



**NORTH YORK COMMUNITY COUNCIL
AGENDA
MEETING 4**

Date of Meeting: May 9, 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
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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 – (April 4, 2006)

Speakers/Presentations:

9:45 a.m. - Items 1 - 3	2:00 p.m. - Item 39
10:00 a.m. - Items 4 and 5	2:15 p.m. - Item 40
10:15 a.m. - Items 6 and 7	2:30 p.m. - Item 41
12:00 noon - Item 31	2:45 p.m. - Item 42
12:15 p.m. - Item 32	3:00 p.m. - Item 43
	3:15 p.m. - Item 44

Communications/Reports:

1. 39 Wynford Drive (Nielsen Building) – Inclusion on the City of Toronto Inventory of Heritage Properties (Ward 26 – Don Valley West)

(Speakers – 9:45 a.m.)

Report (March 9, 2006) from the Director, Policy and Research, City Planning Division, recommending that City Council include the property at 39 Wynford Drive (Nielsen Building) on the City of Toronto Inventory of Heritage Properties.

Recommendations:

It is recommended that:

- (1) City Council include the property at 39 Wynford Drive (Nielsen Building) on the City of Toronto Inventory of Heritage Properties; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

1(a). Communication (April 7, 2006) from the Toronto Preservation Board advising that the Toronto Preservation Board recommended to the North York Community Council that City Council receive the report (March 9, 2006) from the Director, Policy and Research, City Planning Division.

2. Designation of the Property at the Inn on the Park under Part IV of the *Ontario Heritage Act*

(Speakers – 9:45 a.m.)

Communication (April 7, 2006) from the Toronto Preservation Board recommending to the North York Community Council that the Inn on the Park be designated under the Part IV of the *Ontario Heritage Act*.

2(a). Submission (April 19, 2006) from Robert Saunders, Chair, Toronto Preservation Board recommending the designation of the property known as No. 1100 Eglinton Avenue East, (Inn On The Park) under Part IV of the Ontario Heritage Act and outlining the reasons for the designation.

3. Ravine Permit application to remove 34 trees and an unspecified number of saplings within a ravine protected area – 56 Sandringham Drive (Ward 16 – Eglinton-Lawrence)

(Speakers – 9:45 a.m.)

Report (April 19, 2006) from the General Manager, Parks, Forestry and Recreation advising North York Community Council of an appeal of a ravine permit application that Urban Forestry has received requesting removal of 34 trees and an unspecified number of saplings at 56 Sandringham Drive, and seeking Council direction on whether the City

Solicitor should be directed to attend the Ontario Municipal Board in support of the position outlined in this report.

Recommendations:

It is recommended that:

- (1) the request for a Ravine Permit to remove 27 ravine protected trees at 56 Sandringham Drive be denied; and
- (2) should the applicant appeal to the Ontario Municipal Board (OMB) on the application to remove trees, that the City Solicitor and appropriate City staff attend the hearing to uphold the decision of City Council in relation to the requested tree removal permits.

4. Natural Garden Exemption Request – Toronto Municipal Code, Chapter 489 – Stella Kargiannakis (Ward 34 – Don Valley East)

**(Postponed from January 17, 2006 meeting)
(Speakers – 10:00 a.m.)**

Report (December 23, 2005) from the North York District Manager, Municipal Licensing & Standards, providing information on the above-noted request for a natural garden exemption for 1 Tiffany Court, received in response to a notice served requiring that long grass and weeds be cut.

Recommendations:

It is recommended that:

- (1) Community Council not grant the exemption;
 - (2) The Notice issued under Toronto Municipal Code Chapter 489, Long Grass and Weeds, in relation to 1 Tiffany Court, be confirmed; and
 - (3) Community Council direct that a second Notice be given under the Chapter requiring compliance.
- 4(a).** Report (April 25, 2006) from the Manager, Municipal Licensing and Standards, North York District, providing information on the above-noted request for a natural garden exemption for 1 Tiffany court, received in response to a Notice served requiring that long grass and weds be cut.

Recommendations:

It is recommended that:

- (1) Community Council grant the exemption subject to the following conditions;
 - (a) The continual removal of invasive and inappropriate plants as identified by Parks, Forestry and Recreation;
 - (b) Pruning back of perennial herbaceous plant material and woody shrubs as required;
 - (c) Use of an organic mulch spread around all plants;
- (2) The Notice of Violation dated June 30, 2005 respecting a violation under Chapter 489 – Grass and Weeds, be cancelled.

5. Request to Amend the Subdivision Agreement for English Lane Homes Inc. to Eliminate the Requirement of a Sidewalk on the North Boulevard of Jessie Drive (Ward 34 – Don Valley East)

(Speakers – 10:00 a.m.)

Report (April 25, 2006) reporting on a request from the area Councillor to amend the subdivision agreement for English Lane Homes Inc. to delete the requirement of a sidewalk on the north boulevard of Jessie Drive.

Recommendation:

It is recommended that:

- (1) City Council not approve any amendment to the Subdivision Agreement.

6. Request for a Variance to the 1.0 metre side yard set-back – 52 Baltray Crescent (Ward 34 – Don Valley East)

(Speakers – 10:15 a.m.)

Report (April 19, 2006) from the Director, Transportation Services, North York District reporting on a request to maintain a new retaining wall and the existing driveway surface and to widen the driveway entrance at 52 Baltray Crescent from 3.8 metres to 4.5 metres.

Recommendation:

It is recommended that the request for a variance from the Residential Driveway Entrance Policy be denied.

7. Payment-In-Lieu of Parking – 1285 Caledonia Road – R.E. Millward & Associates Limited for Eastern Boutique Limited (Ward 15 – Eglinton-Lawrence)

(Speakers – 10:15 a.m.)

Report (April 18, 2006) from the Director, Transportation Services, North York District, seeking Council's approval to exempt the applicant from the North York Zoning By-law 7625 requirement of four (4) parking stalls, conditional upon a payment-in-lieu of parking.

Recommendations:

It is recommended that:

- (1) the applicant enter into an Agreement with the City of Toronto for the payment-in-lieu of four (4) parking stalls in the amount of \$10,000.00; and
- (2) the appropriate City Officials be requested to take whatever action is necessary to give effect thereto, including the introduction in Council of any bills that may be required.

