issuance of a building permit, the Control Architect shall certify that the building plans for each dwelling unit are consistent with the approved Guidelines.
 - (j) the owner shall provide evidence of taxes paid.
 - (k) the appropriate standard conditions of approval for subdivisions (Attachment 8).

- (l) the conditions of Technical Services Division (Attachment 7A).
- (m) the conditions of Parks, Forestry & Recreation Division, Policy and Development (Attachment 7B).
- (n) the conditions of Parks, Forestry & Recreation Division, Urban Forestry (Attachment 7C).
- (o) the conditions of Parks, Forestry & Recreation, Urban Forestry Services (Attachment 7D).
- (p) the conditions of City Planning Division, Policy & Research, Heritage Preservation Services (Attachment 7E).
- (q) the conditions of the Toronto and Region Conservation Authority (7F).
- (r) the conditions of the Toronto Transit Commission (7G).
- (s) the conditions of the Toronto District School Board (7H).
- (t) the conditions of Toronto Hydro (7I).
- (u) the conditions of Bell (7J).

28. Request to Remove Privately Owned Trees – 4700 Keele Street (Ward 8 – York West)

(Speakers – 2:00 p.m.)

Report (January 18, 2006) from the General Manager, Parks, Forestry and Recreation reporting on an application that has been received for permit to remove 49 privately-owned trees in conjunction with Subdivision Application No. 05 132092 NNY 08 SB and Zoning By-law Amendment Application No. 05 132085 NNY 08 OZ.

Recommendations:

It is recommended that:

- (1) the request for permit to remove 49 privately owned trees located at 4700 Keele Street be approved conditional upon implementation of a landscape plan satisfactory to the General Manager of Parks, Forestry and Recreation; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

29. Final Report - Application for Partial Removal of the Holding (H) Symbol 05 130946 NNY 25 OZ - Sunnybrook And Women's College Health Sciences Centre - G+G Partnership Architects - 2075 Bayview Avenue (Ward 25 – Don Valley West)

(Speakers – 2:15 p.m.)

Report (January 19, 2006) from the Director, Community Planning, North York District, reviewing and recommending approval of an application to amend the Zoning By-law to partially remove the holding (H) symbol to facilitate an expansion of the Emergency Department and Central Utilities Plant at the Sunnybrook Hospital on Bayview Avenue.

Recommendations:

It is recommended that City Council:

- (1) amend Zoning By-law 7625 for the former City of North York substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5.
- (2) authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
- (3) Require that the applicant obtain Notice of Conditions of Site Plan Approval before the necessary Bills are introduced to City Council for enactment.

30. Residential Front Yard Parking Through Zoning and Front Yard Parking Permits

(Speakers – 2:30 p.m.)

Report (January 23, 2006) from the Chief Planner and Executive Director, City Planning Division and General Manager, Transportation Services, summarizing input from recent public meetings for each Community Council to consider, in conjunction with their deliberations on residential front yard and boulevard parking policy and regulation proposals, as requested by the Joint Planning and Transportation and Works Committee, at its meeting of November 30, 2005.

Recommendation:

It is recommended that:

- (1) Community Councils provide comments on the proposed changes to the residential front yard parking regulations to the Chief Planner and Executive Director, City Planning and the General Manager, Transportation Services.

30(a). Communication (December 30, 2005) from Jon Goulding.

31. Report of the Governing Toronto Advisory Panel, “The City We Want – The Government We Need”

Communication (January 13, 2006) from the City Clerk, advising that City Council on December 5, 6 and 7, 2005, adopted Policy and Finance Committee Report 11, Clause 1, and in so doing has forwarded a copy of the report, entitled “The City We Want – The Government We Need” to all Community Councils for public consultation.

The Community Councils are requested to submit their comments to the Policy and Finance Committee for its meeting scheduled to be held in May 2006, in conjunction with the forthcoming report from the City Manager.