8. Parking Prohibitions - Kenaston Gardens (Ward 24 – Willowdale)

Report (March 30, 2006) from the Director, Transportation Services, North York District, seeking approval to amend the current parking regulations on Kenaston Gardens.

Recommendations:

It is recommended that:

- (1) Schedule VIII of Bylaw No. 31001, of the former City of North York, be amended to delete the No Parking Anytime prohibition on the west side of Kenaston Gardens, from the southerly limit of Sheppard Avenue East to a point 30.5 metres south the southerly limit of Sheppard Avenue East;
- (2) Schedule VIII of Bylaw No. 31001, of the former City of North York, be amended to delete the No Parking, 7:00 a.m. to 7:00 p.m. prohibition on both sides of Kenaston Gardens, from the southerly limit of Sheppard Avenue East to the southerly limit of Kenaston Gardens;

- (3) Schedule VIII of Bylaw No. 31001, of the former City of North York, be amended to prohibit parking from 8:00 a.m. to 6:00 p.m., Monday to Friday, on the west and south side of Kenaston Gardens, from the southerly limit of Sheppard Avenue East to the westerly limit of Barberry Place;
- (4) Schedule VIII of Bylaw No. 31001, of the former City of North York, be amended to prohibit parking at anytime on the east and north side of Kenaston Gardens, from the southerly limit of Sheppard Avenue East to the westerly limit of Barberry Place; and
- (5) 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.

9. Parking Prohibitions – Donino Court (Ward 25 – Don Valley West)

Report (March 30, 2006) from the Director, Transportation Services, North York District, seeking approval to amend the current parking regulations on Donino Court.

Recommendations:

It is recommended that:

- (1) Schedule VIII of Bylaw No. 31001, of the former City of North York, be amended to prohibit parking from 8:00 a.m. to 6:00 p.m., Monday to Friday, on the north side of Donino Court, from the easterly limit of Donino Avenue to the easterly limit of Donino Court; and
- (2) the appropriate city officials be authorized to take whatever action is necessary to give effect to the foregoing, including the introduction of any Bills that are required.

10. Pedestrian Crossing Prohibition – Avenue Road at Carmichael Avenue (Ward 26 – Eglinton-Lawrence)

Report (April 4, 2006) from the Director, Transportation Services, North York District, seeking approval to prohibit pedestrian crossings on Avenue Road at Carmichael Avenue.

Recommendations:

It is recommended that:

- (1) pedestrian crossings be prohibited on Avenue Road, between the north curb line of Carmichael Avenue and a point 30.5 metres south of the south curb line of Carmichael Avenue; and
- (2) the appropriate City Officials be authorized and directed to take whatever action is necessary to implement the foregoing, including the introduction in Council of any Bills that are required.

11. Disabled Persons Loading Zone – 401 Champagne Drive (Ward 8 – York West)

Report (April 12, 2006) from the Director, Transportation Services, North York District, seeking approval to install a Disabled Persons Loading Zone on Champagne Drive.

Recommendations:

It is recommended that:

- (1) Schedule F of By-law No. 31770, of the former City of North York be amended to install a Disabled Persons Loading Zone on the south side of Champagne Drive, from a point 170 metres east of the easterly limit of Chesswood Drive to a point eight metres easterly 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.

12. Parking Prohibitions – Fisherville Road (Ward 10 – York Centre)

Report (April 7, 2006) from the Director, Transportation Services, North York District, seeking approval to amend the parking regulations for Fisherville Road.

Recommendations:

It is recommended that:

- (1) Schedule VIII of By-law No. 31001, of the former City of North York be amended to delete the No Parking Anytime prohibition on the north side of Fisherville Road, from the easterly limit of Davey Street to the westerly limit of Carpenter Road;
- (2) Schedule VIII of By-law No. 31001, of the former City of North York be amended to prohibit parking at anytime on the north side of Fisherville Road, from the westerly limit of Carpenter Road to the easterly limit of Hidden Trail; 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.

13. Permitted Parking – St. Germain (Ward 16 – Eglinton-Lawrence)

Report (April 7, 2006) from the Director, Transportation Services, North York District, seeking approval to amend the parking regulations for St. Germain Avenue.

Recommendations:

It is recommended that:

- (1) Schedule X of By-law No. 31001, of the former City of North York, be amended to delete the 60 minute permitted parking, from 8:00 a.m. to 6:00 p.m. restriction on the south side of St. Germain Avenue, from the westerly limit of Avenue Road to a point 152.50 metres west of the westerly limit of Avenue Road;
- (2) Schedule X of By-law No. 31001, of the former City of North York, be amended to permit parking for 60 minutes, from 8:00 a.m. to 6:00 p.m. on the south side of St. Germain Avenue, from a point 25.5 metres west of the westerly limit of Avenue Road to a point 127 metres westerly thereof; 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.

14. Parking Prohibitions – Brookbanks Drive (Ward 34 – Don Valley East)

Report (April 7, 2006) from the Director, Transportation Services, North York District, seeking approval to amend the parking regulations on Brookbanks Drive.

Recommendations:

It is recommended that:

- (1) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the No Parking Anytime prohibition on the north and south sides of Brookbanks Drive, from a point 91.4 metres west of Valley Woods Road to a point 182.8 metres west of Valley Woods Road;

- (2) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking at anytime on both sides of Brookbanks Drive, from the westerly limit of Valley Woods Road to a point 180 metres westerly thereof; 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.

15. Stopping Prohibitions: Beecroft Road (Ward 23 – Willowdale)

Report (April 12, 2006) from the Director, Transportation Services, North York District, seeking approval to amend the parking/stopping prohibitions on Beecroft Road.

Recommendations:

It is recommended that:

- (1) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the No Parking Anytime prohibition on the west side of Beecroft Road, from a point 32 metres south of the southerly limit of Park Home Avenue to a point 96 metres south of the southerly limit of Park Home Avenue;
- (2) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the No Parking Anytime prohibition on the west side of Beecroft Road, from a point 96 metres south of the southerly limit of Park Home Avenue to a point 126 metres south of the southerly limit of Park Home Avenue;
- (3) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the No Parking Anytime prohibition on the west side of Beecroft Road, from a point 198 metres south of the southerly limit of Park Home Avenue to a point 19 metres south of the southerly limit of North York Boulevard;
- (4) Schedule IX of By-law No. 31001, of the former City of North York, be amended to delete the No Stopping Anytime prohibition on the west side of Beecroft Road, from a point 126 metres south of the southerly limit of Park Home Avenue to a point opposite 19 metres south of the southerly limit of North York Boulevard;
- (5) Schedule IX of By-law No. 31001, of the former City of North York, be amended to install a No Stopping Anytime prohibition on the west side of Beecroft Road, from a point 96 metres south of the southerly limit of Park Home Avenue to a point opposite 19 metres south of the southerly limit of North York Boulevard;

- (6) Schedule IX of By-law No. 31001, of the former City of North York, be amended to prohibit stopping, 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday, on the west side of Beecroft Road, from a point 32 metres south of the southerly limit of Park Home Avenue to a point 96 metres southerly thereof; and
- (7) 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.

16. Parking Prohibitions – Harrison Garden Boulevard, Humberstone Drive and Everson Drive (Ward 23 – Willowdale)

Report (April 18, 2006) from the Director, Transportation Services, North York District, seeking approval to amend the current parking regulations on Harrison Garden Boulevard, Humberstone Drive and Everson Drive.

Recommendations:

It is recommended that:

- (1) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking between the hours of 7:00 a.m. and 10:00 a.m., Monday to Friday, on the east side of Everson Drive, from the southerly limit of Avondale Avenue to the northerly limit of Harrison Garden Boulevard;
- (2) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking between the hours of 7:00 a.m. and 10:00 a.m., Monday to Friday, on the north side of Humberstone Drive, from the easterly limit of Harrison Garden Boulevard to the westerly limit of Everson Drive;
- (3) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking at anytime on the west side of Harrison Garden Boulevard, from the southerly limit of Avondale Avenue to a point 60 metres southerly thereof;
- (4) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking between the hours of 7:00 a.m. and 10:00 a.m., Monday to Friday, on the west side of Harrison Garden Boulevard, from a point 60 metres south of the southerly limit of Avondale Avenue to a point 140 metres southerly thereof;
- (5) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking at anytime on the west side and south sides of Harrison Garden Boulevard, from a point 200 metres south of the southerly limit

of Avondale Avenue to a point 37 metres west of the westerly limit of Everson Drive;

- (6) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking between the hours of 7:00 a.m. and 10:00 a.m., Monday to Friday, on the south side of Harrison Garden Boulevard, from a point 37 metres west of the westerly limit of Everson Drive to the easterly limit of Harrison Garden Boulevard; and
- (7) 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.

17. 40 km/h Speed Limit – Clyde Avenue, Wilson Avenue to Old Orchard Grove (Ward 15 – Eglinton-Lawrence)

Report (April 18, 2006) from the Director, Transportation Services, North York District, seeking approval to consolidate the 40 km/h zones on Clyde Avenue.

Recommendations:

It is recommended that:

- (1) By-law No. 31878, of the former City of North York, be amended by deleting the 40 km/h speed limit on Clyde Avenue, from the southerly limit of McGillivray Avenue to the northerly limit of Brooke Avenue;
- (2) By-law No. 31878, of the former City of North York, be amended to introduce a 40 km/h speed limit on Clyde Avenue, from the southerly limit of Wilson Avenue to the northerly limit of Old Orchard Grove; 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.

18. Turn Prohibitions – 33 Sheppard Avenue East (Ward 23 – Willowdale)

Report (April 18, 2006) from the Director, Transportation Services, North York District, seeking approval to prohibit northbound left turns at the driveways to 33 Sheppard Avenue East.

Recommendations:

It is recommended that:

- (1) northbound left turns be prohibited from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday, from the driveway located on the south side of Sheppard Avenue East, 97 metres east of the easterly limit of Yonge Street;
- (2) northbound left turns be prohibited from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., Monday to Friday, from the driveway located on the south side of Sheppard Avenue East, 164 metres east of the easterly limit of Yonge Street; 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.

19. Parking Prohibitions – Equestrian Court and Mallaby Road (Ward 24 – Willowdale)

Report (April 18, 2006) from the Director, Transportation Services, North York District, seeking approval to prohibit parking on Equestrian Court and Mallaby Road.

Recommendations:

It is recommended that:

- (1) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking from 8:00 a.m. to 4:00 p.m., Monday to Friday, on both sides of Equestrian Court, from the westerly limit of Leslie Street to the westerly limit of Equestrian Court;
- (2) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking from 10:00 a.m. to 2:00 p.m., Monday to Friday, on both sides of Mallaby Road, from the northerly limit of Cummer Avenue to the southerly limit of James Gray Drive (north leg); 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.

20. Parking/Stopping Restrictions – Hollywood Avenue, Yonge Street to Doris Avenue (Ward 23 – Willowdale)

Report (April 19, 2006) from the Director, Transportation Services, North York District, seeking approval to amend the parking/stopping restrictions on Hollywood Avenue.

Recommendations:

It is recommended that:

- (1) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the No Parking Anytime prohibition on the south side of Hollywood Avenue, from a point 33 metres west of the westerly limit of Doris Avenue to the westerly limit of Doris Avenue;
- (2) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the No Parking Anytime prohibition on the north side of Hollywood Avenue, from the easterly limit of Yonge Street to a point 25 metres east of the easterly limit of Yonge Street;
- (3) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the No Parking Anytime prohibition on the north side of Hollywood Avenue, from the westerly limit of Doris Avenue to a point 24 metres west of the westerly limit of Doris Avenue;
- (4) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to delete the No Parking Anytime prohibition on the north side of Hollywood Avenue, from a point 104 metres east of the easterly limit of Yonge Street to a point 28 metres easterly thereof;
- (5) Schedule IX of By-law No. 31001, of the former City of North York, be amended to prohibit stopping at anytime on the north side of Hollywood Avenue, from a point 65 metres east of the easterly limit of Yonge Street to a point 101 metres easterly thereof;
- (6) Schedule IX of By-law No. 31001, of the former City of North York, be amended to prohibit stopping at anytime on the south side of Hollywood Avenue, from the westerly limit of Doris Avenue to a point 50 metres westerly thereof;
- (7) the City Solicitor be directed to prepare the appropriate Bills for the removal of the pay and display parking on the north side of Hollywood Avenue, between a point 12.0 metres east of Yonge Street and a point 192.6 metres east of Yonge Street;
- (8) the City Solicitor be directed to prepare the appropriate Bills for the removal of the pay and display parking on the south side of Hollywood Avenue, between a point 9.0 metres east of Yonge Street and a point 188.4 metres east of Yonge Street;
- (9) the City Solicitor be directed to prepare the appropriate Bills for the installation of Pay and Display parking machines on the north side of Hollywood Avenue, from a point 17 metres east of the easterly limit of Yonge Street to a point 48 metres easterly thereof;

- (10) the City Solicitor be directed to prepare the appropriate Bills for the installation of Pay and Display parking machines on the north side of Hollywood Avenue, from a point 9.0 metres west of the westerly limit of Doris Avenue to a point 26 metres westerly thereof;
- (11) the City Solicitor be directed to prepare the appropriate Bills for the installation of Pay and Display parking machines on the south side of Hollywood Avenue, from a point 11 metres east of the easterly limit of Yonge Street to a point 141 metres easterly thereof;
- (12) the pay and display parking areas identified in items 9, 10 and 11 above, will be in revenue operations from 8:00 a.m. to 9:00 p.m., Monday to Saturday and 1:00 p.m. to 9:00 p.m., on Sunday, at a rate of \$2.00 for each hour, to a maximum of two hours from 8:00 a.m. to 6:00 p.m., Monday to Saturday, and a maximum of three hours from 6:00 p.m. to 9:00 p.m. Monday to Saturday, and on Sunday to a maximum of three hours from 1:00 p.m. to 9:00 p.m.; and
- (13) 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.

21. On-Street Pay and Display Parking – Covington Road (Ward 15 – Eglinton-Lawrence)

Report (April 19, 2006) from the Director, Transportation Services, North York District, seeking approval to install on street pay and display parking machines and prohibit parking on Covington Road.

Recommendations:

It is recommended that:

- (1) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the No Parking Anytime prohibition on the north side of Covington Road, from the westerly limit of Bathurst Street to the easterly limit of Brookview Drive;
- (2) Schedule VIII of By-law No. 31001, of the former City of North York, be amended by deleting the No Parking, 2:00 a.m. to 6:00 a.m., prohibition on the south side of Covington Road, from the westerly limit of Bathurst Street to the easterly limit of Brucewood Crescent;
- (3) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking at anytime on the south side of Covington Road,

from the westerly limit of Bathurst Street to the easterly limit of Brucewood Crescent;

- (4) Schedule VIII of By-law No. 31001, of the former City of North York, be amended to prohibit parking at anytime on the north side of Covington Road, from the westerly limit of Bathurst Street to a point 65 metre westerly thereof;
- (5) the City Solicitor be directed to prepare the appropriate Bills for the installation of pay and display parking on the north side of Covington Road, from a point 65 metres west of the westerly limit of Bathurst Street to a point 15 metres east of the easterly limit of Saranac Boulevard;
- (6) pay and display parking be installed on the north side of Covington Road, from a point 65 metres west of the westerly limit of Bathurst Street to a point 15 metres east of the easterly limit of Saranac Boulevard, to operate between the hours of 8:00 a.m. and 6:00 p.m., Monday to Saturday, for maximum periods of two hours at a rate of \$1.00 per hour; and
- (7) 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.

22. Dual Northbound Left Turn Lanes – Bermondsey Road and Eglinton Avenue East (Ward 34 – Don Valley East)

Report (April 19, 2006) from the Director, Transportation Services, North York District, seeking approval to introduce dual northbound left turn lanes at the intersection of Bermondsey Road and Eglinton Avenue East.

Recommendations:

It is recommended that:

- (1) the middle and westerly northbound traffic lanes on Bermondsey Road, between the southerly limit of Eglinton Avenue East and a point 105 metres southerly thereof, be designated for northbound left turns only;
- (2) the easterly northbound traffic lane on Bermondsey Road, between the southerly limit of Eglinton Avenue East and a point 105 metres southerly thereof, be designated for shared northbound through and right turns only;
- (3) pedestrian crossings be prohibited on Eglinton Avenue East, between the easterly limit of Bermondsey Road and a point 30.5 metres west of the westerly limit of Bermondsey Road;

- (4) the westerly southbound traffic lane on Bermondsey Road, between the northerly limit of Eglinton Avenue East and a point 70 metres northerly thereof, be designated for southbound right turns only, buses excepted;
- (5) the southerly eastbound traffic lane on Eglinton Avenue East, between the westerly limit of Bermondsey Road and a point 30 metres westerly thereof, be designated for eastbound right turns only, buses excepted; and
- (6) 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.

23. Introduction of Overnight On-Street Permit Parking – Belvidere Avenue, between Oakwood Avenue and Glenora Avenue (Ward 15 – Eglinton-Lawrence)

Report (April 20, 2006) from the Director, Transportation Services, North York District, reporting on the introduction of overnight on-street permit parking alternate sides of Belvidere Avenue, between Oakwood Avenue and Glenora Avenue, on a street name basis, to operate during the hours of 12:00 midnight to 6:00 a.m., 7 days a week.

Recommendations:

It is recommended that:

- (1) the City Clerk be directed to conduct a formal poll of the residents of Belvidere Avenue, between Oakwood Avenue and Glenora Avenue, to determine support for the implementation of overnight on-street permit parking;
- (2) the City Clerk report the results of the poll to the North York Community Council; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of all necessary bills.

24. Introduction of Overnight On-Street Permit Parking on both sides of Elm Road, between Fairlawn Avenue and St. Germain Avenue (Ward 16– Eglinton-Lawrence)

Report (April 20, 2006) from the Director, Transportation Services, North York District, reporting on the introduction of overnight on-street permit parking on both sides of Elm Road, between Fairlawn Avenue and St. Germain 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.

Recommendations:

It is recommended that:

- (1) permit parking be introduced on both sides of Elm Road, between Fairlawn Avenue and St. Germain 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 Elm Road, between Fairlawn Avenue and St. Germain Avenue; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of all necessary bills.

25. Introduction of Overnight On-Street Permit Parking on both sides of Erskine Avenue, between Mount Pleasant Road and Elvina Gardens (Ward 25 – Don Valley West)

Report (April 20, 2006) from the Director, Transportation Services, North York District, reporting on the introduction of overnight on-street permit parking on both sides of Erskine Avenue, between Mount Pleasant Road and Elvina Gardens, on a street name basis, to operate during the hours of 12:00 midnight to 8:00 a.m., 7 days a week.

Recommendations:

It is recommended that:

- (1) permit parking be introduced on both sides of Erskine Avenue, between Mount Pleasant Road and Elvina Gardens, on a street name basis, to operate during the hours of 12:00 midnight. to 8:00 a.m., 7 days a week;
- (2) part SS 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 Erskine Avenue, between Mount Pleasant Road and Elvina Gardens; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto, including the introduction of all necessary bills.

26. Bathurst Street Agreement with Lawrence Plaza Equities Inc. to maintain an existing marquee sign - Bathurst Street and Covington road/Douglas Avenue (Ward 15 – Eglinton-Lawrence)

Report (April 24, 2006) from the Director, Transportation Services, North York District, seeking approval to enter into an encroachment agreement with Lawrence Plaza Equities

Inc. to maintain a marquee sign within the municipal right-of-way on Bathurst Street, south of Covington Road.

Recommendations:

It is recommended that:

- (1) coincidental with the transfer of the necessary lands to the City to accommodate the realignment of the intersection of Bathurst Street and Covington Road/Douglas Avenue, staff of the Legal Division be authorized to enter into an encroachment agreement with Lawrence Plaza Equities Inc. to maintain the existing marquee sign within the municipal right-of-way;
- (2) the terms of the agreement between the city and Lawrence Plaza Equities Inc. be to the satisfaction of the General Manager of Transportation Services and the City Solicitor; 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.

27. Designation of Fire Routes in the City of Toronto, North York Community Council Area

Report (April 6, 2006) from the District Chief, Fire Prevention – North Command, 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) 1 and 19 Avondale Avenue
 - b) 4925 Dufferin St.
- (2) The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

28. Request for Endorsement of Events for Liquor Licensing Purposes (Ward 9 – York Centre)

28(a). Communication (April 3, 2006) from Jennifer Verschraegen, Interim Manager of Special Events and Sponsorship, Second Harvest, requesting that Toronto Taste 2006, an indoor benefit in support of Second Harvest, to be held on Sunday, June 11, 2006 beginning at 5:00 p.m. at Downsview Park, The Hangar, be declared an event of municipal and/or community significance.

29. Non-Objection Letter for Alcohol and Gaming Commission for the 2006 Celebrate Toronto Street Festival (Ward 16 – Eglinton-Lawrence, Ward 22 – St. Paul’s, Ward 25 – Don Valley West and Ward 27 – Toronto Centre-Rosedale)

Report (March 27, 2006) from the General Manager, Economic Development, Culture and Tourism seeking to have City Council declare the 2006 Celebrate Toronto Street Festival on July 7, 8 and 9, 2006 to be an event of municipal significance in order to obtain a liquor licence from the Ontario Alcohol and Gaming Commission for the Celebrate Toronto Street Festival.

It is recommended that:

- (1) The 2006 Celebrate Toronto Street Festival be declared an event of municipal significance, for LLBO and AGCO purposes and indicate that there is no objection to granting a liquor licence for beer gardens on the four festival sites along Yonge Street;
- (2) Approval for the extension of temporary patio licences be given, upon request, to other businesses within the festival sites;
- (3) Non-objection letter requests from restaurants applying for an extension of premises permit, in conjunction with the 2006 Celebrate Toronto Street Festival, be submitted at a later date;
- (4) Toronto Special Events obtain sidewalk sale permits on behalf of businesses within the festival sites, and;
- (5) The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

30. Community Festival Permit Application - Cypriot Community of Toronto Inc. - Cultural and Wine Festival - June 24 and 25, 2006 (Ward 26 – Don Valley West)

Report (April 24, 2006) from the City Clerk advising the North York Community Council and City Council that a Community Festival Permit Application from the Cypriot

Community of Toronto Inc. was received by the City Clerk's Office respecting a proposed Cultural and Wine Festival to be held at 6 Thorncliffe Park Drive on June 24 and 25, 2006, to raise funds for the Cypriot community.

Recommendations:

It is recommended that:

- (1) the Cultural and Wine Festival to be held on Saturday, June 24, 2006 and Sunday, June 25, 2006, and hosted by the Cypriot Community of Toronto Inc., be deemed as a Community Festival; and
- (2) City Council sanction and grant the Community Festival Permit for the Cultural and Wine Festival to Cypriot Community of Toronto Inc., subject to the following terms and conditions:
 - (i) Section 3.2 (f) of the former Borough of East York By-law No. 67-95 regarding security provisions to the Community Festival Permit be waived provided that the Cypriot Community of Toronto Inc. provides approximately five to ten security officers from their membership who will oversee the security for the Cultural and Wine Festival;
 - (ii) the applicant shall be responsible for arranging the private collection and disposal of all waste generated from the Cultural and Wine Festival;
 - (iii) where the festival takes place outdoors, the applicant shall ensure that adequate containers are provided to control litter and that the containers are emptied on a regular basis to ensure that litter does not become a problem on the permitted or surrounding properties
 - (iv) for any portion of the event to be held outdoors, the applicant shall ensure that there is provision of barriers for liquor control, portable washrooms and increased security;
 - (v) the applicant comply with the following requirements of the Building Division, North York District:
 - (a) drawings in duplicate must be submitted to the Building Division at the North York Civic Centre, 5100 Yonge Street and a building permit must be obtained, for the installation of any tents and the construction of the stage for the orchestra, prior to the actual installation/construction;

- (b) drawings must indicate the size and location of the tent with distances from the property lines and other buildings;
 - (c) details of the tent and its material must be submitted;
 - (d) the drawings must also show the size of the stage platform, the structural framing and its support, steps, guards and handrails; and
 - (e) a qualified professional engineer and/or a qualified designer may be required to provide the design;
- (vi) the applicant comply with the following requirements of the Municipal Licensing & Standards Division, North York District:
- (a) the sound emitted from any equipment shall not exceed an equivalent sound level (Leq) of 85 dBA when measured 20 metres from the source over a five minute period;
 - (b) where the sound level exceeds 85 dBA, the applicant shall comply with any request made by an officer of the Toronto Police Service or a Municipal Standards Officer of the Municipal Licensing & Standards Division with respect to the volume of sound from the equipment to ensure compliance with Toronto Municipal Code, Chapter 591 – Noise, subsection D(1);
 - (c) no sound other than the equipment approved under the permit shall be used by the applicant;
 - (d) the event or activity shall be restricted to the approved location;
 - (e) the permission granted is for the date and times for the event or activity as set out in the permit; and
 - (f) the Executive Director, Municipal Licensing and Standards Division, grant an exemption to the Toronto Municipal Code, Chapter 591 – Noise, to permit the amplification of sound or playing of music until 2:00 a.m. on June 25, 2006; and 1:00 a.m. on June 26, 2006, on the basis that no complaints have been received by Municipal Licensing and Standards on past events;
- (vii) the applicant comply with the following requirements of the Fire Prevention Division, North Command, Toronto Fire Services:
- (a) no open flames (candles, food warmers, etc.) to be used inside the tent(s) and/or marquis;

- (b) one 3A, 10BC rated ULC Listed portable fire extinguisher is to be provided near the BBQ area;
 - (c) if the BBQ is to be located under a canopy, the canopy is to be of non combustible material; and
 - (d) all fire department access routes to the building and to temporary tents/marquis are to be maintained clear and available for emergency vehicle access at all times; and
- (viii) the applicant comply with the requirements of Toronto Public Health to ensure that the event organizer and food vendors comply with all requirement of the Ontario Food Premises Regulation (O. Reg 562 as amended), and that an onsite inspection by Toronto Public Health staff will be conducted on the days of the event (June 24 and 25, 2006).

31. Request for the Creation of Commemorative Display to illustrate the Evolution toward Eliminating Racism, North York Civic Centre (Ward 10 – York Centre)

Communication (April 11, 2006) from the Policy and Finance Committee advising that the Policy and Finance Committee on April 11, 2006 referred the communication (April 6, 2006) from the North York Community Council respecting a request for the creation of a commemorative Display at the Civic centre, back to the North York community council with a request that the funds for the commemorative display be allocated from the Community Council's Hospitality Budget.

32. Presentation to Recipients of Community Police Liaison Committee (C.P.L.C.) 32 Division - 2006 Poster Competition – Elimination of Racism

(Presentation – 12:00 noon)

33. Presentation – 2006 Recipient of the Ward 16 Volunteer of the Year Award (Ward 16 – Eglinton-Lawrence)

(Presentation – 12:15 p.m.)

34. Preliminary Report – Official Plan Amendment and Rezoning Application 06 111098 NNY 10 OZ and Site Plan Control Application 06 111111 NNY 10 SA – Adam J. Brown, Sherman Brown Dryer Karol Barristers and Solicitors – Raphael + Bigauskas Architects and Climans Green Liang Architects Inc. – 221-245 Wilmington Avenue (Ward 10 – York Centre)

Report (April 20, 2006) 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.

35. Preliminary Report – Rezoning and Official Plan Amendment Application 06 108774 NNY 15 OZ – Armstrong, Goldberg, Hunter – George Popper Architect – 221, 223 and 225 Glen Park Avenue (Ward 15 – Eglinton-Lawrence)

Report (April 20, 2006) from the Director, Community Planning, North York District, providing preliminary information on the above-noted application and seeking Community Council's direction on further processing of the application and on the community consultation process.

Recommendations:

It is recommended that:

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

36. Preliminary Report – Official Plan Amendment Application 06 106496 OZ NNY 26 OZ and Condominium Application 06 106481 NNY 26 CD – Mainline Planning Services – 1901 Bayview Avenue (Ward 26 – Don Valley West)

Report (April 24, 2006) 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 tenants and shareholders of the subject building, and 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, and serve as notice of the public meeting required by Council approved meeting requirements for condominium conversion.

37. Preliminary Report – Official Plan Amendment and Rezoning Application 06 108827 NNY 23 OZ and Site Plan Application 06 108829 NNY 23 SA – Adam J. Brown – Rafael and Bigauskas Architects – 9 and 15 Bales Avenue and 34 and 44 Avondale Avenue (Ward 23 – Willowdale)

Report (April 25, 2006) from the Director, Community Planning, North York District, providing preliminary information on the above-noted applications for a 9-storey residential building at the northeast corner of Avondale Avenue and Bales Avenue 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.

38. Final Report – Part Lot Control Application 06 107774 NNY 24 PL – Derrick Parry – Georgian Project Managers Ltd. – 3336, 3338, 3340A, 3340C & 3340D Bayview Avenue (Ward 24 – Willowdale)

Report (April 12, 2006) from the Director, Community Planning, North York District, recommending exemption from part lot control in order to all for 11 townhouse dwelling units to be conveyed under separate ownership.

Recommendations:

It is recommended that:

- (1) the application be approved.
- (2) staff obtain proof of payment of all current property taxes for the subject site prior to enactment of the Part Lot Control Exemption By-Law.
- (3) the City Solicitor introduce the necessary Bill in Council to give effect to Recommendation 1 after such time as Recommendation 2 is satisfied, with such by-law to expire 18 months after it has been enacted.
- (4) the appropriate City officials be authorized and directed to register the By-Law on title.

39. Final Report - Official Plan Amendment & Rezoning Application 05 104461 NNY 10 OZ - Vianovus Capital Corporation C/O Cityzen Development Group - Page + Steele Architects - 475 Patricia Avenue (Ward 10 – York Centre)

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

(Adjourned from April 4, 2006 meeting)

Report (March 21, 2006) 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 to permit a 10-storey residential building containing 240 dwelling units and the retention of the existing school at 475 Patricia Avenue, east of Bathurst Street.

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. 10.
- (2) amend the Zoning By-law 7625 for the development site, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 11.
- (3) 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.
- (4) Before introducing the necessary Bills to City Council for enactment, the owner shall be required to enter into a Section 37 Agreement with the City, to the satisfaction of the City Solicitor, to provide the following facilities, services and/or matters:
 - (i) a \$ 250,000.00 cash contribution for capital improvements to parks and/or community facilities in Ward 10, such as Antibes Community Centre;
 - (ii) the owner shall provide a new playscape for the existing school;
 - (iii) the existing school building will remain a school or other institutional use for a period of at least 15 years, beginning with the date that the first unit of the new residential building is occupied;
 - (iv) securing of the traffic management plan, which includes the provision of an on-site drop off and pick-up for the existing school, including access across the adjacent place of worship.
- (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.

40. Final Report – Official Plan Amendment and Zoning By-law – 04 129307 NMI 26 OZ – Deltera Inc. – Burka Varacalli – 1250 Eglinton Avenue East (Ward 26 – Don Valley West)

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

Report (April 25, 2006) from the Director, Community Planning, North York District, reviewing and recommending approval of an application to amend the Zoning By-law and the North York Official Plan to allow for the development of a 34-storey residential tower and a six storey seniors residence on the site of the existing Crowne Plaza Hotel at 1250 Eglinton Avenue East. The Hotel will remain and continue operating on the site.

Recommendations:

It is recommended that City Council:

- (1) In the event the new Official Plan is not in effect at such time as Bills are brought forward, amend the Official Plan for the former City of North York substantially in accordance with the draft Official Plan Amendment attached as Attachment No.7.
- (2) modify the Toronto Official Plan substantially in accordance with the modification attached as Attachment No. 8 and authorize the City Solicitor to take any necessary action at the OMB hearing to have the modification approved.
- (3) amend the Zoning By-law 7625 for 1250 Eglinton Ave. East substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 9.
- (4) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or 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 a Section 37 Agreement with the City of Toronto, satisfactory to the Director of Community Planning, North York District, and in a form satisfactory to the City Solicitor, to secure the following:
 - (a) a cash contribution of \$300,000 for off-site community facilities and services subject to the requirements as set out in attachment 6; and
 - (b) the use of program space in the proposed Seniors building for use by a City Division or a community based not-for-profit organization acceptable to the Chief Planner and based upon the following minimum requirements:
 - (i) the space will be the multi-purpose room in the proposed Seniors Building (room to have a minimum gross floor area of 125 square metres);
 - (ii) space to be available on a weekly basis (minimum of two hours per week);
 - (iii) space will be provided at no cost to the City or the agency that will program the space;
 - (iv) to be secured for a minimum period of ten years; and

- (v) such other requirements as are outlined in Attachment 6 to this report.
- (6) before introducing the necessary Bills to City Council for enactment, require the Notice of Approval Conditions to have been issued under Section 41 of the Planning Act. The following issues will be addressed through the site plan process:
 - (a) improve the grade relationship of the seniors building along Wynford Drive, Eglinton Avenue and the new private driveway;
 - (b) secure a high quality landscape design and details, including retaining walls, lighting and other hard elements across the entire site to enhance safety and attractiveness;
 - (c) the tower should have a podium element that integrates into the existing hotel with an appropriate setback from the tower and landscaping to create a comfortable pedestrian environment;
 - (d) sculpt the top of the tall building to create a landmark;
 - (e) the six storey seniors building should incorporate a distinct corner feature/massing to give prominence to the corner; and
 - (f) the six storey seniors building should incorporate a main building entrance with well designed and direct access from the public sidewalk on Eglinton Avenue to enhance the visible identity of the building.
- (7) Authorize the City Solicitor to introduce the necessary Bills to Council to give effect to these recommendations and to prepare the agreements referred to.

40(a). Communication (April 21, 2006) from Laurel Bresnahan

40(b). Communication (April 27, 2006) from Pauline van Staveren

41. Application to Amend the Official Plan and Zoning By-law No. 7625 and Site Plan Application 04 171453 NNY 23 OZ and 04 171454 NNY 23 SA – Berkeley Homes (Botham) Inc. – Sherman Brown Dryer Karol – One Botham Road (Ward 23 – Willowdale)

(Speakers – 2:30 p.m.)

(Report not yet available.)

**42. Harmonized Site Plan Control By-law – Request for Further Direction (All Wards)
(Planning and Transportation Committee Report 2, Clause 4)**

(Speakers – 2:45 p.m.)

Communication (May 1, 2006) from the City Clerk, advising that City Council on April 25, 26 and 27, 2006, adopted the Clause, without amendment, and in so doing directed that a copy of the report, entitled “Harmonized Site Plan Control By-law – Request for Further Direction” be circulated to all Community Councils for review and comment.

43. Preliminary Report – Application to Amend the Official Plan and Zoning By-law – 05 198002 NNY 09 OZ – Blandford Gates (Fleiss Gates McGowan Easton Architects Inc.) – 1900 Sheppard Avenue West (Ward 9 – York Centre)

(Postponed from January 17, 2006 meeting)

(Speakers – 3:00 p.m.)

Report (December 21, 2005) from the Director, Community Planning, North York District, providing preliminary information on the above-noted application to permit a new public library and apartment building and seeking Community Council’s directions on further processing of the application and on the community consultation process.

Recommendations:

- (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*.

44. Request for Direction Report - Site Plan Control Application 05 204361 NNY 25 SA - 939 Lawrence Avenue East - The Cadillac Fairview Corporation - Don Mills Shopping Centre (Ward 25 – Don Valley West)

(Speakers – 3:15 p.m.)

(Report not yet available.)



**NORTH YORK COMMUNITY COUNCIL
SUPPLEMENTARY AGENDA
MEETING 4**

Date of Meeting: May 9, 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

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

5. Request to Amend the Subdivision Agreement for English Lane Homes Inc. to Eliminate the Requirement of a Sidewalk on the North Boulevard of Jessie Drive (Ward 34 – Don Valley East)

5(a). Communication (May 3, 2006) from Cindy Marron

44. Request for Direction Report - Site Plan Control Application - 05 204361 NNY 25 SA - 939 Lawrence Avenue East - The Cadillac Fairview Corporation - Don Mills Shopping Centre (Ward 25 – Don Valley West)

(Speakers – 3:15 p.m.)

Report (May 3, 2006) from the Director, Community Planning, North York District, advising North York Community Council of a referral to the Ontario Municipal Board of the Site Plan Control Application and seeking Council's direction on whether the City Solicitor should be directed to attend the Ontario Municipal Board to support the position outlined in this report. The application had also been referred by Councillor Jenkins to City Council for a decision through North York Community Council in accordance with By-law 483-2000.

Recommendations:

It is recommended that:

- (1) That the proposal is not acceptable in its current form and the City Solicitor and other appropriate staff be instructed to appear before the Ontario Municipal Board in support of the following:
 - (i) The following built form revisions shall be made to the site plan:
 - (a) the layout of the site should be reorganized by redeploing floor space to bring buildings with entrances up to the minimum 6m zoning setback along the Don Mills Road frontage with a priority given to the Lawrence Avenue corner and the north side of Street 'A' (east-west driveway);
 - (b) the setback of the buildings along the Lawrence Avenue East frontage be increased from 1.5 to 3.0 metres to maximize opportunities for landscaping, seating and weather protection.
 - (ii) Improvements to the landscape plans which include:
 - (a) a well defined landscaped edge along all parking areas that includes low shrub and perennial planting, high branching deciduous trees, evergreen trees, and a low wall or other repetitive landscape feature;
 - (b) sufficient space along the storefronts to accommodate a high quality streetscape and public amenity including, but not limited to, weather protection, lighting, seating areas and street furniture, landscaping, trees, and decorative paving materials;
 - (c) increased landscape areas within the parking lots;
 - (d) the open space at the southwest corner of Lawrence Avenue and Don Mills Road maintained, extended and enhanced;
 - (e) loading and servicing areas integrated into the building mass, screened with landscaping, doors or other means from the existing public streets and new private circulation system; and,
 - (f) a landscape terminus at the south end of the private driveway that runs south from the proposed town square (Street E').
 - (iii) A comprehensive pedestrian and cycling route plan that provides for:
 - (a) attractive, convenient and clearly defined pedestrian and cycling route connecting all buildings and landscaped open space on the site with the surrounding community and public sidewalk system. The pedestrian system should be accessible and barrier-free, safe,

well-lit, landscaped, tree-lined, generously scaled and separated from vehicular traffic; and

- (b) continuous weather protection such as canopies, awnings or colonnades along the store fronts and the Lawrence Avenue frontage.
 - (iv) Improvements to the elevations of the buildings that face The Donway West.
- (2) Request the Ontario Municipal Board to withhold its Order on the revised proposal as set out in recommendation (1) above until the Owner submits the following, as set out in (i) to (xiii), to the satisfaction of the Director, Community Planning, North District:
- (i) An executed Site Plan agreement that shall be registered on title for the approved drawings and conditions of approval, to the satisfaction of the City Solicitor and the Director, Community Planning, North District;
 - (ii) The detailed design of all site and streetscaping features including, but not limited to: planting materials; light standards; irrigation facilities, fencing; walls, decorative paving; signage; seating arrangements; exterior lights; bicycle and pedestrian routes including barrier-free access facilities; site furnishings; weather protection; grading and drainage information;
 - (iii) Detailed building elevation drawings that improve the architectural quality of the backs of buildings that face The Donway West;
 - (iv) An “urban design code” that sets minimum design standards for the retail units that face the private driveways. The design code should include, but not be limited to: the provision of glazing; building entrances; pedestrian weather protection including canopies, awnings and colonnades; street trees; benches; lights and other street furniture; and other elements of design;
 - (v) A “green design” or environmental design strategy for the site that deals with matters including but not limited to, storm water and drainage, green roofs, and biotechnologies;
 - (vi) A proposal for the preservation and relocation of the existing ceramic tile montage with a plan that illustrates the locations for the other existing art installations;
 - (vii) A Construction Management Plan to the satisfaction of Technical Services in consultation with the Director of Community Planning. The plan should include information about the demolition and construction timetable and

protocols to deal with construction activities such as noise, dust, temporary loss of facilities and services, parking of vehicles, standards for cleanliness of public spaces, and contact numbers for complaints;

- (viii) A cost estimate and letter of credit for 120% of the value of the landscaping in a form satisfactory to the City Treasurer. The letter of credit shall be in accordance with its standard format for letters of credit as of the date of submission of the letter of credit to the City, and which shall provide for automatic renewal rights at the end of the term, to complete all outstanding work required by these conditions;
 - (ix) Confirmation that the requirements contained in the attached memorandum dated May 3, 2006 from Technical Services have been addressed to the satisfaction of the Director, Technical Services Division;
 - (x) Confirmation that the requirements contained in the attached memorandum dated April 27, 2006 from Parks, Forestry and Recreation, Policy and Development have been addressed to the satisfaction of the General Manager, Parks, Forestry and Recreation Division;
 - (xi) Confirmation that the requirements contained in the attached memorandum dated December 30, 2005 from Parks, Forestry and Recreation, Urban Forestry Services, have been addressed to the satisfaction of the General Manager, Parks, Forestry and Recreation Division;
 - (xii) Confirmation that approval has been obtained from the Toronto Transit Commission; and,
 - (xiii) Confirmation that approval has been obtained from Parks, Forestry and Recreation, Urban Forestry Services, regarding the Private Trees By-law.
- (3) The City Solicitor advise the Ontario Municipal Board of any other conditions of approval which may arise as a result of outstanding comments to be received from the circulated agencies and City Departments;
 - (4) The District Director, Community Planning, North District be authorized to execute the Site Plan Agreement; and,
 - (5) That appropriate City staff be authorized to attend the Ontario Municipal Board hearing in support of the recommendations above and authorize the City Solicitor and any other appropriate staff to take such actions as necessary to give effect to the recommendations of this report.

ADDED ITEMS:

45. Ontario Municipal Board Hearing – 414 Cranbrooke Avenue (Ward 16 – Eglinton-Lawrence)

Resolution submitted by Councillor Stintz, Ward 16 – Eglinton-Lawrence, for consideration by the North York Community Council:

“WHEREAS the Committee of Adjustment, North York Panel refused a Minor Variance application to permit the division of a parcel of residential land into two parts and to construct a two storey dwelling on each of the proposed lots for the property Municipally known as 414 Cranbrooke Avenue on March 16, 2006; and

WHEREAS several local residents expressed their opposition to this application through a community petition and their presence at the committee meeting; and

WHEREAS the applicant has appealed the Committee's decision to the Ontario Municipal Board (OMB); and

WHEREAS a similar application in the immediate community was refused by the OMB in 2003;

NOW THEREFORE BE IT RESOLVED THAT the City Solicitor be requested to attend the Ontario Municipal Board hearing to defend the Committee of Adjustment's decision to refuse the application at 414 Cranbrooke Avenue file # B0011/06NY, A0116/06NY, A0117/06NY.”